

*Highland Park / Westboro*

**530 COLE AVENUE**

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## Idyllic family living in coveted Highland Park

Welcome to 530 Cole Avenue, situated in highly sought-after Highland Park, an ideal neighbourhood for family living with a strong sense of community. This prime location is just steps away from top-rated schools such as Broadview Elementary and Nepean High School, as well as popular recreational facilities such as Dovercourt Recreation Centre & the JCC. Enjoy enviable proximity to Westboro Farmer's Market, cafes, specialty boutiques, and fine restaurants along Westboro's vibrant main street. Easy access to the nearby riverfront, picturesque pathways, and groomed ski trails during the winter months.

A stone walkway and steps lead to the entry of this beautifully presented home. Inside, discover an expansive layout for both entertaining and everyday family living. Vaulted ceilings, skylights and abundant windows add to an airy feel while maximizing natural light. Gleaming hardwood floors seamlessly flow throughout all three levels.

To the left of the roomy foyer, find the open and light-filled living and dining room – a comfortable space ideal for family gatherings or entertaining guests. Continue towards the rear of the home and the kitchen featuring cork flooring, ample cupboard space including a pantry, recessed lighting and a sunlit eating area that opens onto the deck and greenery beyond. The kitchen flows into the inviting sunken family room, boasting high ceilings with a skylight and many

windows offering views of the rear yard, enhanced by the warmth of a gas fireplace--a perfect setting for family relaxation. A convenient powder room rounds out this level.

Ascend to the second level where the king-size primary bedroom suite awaits, featuring a walk-in closet and a 5-piece bathroom complete with a dual sink vanity, separate shower, and relaxing jetted tub. Continuing down the well-lit hallway adorned with a charming porthole-style accent window, discover two additional bedrooms, a 4-piece bath, linen closet, and conveniently located laundry. A skylit staircase leads to the fabulous third level, offering expanded living space with remarkable versatility. This level includes a generously sized fourth bedroom with a double closet, ideal for use as an additional family room, study, studio, or entertainment lounge. Additionally, a den on this level adds further versatility, serving as a guest room if needed. Ample soffit storage areas are available in both of these third-level rooms.

The partly finished lower level boasts generous ceiling height and offers a recreation area/gym, a powder room, as well as mechanical and storage area. Access to the double attached garage from two separate entry points streamlines daily activities and practical accessibility.

The fully fenced, west facing backyard is a tranquil retreat – a spectacular setting that is surrounded by mature trees, lush greenery and a stone walkway along the established perennial gardens. Extend your summertime living and entertaining on the generous rear deck with privacy panels, complete with gas line for BBQs. Welcome home.







# INCLUSIONS & IMPROVEMENTS

## INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer
- Dryer
- All Window Blinds
- Central Vacuum System and attachments



## HOME IMPROVEMENTS:

2024: Home was painted throughout  
 2023:

- Skylight over upper staircase
- Lennox smart thermostat

2022: Dishwasher

2021: New driveway and new south retaining wall

2020:

- Rear deck
- On demand hot water heater (rental)

2019:

- Central air conditioner
- Refrigerator
- Garage door opener and keypad

2017:

- Hardwood floors on main level and third level
- Cork floor in kitchen
- Tile in entry
- Humidifier
- Custom blackout blinds in east facing bedrooms on second and third levels

2016:

- Gas furnace
- HRV system

2014:

- Skylight in family room
- Exterior stucco
- Garage door

2013:

- Roof
- Most windows throughout (except for 2 or 3)

2012:

- Extensive backyard landscaping

2004:

- Hardwood on second level







**Year Built:** 1996

**Lot Size:**  
32.91 ft (FR) x 117.49 ft (D)

**2023 Property Taxes:**  
\$10,980

**Possession Date:**  
To be arranged

**Heating:**  
Forced Air, Natural Gas

**Cooling:** Central Air

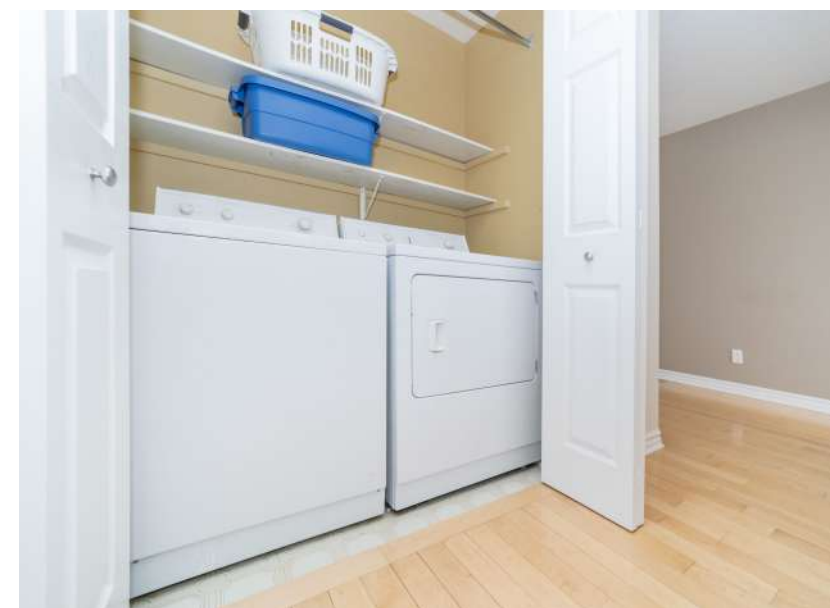
**Parking:**  
Double attached garage with inside entry from two locations. Driveway can accommodate an additional 3-4 vehicles

**Rental Equipment:**  
On Demand Hot Water Heater—\$49.72/mth  
Francis Home Environment

**Approximate Monthly Utility Costs:**  
**Gas:** \$90.50/mth;  
**Hydro:** \$89.83/mth;  
**Water:** \$66.08/mth.

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	11'6" x 8'2"
Main	Living/Dining Room	25'2" x 16'2"
Main	Kitchen	17'8" x 10'7"
Main	Family Room	15'10" x 15'0"
Main	Powder Room	
Second	Primary Bedroom	14'7" x 12'10"
Second	5 Piece Ensuite Bath	9'6" x 9'3"
Second	Walk-in Closet	7'5" x 5'5"
Second	Bedroom 2	11'4" x 10'0"
Second	Bedroom 3	10'0" x 10'0"
Second	4 Piece Bathroom	8'0" x 6'5"
Second	Laundry	
Third	Bedroom 4/Flex Space	18'9" x 12'3"
Third	Den/Office	12'5" x 12'4"
Lower	Recreation Room/Gym	18'2" x 14'9"
Lower	Powder Room	
Lower	Storage/Utility	
Lower	Garage	21'8" x 20'1"

\*Some Room Measurements +/- jogs.







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