

\$1,550,000 - 396 Roosevelt Avenue, Ottawa

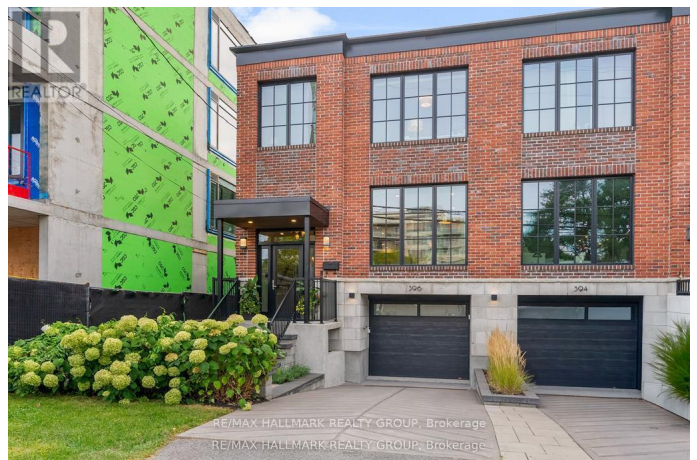
MLS® #X12495586

\$1,550,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

5102 - Westboro West, Ottawa, Ontario

Welcome to your exquisite New York-style brownstone nestled in the vibrant Westboro Village. This stunning residence offers an unparalleled lifestyle for those who cherish the art of living. Step outside and find yourself within walking distance of the finest restaurants, boutique shops, or explore your culinary skills with fresh, local ingredients from the summer Farmers Market around the corner. Enter through an exterior heated floor into a foyer crowned by a compass-inspired chandelier. Glass and walnut railings lead to a living area anchored by a leathered granite-slab fireplace and a Frame TV for rotating art display while the dining room dazzles under custom lighting. For those who love to cook, the kitchen is a culinary dream come true. It boasts an oversized island and a delightful dining alcove, equipped with high-end Bosch appliances, a wine fridge, a chef's sink, and ample storage. Picture yourself gather for summer evening barbecues and dine al fresco on the inviting porch, while radiant in-floor heating ensures year-round comfort. A skylit, illuminated stairway rises to the upper level, where you'll find the spacious primary suite with its luxurious dressing area and a black-and-white tiled ensuite with heated floors and skylight. Step outside onto your private exterior deck, perfect for summer lounging. Two additional bedrooms feature walnut floors. A beautifully appointed bathroom showcases in-floor heating & skylight. Dedicated laundry room adds daily



ease.Discover versatile living on the lower level, complete with a private entrance, full-height windows and direct access to a charming backyard. Enjoy heated polished concrete floors, stunning bathroom with washer/dryer & roughed-in plumbing for a bar or kitchen, making this an ideal in-law suite.Constructed with reinforced concrete, cold-formed steel and an acid-washed brick exterior, plus a snow-melting driveway, this home blends lasting strength with refined aesthetics.Embrace the Westboro Village lifestyle! (id:6289)

Essential Information

Listing #	X12495586
Price	\$1,550,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	396 Roosevelt Avenue
Subdivision	5102 - Westboro West
City	Ottawa
Province	Ontario
Postal Code	K2A1Z3

Amenities

Amenities	Park, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, In-Law Suite
Parking Spaces	3
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator
Heating	Natural gas Radiant heat
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Lot Description	25.1 x 97.5 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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