



857 ROB ROY AVENUE

Queensway Terrace North

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Welcome to 857 Rob Roy Avenue

Tucked away on a quiet cul-de-sac, this semi-detached home has been lovingly maintained and tastefully updated over the years by its original owners. From the street, its exterior gives little away, concealing an interior that delights with light-filled, expansive spaces. This is a true front-yard community, where children ride their bikes safely and neighbours gather outdoors to connect.

The neighbourhood is enriched by some of Ottawa's most sought-after green spaces—Frank Ryan and Elmhurst Parks, Pinecrest Creek Pathway, and the NCC trail network. Stroll to Mud Lake or the Britannia Conservation Area, with shopping, transit, the 417, and River Parkway all close at hand for easy access to downtown.

A long driveway leads to a charming rebuilt front porch and stone patio. Inside, modern wide-plank laminate flooring, crown moulding, and wainscoting enhance the fresh, polished look. The main level begins with a welcoming foyer that opens to the main hall; the first room on the right is a versatile den/office. Beyond, a bright living room with wood-burning fireplace seamlessly opens to the dining room, which in turn flows into the updated kitchen—complete with quartz counters, marble backsplash, stainless steel appliances, and excellent storage, including pantry cabinetry. A stylish powder room and inside garage access complete this floor.

The unique back-split design places all three bedrooms on the above-grade lower walk-out level, where full-size windows bring in abundant natural light. The primary suite offers patio doors to the backyard, two closets, and a 3-piece ensuite with granite counters. A modern 4-piece bath and a well-finished laundry room with sink, cabinetry, and space to air-dry clothing complete this level. Below, the finished basement provides flexible bonus space—ideal for a gym, playroom, or media area—accented by pine ceilings and recessed lighting.

The low maintenance backyard is fully fenced and features perennial gardens, and a two-tier deck, with the upper level newly built. Surrounding mature trees enhance the greenery and provide privacy.

Well cared for, thoughtfully improved, and ideally located, 857 Rob Roy Avenue is a home that truly surprises and delights at every turn.

HOME IMPROVEMENTS:

2025:

- New Windows throughout (except primary sliding doors and ensuite bath—which are not original). Lifetime transferrable warranty.
- Kitchen quartz countertop marble backsplash; repainted cabinets; new sink & faucet; new refrigerator, stove, microwave/hood fan
- Renovated 4-pce bath: new flooring, vanity & toilet
- New waterproof laminate flooring (main & lower levels)
- New carpeting in on staircase and bedrooms
- New flooring & sink in laundry room
- Front porch completely rebuilt
- New upper rear deck (too early to stain—stain provided)
- Lower rear deck freshly stained
- Hot Water Tank (owned)
- Most light fixtures
- All new door handles
- New smoke detectors & carbon monoxide detector
- New doorbell

2019: Powder room updated
2017: Roof Shingles

INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- Central Vac & Attachments
- Central Air Unit (in as-is condition)
- Hot Water Tank
- Sensi Smart Thermostat

EXCLUSION:

- Wall mounted basement television

Year Built: 1991

Lot Size:

30.25 Ft x 105.45 Ft

Property Taxes:

\$4,918.27 [2025]

Heating: Forced Air/
Natural Gas (2006)

Cooling: Central Air

Parking: Single
Attached Garage with
inside entry; driveway
accommodates 2 to 3
mid-size vehicles

NOTE: The property
includes a dedicated 60-
amp sub-panel suitable
for powering a hot tub
or a standby generator.



LEVELS	ROOMS	DIMENSIONS
Main	Foyer	7'0" x 5'1"
Main	Living Room	14'3" x 11'5"
Main	Dining Room	13'4" x 10'1"
Main	Kitchen	12'1" x 10'1"
Main	Powder Room	5'10" x 5'4"
Main	Office/Den	10'11" x 10'11"
Lower	Primary Bedroom	14'4" x 11'2"
Lower	3 Pce Ensuite Bath	8'1" x 6'0"
Lower	Bedroom 2	13'5" x 9'4"
Lower	Bedroom 3	10'0" x 9'5"
Lower	4 Pce Bathroom	10'5" x 5'0"
Lower	Laundry Room	9'5" x 7'4"
Basement	Finished Flex Space— currently Gym	15'0" x 14'2"
Basement	Utility/Storage Room	

*Some Room Measurements +/- jogs.



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