



Woodpark
494 WOODLAND AVENUE

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Urban Oasis in Woodpark—Spacious End Unit Townhome with Walk-out

Welcome to **Woodpark**, one of Ottawa’s most connected and sought-after neighbourhoods—where vibrant city living meets natural tranquility. This home offers the best of both worlds: a peaceful residential setting with unparalleled access to transit, shopping, schools, and the Ottawa River pathways.

- **Transit Ready:** Carling Avenue bus stop less than 1 minute away. Future LRT stations (Lincoln Fields & New Orchard) just 600m. Highway 417 under 5 minutes.
- **Everyday Essentials (5-Minute Walk):** Starbucks, Kawartha Dairy, Coco’s Ice Cream, Carlingwood Shopping Centre, Fairlawn Plaza, Canadian Tire (largest in Canada), Ottawa Public Library, major banks, grocery stores, coffee shops, restaurants, Shell gas station & car wash, auto repair.
- **Cyclist’s Paradise (10-Minute Bike Ride):** Byron Farmer’s Market, Ottawa River & Trans-Canada Pathway, Britannia Beach, Mud Lake. Pathway connects directly to downtown Ottawa.
- **Short Drive Access (10 Minutes):** Bayshore Shopping Centre, IKEA, Cineplex Cinemas.
- **Excellent Schools:** Woodroffe Elementary, Woodroffe High School, D. Roy Kennedy Public School.

The Home: Inside, sunlight pours in from three directions, enhancing the open layout.

- **Hardwood flooring** spans both the main and upper levels.
- The **sun-filled kitchen** features stainless steel appliances and a peninsula breakfast bar, while the **dining and living room is impressively spacious**, complete with a wood-burning fireplace and patio doors to the deck and yard.
- Upstairs are **3 well-sized bedrooms**, including a primary with wall-to-wall closets and cheater access to a refreshed 4-piece bath.
- A highlight of the home is the **versatile walkout lower level**—perfect as a family room, office, studio, or guest suite—with double doors to the backyard, a 2-piece bath, mudroom with garage entry, laundry, and ample storage.

Lot & Outdoor Living:

- Wide lot advantage: 28 ft frontage, widening to 37 ft at rear, with a depth of 106ft.
- **Large private east side yard and west facing backyard** with stone walkways and patios, perennial gardens, raised vegetable beds, and mature trees that enhance privacy—your own urban oasis—Landscaped in 2021.
- **Outdoor enjoyment:** Covered patio off the lower level, storage shed, and ample space for play, gardening, and relaxation.
- Open views with **no direct rear-facing neighbours**
- Peace of mind: office building across street has two cameras covering the driveway 24/7
- **1-car attached garage** with inside entry, plus long driveway (fits 2–3 vehicles)

INCLUSIONS:

- Refrigerator (2021)
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer (2019)
- Central Vac System & Attachments (2021)
- Central Air Conditioner (2021)

EXCLUSIONS:

- Wall Mounted TV (bracket is included)

Property Taxes:

\$4,869.18 [2025]

Lot Size:

28.07 Ft (FR) [widening to over 37 Ft rear width] x 106.48 Ft (D)

Year Built: 1984

Heating: Forced Air/
Natural Gas

Cooling: Central Air

Parking: Single
Attached Garage with inside entry; driveway parking for 2+ vehicles

Rented

Equipment:

A. Tankless Hot Water Heater (2021)— Enercare \$50.70/mth +HST
B. Furnace (2017) — Reliance Home Comfort \$70/mth +HST



LEVELS	ROOMS	DIMENSIONS
Main	Entry	
Main	Living Room	16’5” x 14’0”
Main	Dining Room	13’2” x 12’1”
Main	Kitchen	13’0” x 11’3”
Second	Primary Bedroom	14’1” x 11’0”
Second	4 Piece Bathroom	9’8” x 7’0”
Second	Bedroom 2	16’5” x 11’0”
Second	Bedroom 3	10’9” x 9’9”
Lower	Family Rm/Office/ Studio—Flex space	16’6” x 10’3”
Lower	Powder Room	7’6” x 3’0”
Lower	Laundry/Utility Room	
Lower	Mudroom	8’4” x 6’0”
Lower	Storage	
Rear Yard	Storage Shed	10’0” x 15’0”

*Some Room Measurements +/- jogs.



