



*Highland Park / Westboro*  
**692 HIGHLAND AVENUE**

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## Timeless Mid-Century Design in Highland Park | Beautifully Updated & Meticulously Maintained

Welcome to 692 Highland Avenue, situated in highly sought-after Highland Park, an ideal neighbourhood for family living with a strong sense of community. This prime location places you just steps away from top-rated schools such as Broadview Elementary and Nepean High School, along with popular recreational facilities such as Dovercourt Recreation Centre & the JCC. Enjoy the vibrant energy of Westboro, with its farmer's market, cafes, specialty boutiques, and fine restaurants, all just minutes away. Easy access to the nearby riverfront, picturesque pathways, and winter ski trails enhances the year-round lifestyle appeal.

From the moment you arrive, this home welcomes you with exceptional curb appeal and a timeless mid-century modern aesthetic. A stone-paved breezeway leads to the entry, setting the tone for the inviting spaces within. Cedar-panel vaulted ceilings with exposed beams, wide expansive glass walls, and hardwood floors, all create an airy, light-filled atmosphere bringing warmth and character to every room.

Inside, the open-concept layout is designed for effortless living, with spaces that flow naturally to encourage gathering, conversation, and a connection to the outdoors. The living room is a cozy haven anchored by a floor-to-ceiling stone wood fireplace. Adjacent, the dining area is ideal for hosting gatherings, with floor-to-ceiling, wall-to-wall windows that overlook the landscaped front yard and perennial gardens.

The kitchen is a chef's delight, thoughtfully designed with deep prep counter space, quartz countertops, ample cabinetry and pantry with pullout shelves, high-end stainless steel appliances and a double farmhouse sink. The cedar-panel vaulted ceilings,

exposed beams and stone accents extend into this space, seamlessly tying the kitchen into the home's warm and inviting mid-century design

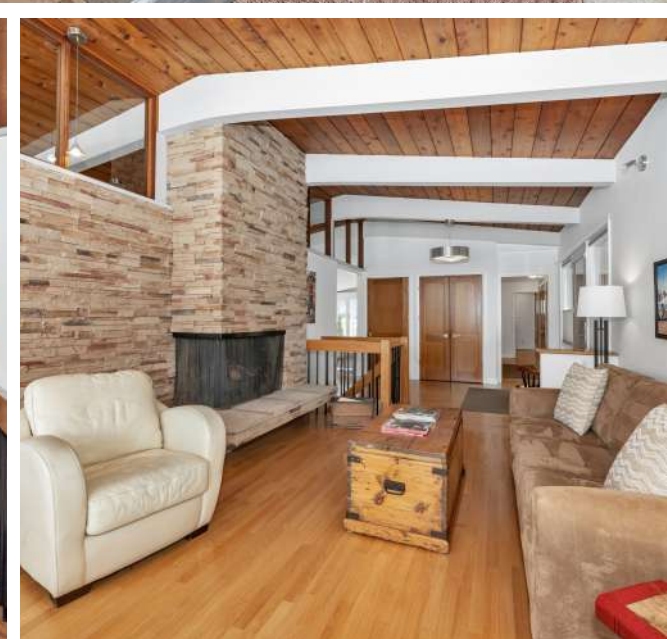
Beyond the kitchen, a family room/lounge area invites relaxation with walls of glass that provide a connection to the outdoors. Double patio doors open onto a professionally landscaped backyard oasis. This fully fenced retreat features a spacious deck, mature trees, and lush gardens—an ideal setting for outdoor entertaining or relaxing on a summer's day.

Off the entryway, a hallway lined with two deep, spacious closets leads to the private sleeping quarters. The primary bedroom boasts recessed lighting and a wall lined with floor-to-ceiling closets with tons of storage space. Its three piece ensuite includes a quartz vanity, walk-in shower and hardwood floors. The secondary bedrooms are generously sized, each with double closets. A second three piece bathroom with a quartz vanity and walk-in shower completes this level .

Expand your living into the professionally finished lower level, where you'll discover an expansive L-shaped recreation room highlighted by recessed lighting, a floor-to-ceiling stone clad fireplace and engineered hardwood floors – a versatile area ready to cater to your family's needs. Off of the recreational area is the renovated laundry room, featuring an elevated washer and dryer, folding counter and storage cabinets. Beyond this room is an exorbitant amount of storage space with built-in shelving that keeps everything organized. Note the two cedar closets just by the landing of the basement stairs.

The extra deep garage provides both parking and additional storage space.

This home is a perfect blend of modern amenities and thoughtful design, offering remarkable comfort and style, and a timeless aesthetic. A rare find in the heart of Highland Park.





# HOME IMPROVEMENTS

- 2024:**
  - Side and rear fencing
  - Main level fireplace cleaned
  - Secondary bedrooms closet doors and hardware
- 2022:**
  - Generac Generator (18KW full home automatic generator)
  - New 200 Amp electrical service and panel
  - New south side decking and steps
  - New Leaf Guard on eavestroughs and new downspout
- 2021:**
  - Asbestos wrap professional removed and some encapsulated in furnace room by O'Reilly Brothers
- 2020:**
  - New Rear cedar deck patio
- 2019:**
  - New interlock walkway—front porch to street curb
- 2018-2024:**
  - Kitchen refreshed and updated
- 2018-2019:**
  - Basement renovation including basement recreation/family room, laundry and powder rooms
- 2018:**
  - ESA Certificate
- 2017-2024:**
  - New landscaping in front, rear & north side of property
- 2017-2018:**
  - Renovated main level bathrooms
- 2017:**
  - New exterior cedar soffits, cedar vents
  - New cedar handrail front porch replaced
  - Main level fireplace WETT Certificate
  - New garage door and garage door opener
- 2016:**
  - New Bitumen Roof Membrane by Godfrey Roofing 2016. 10 year warranty installation, workmanship and membrane. Bitumen membrane life span can be 40yrs.
  - New Gas Furnace and A/C
  - Hot Water Tank
  - Window Coverings (except in two secondary bedrooms)
- 2015-2022:**
  - Windows Replaced (except two secondary windows that were replaced in 2005)
- 2009:**
  - Attic vermiculite insulation removed and new installation installed by O'Reilly Brothers
- 2008:**
  - New garage floor and driveway
- 2002:**
  - New weeping tile, waterproofing and sill plate installed in 2002 on the family room foundation



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**Year Built:** 1960

**Lot Size:**  
49.25 ft x 105.00 ft

**Property Taxes:**  
\$10,244,26 [2024]

**Possession Date:**  
To be arranged

**Heating:**  
Forced Air, Natural Gas

**Cooling:** Central Air

**Parking:** Extra Deep  
Single Garage with  
driveway parking for an  
additional two vehicles.

**Rental Equipment:**  
Bell Home Monitoring  
Security System \$45 per  
month

**INCLUSIONS:**

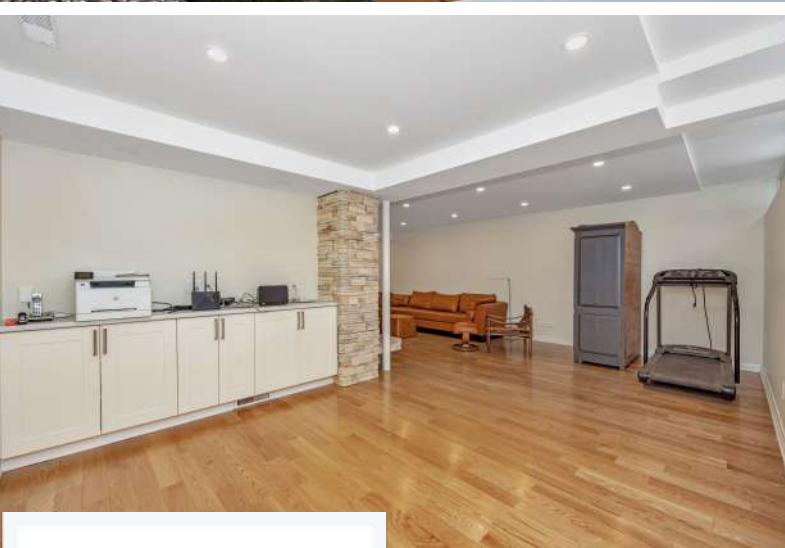
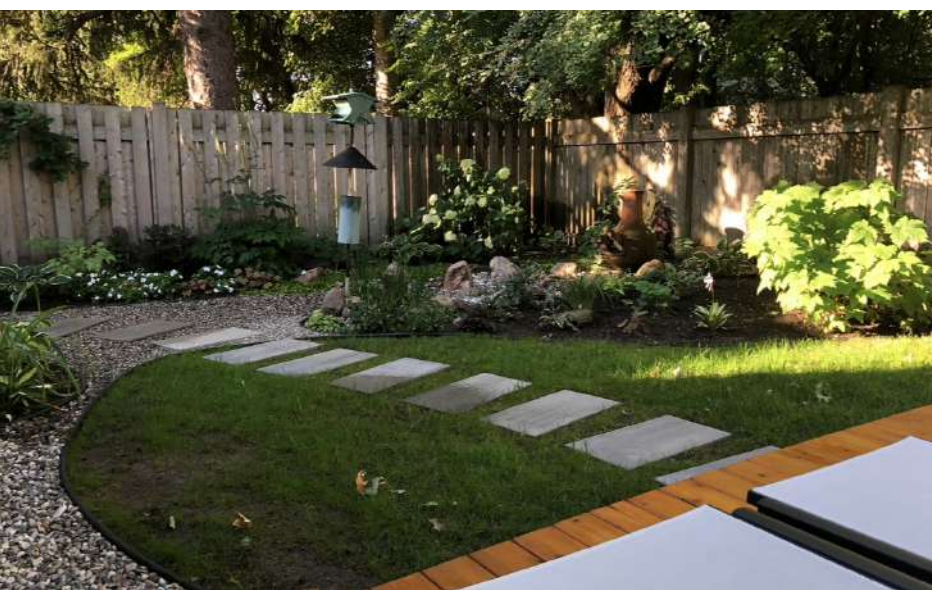
- GE Profile Refrigerator (2019)
- American Range Gas Stove (2016)
- Zephyr Hood Fan (2016)
- Miele Dishwasher (2016)
- LG Washer (2019)
- LG Dryer (2019)
- Basement Refrigerator (2007)
- Window Blinds
- All attached Light Fixtures
- Auto Garage Door Opener
- Hot Water Tank
- Generac Generator - full home automatic generator system

**Annual Utility Costs:**

**Gas:** \$1,452/yr;  
**Hydro:** \$730/yr;  
**Water:** \$700/yr

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	11'10" x 10'8"
Main	Living Room	21'7" x 12'5"
Main	Dining Room	11'7" x 10'10"
Main	Kitchen	21'10" x 10'0"
Main	Family Room	16'9" x 10'0"
Main	Primary Bedroom	14'9" x 11'11"
Main	3 Piece Ensuite Bath	7'9" x 6'3"
Main	Bedroom 2	11'11" x 9'4"
Main	Bedroom 3	11'10" x 9'5"
Main	3 Piece Bathroom	7'9" x 7'0"
Basement	Family/Recreation Room	29'8" x 11'7"
Basement	Flex Space/Office/Gym	11'9" x 9'6"
Basement	Laundry	10'11" x 9'9"
Basement	Powder Room	
Basement	Storage Room	15'5" x 9'3"
Basement	Storage Room	25'10" x 16'8" / 12'9" x 10'10"
Basement	Utility Room	
Basement	Two Cedar Closets	

\*Some Room Measurements +/- jogs.



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