



Westboro Beach
238 LATCHFORD RD.

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Immaculately presented townhome that will exceed your move-in ready expectations.

Welcome to this outstanding executive freehold townhome in one of Ottawa's most coveted neighbourhoods, Westboro Beach. Tucked away on a serene and treed cul-de-sac yet boasting excellent walkability, this impeccably maintained home offers the perfect balance of tranquility and convenience.

Enjoy leisurely strolls to the nearby river and beach, or explore the scenic NCC bike/ski trails along the waterfront, ensuring endless opportunities for recreation. Immerse yourself in the vibrant pulse of the neighbourhood as you walk to charming specialty shops, boutiques, inviting cafes, art galleries, and popular restaurants. With seamless access to the transitway and LRT, commuting becomes a breeze, further enhancing the allure of this coveted location.

Upon entering the main level, you'll be greeted by an extra spacious foyer leading to the den/home office with hardwood floors—a perfect retreat for work or relaxation. Convenience abounds with direct garage entry, a handy powder room, and a mudroom with rear entrance.

Ascending to the second level, the interior exudes a contemporary aesthetic, highlighted by stunning hardwood floors that seamlessly extend up both staircases. The living and dining areas present an inviting layout, ideal for entertaining. Enhanced by elevated ceilings, decorative moldings, and a cozy gas fireplace, the space is bathed in natural light streaming through a large transom window. The sleek renovated kitchen details gleaming quartz counters, beautiful marble and glass backsplash, stainless steel appliances, excellent storage, recessed lighting and an eating area with patio doors to the balcony, handy for outdoor BBQing.

The third floors hosts two serene bedrooms, each boasting spacious walk-in closets and their own private 4-piece ensuite bathrooms featuring deep spa tubs. The east-facing bedroom offers tree-top views and quartz countertop in the ensuite. The basement level accommodates the laundry, storage and utility areas.

Rest assured, there is ample parking available for your guests' convenience, including designated visitor parking spots by the rear entrance, as well as street parking in front of the home.

This low maintenance home in the heart of Westboro Beach will be sure to exceed your move-in ready expectations!





INCLUSIONS & IMPROVEMENTS

INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer
- Dryer
- All Window Coverings
- All Light Fixtures
- Stained Glass at front entrance
- Hot Water Tank
- Auto Garage Door Opener
- Security System Hardware

HOME IMPROVEMENTS:

2024:

- R-60 attic insulation
- Stove
- Toilets (two in 2024, and one in 2017)

2023:

- Carbon monoxide/smoke detectors

2021:

- Gas Furnace (serviced in 2024 along with fireplace)
- Air Conditioner (serviced in 2024)

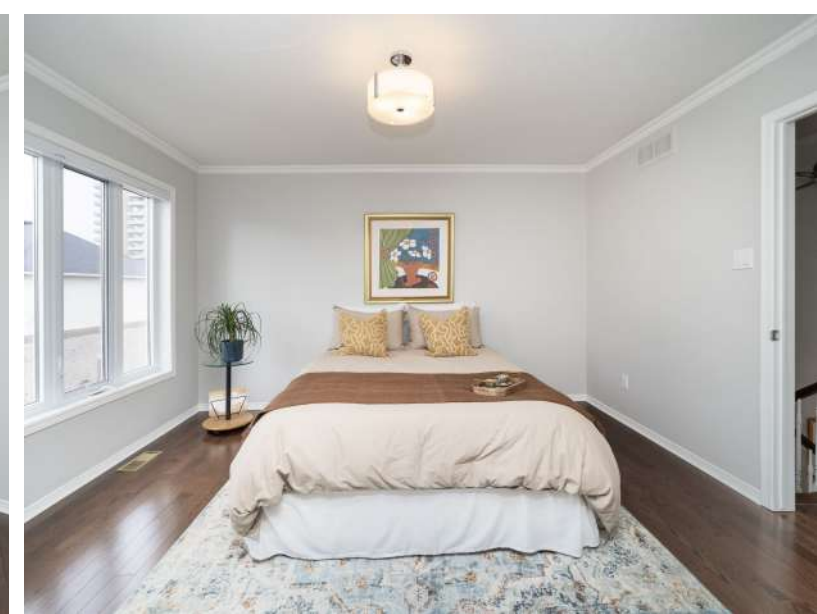
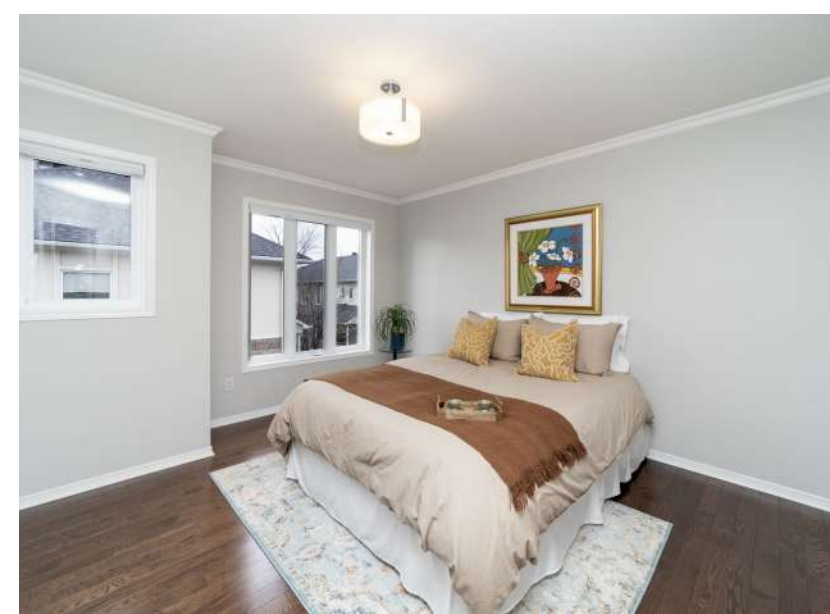
2017:

- Roof Shingles
- Hot Water Heater (owned)
- Washer & Dryer

2015:

- Hardwood throughout
- Custom window blinds
- Most light fixtures
- Kodiak security system





Year Built:
2002 by Minto
Clearview B - 1,690 Sq.Ft.

Lot Size:
18.02' (FR) x 52.33' (D)

Possession Date:
To be arranged

Heating:
Forced Air, Natural Gas

Cooling: Central Air

Parking:
Single Attached Garage,
inside entry. Visitor Parking
available by the rear
entrance, as well as street
parking in front of home.

**Approximate
Monthly Utility Costs:**
Gas: \$70.92/mth
Hydro: \$59.34/mth
Water: \$35.86/mth

POTL Fee:
\$90/month for snow
removal, common area
maintenance and reserve
fund allocation.

2023 Property Taxes:
\$6,337.47

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	11'0" x 7'2"
Main	Den/Home Office	11'9" x 9'6"
Main	Powder Room	
Main	Mudroom	9'8" x 4'1"
Second	Living Room	17'3" x 11'0"/13'0"
Second	Dining Room	12'4" x 11'1"
Second	Kitchen	10'0" x 9'0"
Second	Eating Area	9'10" x 8'2"
Second	Balcony	8'4" x 5'0"
Third	Bedroom	13'0" x 11'9"
Third	4-Piece Ensuite Bath	
Third	Walk-in Closet	8'0" x 6'0"
Third	Bedroom	12'10" x 11'9"
Third	4-Piece Ensuite Bath	
Third	Walk-in Closet	6'1" x 6'0"
Basement	Laundry	
Basement	Storage/Utility Room	
Main	Garage	20'0" x 9'6"

*Some Room Measurements +/- jogs.

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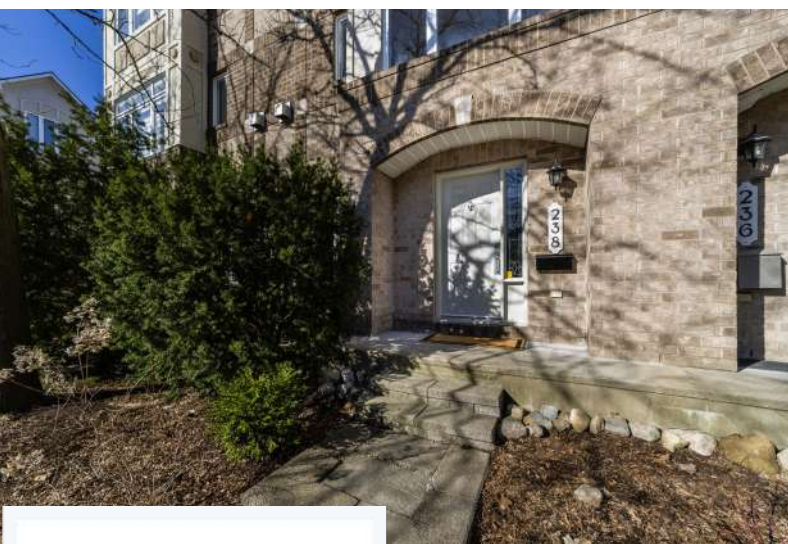
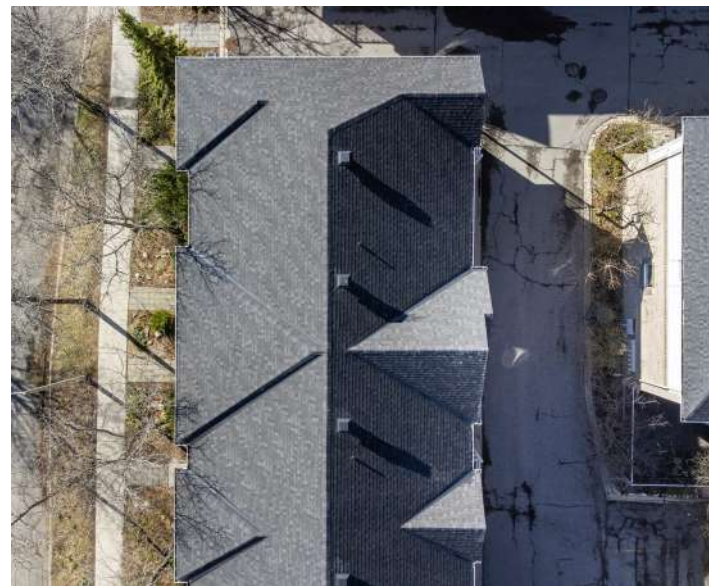
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