

Welcome to

154 Parkrose Private



CHELL
TEAM



Beautiful and exceptionally spacious executive townhome boasting over 2,200 sq ft of well designed living space! Nestled on a premium 120 ft deep ravine lot in sought-after Sandpiper Cove, a quiet hidden enclave close to Petrie Island Beach and scenic bike and walking trails along the Ottawa River. A charming front porch welcomes you into the spacious foyer with high ceilings, leading to the desirable open-concept main level featuring a well-equipped kitchen with sleek quartz counters, gas stove and convenient walk-in pantry. The inviting living room includes a cozy gas fireplace, while the generous dining area is perfect for entertaining. Rare upper level family room with soaring ceilings offers flexible use - ideal as a playroom, additional living space, or potential 4th bedroom. A bright and sunny loft provides the perfect spot for a dedicated home office. The large primary bedroom features a walk-in closet and ensuite with a soaker tub, separate shower, and a vanity with quartz countertop. An additional well-sized bedroom, 4-piece bathroom, and convenient laundry room complete the second level. Finished basement offers a rec room, bedroom, office nook and ample storage. Enjoy the beautifully landscaped west-facing backyard with interlock patio, garden shed and peaceful views of nature, and lush greenery in the summer. Ideally located near parks, schools, shopping and serene river trails, plus quick access to Highway 174, this home is perfect for those who value style, convenience and an active outdoor lifestyle.





Bedrooms: 2+1
 Bathrooms: 3
 Neighbourhood: Sandpiper Cove
 Lot Size: 19.72 x 120.80 (irregular)
 Year Built: 2009
 Possession: TBA
 Style: Row Unit, 2 Storey
 Exterior: Brick, Siding
 Parking: 2
 Garage: Single Car Attached
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Flooring: Hardwood, Tile, Carpet
 Taxes: \$4,281.93/ 2024

MAIN LEVEL

Foyer	6'7" x 6'6"
Kitchen	11'11" x 8'2"
Living Room	17'5" x 12'6"
Dining Room	12'0" x 8'1"
Bathroom	2-piece

UPPER LEVEL

Family Room	15'10" x 9'4"
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SECOND LEVEL

Primary Bedroom	15'11" x 12'6"
Ensuite	4-piece
Bedroom	12'9" x 9'0"
Loft	8'7" x 7'3"
Bathroom	4-piece
Laundry Room	5'7" x 5'5"

BASEMENT

Recreation Room	12'8" x 8'9"
Bedroom	10'0" x 9'0"
Office Nook	6'8" x 5'10"
Utility Room	13'7" x 7'7"
Crawlspace/Storage	13'9" x 8'6"

INCLUSIONS

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Light Fixtures, Auto Garage Door Opener and Remo, Garden Shed

EXCLUSIONS

Wall Mounted TV and bracket, Shelving in primary bedroom, second upstairs bedroom and loft, curtains in loft, Freezer in basement







UPGRADES LIST

154 Parkrose Private

2024

- Front landscaping
- Microwave

2022

- Gas stove

2021

- Driveway re-paved
- Front screen door

2020

- Furnace replaced

2019

- Washer and Dryer

2018

- Backyard landscaping





Designated Representative Sarah Toll

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