



37 ROCKCLIFFE WAY

LINDENLEA

Welcome to 37 Rockcliffe way, located in one of Ottawa's most sought-after neighborhoods. Enjoy relaxing on summer evenings on your covered front porch with bonus line-of-sight directly to Lindenlea Park. This elegant property features 3 bedrooms and 2.5 baths, providing ample space for comfortable living. The main level boasts a spacious living room with large windows that flood the room with natural light, a 2 piece bath, and formal dining room perfect for hosting dinner parties! The kitchen features plenty of counter space and storage! The second level has a primary bedroom with private ensuite and two additional bedrooms with family bath. Bonus family room on the lower level! The spacious backyard offers plenty of room for kids and pets to play. This home is just minutes from top rated schools, parks, and amenities. Don't miss out on this opportunity to call Rockcliffe Way home.

Property Type:
Detached, Two Storey

Bedrooms: 3

Bathrooms: 3

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

613.238.2801 | robmarland.com

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

ROYAL LEPAGE
Performance
Marland Realty, Brokerage
AGENCIJA ZA NEKRETNOST

37 ROCKCLIFFE WAY

LINDENLEA



ROOMS	LEVELS	DIMENSIONS
Foyer	Main	6'2" x 6'5"
Living Room	Main	17'2" x 16'3"
Dining Room	Main	14'4" x 9'9"
Kitchen	Main	10'9" x 15'8"
Pantry	Main	
2-Piece Bath	Main	
Primary Bedroom	2nd	16'4" x 13'2"
Bedroom	2nd	10'7" x 11'8"
Bedroom	2nd	10'7" x 9'1"
3-Piece Bath	2nd	8'1" x 5'5"
3-Piece Ensuite	2nd	11'5" x 5'4"
Laundry	2nd	(In Bath)
Family Room	Basement	12'7" x 18'6"
Storage	Basement	16'8" x 11'6"

2022 Property Tax Amount: \$8,278.74

2022 Approximate Utilities:

- Gas: \$190/M
- Hydro: \$80/M
- Water & Sewer: \$50/M

Closing Date: TBD

Inclusions:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Hot Water Tank





37 ROCKCLIFFE WAY
LINDENLEA

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

613.238.2801 | robmarland.com

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

