



*Champlain Park*  
**174 CARLETON AVE**

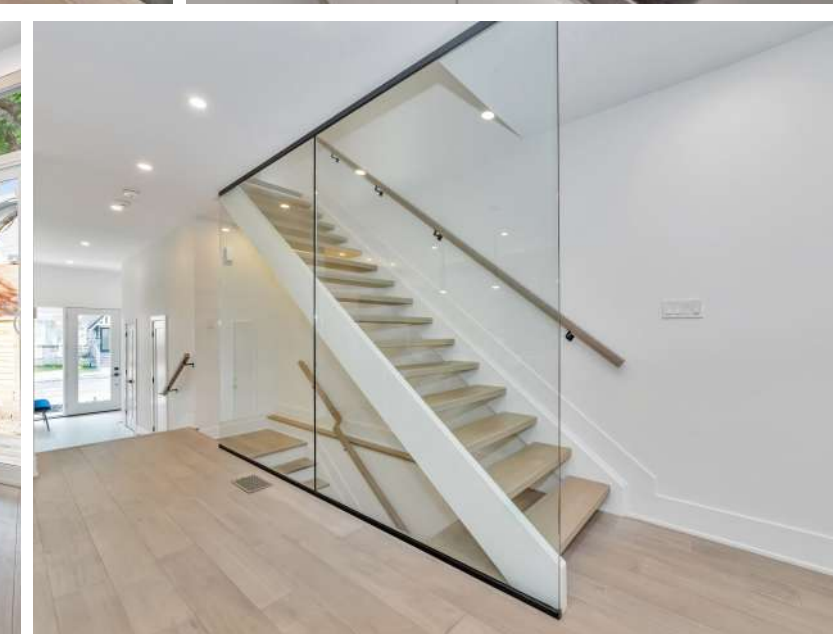
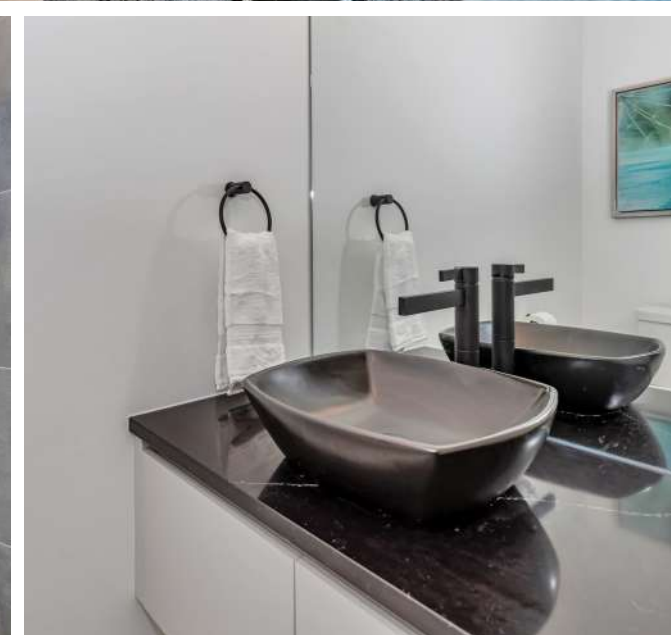
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## Newly Built, Contemporary Semi in Ottawa's Sought-After Champlain Park!

Nestled in one of the city's most desirable locations, this exceptional property is just steps from the Champlain Park and the picturesque Ottawa River pathways. Enjoy daily riverside strolls, scenic biking, or running along the waterfront, with groomed cross-country ski trails in the winter. A short walk takes you to the heart of vibrant Wellington Village, where trendy restaurants, boutique shops, cozy cafés, and artisanal bakeries await. This prime location also offers access to top-rated schools, including St. George, just a five-minute walk away. Commuters will love the easy access to nearby transitway stations and the LRT, making city travel a breeze.

Step inside to experience a stunning open floor plan, thoughtfully designed for effortless family living and entertaining. Across both levels, well-appointed finishes—wide plank hardwood floors and staircases, gleaming porcelain tile, recessed lighting, and a sleek open-riser staircase with a glass wall—blend with floor-to-ceiling windows to create a bright, airy, and inviting atmosphere.

A spacious entryway welcomes you with soaring 11ft ceiling, walk-in closet, powder room and convenient interior entry to garage. Beyond, the striking kitchen showcases beautiful quartzite countertops, a centre island with waterfall edges, contemporary cabinetry offering excellent storage, pull-out pantry shelves, stainless steel appliances including a gas stove, and under-cabinet lighting. Flowing into the adjacent living and dining areas, you'll find a gas fireplace framed by a floor-to-ceiling surround and a wall of windows with sliding glass doors leading to the rear deck and sun-drenched west-facing yard.

Ascend the floating open-riser staircase to the second level. Here you'll find the generously-sized primary suite offering a private balcony with glass railing, expansive windows, tray ceiling and two walk-in closets. The ensuite bath exudes modern elegance boasting a floating double vanity topped with quartz and a walk-in shower with a rainfall shower head. Further down the hall, two spacious secondary bedrooms each have walk-in closets and share a stylish 4-piece family bath. A conveniently located laundry room completes this level.

The lower level extends the living space with a large family/recreation room, luxury vinyl plank floors, recessed lighting, and plenty of natural light. This level also includes a 4-piece bathroom and a storage/utility room.

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**Year Built:** 2023/New

**Lot Size:**

25 ft (FR) x 100.00 ft (D)

**2024 Property**

**Taxes:**

to be assessed by the City of Ottawa

**Possession Date:**

November 24th or later

**Heating:**

Forced Air, Natural Gas

**Cooling:** Central Air

**Parking:** Single

attached garage with inside entry, driveway parking for one additional vehicle

**Rental Equipment:**

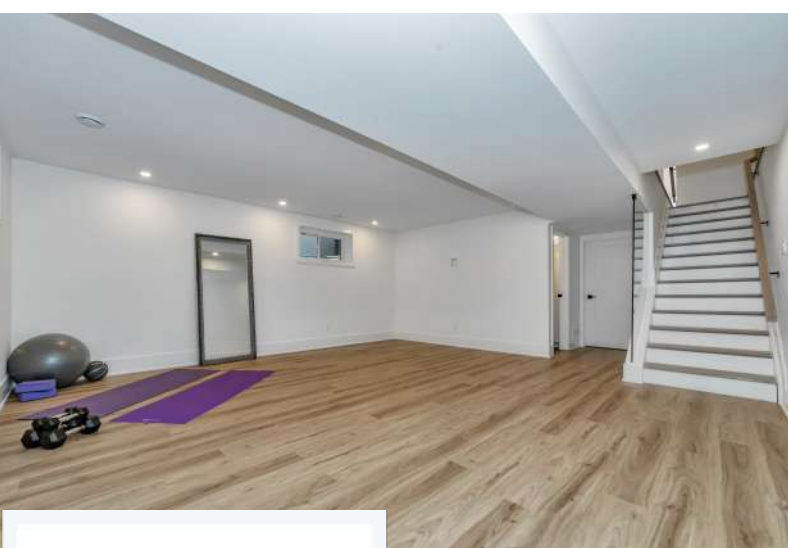
On Demand Hot Water Heater (\$46/mth)

**INCLUSIONS:**

- Refrigerator
- Gas Stove
- Hood Fan
- Microwave
- Dishwasher
- Washer
- Dryer
- Auto Garage Door Opener
- Window Blinds

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	17'1" x 8'0"
Main	Living/Dining Room	18'11" x 15'2"
Main	Kitchen	13'6" x 10'9"
Main	Powder Room	
Second	Primary Bedroom	18'10" x 13'7"
Second	Primary: 2 Walk-in Closets	
Second	4 Piece Ensuite Bath	11'0" x 6'3"
Second	Primary Bathroom	
Second	Bedroom	11'1" x 10'10"
Second	Walk-in Closet	
Second	Bedroom	13'7" x 10'0"
Second	Walk-in Closet	
Second	4 Piece Bathroom	11'0" x 5'0"
Second	Laundry Room	
Lower	Family/Recreation Room	18'7" x 17'9"
Lower	4 Piece Bathroom	10'1" x 5'0"
Lower	Storage/Utility	

\*Some Room Measurements +/- jogs.



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