



For Sale

6106 Westwater Crescent

 **Chapel Hill South**

 **5**

 **3**

 **46.03 ' x 111.55 '**

 **6**

Beautifully finished modern home offering exceptional space & style on a quiet street. Clean lines, a cohesive neutral palette, and quality finishes create a home that feels polished and inviting from top to bottom. Covered front porch leads into a spacious foyer with gorgeous sightlines through the home. Mid-tone hardwood floors flow seamlessly across all three levels, complemented by neutral walls, crisp white trim & striking black accents. Just off foyer, a large room provides great versatility - ideal as a bedroom with a full bath located across the hall, a secondary living space, or a home office. Sleek white kitchen showcases flat-front cabinetry, quartz counters, stainless steel appliances, centre island with seating & abundant storage. Bright dining area is positioned along the windows and is well sized for casual meals and formal entertaining. Living room is centered around a wood-burning fireplace, creating a warm & comfortable gathering space. Upstairs, four well-proportioned bedrooms & two full baths, including a serene primary suite with a walk-in closet and luxurious ensuite. Finished basement is bright and flexible, easily accommodating multiple uses such as a rec room, fitness area, or hobby space. Fenced yard is framed by mature trees and offers plenty of open green space, a two-tier deck partially covered by a custom pergola, plus a garden shed.

Chapel Hill South

Situated on a quiet crescent, the peaceful area offers a family-friendly atmosphere with great convenience. Nearby schools, parks and walking paths - complemented by shops, restaurants, entertainment, and services along Innes Road just minutes away. Easy access to multiple transit routes and quick connections to Highways 174 and 416.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher (2023), hood fan, freezer (in basement)
- Washer & dryer, all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, alarm system, auto garage door opener & remote, central built-in vacuum, external natural gas hookup, storage shed, fireplace tools, extra paint & flooring, shelves in basement

Exclusions

- Door to mudroom

Approximate Costs

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$100/month
- Water/wastewater: \$100/month
- Property taxes \$6,084/2025



Modern Family Home

- Beautifully finished detached home
- Exceptional space & style
- Clean lines & quality finishes
- Cohesive neutral palette
- Polished & inviting from top to bottom
- Mid-tone hardwood floors flow seamlessly across all three levels
- Neutral grey walls, crisp white trim & striking black accents
- Recessed lighting throughout
- Covered front porch
- Spacious foyer with coat closet & gorgeous sightlines through the home
- Just off the foyer, a large room provides outstanding versatility
 - Ideal as a main floor bedroom with a full bathroom located directly across the hall, a secondary living space, or a closed-off private home office
- The rear of the home boasts an open-concept layout where expansive windows span nearly the full width of the back wall & fill the space with natural light
- Dining area is perfectly positioned along the windows and is well sized for both casual meals & formal entertaining
- Practical mudroom with custom built-in shelving & bench seating, providing direct access to the double-car garage

Stylish Design

- Sleek white kitchen
 - Glossy flat-front cabinetry
 - Elegant grey quartz countertops
 - Upgraded stainless steel appliances including a gas range & French-door refrigerator
 - Centre island with seating
 - Floor-to-ceiling cabinetry offering abundant storage
- Living room centered around a wood-burning fireplace, creating a warm & comfortable gathering space that feels both spacious & cozy
- Upstairs, four well-proportioned bedrooms and two full bathrooms
 - Serene primary suite with a walk-in closet and a luxurious, hotel-inspired ensuite bathroom featuring oversized tile, an extra-large walk-in glass shower, and a freestanding soaker tub
- Fully finished basement is bright & flexible, easily accommodating multiple uses such as a recreation room, fitness area, or hobby space
- Fully fenced backyard framed by mature trees
 - Plenty of open green space
 - Two-tier deck partially covered by a custom pergola
 - Garden shed for convenient storage



Home Features, Systems & Upgrades

Approximate ages

- Built in 1993
- Central air conditioning, 2004
- Roof, asphalt shingles
- Furnace, forced air - natural gas, 2018
- Brick & siding exterior
- Poured concrete foundation
- Municipal city water
- Hot water heater - owned
- Double attached garage with interior access
- Driveway - patched and resealed, 2025
- Wood burning fireplace
- Windows, patio & side door, 2018
- Hardwood & tile flooring
 - Oak on main & second level
 - Reclaimed pine in basement
- Quartz countertops in kitchen
- Extended gas line to backyard
- Installed fiber internet
- Runner added to stairs
- Mudroom closet converted into a pantry
- Storage shelves added to basement



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

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