



1111 NORTH RIVER ROAD
OVERBROOK BY THE RIVER

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• ENTRY	• 5'1" x 9'4"	• Ceramic tile floor, double clothes closet, over head light
• POWDER ROOM 2 PIECE	• 4'11" x 5'11"	• Ceramic tile floor, wall-hung vanity with integrated ceramic sink, wall mirror and bar lighting
• HALLWAY		• Ceramic tiled floor, custom designed wood bench + shelving, door to garage
• BEDROOM / OFFICE	• 10'6" x 21'0"	• Wall to wall Berber carpet, over head light, door to exterior
2ND FLOOR		
• LIVING ROOM	• 16'2" x 21'1"	• Hardwood floor, ceiling fan (with light), pot lights, gas fireplace, french door to terrace
• TERRACE	• 21'7" X 7'2"/6'	• Metal and glass railing, direct connect for gas BBQ
• DINING ROOM	• 10'7" x 6'10"	• Hardwood floor, overhead light, built-in bench seating with storage
• KITCHEN	• 13'10" x 14'6"	• Hardwood floor, upper cabinets to ceiling, quartz peninsula with breakfast bar, Stainless steel appliances, pull out pantry, pot drawer, tiled backsplash, double undermounted sink, microwave/hood vent (vented to exterior) track lighting above the breakfast bar
3RD FLOOR		
• PRIMARY BEDROOM	• 11'1" x 15'4"	• Wall to wall Berber carpet, ceiling fan (with light), Walk-in closet (built-in shelving)
• ENSUITE BATHROOM 4 PIECE	• 11'9" x 4'10"	• Ceramic tile floor, quartz counter with two undermounted sinks, custom double glass shower (tiled surround and pebble stone floor)
• HALLWAY		• Wall to wall Berber carpet, linen closet
• BEDROOM II	• 10'6" x 12'8"	• Wall to wall Berber carpet, over head light, walk-in closet
• ENSUITE BATHROOM 4 PIECE	• 4'11" x 7'9"	• Tub/shower, ceramic tiled floor and bath enclosure, vanity with quartz counter and undermounted sink, wall mirror & bar lighting
BASEMENT		
• WORKSHOP / MEDIA ROOM	• 10'2" x 20'5"	• Concrete floor, double clothes closet, drywalled, overhead light, (potential for a media room), storage under stairs
• LAUNDRY ROOM / UTILITY ROOM	• 10'3" x 11'0"	• Concrete floor, washer and dryer, furnace





PROPERTY INFORMATION

- Custom Built by Sherbrook Urban Developments
- Hardwood staircase with metal spindles & glass panels
- Berber carpet on stairs to basement
- Custom window coverings throughout
- Driveway with stone paver accent
- Exterior side entrance to office/flex space (ideal for home business)
- Oversized shower in primary bedroom ensuite bathroom
- Oversized terrace with view of park & river
- Quiet street with no through traffic
- Ample street parking for guests
- Unobstructed park and Rideau River views
- Leisure pathways for walking, biking & cross-country skiing
- Upgraded garage electrical for EV charger
- Custom cut stone accent wall in staircase
- Abundant natural light throughout (west facing)
- CAT6 Ethernet wiring throughout the home



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: PPT 22, PL 590 AS IN NS242643 ; S/T OT10267 OTTAWA-CARLETON (FULL LEGAL ATTACHED IN SCHEDULE A)

PIN: 042070673

LOT SIZE: 27.43 ft x 45.69 ft

HEATING: Natural gas, forced air

COOLING: Central air

PARKING: Attached garage + driveway

INCLUSIONS: Fridge, stove, microwave/hood vent, dishwasher, washer and dryer, blinds and window coverings, all installed light fixtures, ceiling fans (2), garage door opener and remote(s), custom bench in kitchen, custom bench and shelving in entrance

RENTAL: Hot water tank

FOUNDATION: Concrete

YEAR BUILT: 2015

TAXES: \$6,550.30 / 2025

