





For Sale

9 Boulder Way

 Longfields

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 26.41' x 103.34'

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Freshly renovated from top to bottom, this beautifully updated semi-detached home delivers the feeling of a brand new space! Extensive renovations just completed (March 2026), every space has been thoughtfully refreshed, creating a clean, modern interior that is move-in ready. Sunken foyer is finished with high-end canyon slate sheet flooring & a custom built-in featuring shelving, hooks and a bench for organization. Crisp light walls, brand-new wide-plank luxury vinyl flooring, and crown moulding throughout the main level establish a bright, cohesive look - enhanced by pot lights & updated baseboards. Living and dining spaces flow naturally together while remaining connected to the kitchen, which stands out with classic shaker-style cabinetry, gleaming quartz countertops, a centre island & brand new Whirlpool appliances. Staircase to the second level has been refreshed with a modern railing & new high-quality carpeting. Spacious primary bedroom + two additional bedrooms provide flexibility. Main bathroom features a clean, modern shower & tub combination. Finished basement expands the home's versatility, offering a well-sized recreation space, complete with a full bathroom. Backyard offers a comfortable private setting with mature trees. Home is positioned on an offset angle behind, creating a sense of openness. Yard is fully fenced & features composite decking at the patio door.

Longfields

Located in the established community of Barrhaven, this home is surrounded by everyday conveniences and offers an active, well-balanced lifestyle. A few steps to greenspaces, parks, recreation facilities, and schools, along with endless shopping & dining options minutes from the door. Well-connected with public transit and Fallowfield Station, making commuting a breeze.



Inclusions

- Kitchen appliances: refrigerator (2026), stove (2026), dishwasher (2026), microwave/hood fan, mini fridge
- Washer & dryer, all light fixtures, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, storage shed, hot water heater (2026)

Approximate Utility Costs

- Natural Gas (Enbridge): \$55/month
- Electricity (Hydro Ottawa): \$43/month
- Water/wastewater: \$45/month
- Property taxes \$3,593/2025



Semi-Detached Home

- Beautifully updated semi-detached home
- Polished, welcoming first impression
 - Red brick façade
 - Single-car garage with a brand new door
 - Covered entry with sitting area
- Freshly renovated from top to bottom
 - March 2026
- Clean, modern interior
- Sunken foyer finished with high-end canyon slate sheet flooring & a custom built-in featuring shelving, hooks and a bench for everyday organization
- Bright, cohesive main level
 - Crisp light walls
 - Brand-new luxury wide plank vinyl flooring
 - Crown moulding
 - Pot lights
 - Updated baseboards that add a refined finish
- Main living area boasts a timeless open layout
- Living and dining spaces flow naturally together while remaining connected to the kitchen
- Sleek kitchen
 - Classic shaker-style cabinetry featuring finished ends & soft-close hinges
 - Gleaming quartz countertops
 - Centre island with seating
 - Brand new Whirlpool stainless steel appliances
 - Direct access to backyard

Modern Design

- Refreshed staircase to the second level
 - Modern railing
 - New high-quality carpeting that flows through the rooms
- Spacious primary bedroom offers generous proportions & a wide closet
- Two additional bedrooms provide flexibility for family, guests, or home office use
- Main bathroom features a clean, modern shower & tub combination and elegant travertine tile flooring
- Finished basement expands the home's versatility
 - Well-sized recreation space ideal for relaxing, entertaining, or creating a hobby area
 - Bonus full bathroom with glass-door shower
- Fully fenced backyard
 - Comfortable & private
 - Mature trees &
 - Home is positioned on an offset angle behind, creating a sense of openness & separation
 - Composite decking at the patio door
 - Plenty of potential to personalize further
- Seven brand new appliances are included, along with a brand new owned hot water tank installed in 2026 for further long-term value & peace of mind
- Move-in ready!



Features, Systems & Updates

approximate ages

- Built in 2000
- Furnace, forced air - natural gas
- Central air conditioning
- Hot water heater - owned, 2026
- Roof, asphalt shingles, 2016
- Poured concrete foundation
- Siding & brick exterior
- Single attached garage with interior access
- Carpet, slate sheet flooring, travertine tile & wide plank luxury vinyl flooring
- Quartz countertops

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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