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## A Layout That Lives Larger Than Expected

Set on a quiet street in sought-after Woodpark, this 4-bedroom, 3-bathroom backsplitted offers a thoughtfully designed layout with impressive interior space that extends far beyond its initial impression.

A welcoming foyer with double closet opens to a bright, open-concept living and dining area, where cherry hardwood floors, recessed lighting, and a large bow window invite in natural morning light. Generous proportions create an easy flow for both daily living and entertaining. The adjoining kitchen is functional and refreshed, featuring newly painted cabinetry, stainless steel appliances—including an induction stove—ample prep space, and a casual eating area overlooking the level below.

A few steps down, the inviting family room is centred around a gas fireplace, offering a comfortable setting to relax. This level also includes a fourth bedroom, a 3-piece bathroom, laundry, and convenient side-door access to the backyard.

Upstairs, three well-sized bedrooms—finished in cherry hardwood that continues seamlessly up the staircase and throughout the second level—are complemented by two renovated bathrooms. The primary suite includes a beautifully updated ensuite with glass-enclosed rain shower, quartz vanity, heated floors, and excellent storage. The main bathroom has also been thoughtfully renovated, featuring striking tile work, a marble vanity, and a rain shower.

The lower level provides a finished recreation space—ideal for a playroom or kids’ retreat—along with a mechanical room and ample storage with built-in shelving, plus direct access to the oversized 1.5-car garage. Outdoors, the property features a fully fenced, private backyard with mature trees and a deck, along with a collapsible clothesline for added everyday convenience. An in-ground basketball hoop by the driveway offers a great space for recreation and play.

Ideally positioned near transit on Woodroffe, and within walking distance to the future LRT stations at Lincoln Fields and New Orchard. Quick access to Highway 417, Carlingwood Mall, Fairlawn Plaza, local cafés, the library, and everyday amenities. Enjoy proximity to the Ottawa River pathways, Britannia Beach, Mud Lake, and the Byron Farmers’ Market.

A well-cared-for home offering space, flexibility, and an exceptional west-end location.

### HOME IMPROVEMENTS:

#### 2024:

- Interior fully painted
- New Laminate flooring on main level and basement
- 2-stage high-efficiency Furnace, with fresh air ventilation system and humidity control
- A/C main circuit board replaced

#### 2023:

- Renovated Ensuite Bath
- New Front Door

#### 2022:

- Renovated second level 4 piece bath

#### 2021:

- All Windows replaced
- PVC California Shutters installed

#### 2012: Roof

### Utility Costs:

#### Monthly averages:

Gas: \$87 equal billing  
Hydro: \$110  
Water: \$140

#### Lot Size:

50 ft FR x 100 ft D

### INCLUSIONS:

- Refrigerator
- Induction Range
- Hood Fan
- Dishwasher
- Washer & Dryer
- Basement Chest Freezer
- Window Coverings including PVC Shutters
- Ceiling Fixtures
- Custom family room rug
- Matching toilet paper stands (Preston Hardware) in both second level bathrooms
- Auto Garage Door Opener with Remote
- Collapsible outdoor clothesline.

### EXCLUSIONS: Nil

### Heating:

Forced Air/Natural Gas, Gas Fireplace

### Cooling: Central Air

### Rented Equipment:

Hot Water Heater: \$40/mth

### Parking:

Attached oversized garage with inside entry with 2 plus driveway spaces

### Year Built: 1981

### Property Taxes:

\$5,801.78 [2025]



| LEVELS   | ROOMS                        | DIMENSIONS    |
|----------|------------------------------|---------------|
| Main     | Entry                        | 7'0" x 6'1"   |
| Main     | Living Room                  | 15'2" x 15'0" |
| Main     | Dining Room                  | 11'6" x 10'2" |
| Main     | Kitchen                      | 17'9" x 8'3"  |
| Main     | Family Room                  | 23'4" x 12'0" |
| Main     | Fourth Bedroom               | 11'7" x 11'5" |
| Main     | 3 Piece Bathroom             | 7'9" x 5'4"   |
| Main     | Laundry/Mudroom              | 8'11" x 6'7"  |
| Second   | Primary Bedroom              | 11'7" x 11'5" |
| Second   | 3 Piece Ensuite Bath         | 8'9" x 6'2"   |
| Second   | Second Bedroom               | 12'0" x 10'6" |
| Second   | Third Bedroom                | 9'8" x 8'5"   |
| Second   | 4 Piece Bathroom             | 8'10" x 5'0"  |
| Basement | Recreation Room              | 24'3" x 11'6" |
| Basement | Storage Room                 | 11'5" x 10'4" |
| Basement | Mechanical Rm /garage access |               |

\*Some Room Measurements +/- iogs.



