

TESKEY – CARTWRIGHT – KEELEY

REAL ESTATE SALES ADVISORS



252 ATLANTIS AVE.

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WESTBORO BEACH

SOME POINTS OF INTEREST

MAIN LEVEL:

- Welcoming sitting room flowing into open-concept living, dining, and kitchen
- Custom chef's kitchen handcrafted by Handwerk with oversized quartz island, premium appliances, and designer lighting
- Seamless indoor-outdoor flow to limestone terrace via 9' patio doors
- Gas fireplace
- Expansive windows capturing Ottawa River & Westboro Beach views with natural light
- Main-floor primary suite offering privacy and convenience with custom cabinetry and integrated laundry/ storage
- Spa-inspired 4-piece ensuite
- Convenient main-floor powder room

UPPER LEVEL — FLEXIBLE LIVING & PANORAMIC VIEWS

- Large open space - perfect family room
- Spacious office/gym/ bedroom with built-in Italian CLEI ULISSE 31 Murphy bed
- Designed for easy conversion into two separate rooms with pre-framed structure
- Spectacular panoramic views of the Ottawa River and Westboro Beach
- Opens to expansive north/ west facing 650+ square foot rooftop terrace
- Three-stop Cambridge elevator providing effortless access to all levels





LOWER LEVEL

- Fully self-contained studio suite with private access - possible rental income potential
- Open-concept living space
- Full kitchen
- Laundry
- Separate bedroom
- Full bathroom
- Three windows including two egress
- Interior connection to main home—ideal for guests or extended family
- Private wine cellar (climate controlled 300+ bottle)
- Utility and storage space

ADDITIONAL FEATURES

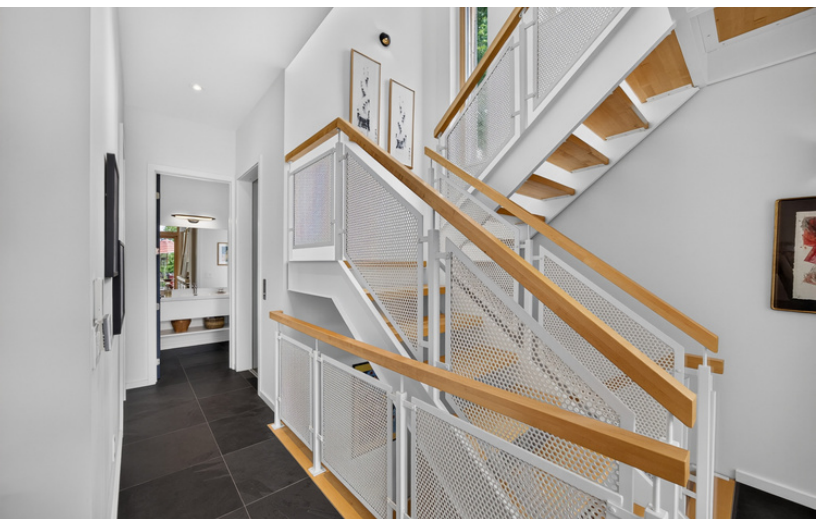
- Attached oversized double garage
- Heated driveway and walkways with automatic snow-melt system
- Premium Commercial Grade Viessmann HVAC system
- Multi- zone hydronic Radiant in-floor heating throughout all three levels and in garage
- Seven-zone climate control with central air conditioning
- Expansive 650 square foot cedar terrace with breathtaking sunset views
- Large limestone terrace from main floor
- Thoughtfully designed, ever-changing, pollinator garden with native and ornamental perennials
- Extensive limestone landscaping, including retaining walls, walkways, patio, and custom stone table done by Split Rock

DESIGN & CRAFTSMANSHIP

- Custom home designed by Kariouk Architects and constructed by Sanchez Homes
- Custom millwork by Handwerk in kitchen & bedrooms
- Premium Gaulhofer Austrian triple pane tilt-and-turn windows and doors
- 8' solid interior doors throughout
- Designer lighting including Luminaire Authentik, Quebec fixtures
- Cambridge Elevator servicing all 3 levels including garage

NEIGHBOURHOOD NOTABLES:

- Steps to the newly revitalised Westboro Beach/ Ottawa River / Kichi Zibi Mikan pathways etc...
- Blocks away from future Westboro and Kichi Zibi LRT stations
- Restaurants and shopping in Westboro Village
- Catchment area for highly rated schools
- Walking/biking/cross country skiing paths all close at hand



EXCLUDED ITEMS:

- TV/TV wall mount in 2F bedroom/office above bicycle trainer
- Shelving unit in 2F bedroom/office with photo albums
- HUR Pulley exerciser in 2F bedroom/office
- TV – JBL soundbar and subwoofer in 2F family room
- Steel bulletin board in 2F family room
- All personal belongings and indoor/outdoor furniture, including free-standing pots

INCLUSIONS ITEMS (Apartment):

- Blomberg 30” BERT30420CSS Ceran Range
- Blomberg 30” Dishwasher DWT25502SS
- Fisher & Paykel Fridge RF170BRPX6
- Miele Washer W1753
- Miele Dryer T7634
- Microwave
- Window coverings
- Light fixtures
- Other : All attached shelving and storage units in apartment

MAIN HOUSE INCLUSIONS

- Miele 30” Induction Cooktop KM6344
- Miele 30” Downdraft Fan DA6480
- Miele 24” Convection Oven H6560B
- Miele 24” Combi Steam Oven DGC6700
- Miele 24” Food Warming Drawer ESW6114
- Miele 24” Dishwasher G4975SCSF
- Fisher & Paykel Fridge RF170BRPX6
- Miele Washer W1753
- Miele Dryer T7634
- Panasonic Microwave
- Wine cellar (Jul’22) – lower level – 300+ bottle capacity. Wine racks from Rosehill and cooling unit from CellarPro Cooling Systems. The cellar has two additional shelving units for storage
- Window coverings: including 8 electric blinds with Somfy motors and two wall remotes
- Light fixtures: including 6 light fixtures from designer Luminaire Authentik
- Ceiling fan
- Garage door opener and remotes
- TV/TV wall mount – 2F family room
- Murphy bed – queen size, Italian design, CLEI Ulisse 31 with shelving unit and Tempur-Pedic foam mattress
- All shelving units attached to walls throughout the house including those in the garage- except where mentioned under exclusion.