



Newly renovated in Beacon Hill North!

Freshly renovated and move-in ready, this 4-bedroom, 1.5-bath condo townhome with a rare WALK-OUT lower level offers exceptional space, light, and value in sought-after Beacon Hill North.

New flooring spans all three levels, enhancing the home's clean, cohesive feel. The bright living room flows effortlessly into the formal dining area, creating a well-balanced main floor with excellent natural light and comfortable proportions.

The brand-new kitchen showcases contemporary cabinetry, all-new stainless steel appliances, and a sunny adjacent eating area—an inviting spot for casual meals or homework time. Upstairs, four generously sized bedrooms are complemented by a new 5-piece bathroom with double vanity.

The bright walk-out lower level expands the living space with a large family room, a new 2-piece bath, and direct access to a private, fenced yard, ideal for future outdoor living or gardening.

The unfinished area of the lower level provides laundry, utility space, and excellent storage. Freshly painted throughout. Gas furnace and central air conditioning both updated in 2022.

The home also includes one parking space plus ample visitor parking.

Set within a well-established community, this home is just steps to parks, shopping, public transit—including the new Montréal Road LRT station—and excellent schools, most notably Colonel By Secondary School.

Enjoy quick access to the 417 and a short bike ride to the scenic Ottawa River Pathway, making this an exceptional opportunity in a prime east-end location.

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INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- All Light Fixtures where currently installed
- Hot Water Tank

EXCLUSIONS:

- None

Condo Fee:

\$662.83/mth

Fee Includes: Water, Building Insurance, Management, Reserve Fund Allocation, Common Elements

Year Built:

1971/approx.

Property Taxes:

\$2979.45 [2025]

Possession Date:

TBA/immediate

Heating:

Forced Air, Natural Gas

Cooling: Central Air

Parking: Single outdoor parking spot, #57. Visitor parking.

RECENT HOME IMPROVEMENTS:
NOV 2025—JAN 2026:

- All new luxury plank vinyl flooring
- Full kitchen renovation
- Stainless steel appliances
- New five-piece bathroom with double vanity
- New two-piece bath on lower level
- Freshly painted throughout

2022*:

- Gas Furnace
 - Central Air
- * 2022 updates completed

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	9'3" x 6'7"
Main	Living Room	15'9" x 11'10"
Main	Dining Room	11'10" x 9'8"
Main	Eat-in Kitchen	18'7" x 8'4"
Second	Primary Bedroom	14'7" x 10'0"
Second	Bedroom 2	10'5" x 8'10"
Second	Bedroom 3	10'3" x 8'8"
Second	Bedroom 4	9'10" x 9'8"
Second	Five-Piece Bath	
Lower	Family Room	15'9" x 11'6"
Lower	Two-piece Bath	
Lower	Laundry/Utility/Storage	



