

\$818,000 - 6330 Rothbourne Road, Ottawa

MLS® #X12188343

\$818,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

9104 - Huntley Ward (South East), Ottawa,
Ontario

Great Income property with a Workshop--
contractors dream home! ! ! Escape to your
own private oasis just off Carp Road, effortless
commutes to Carp, Stittsville, and Highway
417, this charming bungalow, nestled on a
sprawling 15,800+ sq ft lot with no rear
neighbours, offers the perfect blend of
peaceful living, investment income and your
own Workshop. The main level welcomes you
with open arms, boasting three generously
sized bedrooms and a full bathroom. Picture
yourself relaxing by the cozy fireplace in the
spacious, sun-drenched living and dining area,
oversize windows framing picturesque views.
It's the epitome of comfortable, convenient
living. Downstairs, you'll discover a completely
legal, self-contained two-bedroom,
one-bathroom suite with its own private
entrance, a fantastic opportunity for rental
income. The whole house is currently
generating a healthy \$4300 per month. Step
outside to your private backyard oasis, a
tranquil retreat for lazy summer afternoons and
lively barbecues on the spacious deck. A
handy utility shed keeps everything organized.
The magnificent workshop/detached garage is
a contractor's dream! With dimensions of 22
feet wide, 23.9 feet deep, and a soaring
14-foot ceiling, it's a space that practically
hums with potential. A mezzanine adds extra
storage, and an oversize 9.9 feet wide by 10
feet high door ensures easy access for even
the largest projects. This is a lifestyle upgrade,



a smart investment, and a playground for kids and pets all rolled into one! Picture yourself, relaxing in your backyard paradise, working on projects in your own workshop. It's your chance to embrace peaceful living and smart financial growth. Don't miss out!!! Upgrades: Roof (2015); Shop Roof (2019); Main level: Kitchen (2015), Bathroom (2015), 2 Larger windows (2016), Flooring (2015); Basement in-law suite (2019); New Septic (2014); New well pump (2021); Natural Gas Furnace and A/C (2021). (id:6289)

Essential Information

Listing #	X12188343
Price	\$818,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6330 Rothbourne Road
Subdivision	9104 - Huntley Ward (South East)
City	Ottawa
Province	Ontario
Postal Code	K0A1L0

Amenities

Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Microwave, Two stoves, Washer, Two Refrigerators
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	108 x 147 FT
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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