

Welcome to

1396 Larose Avenue



CHELL
TEAM



Rare opportunity to own this spacious, all brick custom built 4-bedroom home located in desirable Carlington, built in 1990 and offering nearly 3,000 sq ft of above-grade living space. Perfectly situated steps from Carlington Park and the scenic Experimental Farm trails, with quick access to transit, the 417, Civic Hospital, Hintonburg, Dows Lake, Little Italy, Westboro, and Wellington West - a truly central location connecting you to all of Ottawa's most vibrant areas. Step inside to a welcoming foyer with French doors and a grand circular staircase. The open-concept living and dining rooms feature hardwood floors and large windows that fill the home with natural light. The kitchen offers solid oak cabinetry, ample counter space, and a spacious eating area with direct access to the backyard. The inviting family room is perfect for relaxing, complete with a cozy wood-burning fireplace. A main floor powder room and laundry room add everyday convenience. Upstairs, the home continues to impress with hardwood floors throughout, four great-sized bedrooms, and a versatile loft/sitting area that opens to a private terrace - a perfect spot for morning coffee or quiet reading. The expansive primary bedroom includes a 5-piece ensuite with a soaker tub and separate shower. Enjoy the beautiful south-facing backyard with mature apple and pear trees, plus a deck - ideal for entertaining or simply relaxing outdoors. Bonus separate entry from side-door or garage to the basement, allows great opportunity for potential in-law suite. A rare find offering generous living space, comfort, and a prime central location!





Bedrooms: 4
 Bathrooms: 3
 Neighbourhood: Carlington
 Lot Size: 50 ft x 99 ft
 Year Built: 1990
 Possession: TBA
 Style: Detached, 2 Storey
 Exterior: Brick
 Parking: 6
 Garage: Double Car Attached
 Heating: Forced Air / Natural Gas (2007)
 Cooling: Central Air (2014)
 Taxes: \$8,857.26 / approx

MAIN LEVEL	
Foyer	6'0" x 5'6"
Living Room	18'0" x 11'7"
Dining Room	17'2" x 11'7"
Kitchen	11'8" x 11'5"
Breakfast	11'2" x 10'10"
Family Room	17'1" x 13'1"
Powder Room	2-piece
Laundry	7'5" x 7'1"

SECOND LEVEL	
Primary Bedroom	21'6" x 12'2"
Ensuite Bathroom	5-piece
Bedroom	13'6" x 12'6"
Bedroom	13'6" x 9'9"
Bedroom	11'9" x 12'0"
Bathroom	4-piece
Loft/Sitting Area	11'9" x 8'1"

INCLUSIONS
 Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, Window Coverings, Auto Garage Door Opener and Remote(s)

EXCLUSIONS
 None







Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



Ottawa,
it's our
home too!