



For Sale

1307 Thames Street

 **Carlington**

 **3 + 2**

 **3 + 1**

 **24.2' x 100.1'**

 **2**

Striking custom built semi-detached duplex home, offering two fully self-contained residences under one roof. Perfect for multigenerational families or investors seeking premium rental income in one of Ottawa's coveted central locations. Carefully designed with modern style and flooded with natural light through its abundant windows, homes feature a neutral palette, accents of crisp white, beautiful hardwood & laminate flooring, recessed lighting quality finishes & smart technology. Two storey upper unit features open concept layout - living room with cozy gas fireplace, dining area & sleek kitchen boasting ample storage in luxe high-gloss cabinetry, granite countertops, stainless steel appliances and island with overhang seating. Second floor hosts 3 bedrooms and 2 full bathrooms + laundry. Lower unit offers a bright open living & dining space alongside a well-appointed kitchen with high-gloss cabinetry, granite counters, and stainless-steel appliances. Two bedrooms share a full bathroom with an elongated vanity and a large stand-up shower and in-suite laundry. Walkout access from living room of upper unit or steps from door of lower unit to well-proportioned fenced backyard. Single car garage and driveway provide parking for 2 with potential for future expansion if desired.

Carlington

Nested on a quiet dead-end street with fantastic connectivity to Westboro, Wellington, Dows Lake & the Experimental Farm – a great combination of urban convenience like shopping, dining & daily necessities moments away, while still being close to plenty of trails & greenspace. Easy access to Highway 417 & well connected with Transit/LRT!



Inclusions

- Kitchen appliances: refrigerator (x2), stove (x2), microwave (x2)
- Washer & dryer (x2), all light fixtures (smart lights in bedrooms), window curtains, bathroom mirrors, automatic garage door opener & remote
- Property taxes \$6356/2026



Custom Built Home

- Elevated city living
- Striking custom built semi-detached duplex home
- Two self-contained residences under one roof
- Perfect for multi-generational families or investors seeking premium rental income
- Located in one of Ottawa's coveted central locations
- Carefully designed with modern style
- Flooded with natural light through its abundant huge windows
- Neutral colour palette
- Accents of crisp white
- Beautiful hardwood & laminate flooring throughout (carpet free!)
- Recessed lighting
- Quality finishes
- Smart technology
- Walkout access from living room of upper unit or steps from door of lower unit to well-proportioned fenced backyard
- Single car garage & driveway provide parking for 2
 - Potential for future expansion if desired

Thoughtful Design

- Two storey upper unit home
 - Open concept layout with effortless flow
 - Living room with cozy gas fireplace
 - Airy dining area
 - Sleek kitchen
 - Ample storage
 - Luxe high-gloss cabinetry
 - Granite countertops
 - Stainless steel appliances
 - Island with overhang seating
 - Three bedrooms & two full bathrooms + laundry room
 - Luxury primary bedroom retreat with large walk-in closet & serene ensuite bath
 - Double vanity, freestanding tub & oversized glass walk in shower
- Welcoming lower unit
 - Mirrors the refined aesthetic of upstairs
 - Bright open living & dining space
 - Well-appointed kitchen
 - High-gloss cabinetry
 - Granite counters
 - Stainless-steel appliances
 - Two bedrooms with French-door closets share a full bathroom with an elongated vanity & large stand-up shower
 - In-suite laundry



Features, Systems & Updates

approximate age

- Built by Royal SMS Construction Inc. in 2021
- Furnace, forced air - natural gas
- Central air conditioning
- Hot water heater
- Roof, asphalt shingles
- Municipal city water
- Poured concrete foundation
- Siding, stone & stucco exterior
- Single attached garage with interior access
- Fireplace - natural gas

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*?**

Natalie McGuire

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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.

