

# *Welcome to*

2860 Barlow Crescent



CHELL  
TEAM





Beachfront Bungalow - Rare Barlow Opportunity! Welcome to a 100-foot-wide private sandy waterfront property on the Ottawa River. With a safe, gradual entry perfect for swimming and a nearby drop-off ideal for a dock and large boats, this is a truly special opportunity for waterfront living. Whether you're seeking a peaceful retreat, a four-season cottage, or a future build site, this property offers the flexibility to make it your own. Enjoy year-round outdoor activities right at your doorstep from swimming, paddling, and boating in the summer to cross-country skiing and snowmobiling in the winter. The existing 2 + 1 bedroom bungalow includes a bright kitchen and expansive windows offering stunning views of the Ottawa River, Gatineau Hills, and surrounding forest. A spacious great room features 10' ceilings, heated slate tile flooring, and wood-burning fireplace. The primary suite offers river and sunrise views and includes a full ensuite with soaker tub and separate shower. Spacious second bedroom faces south. The main floor also includes a dedicated office/library, welcoming foyer, and laundry area. The finished lower level provides additional living space with a family room, extra bedroom, 3-piece bathroom, utility rooms, and storage. Set on a landscaped lot with mature trees and gardens, this property offers excellent privacy and direct access to your own private sandy beach. 15-minute drive (30 min bike) to DND HQ and Kanata Tech Park. Fibe High speed internet available. An exceptional opportunity to enjoy as-is, renovate to your taste, or build your dream home in a stunning natural setting.







## MAIN LEVEL

Foyer/Office/Library	23'09" x 7'61"
Great Room	23'16" x 14'5"
Kitchen	19'16" x 11'29"
Primary Bedroom	15'91" x 13'16"
Ensuite	4-piece
Laundry/Bathroom	4'95" x 4'32"
Bedroom	13'48" x 12'70"

## BASEMENT

Recreation Room	12'13" x 10'9"
Bedroom	13'35" x 10'24"
Bathroom	3-piece
Utility Room	8'40" x 6'86"

## INCLUSIONS

Fridge, Built-in-Oven, Stove Top, Dishwasher, Washer, Dryer, Three Sheds, Water System (includes softener, iron filter, Reverse Osmosis and UV system)

## EXCLUSIONS:

Hot Tub

## RENTAL ITEM:

Hot Water Tank

Bedrooms: 2 + 1  
 Bathrooms: 3  
 Neighbourhood: Dunrobin  
 Lot Size: 101 ft x 150 ft  
 Year Built: 1969 Addition/Renovations: 2011  
 Possession: 30-90 days  
 Style: Detached, Bungalow  
 Parking: Private Driveway, 6 parking spots  
 Garage: Carport  
 Heating: Forced Air / Propane / Boiler 2015  
         Glycol Radiant Heating under Slate Floors  
 Cooling: Central Air 2025  
 Taxes: \$5092.33 / 2025









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