

FOR SALE



The Wright Team

1965Bromley.com

1965 Bromley Road

🏠 4 BEDS | 🛁 4 BATHS



CARLINGWOOD/ MCKELLAR PARK

Set on a quiet street in a desirable Ottawa neighbourhood and surrounded by mature trees, this inviting property offers a rare blend of city convenience and natural tranquillity. Ideally located just moments from everyday amenities along Carling Avenue, nearby parks, and the shops and restaurants of Westboro, it delivers a lifestyle that feels connected yet calm.

Warm curb appeal introduces this distinctive three storey home designed to embrace its natural surroundings. Inside, expansive windows and clerestory windows fill the home with natural light, while treetop views from multiple levels create a rare tree-house feel and a striking connection to the outdoors.

A thoughtfully designed layout is presented that offers four bedrooms, four bathrooms, and a fully finished walk-out lower level. Details include a neutral palette, hardwood floors, and two natural gas fireplaces. The kitchen combines style and function with floor to ceiling wood cabinetry, stainless steel appliances, and black granite countertops. A peninsula provides additional workspace, and the space opens to the breakfast room with a soaring ceiling that creates a bright, open atmosphere.

On the second level, three bedrooms are complemented by a beautifully finished bathroom featuring a steam room / shower. This renovated space was recognized with a GOHBA Award for its design and craftsmanship. A sunroom extends from one of the bedrooms, offering a bright and versatile space for a quiet retreat.

The third level is dedicated to a private primary suite, complete with a bedroom, full bathroom, and dressing room with built in storage. This elevated retreat enjoys seasonal views toward the Gatineau Hills, and an expansive outlook as the surrounding trees change through the year.

Multiple outdoor living areas, including a deck and patio, extend the living experience outdoors. The home is ideally positioned high above the neighbourhood, providing unobstructed views toward the Gatineau Hills.

Kitchen with
Breakfast Nook,
Dining Area and
Living Room





Key Updates & Point to Note

- Dishwasher replaced in 2025 (approximately).
- Stairs (2022).
- Walk in closet (2021).
- Basement renovations completed in 2019.
- Bathrooms fully renovated in 2017.
- Exterior siding updated to Hardie board in 2017.
- Air conditioner (2016).
- Entry doors replaced in 2015.
- Natural gas furnace replaced in 2014.
- Kitchen renovation completed in 2012.
- Deck and back patio with stairs completed in 2010.
- Gas fireplace installed in 2010.
- Hardwood flooring added in primary bedroom and second floor bedroom in 2010 and 2016.
- Sunroom added in 2009 with heated floors; bathrooms renovated at the same time including a steam shower on the second level, with heated towel racks in both the second-level bathroom and the primary ensuite.
- Roof replaced in 2008.
- All windows replaced between 2005 and 2015.
- Window blinds updated between 2015 and 2020.
- Washer and dryer approximately 10 years old.

Key Updates & Point to Note (continued)

- Bathrooms located on all floors.
- Second level with three bedrooms, one currently used as a den.
- Dressing room and closet off the primary bedroom.
- Walk-out lower level includes office, recreation room or gym, laundry room, and 2-piece bathroom. The gym was previously configured as a bedroom. Vinyl flooring.
- Electric baseboard heating is supplementary.
- Three skylights throughout.
- Alarm system with sensors on ground floor and basement windows and doors.
- Bathroom renovation won a Greater Ottawa Home Builders' Association award.
- The main floor powder room, second floor bathroom and third floor bathroom were designed by Nathan Kyle, principal of Ottawa's Nathan Kyle Studio, is a celebrated, multi-award-winning designer who regularly dominates the Greater Ottawa Home Builders' Association (GOHBA) Housing Design Awards. He is consistently recognized for his breathtaking custom kitchens, bathrooms, and architectural interiors.
- Note, the basement music room window has been ordered for replacement.



Additional
Bedrooms and
Primary Suite





Property Dimensions

Main Floor

Foyer 6'9" x 6'6"
Living Room 21'10" x 9'10"
Dining Area 15'3" x 9'3"
Kitchen 10'0" x 10'11"
Breakfast Nook 7'9" x 10'9"
Bathroom 4'5" x 5'5"

Second Level

Bedroom 8'9" x 9'6"
Bedroom 8'6" x 9'6"
Bedroom 19'8" x 10'11"
Sunroom 11'5" x 6'11"
Bathroom /Sauna 8'9" x 10'7"

Third Level

Primary Bedroom 19'8" x 9'6"
Dressing Room 10'11" x 10'11"
Bathroom 11'10" x 8'9"

Lower Level

Recreation Room 19'8" x 10'11"
Room 16'8" x 12'11"
Laundry 7'10" x 5'2"
Bathroom 6'4" x 5'5"





Have A Real Estate Question?

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

It's All In The Details

Bedrooms: 4

Bathrooms: 4

Property Type: Three-Storey

Neighbourhood: Carlingwood/
McKellar Park

Lot Size: 45.00 ft x 100.40 ft
(Irregular)

Taxes/Year: \$12,747.18 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense:
\$929 (12-month total)

Approximate Gas Expense: \$1,163
(12-month total)

Inclusions:

Gas stove. Rangehood. Fridge.
Dishwasher. Microwave. Washer.
Dryer. Wall mounted shelving.
Alarm equipment. Garden
fountain and garden lights.
Edison Lighting on portico. Tv in
basement. Treadmill. Safe in the

primary closet. Television on the
second floor. Doorbell camera.

Exclusions:

Guitar hooks.

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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