



# 90 Frances Colbert Avenue

Carp



WestOttawaRealEstate.ca



Expansive executive class bungalow by Award Winning Talos Homes. This sun-filled open concept design is crafted by some of the best craftsmen, using the finest of materials. Attention to detail & substantial upgrades throughout this 3+2 bed, 3 bath home. Scrumptious culinary kitchen with an abundance of cabinetry, thick granite counters, pantry and large island with breakfast counter. This home also features a great family room with gas fireplace & wall of windows as well as dinette with patio doors leading to the patio. Oversized Primary bedroom with luxury ensuite bath & walk-in closet. Professionally finished basement has high ceiling, big bright windows, 4th bedroom, rec room, 4pc bath & laundry. New professional landscaping includes privacy fencing, elaborate interlock patio & walkways, perennial gardens, ornamental shrubs, archway and storage shed. Located on premium size lot on a quiet street within walking distance to all amenities.



## PROPERTY FEATURES

- Executive Class Bungalow
- 3+1 beds, 3 baths
- Open concept design
- Culinary kitchen with large island
- Oversized Primary bedroom with luxury ensuite
- Professionally finished basement
- Professional landscaping
- Located on a premium lot within walking distance to all amenities
- Taxes: approx \$5700 2024

# 90 Frances Colbert Avenue

Carp



WestOttawaRealEstate.ca



## Property Inclusions:

- Fridge
- Built-in Oven
- Cooktop
- Dishwasher
- Washer
- Dryer
- 2 Freezers
- Drapes
- Drape Tracks
- Window Blinds
- Ceiling Fan
- Auto Garage Door Opener
- Hot Water Tank
- Air Exchanger
- Roughed in Central Vac



## Room Dimensions:

### Main Level:

- Living Room 20'5" x 16'4"
- Dining Room 12'6" x 9'10"
- Kitchen 20'7" x 11'11"
- Primary Bedroom 22'4" x 16'5"
- 3pc Ensuite 10'2" x 9'5"
- Bedroom 12'1" x 10'1"
- Full Bath 10'2" x 5'3"
- Laundry 14'11" x 10'1"

### Basement:

- Rec Room 28'3" x 23'11"
- Bedroom 16'5" x 10'11"
- Bedroom 16'5" x 11'2"
- Full Bath 11'8" x 7'7"
- Storage 24'9" x 18'2"
- Storage 12'0" x 6'2"

# 90 Frances Colbert Avenue

Carp



WestOttawaRealEstate.ca



# 90 Frances Colbert Avenue

Carp



WestOttawaRealEstate.ca



# 90 Frances Colbert Avenue

Carp



**WestOttawaRealEstate.ca**

## **90 FRANCES COLBERT AVENUE RECENT UPDATES:**

- Hinged Window Well Covers - 2022
- LG Washer and Dryer - 2021
- Commercial Grade Hot Water Heater - 2021
- Refrigerator - 2021
- Water Softener - 2020
- Miele Dishwasher - 2020

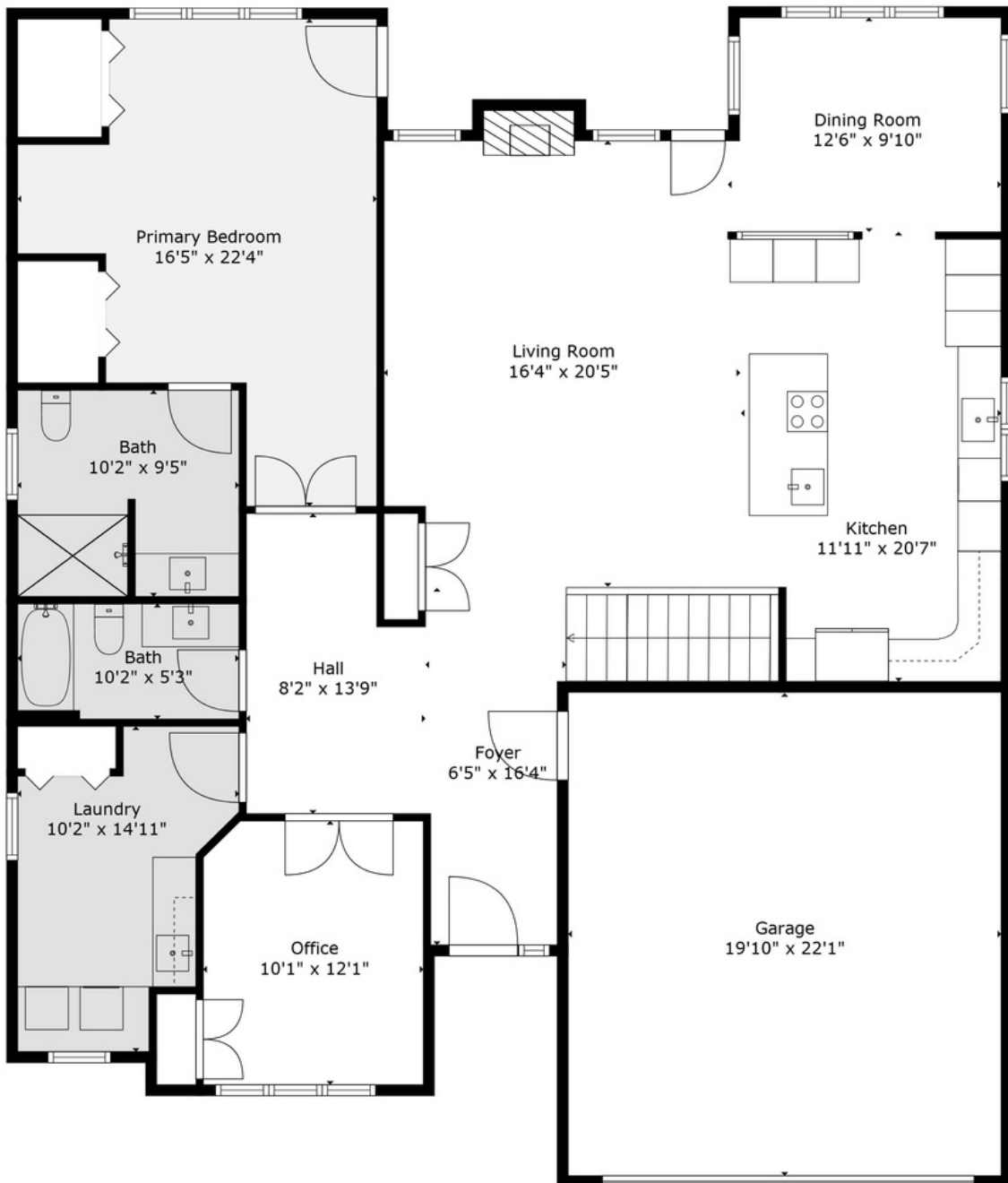
# 90 Frances Colbert Avenue

Carp



WestOttawaRealEstate.ca

## 90 FRANCES COLBERT AVENUE FLOORPLANS: MAIN FLOOR





# 90 Frances Colbert Avenue

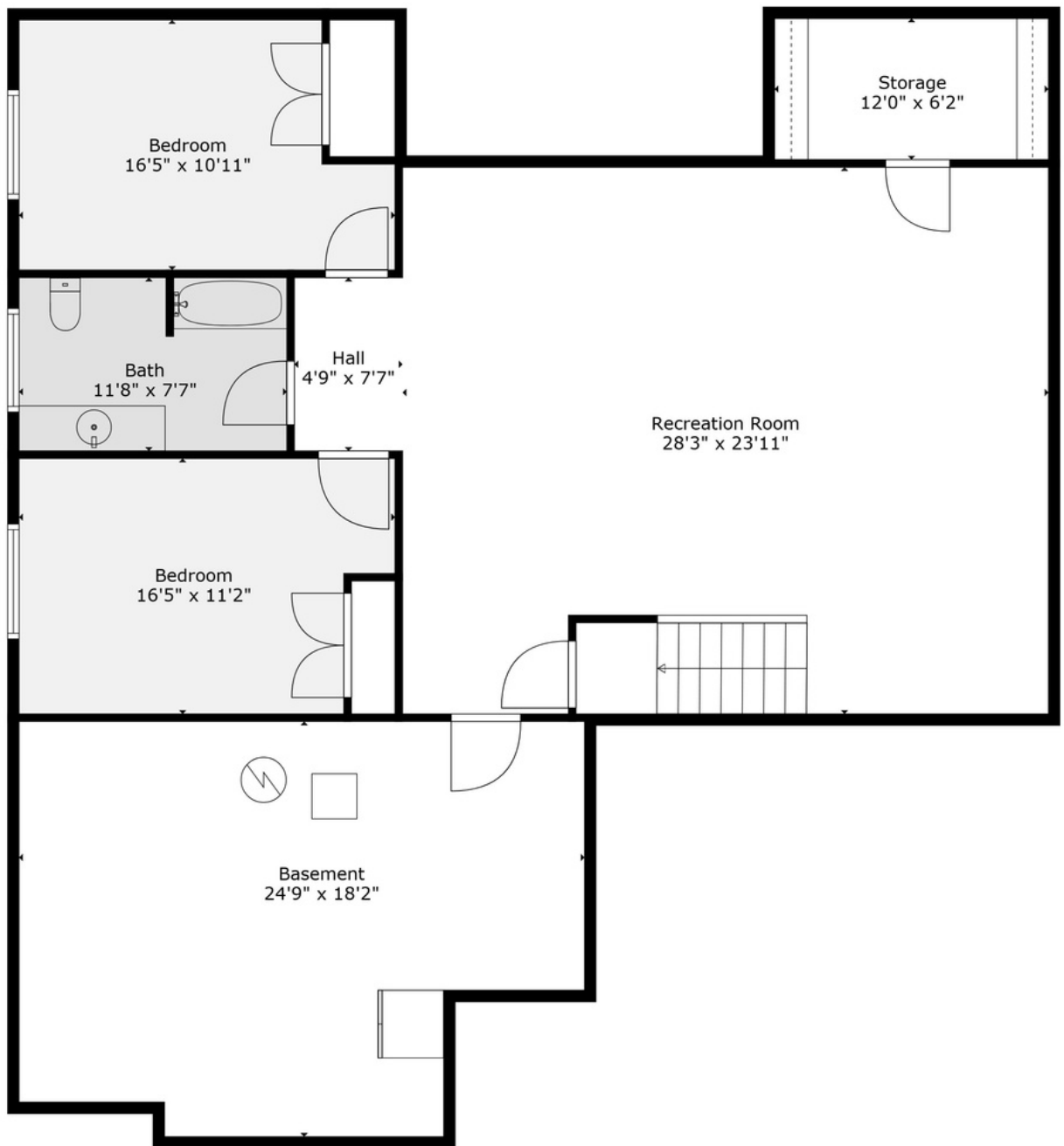
Carp



WestOttawaRealEstate.ca



## 90 FRANCES COLBERT FLOORPLANS: BASEMENT



Presented By:



**WestOttawaRealEstate.ca**



**Honest, Reliable & Working for you!  
That's the bottom line..**



**WestOttawaRealEstate.ca**

Andy Oswald [andy@westottawarealestate.ca](mailto:andy@westottawarealestate.ca)

Abhishek Bhateja [abhishek@westottawarealestate.ca](mailto:abhishek@westottawarealestate.ca)

[www.westottawarealestate.ca](http://www.westottawarealestate.ca)

Direct: 613.690.5993

Office 613.755.2278



**INNOVATION**  
REALTY LTD  
BROKERAGE