



Westboro Beach
248 ATLANTIS AVENUE

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A Modern Home with a Scenic Edge

Built in 2024, this outstanding 3-bedroom, 3.5-bath semi-detached residence offers 2,470 sq. ft. of living space, distinguished by contemporary architecture, premium finishes, and rich natural materials across three beautifully executed levels. Just steps from the revitalized Westboro Beach, residents enjoy waterfront pathways, beachside dining, sunset views, and year-round recreation along the Ottawa River, while remaining within walking distance of the boutiques, cafés, and restaurants of Westboro Village.

The entry level introduces the home's refined aesthetic with polished concrete floors, a sleek 3-piece bath, inside access to the garage, and a spacious media room/home theatre. Custom built-ins beneath the staircase provide additional functionality, and this level is roughed-in for in-floor heating.

Open staircases accented by step lighting connect all levels. The main living area is filled with natural light from expansive windows overlooking mature greenery. A contemporary gas fireplace anchors the space, while patio doors provide access to the rear deck and yard.

At the heart of the home, the kitchen serves as a striking focal point, where rich walnut-toned cabinetry and dramatic stone surfaces create a warm, elegant atmosphere. A substantial island with seating and integrated storage provides generous workspace and serves as a natural gathering place for family and guests. Premium Bosch appliances, a custom plaster-finish range hood, extensive cabinetry, and a walk-in butler's pantry contribute both style and function. Open to the kitchen, the dining area is well suited to casual meals and larger gatherings alike. A private home office with double closets, stylish powder room, and covered balcony complete this level.

The upper floor is highlighted by an impressive primary retreat featuring custom built-ins and an integrated coffee station. Inspired by a refined boutique-hotel aesthetic, the ensuite offers heated floors, custom wood cabinetry, a floating double vanity, matte black fixtures, a frameless glass shower with rainfall head, and a soaking tub overlooking the surrounding greenery. Two additional bedrooms are served by a well-appointed 4-piece bathroom with heated floors, while a dedicated laundry room adds everyday convenience.

Above it all, the private rooftop terrace captures views toward the Ottawa River and spectacular west-facing sunsets. A gas line is already in place for future outdoor cooking, and water and electrical rough-ins provide the opportunity for a rooftop kitchenette. The result is an inviting outdoor retreat designed for entertaining, relaxing, and taking full advantage of the setting. ■

INCLUSIONS:

- Bosch Refrigerator
- Bosch Range
- Bosch Dishwasher
- Faber Hood-Fan
- Beverage Fridge in pantry
- Washer & Dryer
- All Window Blinds including motorized blind in primary ensuite bath
- All Light Fixtures where currently installed
- Auto Garage Door Opener & Remote
- Hot Water Tank
- Central Vac system
- Overhead Garage Storage Rack

EXCLUSIONS:

- Three Wall Mounted TVs in media room, living room and primary bedroom

Year Built: 2024

Lot Size:

25.0' (FR) x 100.85' (D)

Property Taxes:

\$11,029.33 [2026]

Heating: Forced Air/
Natural Gas

Cooling: Central Air

Parking:

Single Attached Garage with Inside Entry [19'10" x 11'0"]; driveway parking for an additional two vehicles

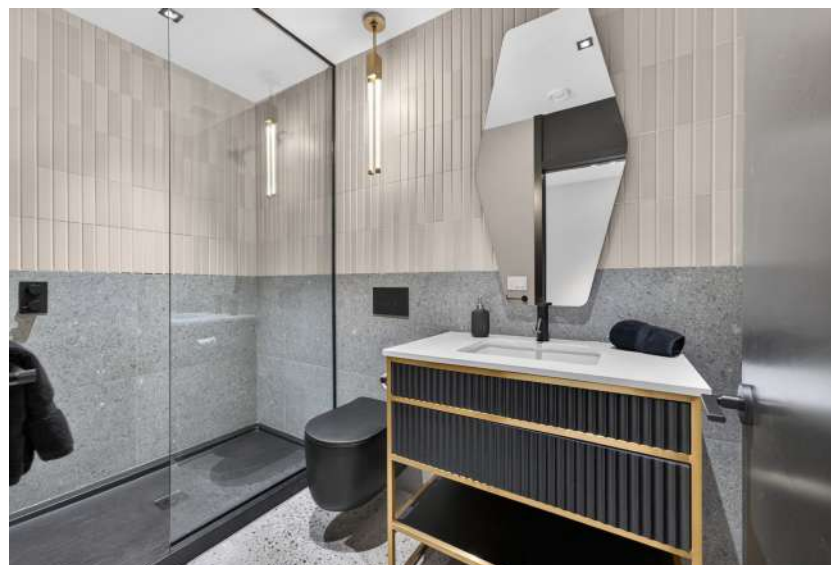
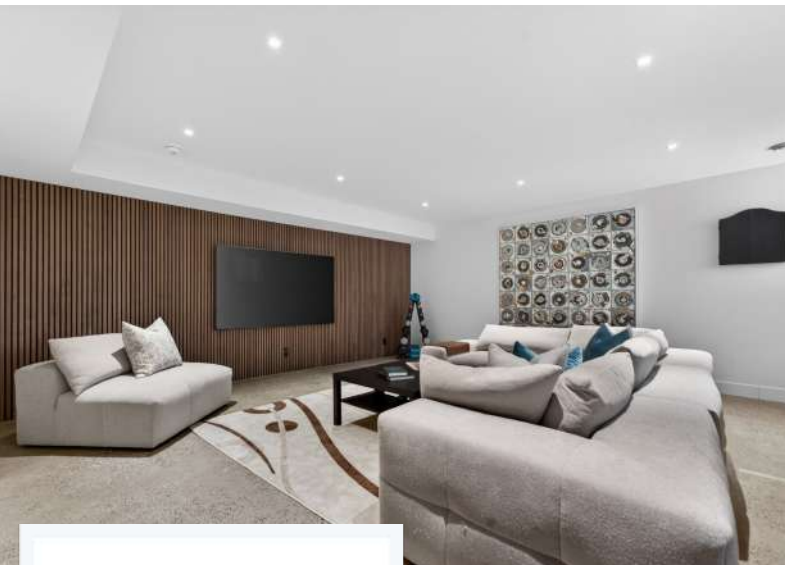
Possession Date:

TBA/Flexible—
September 1'26 preferred



LEVELS	ROOMS	DIMENSIONS
Main	Entry	9'1" x 8'10"
Main	Media Room/Home Theatre	20'1" x 19'11"
Main	3 Piece Bathroom	9'4" x 5'4"
Main	Utility/Storage Room	14'0" x 10'0"
Second	Living Room	20'0" x 15'7"
Second	Dining Area	18'4" x 11'0"
Second	Kitchen	18'4" x 9'0"
Second	Pantry	8'2" x 6'11"
Second	Den/Office	11'8" x 10'0"
Second	Powder Room	5'10" x 4'4"
Second	Covered Balcony	19'3" x 6'9"
Third	Primary Bedroom	19'4" x 13'5"
Third	5 Piece Ensuite	17'4" x 6'2"
Third	Bedroom 2	11'10" x 11'0"
Third	Bedroom 3	10'7" x 10'6"
Third	4 Piece Bathroom	10'6" x 5'6"
Third	Laundry Room	10'0" x 5'1"
Roof Top	Terrace	





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