



KHOURI GROUP

OTTAWA REAL ESTATE

35 MOHAWK CRESCENT

QUALICUM • OTTAWA, ON
SPACE. CHARACTER. CONVENIENCE.

WELCOME TO 35 MOHAWK CRESCENT

A spacious, thoughtfully updated four bedroom home on an 80 × 100 ft lot in prestigious Qualicum, one of Ottawa's most established west end neighbourhoods. Separate living and family rooms, a dining room, a breakfast nook and a custom kitchen give everyone room to gather, all on a quiet, tree lined crescent close to schools, parks and everyday conveniences.

4

BEDROOMS

3

BATHROOMS

2,406

SQ FT ABOVE GRADE

80 × 100

LOT (FT)

www.35mohawk.com

WHAT SETS IT APART

QUALICUM • WEST END OTTAWA

Room to spread out, a lot to enjoy and a neighbourhood people seek out. This home brings all three together, freshly updated and ready for its next chapter.

O1

AN 80 × 100 FT LOT

Approximately 8,000 square feet with slate and Trex patio areas, a garden bed and new fencing.

O2

PARKING FOR SIX

A fully interlocked driveway for four cars, plus an attached double garage.

O3

ROOM TO GATHER

Separate living and family rooms, a dedicated dining room and a sunny breakfast nook.

O4

A CUSTOM KITCHEN

Granite counters, a breakfast bar peninsula, wall ovens and an induction cooktop.

O5

FRESHLY UPDATED

Fresh paint throughout, a new furnace, hot water tank and fence, plus new trim, baseboards and hardware.

O6

PRESTIGIOUS QUALICUM

Mature trees, Mohawk Park nearby and quick access to Highways 417 and 416.



MARBLE SURROUND FIREPLACE • CROWN MOULDING • WAINSCOTING

THE LIVING ROOM

FAMILY & DINING ROOMS

CONNECTED • MADE FOR HOSTING



The family room opens to the kitchen and breakfast nook, keeping everyday life connected under crown moulding and pot lights.



A dedicated dining room with wainscoting and a picture window onto the garden makes entertaining feel effortless.



GRANITE COUNTERS • BREAKFAST BAR PENINSULA • WALL OVENS

THE KITCHEN

THE KITCHEN DETAILS

GRANITE • INDUCTION • UNDER CABINET LIGHTING



A bay window over the double sink fills the kitchen with natural light, framed by custom honey toned cabinetry and granite.



An induction cooktop under a stainless chimney hood, wall ovens, built in shelving and under cabinet lighting make cooking a pleasure.



OVER 23 FEET LONG • PRIVATE ENSUITE • ORGANIZED CLOSETS

THE PRIMARY SUITE

THE ENSUITE

DOUBLE VESSEL SINKS • SOAKER TUB • GLASS SHOWER



Double vessel sinks sit on a granite vanity with generous cabinetry, under a wide mirror and wainscoted walls.



A separate jetted soaker tub and a glass shower turn the end of the day into a quiet retreat.

BEDROOMS & MAIN BATH

FOUR BEDROOMS ON ONE LEVEL



Three additional bedrooms share the upper level with the primary, each with parquet hardwood and built in closet organizers.



The main bathroom has double vessel sinks on a stone counter and a tub with glass shower doors.

THE LOWER LEVEL

LAUNDRY • STORAGE • ROOM TO GROW



A dedicated laundry room with a utility sink, plus new basement windows and updated flooring.



A blank canvas ready for a recreation room, home gym or office, with generous storage alongside.



APPROXIMATELY 8,000 SQ FT • GARDEN BED • NEW FENCING

MAKE TIME FOR OUTSIDE



A slate patio ringed by a stone garden bed sets the scene for outdoor dining and slow summer evenings.



A Trex deck steps off the patio doors, with open lawn and fencing updated this year all around.



INTERLOCKED DRIVEWAY • DOUBLE GARAGE • MATURE TREES

THE 80 × 100 FT LOT

Prestigious, established and tree lined, Qualicum pairs a true neighbourhood feel with the west end's everyday conveniences close at hand.

AMENITIES

Mohawk Park · Bayshore Shopping Centre · Richmond Road shops and dining · Queensway Carleton Hospital.

GETTING AROUND

Highways 417 and 416 are close by, along with the **DND Carling Campus** and routes to downtown Ottawa.

SCHOOLS

Knoxdale Public School, Sir Robert Borden High School and St. Paul High School. Please confirm catchment with the boards.

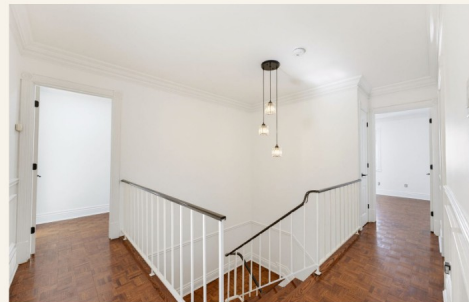


ROOM DIMENSIONS

2,406 SQ FT ABOVE GRADE • 3 LEVELS

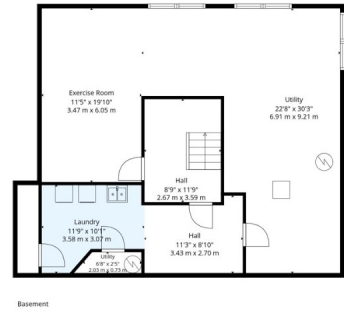
MAIN LEVEL	1,321 sq ft	SECOND LEVEL	1,085 sq ft	LOWER LEVEL	Unfinished
Living Room	13'3 × 19'11	Primary Bedroom	23'8 × 11'3	Exercise Room	11'5 × 19'10
Family Room	14'2 × 19'3	Ensuite	13'3 × 11'3	Laundry	11'9 × 10'1
Kitchen	20'6 × 12'3	Bedroom 2	14'4 × 8'8	Utility & Storage	22'8 × 30'3
Breakfast Nook	9'10 × 8'11	Bedroom 3	14'0 × 8'8	Hall	11'3 × 8'10
Dining Area	13'3 × 11'3	Bedroom 4	10'9 × 10'11		
Foyer	6'6 × 5'7	Bath	7'6 × 10'11		
Powder Room	5'5 × 6'4	Hall	15'1 × 10'11		
Garage	20'4 × 21'4				

Excluded from the above grade total: unfinished lower level and garage 436 sq ft. Measurements deemed highly reliable but not guaranteed.



FLOOR PLANS

MAIN • SECOND • LOWER LEVEL



Total: 2406 sq. Ft. 224 m²

Basement: 0 sq. Ft. 0 M², 1st Floor: 1321 sq. Ft. 123 M², 2nd Floor: 1085 sq. Ft. 101 m²
 Excluded Areas: Utility: 540 sq. Ft. 50 M², Laundry: 107 sq. Ft. 10 M², Undefined: 33 sq. Ft. 3 M²,
 Hall: 205 sq. Ft. 19 M², Exercise Room: 242 sq. Ft. 22 M², Garage: 436 sq. Ft. 41 M²,
 Stairwell: 126 sq. Ft. 12 M², Bay Window: 6 sq. Ft. 1 M², Fireplace: 10 sq. Ft. 1 m²

Floor Plan Created By CubicCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



FEATURES & FINISHES

LEVEL BY LEVEL

KITCHEN

- Custom honey toned cabinetry
- Granite countertops
- Breakfast bar peninsula
- Induction cooktop, chimney hood
- Wall ovens, built in shelving
- Under cabinet lighting
- Bay window over the sink

MAIN FLOOR

- Marble tiled foyer
- Hardwood floors
- Marble surround fireplace
- Crown moulding, wainscoting
- Living, family and dining rooms
- Breakfast nook, patio doors
- Powder room, garage entry

SECOND LEVEL

- Four bedrooms
- Primary over 23 feet long
- Ensuite, double vessel sinks
- Jetted soaker tub, glass shower
- Main bath with double sinks
- Built in closet organizers

LOWER LEVEL

- Laundry with utility sink
- New basement windows
- Updated flooring
- Sump pumps
- Generous storage

EXTERIOR & LOT

- 80 × 100 ft lot
- Interlocked driveway, walkways
- Attached double garage
- Slate and Trex patio areas
- Garden bed, mature trees

IMPROVEMENTS

- 2026 • Furnace, hot water tank
- 2026 • Paint throughout, fence
- 2024 • Former pool filled in
- 2017 • Roof
- 2004 • Second floor windows
- Doors, attic insulation, trim, hardware

Improvement details supplied by the owner. Information believed accurate but not warranted. Buyer to verify.

PROPERTY DETAILS

AT A GLANCE

THE HOME

List price	\$1,235,000
Style	2 storey detached, freehold
Bedrooms	4
Bathrooms	3 (2 full, 1 powder room)
Above grade	2,406 sq ft (floor plans)
Built	1964 (MPAC)
Basement	Full, unfinished
Possession	Immediate or flexible

LOT, PARKING & COSTS

Parking	4 car driveway + double garage
Lot	80 × 100 ft (approx. 8,000 sq ft)
Property taxes	\$6,381 (2026)
Heating	Forced air, natural gas
Cooling	Central air
Water · Sewer	Municipal
Furnace · Water tank	2026
Roof	2017



35 MOHAWK CRESCENT

LOVE WHAT YOU'VE SEEN SO FAR?

SCAN TO ACCESS

- ✓ All 55 photographs
- ✓ The property film
- ✓ Complete floor plans
- ✓ Book a private viewing

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage.



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