

Welcome to

121 West Village Private



CHELL

TEAM



Natural light, generous living spaces, and an unbeatable Westboro location define this rarely offered end-unit townhome in sought-after West Village. Offering approximately 1,845 sq. ft. above grade, this 3-bedroom, 3-bathroom home features a flexible main-floor family room, an airy open-concept second level with expansive living and dining spaces, and a well-appointed kitchen with a large island and access to an oversized deck spanning the width of the home - perfect for entertaining, dining, or relaxing outdoors. The upper level offers a spacious primary suite with a walk-in closet and ensuite, two large secondary bedrooms and a full bathroom. The finished lower level extends the living space with a dedicated gym, abundant storage, and custom built-in cabinetry to keep everything organized. Beautifully landscaped front and back, an attached garage with inside entry, and an exceptional location just steps to Westboro Station, Farm Boy, Bridgehead, parks, walking paths, and Westboro's vibrant shops and restaurants. Monthly association fee of \$150 covers private road maintenance and snow removal.





Bedrooms: 3
 Bathrooms: 3
 Neighbourhood: Westboro
 Lot Size: 23.33 ft x 76.54 ft
 Year Built: 2003
 Possession: TBA
 Style: Townhome, 3 Storey
 Exterior: Brick
 Parking: 2
 Garage: Single Car Attached
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Taxes: \$9,121.12 / 2026, approx
 Common Fee: \$150/monthly covers private road maintenance and snow removal

MAIN LEVEL

Den 13'2" x 12'05"
 Powder Room 2-piece

SECOND LEVEL

Family Room 13'2" x 10'0"
 Kitchen 12'0" x 9'0"
 Living Room 22'0" x 19'0"

THIRD LEVEL

Primary Bedroom 13'2" x 13'0"
 Ensuite Bathroom 4-piece
 Bedroom 11'0" x 9'8"
 Bedroom 12'0" x 9'0"
 Bathroom 4-piece

BASEMENT

Storage/Gym/Utility rooms

INCLUSIONS

Refrigerator, Stove, Microwave/Hood Fan, Dishwasher, Washer, Dryer, Hot Water Tank, Automatic garage door opener and remote, Kitchen & Basement TV & Bracket, Projector, Screen, Speakers, All Window Coverings, All Closet Organizers, Shelving Unit/Cabinet in Dining Room, Water Purification System and Osmosis system (kitchen)







UPGRADES LIST

121 West Village Private

2026

- Finished Basement
- Miele Induction Stove
- Closet Organizers
- Entertainment System (Sonos Sound System)

2025

- New Garage Door with roll up mechanism
- Microwave
- Deck and Balcony planks

2024

- Automatic Black out blinds in Baby's room
- Hunter Douglas blinds (Kids room)

2023

- Echo Show 9, Pot Lights and Plugs in Primary Bedroom
- Electrical Stage 2 EV Charger
- Whole House Carbon Filter & Salt Water softener in Basement
- Reverse Osmosis Drinking System in Kitchen

2022

- Furnace

2021

- High Efficiency Air Conditioning Unit
- Fenced in Backyard
- Smart/Motion Detector Lights

2020

- Washer & Dryer
- Built in California Closet custom cabinetry





*Designated Representatives

Patti Brown*
BROKER

Susan Chell
BROKER

Martha Howard
REALTOR®



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



Ottawa,
it's our
home too!