

Westboro Beach
235A ROYAL AVENUE

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A Home That Stands Apart

Built in 2018 by Falsetto Custom Homes, this exceptional 4-bedroom, 3.5-bath semi-detached residence offers 2,158 sq. ft. of beautifully finished living space and a presentation that immediately sets it apart. Warm natural tones, white oak engineered hardwood throughout all three levels, solid-core interior doors, recessed lighting, statement light fixtures and large windows create a calm, cohesive interior.

The entry makes an immediate impression with a dramatic 12'6" ceiling and full walk-in closet. A few steps up, the home opens into an expansive principal level where the dining room, kitchen and living room flow together naturally.

The kitchen is a true centrepiece, with a striking 12'5" quartz island with waterfall edge, professional-grade appliances, panelled refrigerator, generous cabinetry and a pantry with pull-out drawers. The adjoining dining area is bright and open with room for a substantial table, while the living room is a showpiece in its own right — generous in scale and centred around a sleek linear gas fireplace. Large patio doors bring in natural light and open to the rear deck and landscaped yard. A stylish powder room with floating vanity completes the level.

Upstairs are four well-proportioned bedrooms, including a serene primary suite with a wall of windows, walk-in closet with built-ins and a 4-piece ensuite with heated flooring, double vanity and curbless glass shower. The three secondary bedrooms share a second 4-piece bath, including one ideally suited as a home office with its own private balcony. A dedicated laundry room completes the level.

The lower level is finished with in-floor heating throughout and offers flexible space for a family room, gym or guest area, along with a Murphy bed, 4-piece bath, storage and inside access to the heated garage.

Outside, the fully fenced, low-maintenance backyard offers a raised deck, interlock patio, established landscaping and two natural gas connections. A heated driveway adds another practical luxury.

Westboro Beach and the Ottawa River are a short walk away, with waterfront pathways, beachside dining, sunset views and year-round recreation close at hand. Westboro Village adds cafés, boutiques and

INCLUSIONS:

- Fisher Paykel Fridge
- Bertazzoni Gas Stove
- Broan Hood Fan
- Bosch Dishwasher
- Microwave/Convection/Air Fryer
- Washer & Dryer
- Window Coverings where installed
- Light Fixtures & Ceiling Fans where installed
- Murphy bed in lower level
- Auto Garage Door Opener
- Alarm System Hardware

EXCLUSIONS:

- Tesla EV Charger & associated electrical wiring/cable
- 2 Wall Mounted TVs
- Bike Racks in the garage

Year Built: 2018 by Falsetto Custom Homes

Lot Size: 25Ft (FR) x 100.13 Ft (D)

Property Taxes: \$10,495.59 [2026]

Heating: Radiant /Natural Gas

Cooling: Central Air

Parking: Single Attached Heated Garage with Inside Entry (21'6" x 9'10"), Heated driveway

Rented Equipment:

Hot Water Boiler [Vista \$87/mth]

Average Utility Costs:

Hydro: \$300/mth
Gas: \$71/mth
Water: \$108/mth

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	9'2" x 6'3"
Main	Walk-in Closet	6'0" x 4'5"
Main	Living Room	17'7" x 15'7"
Main	Dining Room	15'0" x 10'4"
Main	Kitchen	18'6" x 14'8"
Main	Powder Room	5'3" x 4'10"
Second	Primary Bedroom	13'5" x 13'4"
Second	4 Piece Ensuite Bath	15'7" x 5'6"
Second	Walk-in Closet	10'1" x 4'7"
Second	Bedroom 2	12'2" x 9'9"
Second	Bedroom 3	10'5" x 10'1"
Second	Bedroom 4	9'8" x 9'7"
Second	4 Piece Bath	10'0" x 4'10"
Second	Laundry	5'10" x 4'6"
Lower	Family Room	18'4" x 13'7"
Lower	4 Piece Bath	10'0" x 5'2"
Lower	Mud Room	
Lower	Utility Room	

*Some Room Measurements +/- 10g.



