



*216B Churchill Avenue North*

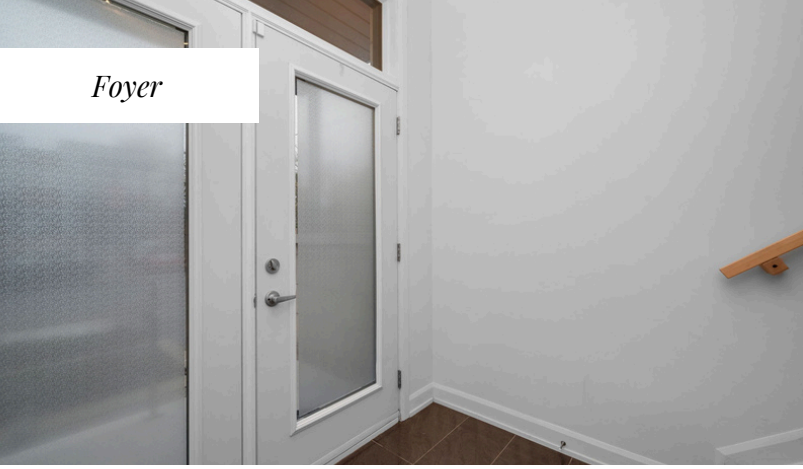
**\$1,595,000**



THE  
**RE/MAX**  
COLLECTION®



*Foyer*



*3-piece Bathroom*



*Kitchen*



Information herein deemed reliable but not guaranteed.

# Home Details

- Nestled in the heart of Westboro, this contemporary 4+1 bedroom, 4-bathroom semi-detached home has an amazing roof top deck.
- Located just steps from shops, restaurants of Wellington Street, transit and Westboro beach.
- Rooftop patio expansive views, ideal for entertaining or unwinding.

## Main Floor

- Walk up the landscaped steps to the modern front door.
- As you enter this stunning home, you are greeted by an expansive front foyer featuring quality tiles that create a sleek and modern first impression. The front foyer includes a spacious closet and step up onto the main level.
- Gorgeous hardwood floors flow seamlessly throughout the bedroom, kitchen, dining, and family room, enhancing the home's warmth & elegance. The open-concept layout fosters an inviting atmosphere, perfect for both everyday living and entertaining.
- Large, expansive windows throughout allow natural light to flood the interior.
- In the evening a perfect combination of pot lights and designer lighting illuminate the home.
- The convenient main level bedroom is a perfect workspace with a large picture window overlooking the front garden.
- The main level 3-piece bathroom provides a quartz vanity with undermount sink, cabinet doors, large shower with tile surround and glass doors with a multi-water shower and quality tile flooring.
- This modern kitchen is a chef's dream. It offers generous quartz countertops, including a center island with seating for four—perfect for casual dining or entertaining. High-end stainless steel appliances stand ready to assist in meal preparation, complemented by abundant cabinetry offering ample storage & workspace. The kitchen features quartz backsplash and pot & pan drawers for added convenience. Pendant lighting above the island & recessed pot lighting throughout further illuminate the space, creating a warm & inviting atmosphere. The appliances include a gas cook top, a hood fan, a refrigerator, a built-in wall oven and microwave and a dishwasher—ensuring that every culinary need is met with both ease and sophistication.
- The dining room is open to the family room, with ample room to accommodate a sizable dining table, this space is ideal for hosting family gatherings and formal dinners.
- The main floor family room is a true focal point of the home, featuring a gas fireplace with stone surround and a wall-mounted TV above, ensuring an optimal viewing experience from every angle in the room.
- The patio doors enhance the family room's connection to the outdoors, offering easy access to the deck and fully fenced yards.

## Second Floor

- The second floor is gracefully accessed via a set of open riser stairs, designed to create an airy and contemporary feel. The staircase features glass panels, adding a touch of modern elegance.
- The second level is beautifully appointed with high-quality hardwood flooring that extends throughout the hallway and bedrooms.
- There are 3 bedrooms in total on this level.
- The spacious primary bedroom offers a tranquil retreat, combining ample space with exceptional comfort. It features a luxurious 5-piece ensuite, thoughtfully designed to create a private sanctuary for relaxation and rejuvenation.



*Family Room*



*Family Room*



*Dining Room*





# Home Details

- The thoughtfully designed ensuite offers a sophisticated and luxurious retreat. A large quartz vanity with two spacious sinks and convenient drawer storage provides both functionality and style. The generous shower, featuring a high-quality tile surround and glass doors, creates an elevated bathing experience. A waterfall shower head enhances the sense of luxury, offering a soothing and spa-like feel. A large window above the soaker tub floods the space with natural light, while recessed pot lights overhead ensure the room remains bright and inviting.
- Two additional well-proportioned bedrooms grace the upper level, each offering ample closet space to accommodate storage needs. Large windows fill the rooms with an abundance of natural light, creating bright and airy spaces.
- The main bathroom exudes both style and practicality, featuring a spacious vanity with a sleek quartz countertop, complete with two undermount sinks and ample cabinet space for all your storage needs. The toilet enhances the modern aesthetic, while the luxurious soaker tub, adorned with a tasteful tiled surround, invites moments of relaxation and indulgence.
- In the hall way there is a large linen closet and a laundry cupboard.

## Third Floor

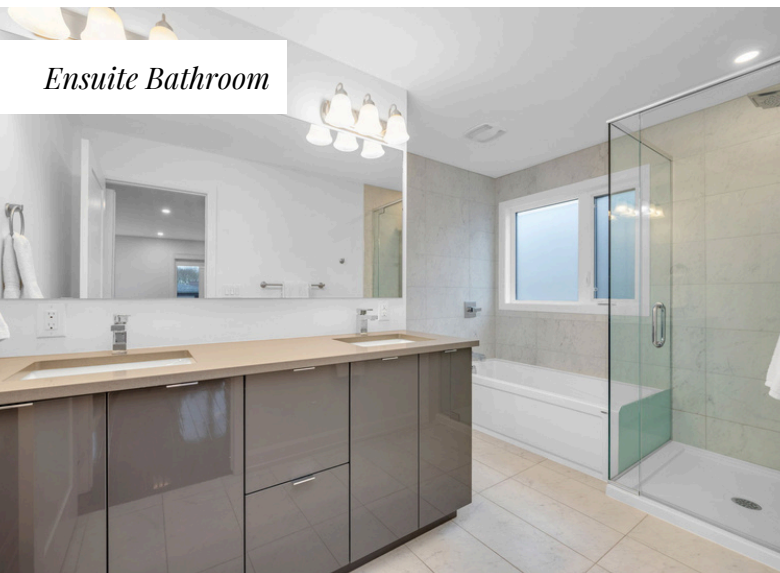
- A stunning hardwood staircase leads you up to the rooftop deck, where you can enjoy breathtaking 360-degree panoramic views of the surrounding neighborhood & Westboro beach. This serene outdoor space offers the perfect setting to unwind, whether you're savoring a quiet morning coffee or enjoying a peaceful evening under the stars. The rooftop deck provides a unique opportunity to experience both the beauty and tranquility of your surroundings in a private, elevated retreat.



*Primary Bedroom*



*Ensuite Bathroom*



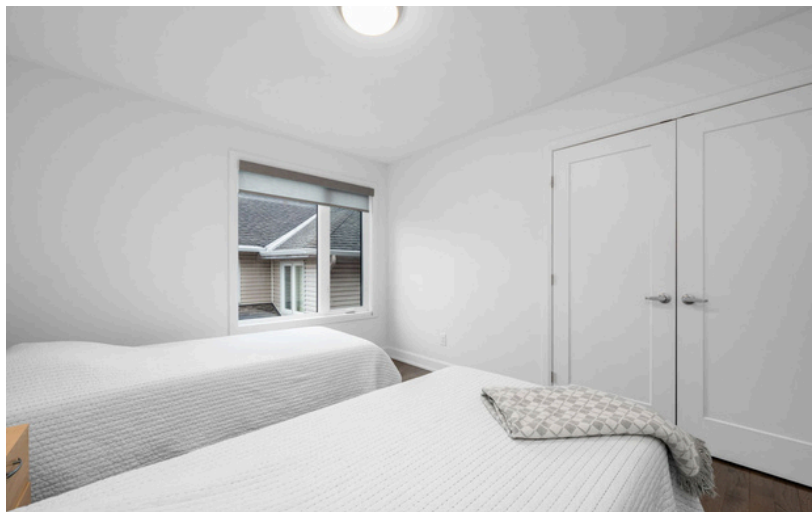
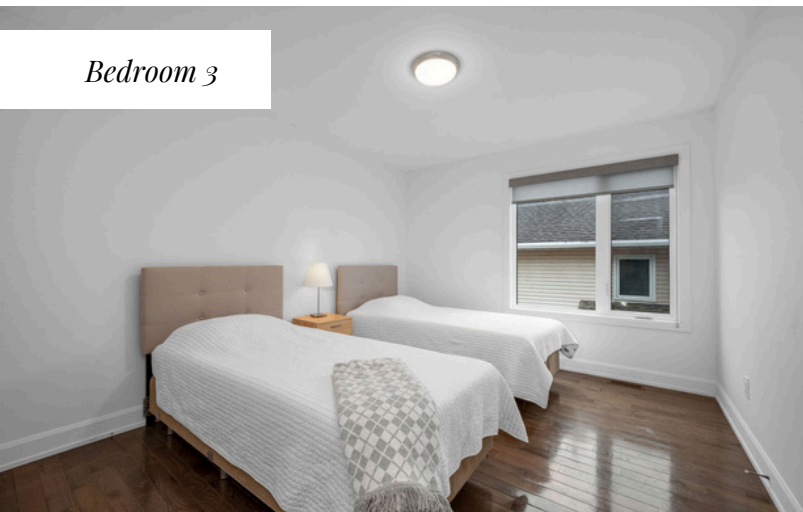
Information herein deemed reliable but not guaranteed.



*Bedroom 2*



*Bedroom 3*



## Room Sizes

### *Main Floor*

Foyer - 2.52 m x 1.85 m  
Kitchen - 4.42 m x 2.70 m  
Family Room - 5.98 m x 4.06 m

3-Piece Bathroom - 2.28 m x 1.37 m  
Dining Room - 4.89 m x 2.70 m  
Bedroom#1 - 3.34 m x 3.11 m

### *Second Floor*

Primary Bedroom - 5.98 m x 5.34 m  
Walk-in Closet - 1.80 m x 1.11 m  
Main Bathroom - 3.10 m x 1.48 m  
Bedroom#3 - 5.99 m x 3.49 m (irregular)

5-piece ensuite - 2.40 m x 2.11 m  
Laundry Cupboard - 1.54 m x 0.83 m  
Bedroom#2 - 3.70 m x 3.21 m

### *Lower Level*

Family Room - 5.98 m x 5.74 m  
4-piece Bathroom - 3.110 m x 1.48 m

Bedroom#4 - 3.62 m x 3.62 m

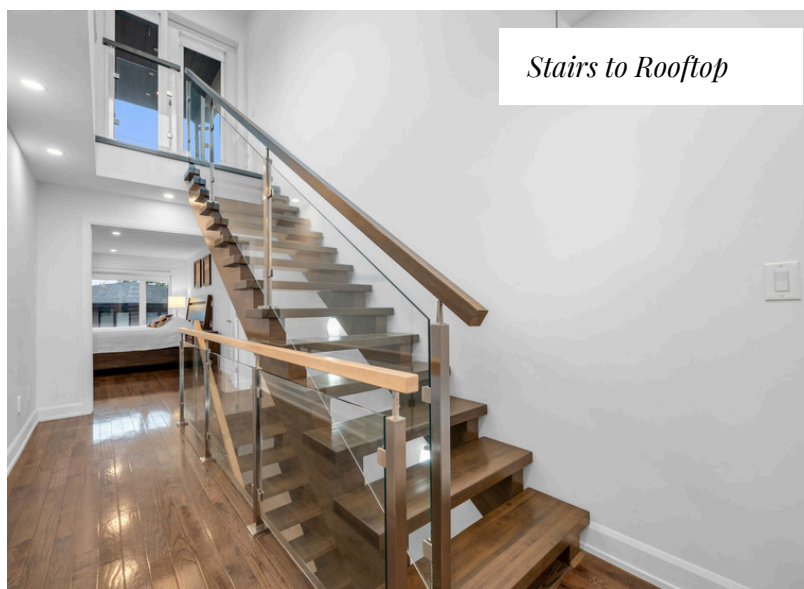
*Full Bathroom*



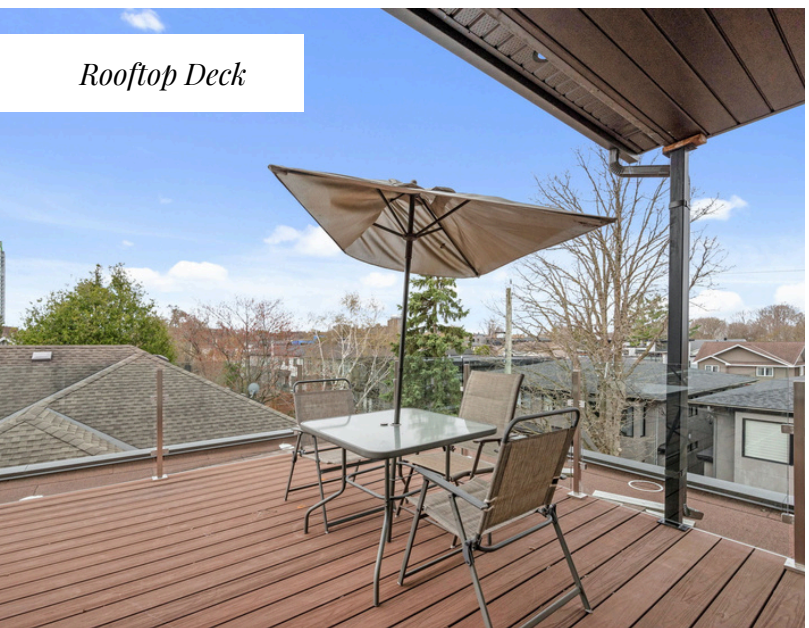
*Laundry Cupboard*



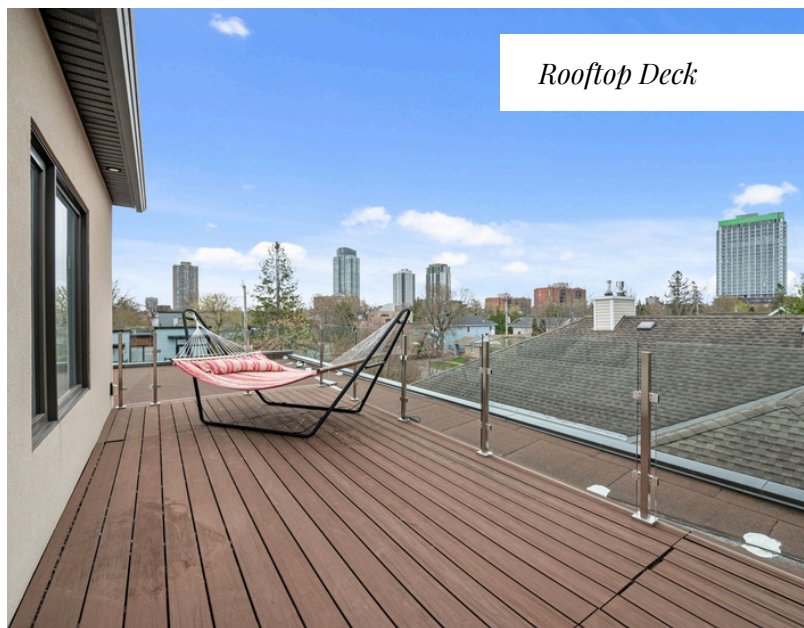
*Stairs to Rooftop*



*Rooftop Deck*

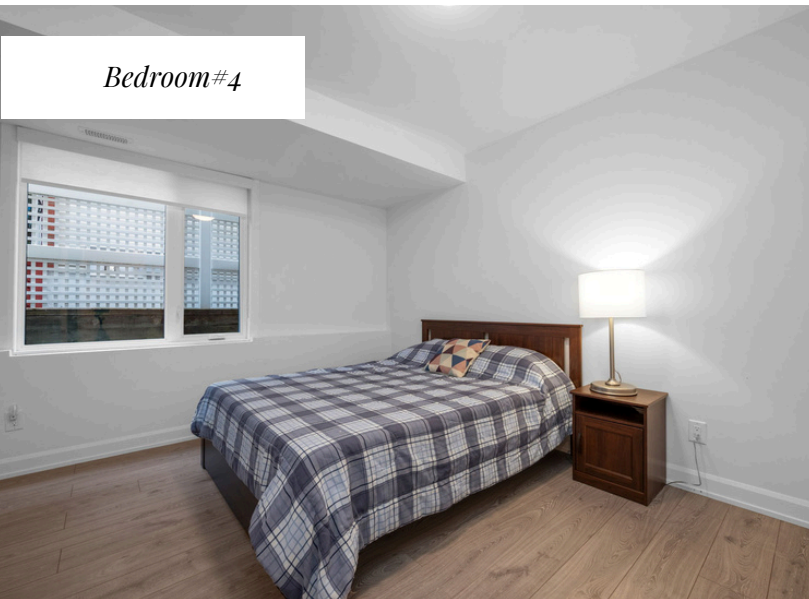


*Rooftop Deck*

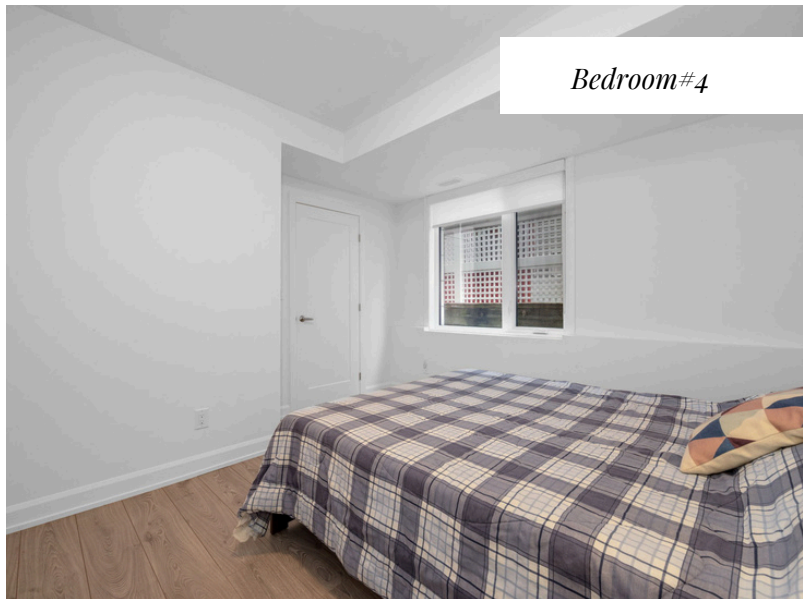




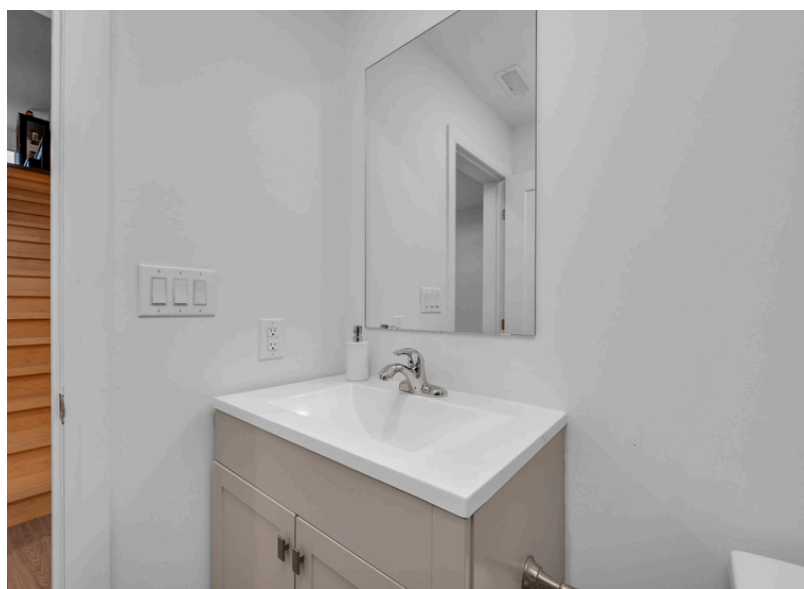
*Bedroom#4*



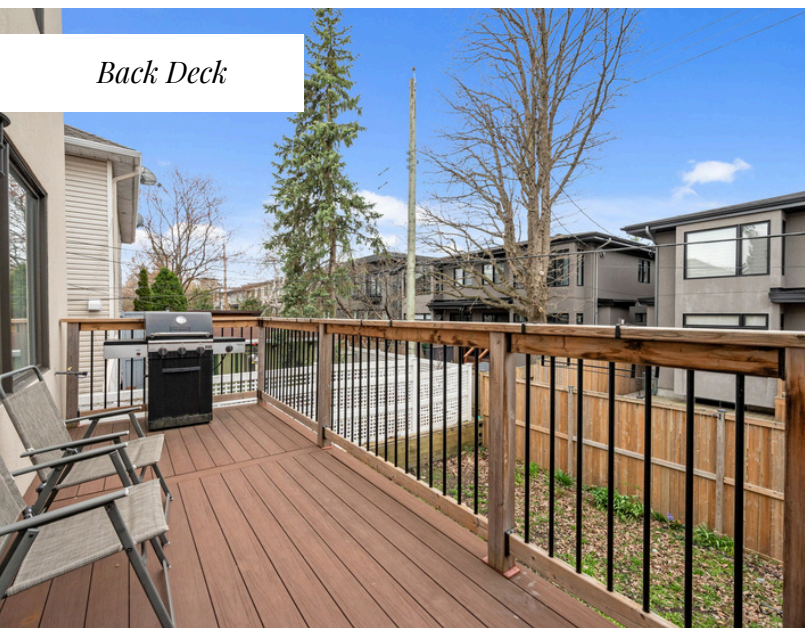
*Bedroom#4*



*4-piece Bathroom*



*Back Deck*



*Back House*

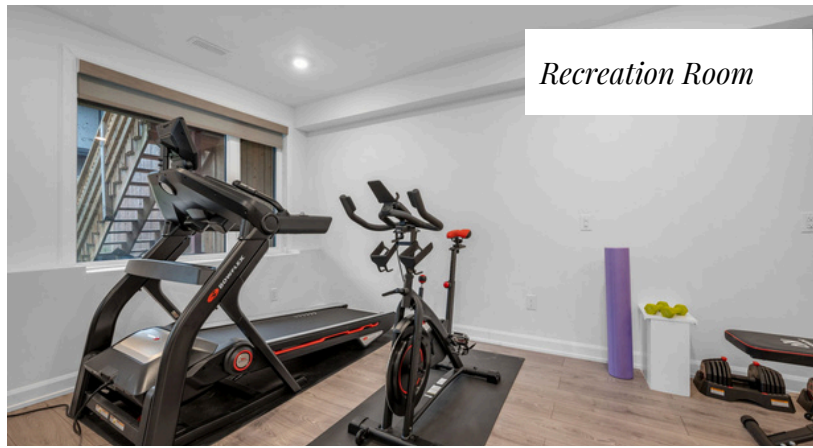




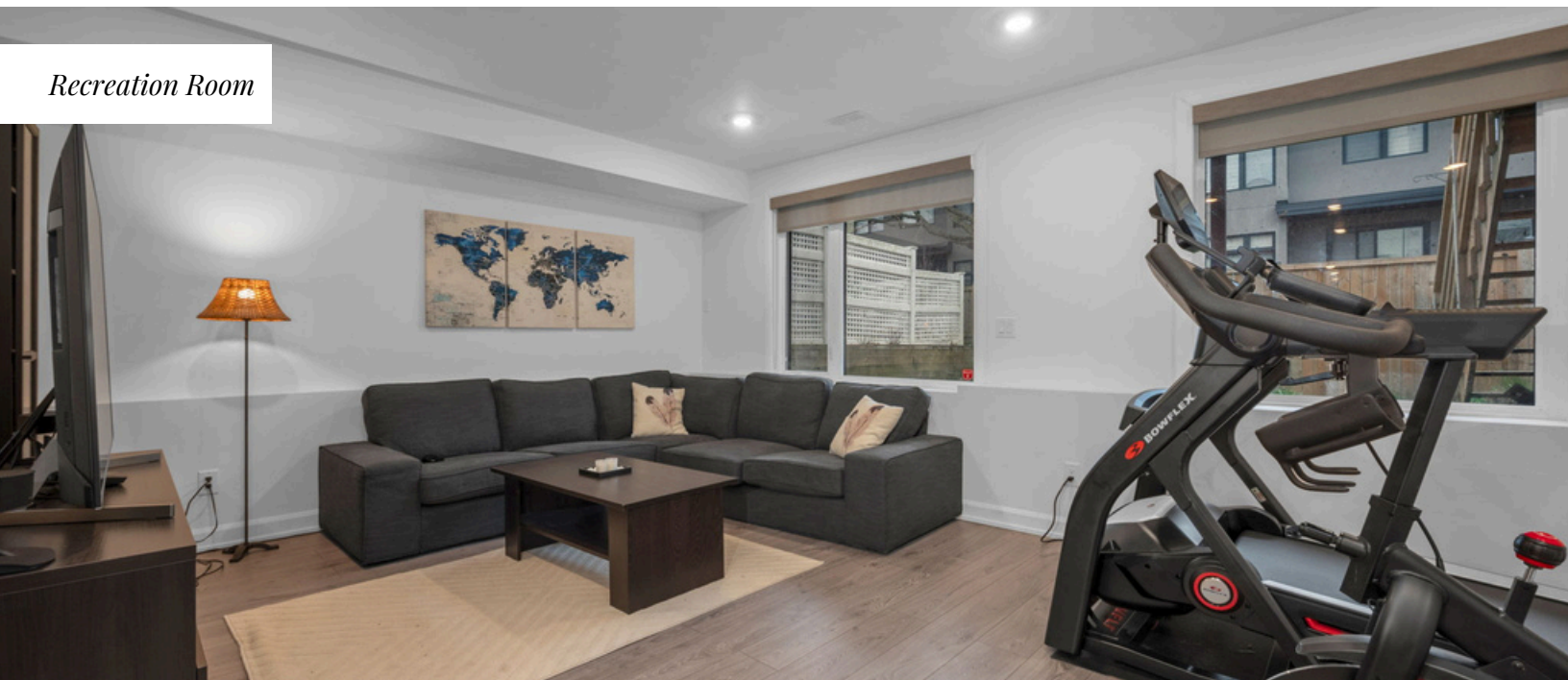
*Recreation Room*



*Recreation Room*



*Recreation Room*



## *Home Details*

### **Lower Level**

- The lower level is beautifully finished, featuring luxurious laminate flooring that combines style with durability. An abundance of pot lights illuminates the room, creating a bright and inviting atmosphere. Whether used as a recreation area, home office, or entertainment space, the lower level provides both warmth and sophistication, offering a welcoming environment for all occasions.
- The lower level offers a spacious family room, perfect for relaxing, entertaining, or creating a home theater setup, perfect for a teen retreat, nanny suite, or multigenerational living. Additionally, there is a bedroom with walk-in closet. A well-appointed four-piece bathroom adds convenience and functionality to the space, ensuring that this lower level can accommodate a variety of needs.
- Access to the single car garage with pot lights and garage door opener is from this level.
- Completing the lower level is the furnace room and utility room with rough-in for in-floor heating.



# Home Details:

## Other Info:

**Year Built:** 2019 approximately

**Municipal Taxes:** \$ 10,035.32 2024

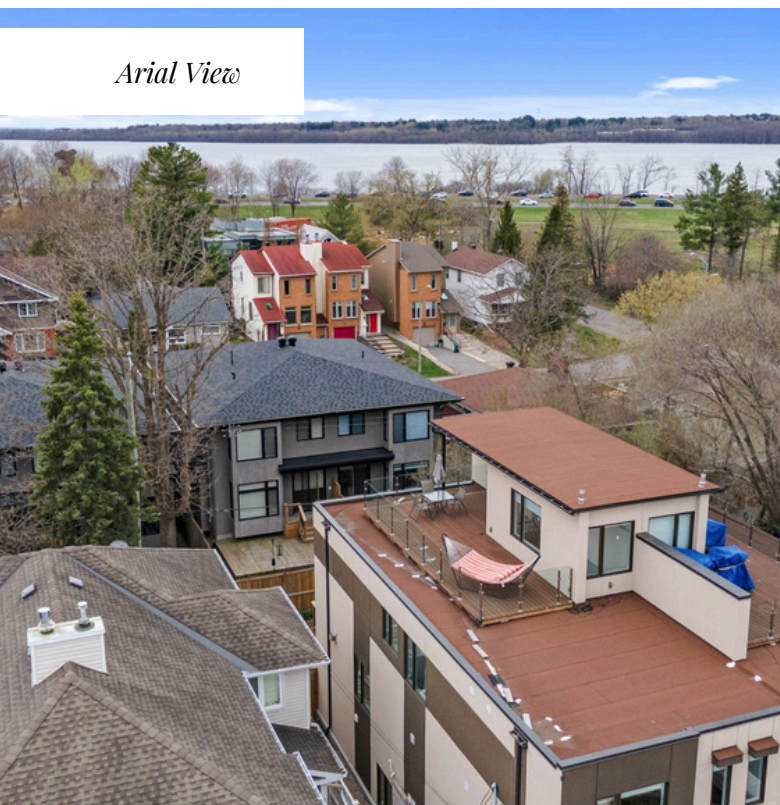
**Legal Description:** PART LOT 361 PLAN 4M28 BEING PART 2 PLAN 4R31210 CITY OF OTTAWA  
Above Grade Finished: 1907 SqFt

**Inclusions:** fridge, gas stove stop, hood fan, built-in oven/microwave, dishwasher, washer, dryer, all window coverings, all light fixtures, central air, garage door opener and remote(s), hot water tank.

**Exclusions:** None

**Possession:** TBA/Flexible

*Arial View*



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