



For Sale

9C Forester Cres.

 **Westcliffe Estates**

 **3**

 **2**

 **1**

Corner-unit townhome offering bright living spaces, thoughtful updates, parking right at your doorstep & close to Trans Canada Trail! Private front patio overlooking a well-maintained courtyard, giving a wonderful sense of openness & separation from neighbouring homes. Inviting front entry sits halfway between levels, providing plenty of room to get organized. Half a level up, the main living space unfolds with an open layout, light laminate floors + delicate crown moulding & chair rail details. Spacious living area at the front of the home features a large window filling the space with natural light. At the back, the dining area flows into a galley-style kitchen boasting sleek flat white cabinets, ample prep & storage space, a deep stainless steel sink & direct-side door access to outdoor dining, perfect for summer evenings. Upstairs, 2 bedrooms including a generous primary + full bathroom with shower/tub combo and elongated vanity. Lower level adds flexibility with 3rd bedroom, comfortable partially finished hobby area, convenient in-unit laundry, plenty of storage & partial bathroom. Recent upgrades enhance the home's appeal, including kitchen (2024), main bathroom (2022) & second bathroom (2023) updates.

Westcliffe Estates

Tucked on the edge of Westcliffe Estates in popular Bell's Corners, steps from endless NCC forested walking trails + nearby schools & parks. Walkable or very quick drive to tons of shopping & dining along Robertson Rd, with Bayshore Shopping Center, Queensway Hospital & DND less than 10 minutes away. Close to the Trans Canada Trail for easy cycling through the city. Well connected to transit & minutes from both highway 416 & 417 makes commuting a breeze!



Condo Information

- Sentinel Management
 - 613-736-7807
- Condo Fees: \$382/month approximately
 - Includes: Building Insurance, Reserve Fund, Water, Management Fee, Snow Removal Garbage Removal
- Pets permitted
- Status Certificate on order & available upon request

Parking

- One outdoor parking space: #159

Inclusions

- Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Light fixtures, Bathroom mirrors

Exclusions

- Gazebo
- A/C window unit
- Dehumidifier

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$140/month



Traditional Layout

- Corner-unit townhome
- Bright living spaces
- Parking right at your doorstep
- Private front patio overlooking well-maintained courtyard
- A wonderful sense of openness & separation from neighbouring homes
- Inviting front entry sits halfway between levels, providing plenty of room to get organized
- Half a flight up, the main living space unfolds
 - Open layout
 - Light laminate floors
 - Delicate crown moulding
 - Chair rail details
- Spacious living area at the front of the home features a large window, filling the space with natural light
- At the back, the dining area flows into the kitchen



Thoughtful Updates

- Galley-style kitchen
 - Sleek flat white cabinets
 - Ample prep & storage space
 - Deep stainless steel sink
 - Direct-side door access to outdoor dining, perfect for summer evenings
- Upstairs, 2 bedrooms including generous primary + full bathroom with shower/tub combo & elongated vanity
- Lower level adds flexibility
 - 3rd bedroom
 - Comfortable partially finished hobby area
 - Convenient in-unit laundry
 - Plenty of storage
 - Partial bathroom
- Recent upgrades enhance the home's appeal
 - Kitchen, 2024
 - Main bathroom, 2022
 - Second bathroom improvements, 2023

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



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

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

