



Sandy Hill
335 OSGOOD STREET

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Architect-Designed Sandy Hill Residence Steps to Strathcona Park & Rideau River

Designed to reflect the character of Sandy Hill's historic streetscape while offering the comfort and efficiency of modern construction, this architect-designed custom home enjoys a superb location just half a block from Embassy Row and renowned Strathcona Park. A pedestrian bridge across the Rideau River connects residents to additional green space and the Rideau Sports Centre.

An interlock stone driveway, raised stone-edged front garden, and charming wrap-around covered porch create a welcoming first impression. Inside, maple hardwood flooring extends throughout the main and second levels, complemented by classic wide-profile window casings, tall baseboards, and thoughtful architectural detailing that lends a timeless, custom-finished feel.

The open-concept main level is both inviting and functional, featuring high ceilings enhanced by tray ceiling details, recessed lighting, and a freestanding direct-vent gas fireplace that anchors the living and dining areas. The well-designed kitchen offers granite countertops, cherrywood cabinetry, stainless steel appliances including an induction range, and a peninsula with additional workspace and storage. A custom staircase with integrated display shelving serves as a distinctive focal point, while the main-floor laundry and 2-piece bathroom, and convenient side entrance complete the level.

Upstairs, the primary bedroom features two double closets, while the spacious sun-filled second bedroom enjoys vaulted ceilings and leafy views and is currently used as a family room and home office. Originally designed to accommodate two bedrooms, the owners opted for one larger, more versatile space that could be readily reconfigured to create an additional bedroom if desired. Custom built-in bookshelves line the gallery hallway, creating a charming library-like setting between the bedrooms. Completing the level, the four-piece bathroom offers a relaxing retreat with heated floors, a jetted soaker tub, separate shower, and recessed lighting.

The basement level offers remarkable flexibility with its private exterior entrance. Currently configured with a third bedroom featuring heated tile flooring, office/den (former laundry room with hookups remaining), and a bright workshop with large windows and exterior access, the space also includes rough-in plumbing for a future bathroom and 240V wiring for a potential kitchen--ideal for a future in-law or nanny suite, secondary dwelling unit, home office, or studio.

The fenced rear yard is a private, low-maintenance retreat featuring patio areas, privacy fencing, multiple seating spaces, and a custom 4' x 16' storage shed.

INCLUSIONS:

- LG Fridge (2026)
- Frigidaire Induction Stovetop, Convection Oven (2021)
- LG Dishwasher (2021)
- Hood Fan
- Washer & Dryer
- Window Coverings as installed
- Central Vac & Accessories
- Hot Water Tank
- Energy Recovery Ventilator
- Storage Shed

Heating:

Forced Air/Natural Gas—Heat Pump(2023)

Cooling: Central Air (Heat Pump 2023)

Additional Updates:
2018: Roof—updated by previous owner

2022/2023: New hard landscaping in rear yard, custom shed, front garden

Parking: Interlock stone driveway; parking for 2 vehicles

Lot Size: 40 ft FR x 60 ft D

Utility Costs:
Hydro: \$2300/Yr
Heat/Gas: \$500/Yr

Property Taxes:

\$9,172.01 [2026]

Year Built: 2000

LEVELS	ROOMS	DIMENSIONS
Main	Entry	11'9" x 6'6"
Main	Living Room	15'11" x 11'11"
Main	Dining Room	11'1" x 11'5"
Main	Kitchen	11'11" x 10'9"
Main	Laundry/2 Piece Bath	10'11" x 6'5"
Second	Primary Bedroom	12'2" x 13'10"
Second	4 Piece Bathroom	9'11" x 9'10"
Second	Bedroom 2	19'2" x 15'4"/11'1"
Second	Hallway Library	
Basement	Bedroom 3	15'4" x 11'6"
Basement	Office Area/Flex Space	10'10" x 9'2"
Basement	Workshop/Storage	18'4" x 13'1"
Basement	Utility Room	



*Some Room Measurements +/- jogs.

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