



*Central Park*  
**147 FORDHAM PRIVATE**

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## Backing Onto Experimental Farm Pathways

Backing directly onto the Experimental Farm Pathway trail network with no rear neighbours, this well-maintained freehold 3-storey townhome offers approximately 1,400 sq. ft. of living space with immediate access to kilometres of walking and cycling trails at your doorstep. Centrally located within walking distance of shopping, transit, parks, pickleball and tennis courts, it also enjoys convenient cycling access to Westboro, Wellington Village, and Dow's Lake in approximately 15 minutes.

**Bright and Inviting Living Space** The second level serves as the main living area, where hardwood flooring extends throughout the south-facing living and dining rooms, filling the space with natural light throughout the day. The adjoining kitchen features ample cabinetry and workspace, is equipped with newer stainless steel appliances, and an eating area with tree-top views. A convenient powder room completes this level.

**Comfortable Bedroom Accommodation** On the third floor, two generously sized bedrooms provide comfortable accommodation. The primary bedroom is particularly spacious, with room for a sitting area in addition to a walk-in closet and double closet. The second bedroom includes its own walk-in closet and cheater access to the 4-piece main bathroom.

**Flexible Ground-Level Living** The ground level adds valuable flexibility with a family room or home office featuring laminate flooring and direct access to the private rear deck (recently painted) and patio. A laundry area with utility sink, inside access to the attached single-car garage, and a storage room adds everyday practicality.

**Exceptional Storage & Convenience** A separate basement storage area provides exceptional space for seasonal items, sports equipment, and household storage. Ample visitor parking nearby provides added convenience for family and guests.

**A Connected Lifestyle** Offering direct access to one of Ottawa's extensive pathway systems, no rear neighbours, and a central location close to recreation, transit, and daily amenities, this home delivers a lifestyle that is difficult to replicate in this price range.

### INCLUSIONS:

- Refrigerator
- Stove & Hood Fan
- Dishwasher
- Washer & Dryer
- Window Coverings where installed
- Auto Garage Door Opener
- Central Vac including hose + one attachment

### EXCLUSIONS:

- Linen Coloured Drapes in Primary Bedroom

### Heating:

Forced Air/Natural Gas

### Cooling:

Central Air (in as-is condition)

### Rented Equipment:

Hot Water Heater:  
\$41/mth (Approx.)

**Parking:** Single attached garage with inside entry plus exterior parking for one vehicle

**Year Built:** 2003

**Property Taxes:**  
\$3,968.94 [2026]

**Association Fee:**  
\$79.14 /mth for Snow removal and maintenance of the common areas

### Roof:

Asphalt Singles replaced in 2018

LEVELS	ROOMS	DIMENSIONS
Ground	Family Room/Den	16'4" x 11'2"
Ground	Laundry Room	
Ground	Storage Room	
Main	Living/Dining Room	19'7" x 10'10"
Main	Kitchen	14'2" x 9'7"
Main	Powder Room	6'8" x 3'0"
Upper	Primary Bedroom	14'10" x 14'0"
Upper	Walk-in Closet	5'3" x 5'2"
Upper	Second Bedroom	12'0" x 9'10"
Upper	4-Piece Bathroom	7'10" x 4'10"
Basement	Utility/Storage	

\*Some Room Measurements +/- jogs.



Top 1% in Canada for Royal LePage



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