



HAUSCHILD GROUP
REAL ESTATE TEAM



Gerald McGiverin
REALTOR®



Cynthia McGiverin
REALTOR®



Perfect Location!

Step into this beautifully renovated 2-bedroom, 3-bathroom townhome — a rare gem that seamlessly blends modern upgrades with functional living spaces. Thoughtfully designed for comfort and style, this home is perfectly situated near the scenic NCC forest and just moments away from the area's vibrant craft breweries, offering the best of nature and city living.

5-5 Timberview Way

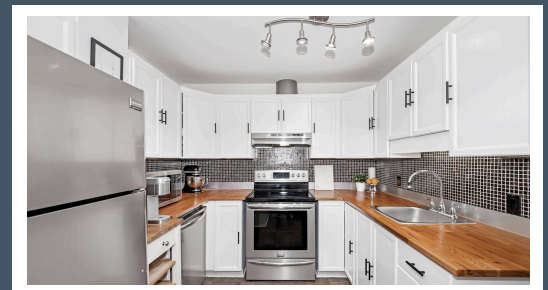
Westcliffe Estates

About this Property

The warm, inviting main level featuring a cozy wood-burning fireplace with a sleek white stone surround and mantle (2020), helping keep winter heating costs down. The open layout includes kitchen pass-throughs and a central island—perfect for casual meals or catching up on your favorite shows.

Awesome Features:

- ✓ Private Ensuite
- ✓ Wood Burning Fireplace
- ✓ NCC Forest - Natural Sound Barrier
- ✓ Updated Bathrooms
- ✓ Functional Living Space
- ✓ Nature trails

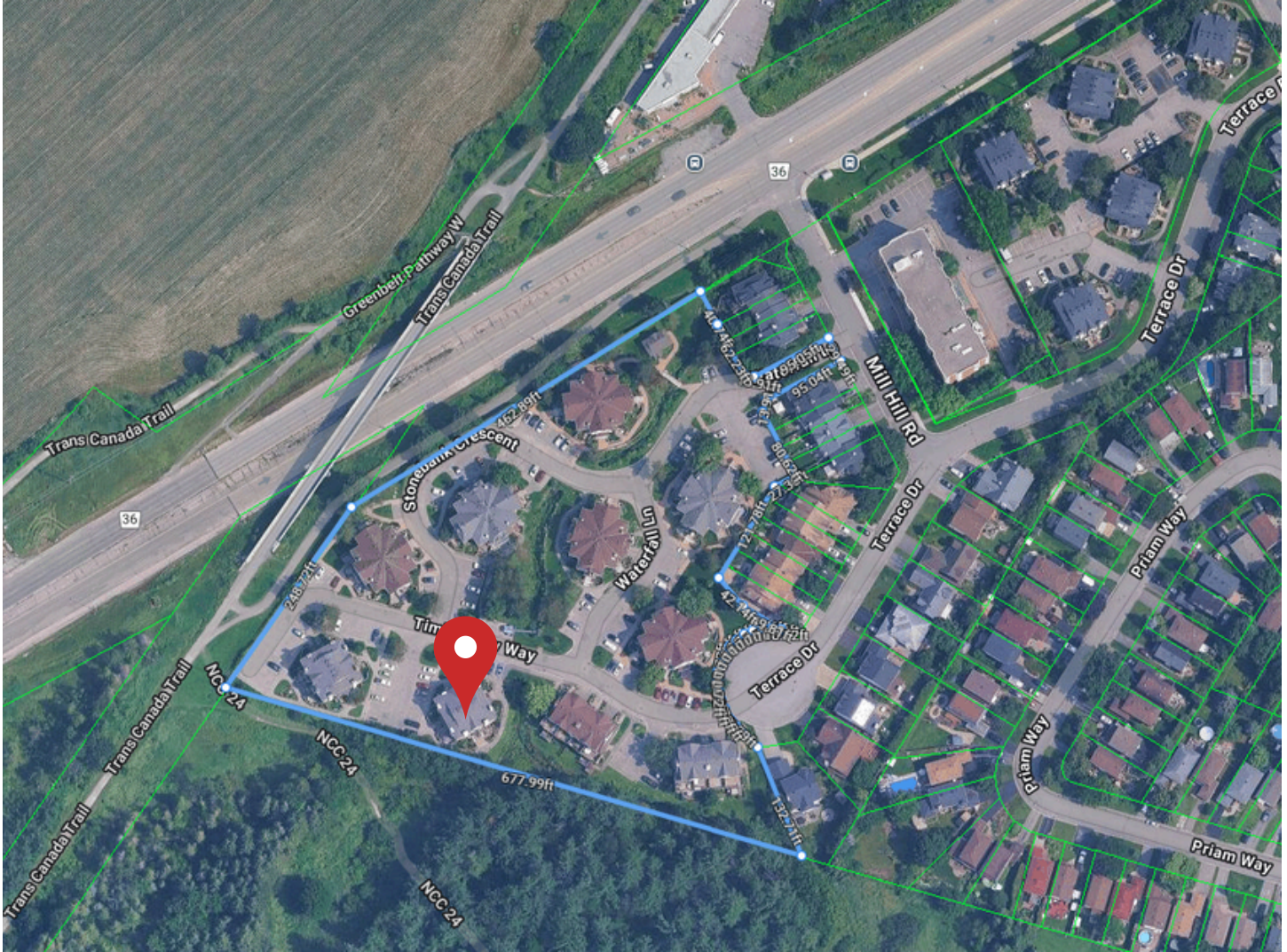


Contact me for more information:
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As per GeoWarehouse



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5-5 Timberview Way

Westcliffe Estates

\$359,900

Year Built

-1988

Closing Date

~To be Determined

Property Tax

~\$2,160.75

Hydro

~\$140/month

Hot Water Tank Rental

~\$35/month - Reliance

Condo Fee - \$683.89

~Water, Insurance and Management

Inclusions

Fridge, Stove, Dishwasher, Washer, Dryer, Hood Fan, Window A/C, Window Blinds

Exclusions

Drapery Tracks and Rods

Updates & Upgrades

- 2020 - Fireplace surround upgrades
- 2020 & 2024 - 3 Bathroom renovations which includes all new toilets, upstairs includes a new vanity
- 2021 - Air Conditioner
- 2024 - New front stairs/porch down by condo management



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What's Nearby

Transit:

The nearest street-level transit stop is Robertson at Mill Hill

Safety:

Queensway Carleton Hospital - 3.58 km

Fire Station 43 - 1.62 km

Ottawa OPP - 3.44 km

Parks and Recreation:

Westcliffe Park and Community Association

Priam Way Park

- 99 Priam Way - 5 minute walk

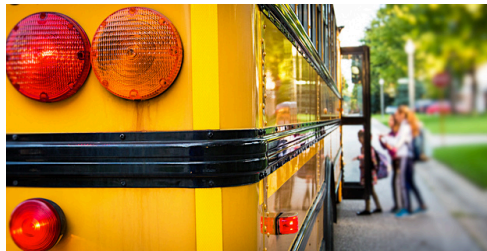
- 681 Seyton Drive - 8 minute walk

Florizel Park

- 76 Florizel Avenue - 9 minute walk

Forestview Park

- 74 Forestview Crescent - 12 minute walk



Schools in the Area

Public Schools

Bells Corners PS | 3770 Old Richmond Road

Lakeview PS | 35 Corkstown Road

Bell HS | 40 Cassidy Road



Catholic Schools

Our Lade of Peace School | 3877 Old Richmond Road

St. Paul HS | 2675 Draper Avenue

Maryvale Academy of Ottawa | 2191 Benjamin Avenue



French & French Catholic Schools

ÉESP Maurice-Lapointe | 17 Bridgestone Drive

ÉEC Mamawi | 20 Harrison Street

ÉEC Elisabeth-Bruyère | 100 Stonehaven Drive

E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs*



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