Room Dimensions

Main level:
foyer: 6.1x11.2
living room: 16.4x9.8
dining room: 9.5x15.0
kitchen: 9.9x11.7
main floor pwd rm: 3.6x7.3

Second level:
primary bed: 14.10x12.10
4-piece ensuite: 5.4x10.9
walk-in closet: 5.8x6.0
bed #2: 9.1x10.6
bed #3: 9.5x12.10
full bath second floor: 9.3x4.11
laundry second floor: 5.4x2.10

Lower level:
rec room basement: 19.9x17.10
storage room basement: 14.10x7.1

Key Features & Upgrades

2016 – new furnace and hot water tank (purchased).
2018 – new deck and backyard landscaping.
2019 – new driveway and front entrance landscaping.
2020 – roof inspection and installation of new roof vents.

Diane Allingham and Jennifer Stewart, Brokers · Engel & Völkers Ottawa Central, Brokerage
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Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted.
All dimensions are approximate.

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168 West Village Private

Westboro South • Ottawa

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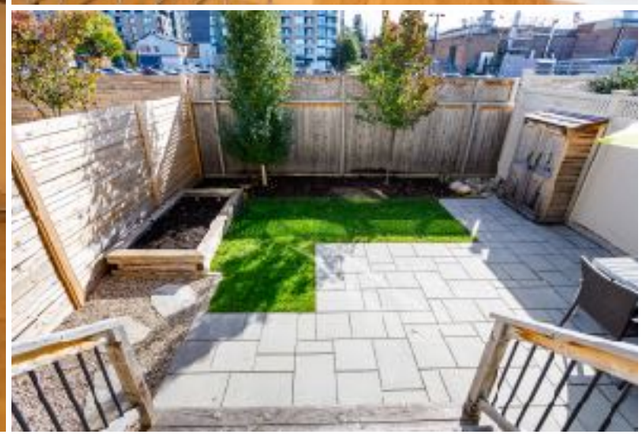

Sunny Semi for Sale in Westboro

OTTAWA, ONTARIO
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Welcome to 168 West Village Private nestled in the private enclave just steps to Westboro! This 3-bed, 3-bath home with open concept living is bright and spacious. The open concept living, dining, and kitchen are perfect for entertaining or enjoying as a family. The formal dining area is adorned with beautiful custom wainscotting and the main living area is complete with custom built-in shelves. Main floor is bathed in bright light from the south-facing windows that lead to the fenced-in backyard. Main floor has a powder room, front hall closet and inside access to the attached garage. There are three generous-sized bedrooms, primary bed complete with walk-in closet and 4-piece ensuite. The convenient second-floor washer and dryer make laundry a snap! Finished basement is cozy and the perfect recreation room. Additional storage room in basement. Don't miss out on this move-in-ready gem! Association fee of $70/month covers snow removal, road maintenance, management, common element landscaping.
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PRICE $899,900
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION Dec. 29th or 30th

INCLUSIONS fridge, stove, dishwasher, washer, dryer, hood fan, all light fixtures, all window coverings, hot water tank, work bench in basement, auto garage door opener and remote
ASSOCIATION FEE $70/month includes snow removal, road maintenance, management, common element landscaping

HYDRO $70/month (approx.)
GAS $60/month (approx.)
WATER $100/bi-monthly (approx.)
PROPERTY TAXES $6,412.61 (2021)