



Whitehaven
2407 ROSEWOOD AVE

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Timeless Family Living in Coveted Whitehaven

Some homes simply offer more room to live. Set on a beautifully landscaped 60' x 100' lot in coveted Whitehaven, this meticulously maintained home offers expansive principal rooms, a true four-bedroom layout, versatile living spaces, and all the character of an established neighbourhood.

Residents enjoy excellent schools, parks, shopping, cafés, Lincoln Fields LRT Station, NCC pathways along the Ottawa River, and quick access to Highway 417. Tree-lined streets, generous lots, and a central location continue to make Whitehaven one of Ottawa's most desirable neighbourhoods.

■ A Home Designed for Everyday Life

Warm oak hardwood floors, elegant crown moulding, and large windows create an inviting atmosphere throughout the main and second levels. The well-planned layout balances formal entertaining with comfortable everyday living.

Just off the welcoming foyer, a French door leads to a private den or home office—equally suited as a comfortable sitting room, library, or work-from-home space. The spacious living room is anchored by a beautiful gas fireplace, while the adjoining formal dining room provides an elegant setting for entertaining and intimate dinner parties.

■ The Heart of the Home

The bright L-shaped kitchen features abundant cabinetry, generous counter space, stainless steel appliances, pantry storage, and a large peninsula that naturally becomes the gathering place for family and friends.

Filled with natural light, the adjoining breakfast area overlooks the backyard and opens through French doors to the patio. Extending from the breakfast area is a charming sitting area, unified by a striking custom coffered ceiling. Whether enjoyed as a cozy reading corner, children's play area, homework station, or casual sitting room, it offers flexibility that evolves with your family's needs. A convenient powder room completes the main level.

■ Room to Grow

Upstairs, four spacious bedrooms and an open landing enhance the sense of space and light. The primary suite features two double closets, recessed lighting, and a well-appointed ensuite with custom cabinetry and a walk-in shower. Three additional bedrooms share a refreshed four-piece family bathroom.

■ Flexible Lower Level

The partially finished lower level adds valuable living space with waterproof wide-plank flooring, a new three-piece bathroom, and a versatile room suited to a recreation room, guest bedroom, playroom, home gym, or hobby space. The utility room provides laundry, workshop space, and abundant storage.

■ Outdoor Living

The fully fenced backyard is framed by mature trees, colourful perennial gardens, and established hedges, creating a private outdoor retreat, while the spacious stamped concrete patio provides an inviting setting for outdoor dining, entertaining, or simply relaxing in the peaceful surroundings.

Completing the property is a stamped concrete driveway and an attached double garage.

LEVELS	ROOMS	DIMENSIONS
Main	Entry	11'3" x 5'3"
Main	Office/Den	10'4" x 9'0"
Main	Living Room	20'1" x 13'3"
Main	Dining Room	12'2" x 11'0"
Main	Kitchen / Eating Area	19'2" x 10'10"
Main	Sitting Room	10'7" x 10'1"
Main	Powder Room	7'0" x 3'7"
Second	Primary Bedroom	17'1" x 11'3"
Second	3 Piece Ensuite Bath	8'7" x 7'3"
Second	Second Bedroom	15'9" x 10'5"
Second	Third Bedroom	12'3" x 11'5"
Second	Fourth Bedroom	13'0" x 9'2"
Second	4 Piece Bathroom	9'2" x 8'1"
Basement	Guest Room/Flex Space	13'0" x 9'7"
Basement	3 Piece Bathroom	6'4" x 6'7"
Basement	Utility/Laundry/Workshop	
Basement	Storage / Sauna (as-is)	

*Some Room Measurements +/- jogs.



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SIGNIFICANT UPDATES & IMPROVEMENTS

Exterior

- Stamped concrete driveway, front entrance, walkway to front door and side gate (2024), resealed (2025)
- Stamped concrete rear patio, steps and walkway (2021), resealed (2025)
- Roof resingled with GAF Timberline 40-year warranty shingles (2017)
- Eavestroughs and gutter guards (2017)
- Front entry door and basement windows replaced (2009)
- Kitchen French doors replaced (2023)
- Insulated garage door (2023)
- Garage floor replaced (2024)
- Garage door opener (2018)
- West side fence and gate (2018)
- Rear wood backyard fence replaced (2021)

Landscaping & Grounds

- Extensive landscaping enhancements
- Front lawn professionally refreshed (2025)
- Cedar hedge professionally trimmed (2026)

Bathroom Renovations

- Main bathroom updated with new bathtub and subway tile surround (2010)
- Basement bathroom renovated with new shower, vanity and toilet (2025)

Interior Improvements

- Entrance, stairwell, railing spindles and ceilings professionally painted (2024)
- Living room, dining room and bedroom professionally painted (2024)
- Fireplace mantel repainted (2024)
- New trim installed throughout much of the home (2024)
- Bedroom and ensuite doors replaced (2023)
- Bedroom closet doors replaced (2024)
- Basement finished with wide-plank waterproof laminate flooring over plywood subfloor (2025)
- Basement professionally painted (2025)
- Window glass replaced in second bedroom due to failed seal (2024)

Mechanical & Structural

- Carrier high-efficiency furnace (2019)
- Central air conditioner (York) replaced (2010)
- Gas-fired rental hot water tank replaced (2019)
- Attic reinsulated (2016)
- Masonry repairs including brick and stone repointing, chimney flashing and parging (2019)
- Brickwork and lintel repaired above kitchen French doors and along west side of garage (2017)
- Chimney repointed and new cap installed 2009)
- Sanitation sewer connection liner installed (2026)

Ongoing Maintenance

- Furnace professionally serviced annually
- Furnace ductwork professionally cleaned (December 2025)

INCLUSIONS:

- Refrigerator
- Stove
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- Auto Garage Door Opener & Remote
- Basement Refrigerator
- Basement Chest Freezer
- Basement Workbenches
- Sauna 'as-is'
- Window Blinds, Drapes, Drapery Rods where currently installed

Heating:

Forced Air/Natural Gas—furnace serviced annually

Cooling: Central Air

Rented Equipment:

Hot Water Heater: (\$46.18/mth, Reliance)

Parking: Double attached garage [21'6" x 18'4] plus 4 driveway spaces

Lot Size: 60 ft FR x 100 ft D

Year Built: 1964

Property Taxes: \$7,518.21 [2026]

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