Welcome to

154 Parkrose Private



CHELL







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" 17'5" x12'6" Living Room 12'0" x 8'1" Dining Room Bathroom 2-piece

UPPER LEVEL

Family Room 15'10" x 9'4"

SECOND LEVEL

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

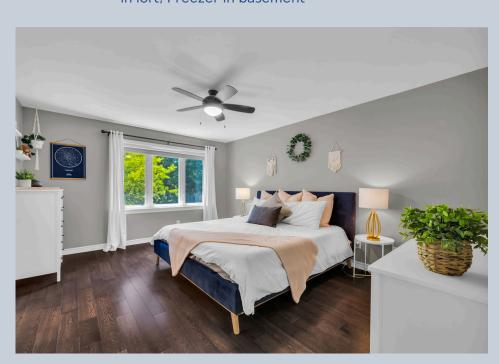
Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Light Fixtures, Auto Garage Door Opener and Remo, Garden Shed

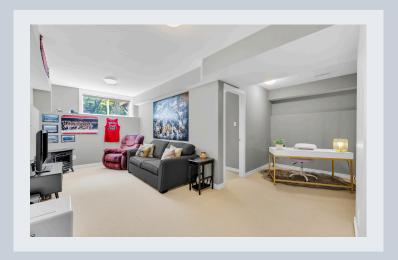
EXCLUSIONS

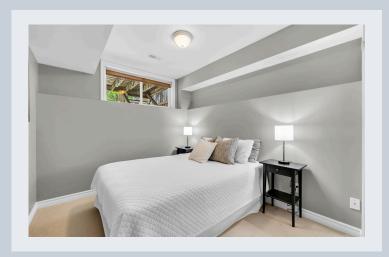
Wall Mounted TV and bracket, Shelving in primary bedroom, second upstairs bedroom and loft, curtains in loft, Freezer in basement

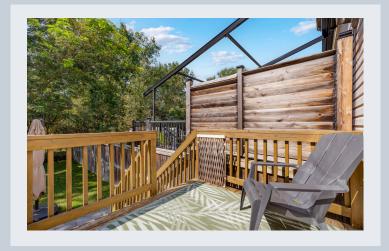






















2024

- Front landscaping
- Microwave

2022

Gas stove

2021

- Driveway re-paved
- Front screen door

2020

• Furnace replaced

2019

Washer and Dryer

2018

• Backyard landscaping





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