




*For Sale*

# 353 Clifton Road

 **Westboro**

 **3**

 **2**

 **39.99' x 111.25'**

 **6**

LOCATION, LIFESTYLE, PRIVACY! All three combined in gorgeous semi with large lot located on street with amazing community vibe in the heart of Westboro! Traditional curb appeal, full brick exterior, covered entry, large windows and long driveway for tons of parking. Inside original charm & character is matched with modern upgrades. Dark maple hardwood pops against crisp white walls adorned with crown moulding & oversized trim. Sunlight floods spacious open concept living room & dining room with walk out access to huge cedar deck partially covered with pergola, storage shed & fenced yard with ample greenspace lined by mature trees for privacy. Modern kitchen features lots of space for cooking & storage with warm granite counters, brick patterned tile backsplash & clean white cabinetry. Second level hosts three well-proportioned bedrooms, full bathroom & access to attic. Finished basement offers large recreation space, additional full bathroom, laundry & storage room.

# Westboro Community

Amazing community vibe in the heart of Westboro! Steps away from trendy shops & restaurants on Richmond Rd or 5 min bike to the Trans-Canada-Trail and Westboro Beach. Excellent access to transit, schools, recreation & all the amenities.



## Inclusions

- Kitchen appliances: refrigerator, built-in oven, stove, hoodfan, dishwasher, microwave
- Washer & dryer, all light fixtures, all window coverings, bathroom mirrors, built-in shelving affixed to walls, storage shed, window screens in garage, closet in basement, hot water heater

## Approximate Utility Costs

- Natural Gas (Enbridge): \$41/month
- Electricity (Hydro Ottawa): \$81/month
- Water/wastewater: \$134/month
- Property taxes \$5,096/2021



## Notable Features

- Traditional curb appeal
- Full brick exterior
- Covered front entry
- Large windows accented by dark shutters
- Long driveway for tons of parking
- Original charm and character matched with modern upgrades
- Welcoming front entry with storage closet
- Dark maple hardwood floors throughout
- Crisp white walls with crown moulding & oversized trim
- Large windows providing plenty of natural sunlight
- Sizeable private backyard
  - Huge 22 ft x12 ft cedar deck partially covered with pergola
  - Storage shed 21ft x 10 ft
    - on concrete pad
    - potential future use as single detached garage if fence was removed & driveway extended
  - Fenced yard
  - Ample greenspace
  - Lined by mature trees for added privacy

## Exceptional Layout

- Versatile and spacious open concept living room & dining room with great natural light
- Dining room with walk out access to backyard
- Updated modern kitchen - 2011/2012
  - Design by Affenhaus
  - Generous space for cooking
  - Plenty of storage
  - Warm granite countertops
  - Clean white cabinetry
  - Double basin undermount sink
  - Tiled backsplash in brick pattern
  - All appliances included
- Roomy second level features three well-proportioned bedrooms
  - Full bathroom with sizeable vanity and bright white shower/tub combo
  - Access to attic with pull-down stairs
    - Great for storage or could be finished as low height room
- Finished basement renovated in 2011/2012
  - Large recreation space with storage
  - Carpeted flooring for added comfort
  - Pot lights throughout
  - Additional full bathroom
  - Laundry & storage room



## Home Features & Systems

\*approximate ages\*

### Appliances:

- Slide-in Gas Range - 2011
- Hoodfan - 2011
- Dishwasher - 2011
- Microwave - 2011
- Refrigerator - 2003
- Deep Freezer - 2011
- Washer & Dryer - 2012

### Systems:

- Roof, Asphalt Shingles - 2010
- Forced Air Furnace, Natural Gas (HE) - 2010
  - ductwork also updated in 2010
- Hot Water Heater, owned - 2011
- Windows & Doors - 1999
- Central Air Conditioning - 2002
- Foundation waterproofing & insulation - 2011
- Wiring - Copper



**Are you ready  
to make this  
house a *home*?**

**Natalie McGuire**

Sales Representative

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