

# *Welcome to*

118 Brilia Private



CHELL  
TEAM





Welcome to your new home - where comfort meets convenience! Step into this beautifully maintained 3-bedroom, 3-bathroom townhome offering generous space, modern comforts, and an unbeatable location in a family-friendly neighborhood. Ideally located just steps from public transit, the LRT, bike paths, and the prestigious Colonel By Secondary School. Whether you're a growing family prioritizing education or a commuter seeking effortless access to the city, this home delivers on all fronts. Inside, you'll find a thoughtfully designed layout across three levels. Hardwood floors guide you through the main level, where a cozy gas fireplace anchors the family room - perfect for unwinding or working from home. A 2-piece powder room and main-floor laundry add everyday convenience. The second level offers an open-concept living and dining space with hardwood flooring and pot lights. The bright and airy kitchen featuring tile flooring, ample cabinetry, and eat-in area is perfect for casual meals or morning coffee. Third level offers a spacious primary suite boasting a private 4-piece ensuite and walk-in closet with custom built-ins. Two additional generously sized bedrooms and a full bathroom provide comfort and space for the whole family. The unfinished basement presents opportunity galore: gym, office, rec room, or additional storage - make it your own. You'll also love the proximity to parks, recreation facilities, shopping, and easy access to Highway 417. This solid, well-maintained home combines lifestyle, location, and long-term value - walking distance to one of Ottawa's best schools and unparalleled transit access.







Bedrooms: 3  
 Bathrooms: 3  
 Neighbourhood: Beacon Hill South  
 Lot Size: 19 ft x 74.87 ft  
 Year Built: 2012  
 Possession: Flexible  
 Style: Townhome, 3 Storey  
 Exterior: Brick  
 Parking: 2  
 Garage: Single Car attached  
 Heating: Forced Air / Natural Gas  
 Cooling: Central Air  
 Taxes: \$4,281.93/ 2024  
 Association Fee: \$60.00/monthly \*Includes: Snow Removal\*

#### MAIN LEVEL

Foyer 12;1" x 5'4"  
 Family Room 14'57" x 11"90"  
 Laundry Room 10'2" x 5'8"  
 Bathroom 2-piece

#### SECOND LEVEL

Kitchen 10'22" x 10'4"  
 Eat-in 10'22" x 7'7"  
 Dining Room 12'09" x 10'9"  
 Living Room 18'3" x 12'72"

#### THIRD LEVEL

Primary Bedroom 12'62" x 10'25"  
 Walk in Closet 6'8" x 5'.0"  
 Bedroom 11'13" x 8'8"  
 Bedroom 10'2" x 8'8"  
 En-suite bathroom 4-piece  
 Bathroom 4-piece

#### INCLUSIONS

Fridge, Stove, Washer, Dryer, All Window Coerings,  
 All Light Fixtures











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it's our  
home too!