

Room Dimensions

Living room 12.0 x 19.1
Dining room 9.3 x 8.9
Basement Rec Room 14.7 x 20.0
Basement Storage
Bed 1: 11.0 x 13.11
Bed 2: 11.0 x 9.11
Bed 3: 9.11 x 12.11
Kitchen 9.2 x 9.10
Foyer 3.5 x 12
Bathroom 4.9 x 10.2 - 4 piece

Upgrades:

- Attached Garage
- Gas fireplace in living room
- Kitchen updates 2016
- Across from Westwood Park



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All dimensions are approximate.



2609 Black Friars Rd
Carlingwood • Ottawa





Detached Home for Sale in Prime Carlingwood Location

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Welcome to 2069 Black Friars Road - a detached home on a great lot right across from the park in the heart of Carlingwood! This 3-bedroom side split with attached garage features hardwood floors throughout and awaits your personal touch. The large living/dining room features a cosy fireplace and overlooks a large backyard for summer BBQs. The separate, updated kitchen offers abundant storage, an efficient layout and a large window also overlooking the yard. The main bath with its original cool tiles and a bedroom complete the main floor. Upstairs are two good sized bedrooms with ample closet space. The high, partly finished basement offers a great opportunity for development. The large central room with bar and a separate office area could easily be a separate suite or family gathering space. There is plenty of storage and a workshop area as well! This home is all about location. Sitting just across from coveted Westwood Park, 2069 Black Friars sits comfortably between the McKeller Park community and Carlingwood Mall amenities. From here, it's an easy walk or cycle to the Ottawa River, local schools

PRICE \$849,900
HEATING forced air gas
COOLING yes
POSSESSION TBD
PROPERTY TAXES \$5,614.55 (2021)

INCLUSIONS fridge, stove, dishwasher, hood fan, washer, dryer, window blinds and light fixtures
EXCLUSIONS small freezer in the basement

HYDRO \$86.00/month (approx.)
WATER \$115.00 bi-monthly (approx.)
GAS \$90/month (approx.)
RENTALS hot water tank (Reliance Comfort - \$23.64/month)