



Sandy Hill
335 OSGOOD STREET

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ARCHITECT-DESIGNED SANDY HILL RESIDENCE STEPS TO STRATHCONA PARK & RIDEAU RIVER

Designed by respected architect James Colizza, this custom infill residence reflects the character of Sandy Hill's historic streetscape while offering the comfort and efficiency of modern construction. Just half a block from Embassy Row and renowned Strathcona Park, the home is ideally located near some of Sandy Hill's most notable landmarks and green spaces. A pedestrian bridge across the Rideau River connects residents to additional green space & Rideau Sports Centre.

TIMELESS EXTERIOR & QUALITY FINISHES An interlock stone driveway, raised stone garden beds, 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, & architectural detailing that lends a timeless, custom-finished feel.

OPEN-CONCEPT LIVING & ENTERTAINING The 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 a convenient side entrance, main-floor laundry with two-piece bathroom complete the level. Laundry connections already exist in the lower level, allowing the washer/dryer to be relocated and creating the potential to convert the laundry & powder room into a full bathroom.

FLEXIBLE SECOND-LEVEL LAYOUT 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 as two bedrooms, the front rooms were combined to create one expansive space that could be reconfigured into rooms of approximately 14' x 10' and 9' x 9'. Custom built-in bookshelves line the gallery hallway, creating a charming library-like setting between the bedrooms. The four-piece bathroom provides a relaxing retreat with heated floors, a jetted soaker tub, separate shower, and recessed lighting.

PRIVATE ENTRANCE & LOWER-LEVEL POTENTIAL The basement offers exceptional flexibility thanks to its private exterior entrance. Currently configured with a third bedroom featuring heated tile flooring, an office/den and a bright workshop with large windows and exterior access, the space also includes rough-in plumbing for a future bathroom. These features offer potential for an in-law or nanny suite, home office, studio, or secondary dwelling unit.

PRIVATE, LOW-MAINTENANCE BACKYARD The fenced rear yard is a private, low-maintenance outdoor retreat with 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
- Central Vac & Accessories
- Hot Water Tank
- Energy Recovery Ventilator
- Storage Shed

Property Taxes:

\$9,172.01 [2026]

Year Built: 2000

Lot Size: 40' FR x 60' D

Heating:

Forced Air/Natural Gas—Heat Pump(2023)

Cooling: Central Air (Heat Pump 2023)

Additional Updates:

2018: Roof—updated by previous owner

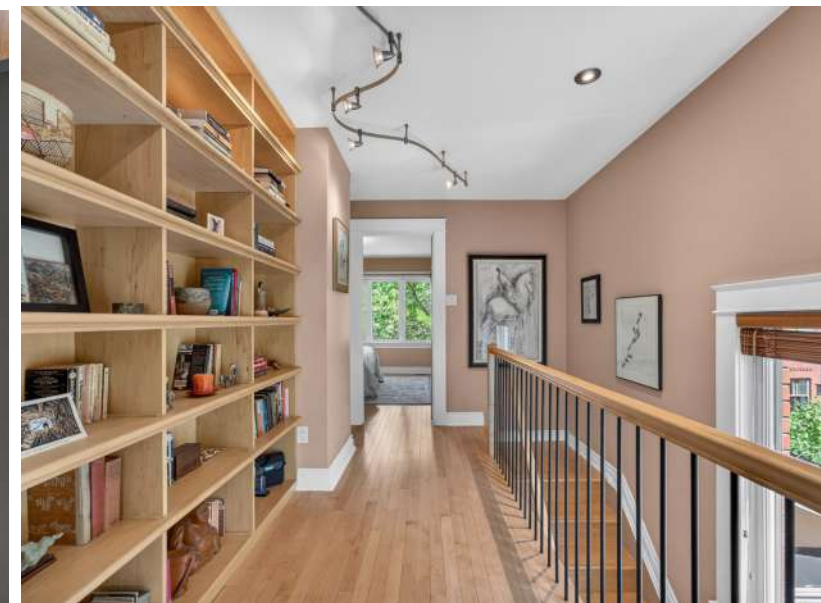
2022/2023: New hard landscaping in rear yard, custom shed, front garden

Parking: Interlock stone driveway; parking for 2 vehicles

Utility Costs:

Hydro: \$2300/Yr; Heat/Gas: \$500/Yr

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.

Top 1% in Canada for Royal LePage



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