

9 ROCK AVENUE  
LINDENLEA / NEW EDINBURGH

# ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
<b>MAIN FLOOR</b>		
<ul style="list-style-type: none"> <li>ENTRY</li> <li>LIVING ROOM</li> </ul>	<ul style="list-style-type: none"> <li>12'11" x 12'0"</li> </ul>	<ul style="list-style-type: none"> <li>Hardwood floors, single clothes closet in front hallway</li> <li>Hardwood floors, gas fire place, atrium window over looking front garden</li> </ul>
<ul style="list-style-type: none"> <li>DINING ROOM</li> <li>POWDER ROOM (2PIECE)</li> </ul>	<ul style="list-style-type: none"> <li>9'10" x 10'2"</li> <li>3'3" x 6'9"</li> </ul>	<ul style="list-style-type: none"> <li>Hardwood floors, Built-in book cases</li> <li>Hardwood floor, antique vanity with vessel sink, wall mirror with side lighting</li> </ul>
<ul style="list-style-type: none"> <li>KITCHEN</li> </ul>	<ul style="list-style-type: none"> <li>21'7" x 11'7"</li> </ul>	<ul style="list-style-type: none"> <li>Hardwood floors, loads of counter space, Island with granite counter &amp; walnut butcher block counter, Kitchen cabinetry finished in smooth melamine cabinetry + wood accent cabinetry, pot drawers plus custom pull outs installed, pendant lighting over island, blend of smooth finish cabinetry and accent wood finishes, window above sink with a garden view, door to screened porch</li> </ul>
<ul style="list-style-type: none"> <li>SCREEN PORCH</li> <li>FAMILY ROOM</li> </ul>	<ul style="list-style-type: none"> <li>20'9" x 7'1"</li> <li>11'6" x 19'11"</li> </ul>	<ul style="list-style-type: none"> <li>Wood flooring with screened sides (needs repair)</li> <li>Hardwood floors, combination breakfast area + lounge area, corner Vermont casting gas stove, skylights installed</li> </ul>
<b>2ND FLOOR</b>		
<ul style="list-style-type: none"> <li>BEDROOM/DEN</li> </ul>	<ul style="list-style-type: none"> <li>8'1" x 7'10"</li> </ul>	<ul style="list-style-type: none"> <li>Hardwood floors, wall removed to allow addition light into upper hallway (could easily be re-installed to provide a 3rd bedroom)</li> </ul>
<ul style="list-style-type: none"> <li>PRIMARY BEDROOM</li> </ul>	<ul style="list-style-type: none"> <li>11'8" x 13'2"</li> </ul>	<ul style="list-style-type: none"> <li>Wall to wall soft sand coloured carpet, built-in wardrobes with mirror doors, built-in shelving</li> </ul>
<ul style="list-style-type: none"> <li>BEDROOM</li> </ul>	<ul style="list-style-type: none"> <li>9'6" x 10'5"</li> </ul>	<ul style="list-style-type: none"> <li>Hardwood floor, overhead light, no closet, coved ceiling mouldings. Note: closet removed and extra flooring in basement for future repair to floor)</li> </ul>
<ul style="list-style-type: none"> <li>BATHROOM (4-PIECE)</li> </ul>	<ul style="list-style-type: none"> <li>5'6" x 8' 0"</li> </ul>	<ul style="list-style-type: none"> <li>Tub/shower, black &amp; white period look tile flooring, white tiled bath enclosure, extra long vanity with cabinet storage, wall mirror, exhaust fan, over head light</li> </ul>
<ul style="list-style-type: none"> <li>HALLWAY</li> </ul>		<ul style="list-style-type: none"> <li>Wall to wall soft sand coloured carpeting, linen closet</li> </ul>
<b>BASEMENT (UNFINISHED)</b>		
<ul style="list-style-type: none"> <li>UTILITY AREA</li> <li>LAUNDRY</li> </ul>		<ul style="list-style-type: none"> <li>Concrete floor, Ceiling height approx. 6'6"</li> <li>Side by side laundry area</li> </ul>





## FEATURES & FINISHES

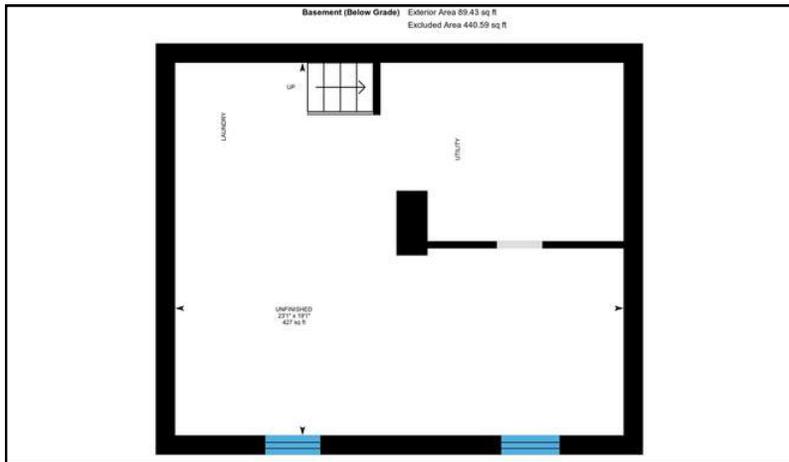
- Roof re-shingled (2011)
- Roof inspected and minor repairs by "Jorgensen" roofing (2025)
- Flat Roof Over Addition (2015/2016)
- Most windows are "Marvin Windows" (2006)
- 200 AMP Electrical Service
- Deck at side of home replaced (2014)
- Kitchen renovation and expansion (2013)
- Installation of main floor powder room (2013)
- Skylights installed in mainfloor family room(2011)
- Rental Hot Water Tank installed (2025)
- Extensive landscaping and perennial beds both on the front of the home and the side of the home
- Forced Air Natural Gas heating and central air conditioning installed
- Covered front entry gives relief from the elements

## LOCATION

- Located in the heart of Lindenlea across from a lovely park for children to play
- A short stroll to some of the top schools in Ottawa - Ashbury, Elmwood, Rockcliffe Public School & St. Brigid School plus several smaller individual program schools
- Easy access to parkland for cycling, strolls and running
- Walking distance to the Governour Generals Residence for numerous public activities including skating in the winter
- Rockcliffe Rockeries just a short stroll away for walking pets
- Ottawa New Edinburgh Club offering tennis, rowing, paddling and Sailing programs + monitored swimming area
- Lindenlea Community Center near by offering kids activities, yoga classes and more



# FLOOR PLANS



## DETAILS

**LEGAL DESCRIPTION:** PCL 130-1, SEC 4M-51 ;  
LT 130, PL 4M-51 ; OTTAWA/GLOUCESTER  
PIN: 042240068

**LOT SIZE:** 56.00 ft x 49.00 ft

**HEATING:** Natural gas, forced sir

**COOLING:** Central air

**PARKING:** Surface Parking (1 car)

**INCLUSIONS:** Fridge, Stove, dishwasher,  
clothes washer, clothes dryer, all installed  
light fixtures, all window treatments,  
bathroom mirrors, all built in and hanging  
shelving.

**RENTAL:** Hot water tank

**YEAR BUILT:** 1919

**TAXES:** \$7,912.40 / 2025

