

FOR SALE



The Wright Team

14Granite.com

14 Granite Street

🏠 5 BEDS | 🚿 3 BATHS



ROCKLAND

Move-in ready, this inviting bungalow features a well-designed layout that maximizes space and natural light. Set in Rockland, it is a short commute from downtown Ottawa and close to the Ottawa River, with nearby walking paths, parkland, and all local conveniences.

Inside, rich dark hardwood floors, recessed lighting, custom features, and sophisticated finishings create an elegant atmosphere, while tray and beamed ceilings add architectural interest throughout the home. The formal dining room flows naturally into the main living area, creating a comfortable space for gatherings. The living room centers on a natural gas fireplace with a floor-to-ceiling stone surround, and the sunroom overlooks the backyard, offering a quiet place to relax.

The modern kitchen serves as the heart of the home, combining style and functionality. It features quartz countertops, stainless steel appliances, a centre island for casual dining, and beamed ceilings that echo the beautiful details.

The main level includes three bedrooms, highlighted by a spacious primary suite with a walk-in closet and a four-piece ensuite featuring a dual-sink vanity and an oversized shower. The finished lower level offers versatile living space, including a large recreation room, two guest bedrooms, a full bathroom, a flex room, and a storage room with built-in cabinetry.

Outside, the fenced backyard includes a deck and gazebo, offering a welcoming space for outdoor gatherings and everyday enjoyment.

Dining Room
and Kitchen





Points to Note

- Built by Rematex construction ltd.
- Numerous custom features added during the original build.
- Roof- ice and weather seal membrane under all metal valleys and three feet around roof edge.
- Bbq gas line.
- Extra Rocksol insulation in some interior walls for sound insulation.
- Basement height 8 1/2 ft.
- Butler pantry in basement.
- Garage- insulated garage door, insulated garage.
- Extra heater in garage.
- Epoxy flooring in the garage.
- Estate sale, no warranties provided or implied.

Living Room,
Sunroom,
Primary Suite and
Ensuite









Property Dimensions

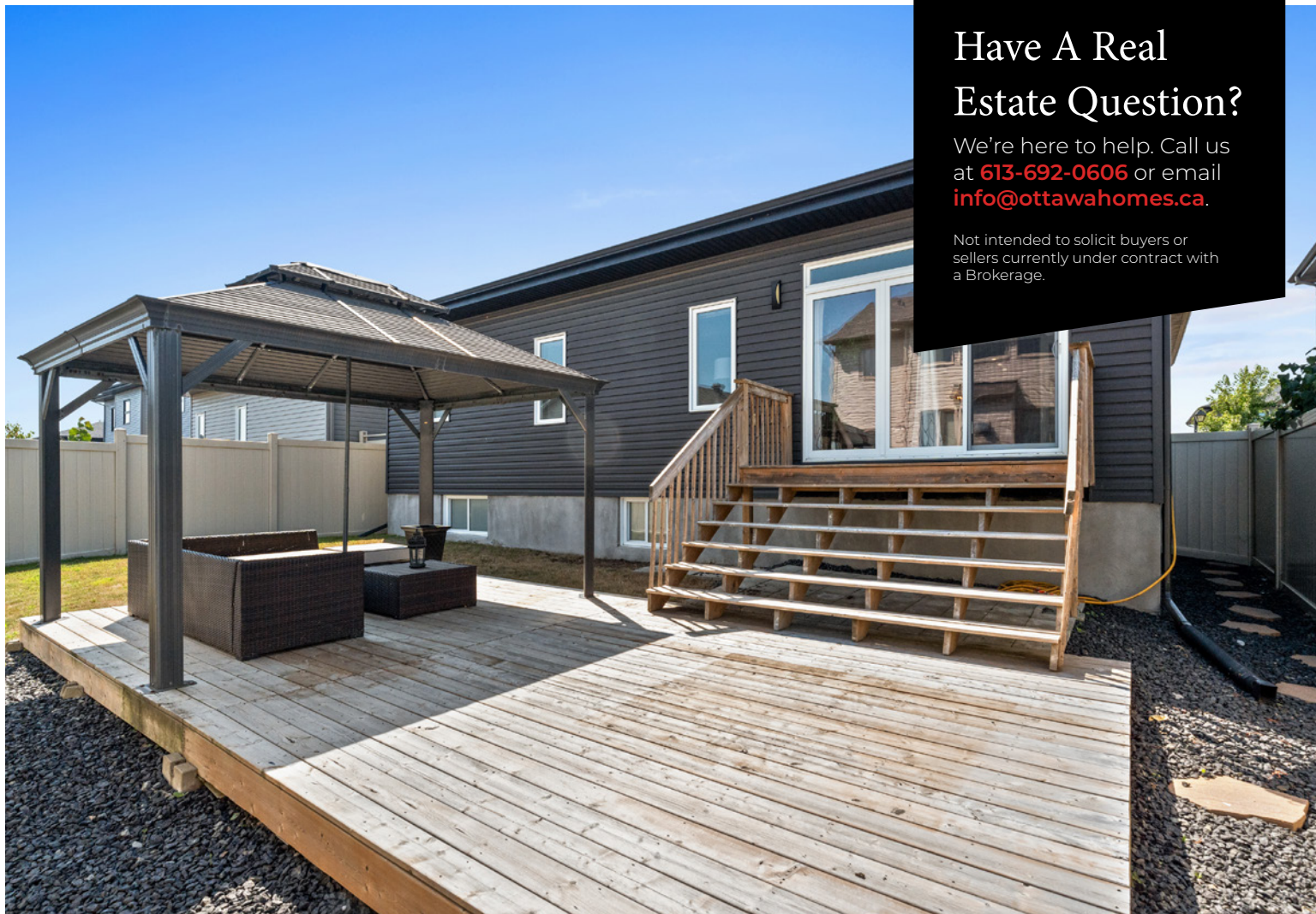
Main Floor

Foyer 5'6" x 8'8"
 Dining Area 11'5" x 13'4"
 Kitchen 17'0" x 14'7"
 Living Room 16'8" x 14'10"
 Sunroom 12'7" x 13'10"
 Primary Bedroom 13'7" x 15'1"
 W.I.C. 13'1" x 5'0"
 Bathroom 13'1" x 6'3"
 Bedroom 13'1" x 10'9"
 Bedroom 13'1" x 11'2"
 Bathroom 5'4" x 8'10"
 Laundry 5'4" x 5'4"

Lower Level

Recreation Room 26'4" x 20'3"
 Bedroom 12'0" x 12'1"
 Bedroom 13'6" x 13'10"
 Finished Flex Room 12'0" x 18'11"
 Bathroom 9'5" x 13'10"
 Room 12'0" x 7'10"
 Utility 16'5" x 18'10"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 5

Bathrooms: 3

Property Type: Bungalow

Neighbourhood: Rockland

Lot Size: 49.44 ft. x 104.99 ft.

Taxes/Year: \$6,853.00 / 2025

Heating: Forced Air, Natural Gas

Inclusions:

All in as-is condition; Fridge, Stove, Hood fan, Washer, Dryer, All blinds (dining room blinds as-is), All curtain rods, All light fixtures, All bathroom mirrors, all fixed shelving, Garage door opener and remotes, Gazebo, Dishwasher- not working

Exclusions:

None.

Rental Equipment:

Hot Water Tank.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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