

Room Dimensions

Main Level

- Living Room (14' x 11')
- Dining Room (13.6' x 12')
- Kitchen (10' x 9.6')
- Eating Area (10' x 9.6')
- Partial Bathroom

Second Level

- Master Bedroom (15' x 13')
- 4-Piece Ensuite
- Walk-in Closet
- Bedroom (12.4' x 11.8')
- Bedroom (10.3' x 10')
- Full Bathroom
- Laundry Room (7.6' x 5.3')

Lower Level

- Family Room (13' x 12')
- Bedroom (13' x 10')
- 3-Piece Bathroom



136 West Village Private
Westboro • Ottawa

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All dimensions are approximate.





Gorgeous home in a private enclave steps to Westboro Village!

OTTAWA, ONTARIO
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Enter through a welcoming foyer with the rich hardwood flooring. The living room with its south facing windows is bright and airy. The kitchen is perfect for the home gourmet and for daily living with an adjacent eating area. The dining room is well proportioned and comfortable. Main floor powder room, inside access to the attached garage and closet space complete the main level. Generous master bedroom featuring a walk-in closet and ensuite bath. The two other bedrooms have large closets and can be used for kids, guests or home-office space. The laundry room on this level is super handy. The lower level is professionally finished and designed in a very smart way. There is a large bedroom with an oversized window and full bath that is accessed by both the living and sleeping spaces. Professionally landscaped and easy to maintain, it's the perfect place to hang out and enjoy the outdoors in your own domain!

PRICE \$799,900
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION mid to end of October

INCLUSIONS dishwasher, dryer, hood fan, refrigerator, stove, washer, garage door opener & remote(s), all window blinds, all curtains and rods, built in shelving
RENTALS hot water tank
ASSOCIATION FEE \$70/month (snow removal and common area landscaping and maintenance)

HYDRO \$1,353.95/year (approx.)
GAS \$1,255.12/year (approx.) (includes HWT rental)
WATER \$552.92/year (approx.)
PROPERTY TAXES \$6,868.44 (2020)