



6 CENTENNIAL BOULEVARD
OTTAWA EAST

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
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MAIN FLOOR

• ENTRY		• Laminate floor, overhead light
• POWDER ROOM	• 4'7" x 2'11"	• Laminate floor, wall mirror, vanity, sink
• LAUNDRY		• Closet with combination washer/dryer (also access door to basement)
• LIVING ROOM	• 11'4" x 16'7"	• Laminate floor, wood burning fireplace with mantel and brick facade
• DINING ROOM	• 10' x 12'	• Laminate floor, overhead light, built-in cabinetry
• KITCHEN	• 10' x 12'0"	• Granite tile floor, gas stove, hood vent, glass tile backsplash, quartz counter, "farmhouse style" sink "Bosch" dishwasher
• FAMILY ROOM	• 9'6" x 10'9"	• Laminate floor, rear door to deck

2ND FLOOR

• PRIMARY BEDROOM	• 10'9" x 14'11"	• Hardwood floor, overhead light, extra deep closet
• BEDROOM II	• 13'8" x 7'7"	• Hardwood floor, overhead light, single clothes closet
• BEDROOM III	• 10'9" x 11'7"	• Hardwood floor, overhead light, single clothes closet
• BATHROOM (4PC)	• 7'7" x 7'6"	• Tub/shower, exhaust vent, vanity, built-in cabinetry, medicine cabinet with mirror doors

BASEMENT / STUDIO

APARTMENT

• BEDROOM /MEDIA ROOM	• 17'3" x 11'11"	• Cork tile floor throughout, Kitchen with white colonial style cabinetry, glass cooktop, hood fan, fridge, double clothes closet for extra storage
• BATHROOM (3PC)	• 5'11" x 6'9"	• Corner glass shower, vanity, wall mirror, wall-mounted light fixture, exhaust vent, and ceramic tile flooring
• LAUNDRY ROOM	• 5'10" x 7'5"	• Side by side washer & dryer and storage
• UTILITY ROOM	• 10' x 10'9"	• Furnace room with extra storage





STUDIO

FEATURES

- High quality laminate (hardwood look) throughout home
- Cork flooring throughout lower level
- Plumbing and wiring upgrade
- Furnace and air conditioning
- "Nest" programmable thermostat installed
- Quaker style kitchen & bathroom cabinetry
- Quartz counters in kitchen & bathroom
- Ceiling light fixtures in all rooms
- Vinyl clad Thermopane windows throughout
- Convenient main floor powder room
- Lower unit created with addition of a 3 piece bathroom, kitchenette, fridge, cooktop & open concept bedroom
- Private side door entrance to lower unit.
- Two laundry areas (main floor & lower level)
- Fully fenced rear yard
- Walking distance to parks, Rideau River, shopping along the Main Street Promenade

DETAILS:

- Self-contained lower-level bachelor suite rented at \$1,300 /month. (all inclusive) until Sept.2026.
- Separate entrance at side of home to the basement studio. Access also available through closet on main floor .



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: LT 65, PL 261322 ; S/T
CR467149 OTTAWA/NEPEAN

PIN: 042030577

LOT SIZE: 40.00 ft x 90.00 ft

HEATING: Natural Gas | Forced Air

COOLING: Central Air

PARKING: Private driveway with Surface Parking

BASEMENT: Apartment Separate Entrance

INCLUSIONS: 2 Fridges, 2 Stoves, 2 Dishwashers, Washer, Dryer, Combination Washer/Dryer, all installed light fixtures, window coverings.

RENTAL ITMES: Hot Water Tank, Furnace

YEAR BUILT: 1949

