

Welcome to

474 Brierwood Avenue



CHELL
TEAM



Beautiful 4-bedroom home that perfectly blends modern updates with timeless charm, ideally situated on a generous 60 ft lot in sought-after Highland Park. Just steps to Westboro's vibrant shops, cafés, restaurants, the Byron Linear Park Farmers' Market, and easy access to Westboro Beach. A welcoming front verandah sets the tone for this inviting home. Inside, the sun-filled living room features elegant French door entry, while the formal dining room impresses with beam ceilings, a bay window, and a decorative brick fireplace - perfect for hosting. The renovated kitchen showcases quartzite countertops, subway tile backsplash, pot lights, stainless steel appliances, and a large peninsula - overlooks the spacious family room addition with gas fireplace. Convenient main floor 3pc bathroom. Upstairs, the primary bedroom offers a charming bay window and access to a private sunroom - ideal for morning coffee, a quiet reading nook, or a bright and airy home office bathed in natural light throughout the day. Three additional well-sized bedrooms and an updated full bathroom with a glass shower complete the second level. Step outside to the beautiful west-facing backyard, fully fenced and featuring a large deck - perfect for relaxing or entertaining. Enjoy the perfect balance of community charm and urban living in one of Ottawa's most desirable neighbourhoods!





MAIN LEVEL

Foyer	8'3" x 7'4"
Living Room	13'11" x 13'4"
Dining Room	13'6" x 11'1"
Kitchen	14'4" x 10'4"
Family Room	17'0" x 15'2"
Bathroom	3-piece

SECOND LEVEL

Primary Bedroom	10'10" x 10'8"
Sunroom	15'3" x 9'3"
Bedroom	14'4" x 10'8"
Bedroom	14'4" x 10'8"
Bedroom	10'7" x 9'8"
Bathroom	3-piece

Bedrooms: 4

Bathrooms: 2

Neighbourhood: Highland Park

Year Built: 1915

Lot Size: 60 ft x 97.08 ft

Possession: TBA / August

Style: Detached, 2 Storey

Exterior: Brick, Hardie Board

Parking: 2

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$9,342.55 / 2025

INCLUSIONS

Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer, All Window Coverings, Shelving in Basement

EXCLUSIONS

None





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UPGRADES LIST

474 Brierwood Avenue

2026

- Furnace - Climate Works

2023

- Exterior Painting - Cloud 9 Painting

2021

- Back room roof - Sanderson

2020

- Back room siding - Tack Construction

2019

- Fence - Bytown Fence and Decks

2018

- Kitchen remodel - Tungsten

2014

- Showers - Tungsten

2013

- Roof/Fascia/Sofit - Carboneau Roofing





Designated Representative Susan Chell

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