



573  
MANSFIELD

*McKellar Park*  
**573 MANSFIELD AVENUE**

Rob Kearns  
SALES REPRESENTATIVE

Patrick Morris  
BROKER

613-238-2801  
mail@morrishometeam.com

**MORRIS**  
HOMETEAM.com  
Small team. Big results.™

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



## Prime Position in Coveted McKellar Park

Located on one of the neighbourhood's most sought-after blocks, this 2-storey home offers a natural fit for family living in a quiet, established Westboro enclave. Walk to Broadview and Nepean High School, Dovercourt Recreation Centre, and the Westboro Farmers' Market, with Richmond Road's cafés, boutiques, and restaurants within easy reach. The Ottawa River, pathways, and cross-country ski trails are just minutes away.

A welcoming front façade with flagstone walkway and steps leads to a spacious entry with double closet, along with convenient inside access from the single attached garage. Inside, oak hardwood flooring on both levels, cove mouldings, and abundant natural light define a clean, classic interior.

The main floor is anchored by a spacious living room off the entry—an oversized area with a gas fireplace as its focal point, easily accommodating multiple seating zones. It opens naturally to the eating area, creating a connected layout that continues into the kitchen. Finished with granite counters, a peninsula with breakfast bar, stainless steel appliances, and freshly painted cabinetry, the kitchen is well equipped with ample storage and a practical layout.

Patio doors off the eating area lead to a fully fenced rear yard framed by mature trees and shrubs, with a newly installed patio—ideal for outdoor dining or unwinding. A powder room completes the main level.

Upstairs, three well-sized bedrooms include a primary suite with a renovated ensuite featuring heated floors, a marble-topped double vanity, and walk-in shower. Hallway storage is enhanced by two double closets, and the main bath is finished with marble tile and countertop.

The finished lower level adds valuable living space, featuring a large recreation room with pot lighting and electric stove, plus a fourth bedroom or office, laundry area, and cold storage.

A well-balanced home on a standout street—bringing together space and location in one of Westboro's most established neighbourhoods.

### HOME IMPROVEMENTS:

- 2026:**
  - Repainted Kitchen Cabinets
- 2025:**
  - Blown-in Insulation
  - Back Patio
  - Repointed front flagstone
  - Gas Furnace
  - Windows
- 2016:**
  - Roof Shingles

### INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- Auto Garage Door Opener
- Window Coverings

### EXCLUSIONS:

Mounted TV and Wall Bracket in basement; Chest Freezer

### Heating:

Forced Air/Natural Gas, Gas Fireplace, Electric Stove

**Cooling:** Central Air

### Rented Equipment:

Hot Water Heater: (\$40/mth, Enercare)

### Parking:

Single attached garage with inside entry plus one driveway space

### Lot Size:

55 ft FR x 100 ft D

### Year Built:

1954

### Property Taxes:

\$8,820.46 [2025]



LEVELS	ROOMS	DIMENSIONS
Main	Entry	13'3" x 8'2"
Main	Living Room	17'2" x 13'1"
Main	Dining Room	10'8" x 10'7"
Main	Kitchen	10'11" x 10'7"
Main	Powder Room	6'1" x 2'10"
Second	Primary Bedroom	13'5" x 10'6"
Second	4-Piece Ensuite Bath	10'6" x 8'7"
Second	Second Bedroom/Office	15'0" x 9'5"
Second	Third Bedroom	15'11" x 9'0"
Second	Upper Hall w/ 2 Double Closets	
Second	4-Piece Bathroom	6'4" x 5'10"
Basement	Family Room	27'8" x 12'9"
Basement	Fourth Bedroom	12'10" x 10'0"
Basement	Laundry	10'0" x 8'9"
Basement	Cold Storage	

\*Some Room Measurements +/- jogs.

