
KHOURI GROUP
OTTAWA REAL ESTATE
35
MOHAWK
CRESCENT
QUALICUM · OTTAWA, ON
A CLASSIC ADDRESS. A FRESH CHAPTER.

WELCOME TO 35 MOHAWK CRESCENT

Georgian inspired character, thoughtfully updated interiors and exceptional convenience in prestigious Qualicum, an established west end neighbourhood known for its tree lined streets and generous properties. On an 80 × 100 ft lot, this four bedroom home balances formal and casual living, with separate living and family rooms, a dining room, a breakfast nook and a custom kitchen.

4	3	2,406	80 × 100
BEDROOMS	BATHROOMS	SQ FT ABOVE GRADE	LOT (FT)

www.35mohawk.com

WHAT SETS IT APART

Room to spread out, a lot to enjoy and a neighbourhood people seek out. This home brings all three together, pairing classic character with modern comfort.

01

AN 80 × 100 FT LOT

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

02

PARKING FOR SIX

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

03

ROOM TO GATHER

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

04

A CUSTOM KITCHEN

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

05

CLASSIC CHARACTER

Georgian inspired style with crown moulding, wainscoting, updated trim and baseboards, and new hardware.

06

PRESTIGIOUS QUALICUM

Tree lined streets, Mohawk Park and Andrew Haydon Park nearby, and quick access to Highways 417 and 416.



MARBLE SURROUND FIREPLACE · CROWN MOULDING · WAINSCOTING

THE LIVING ROOM



OPEN TO THE KITCHEN · POT LIGHTS · CROWN MOULDING

THE FAMILY ROOM

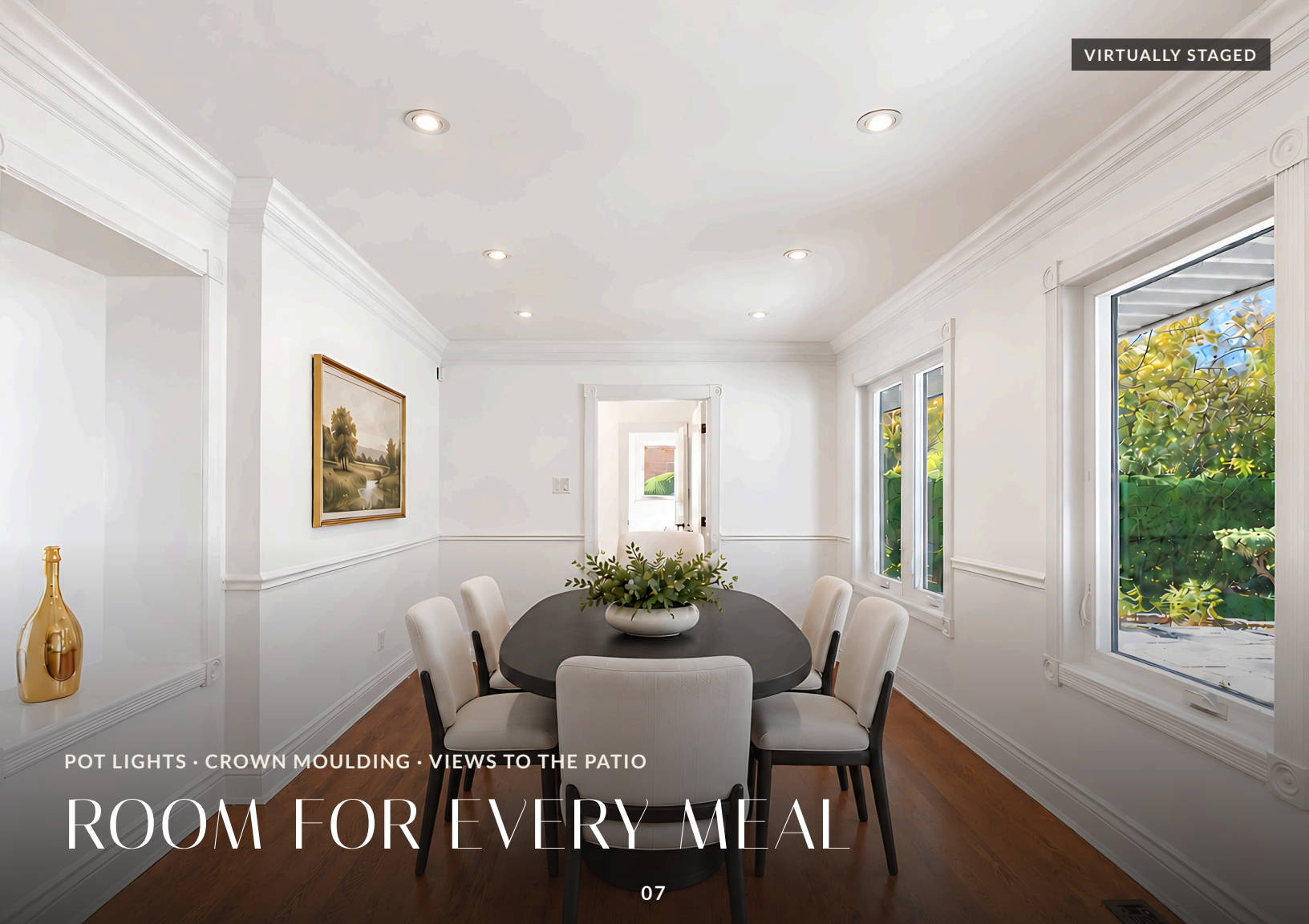
FAMILY & DINING ROOMS



A front picture window, pot lights and crown moulding make the family room a bright, easy place to unwind.



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



POT LIGHTS · CROWN MOULDING · VIEWS TO THE PATIO

ROOM FOR EVERY MEAL



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 · SEPARATE TUB · GLASS SHOWER



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



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

BEDROOMS & MAIN BATH



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



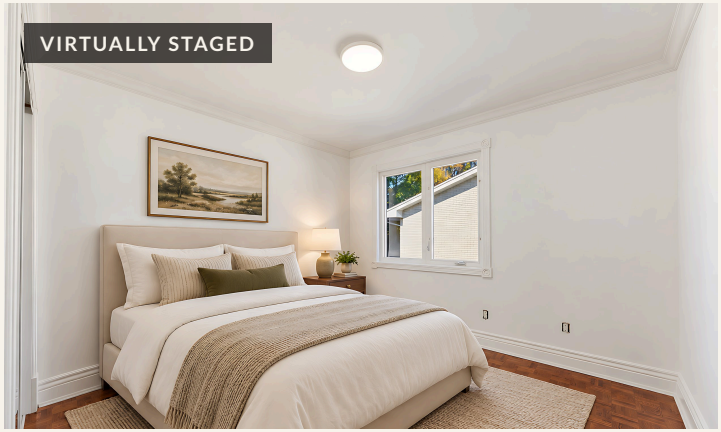
The main bathroom has double vessel sinks on a stone counter and a tub with glass shower doors.

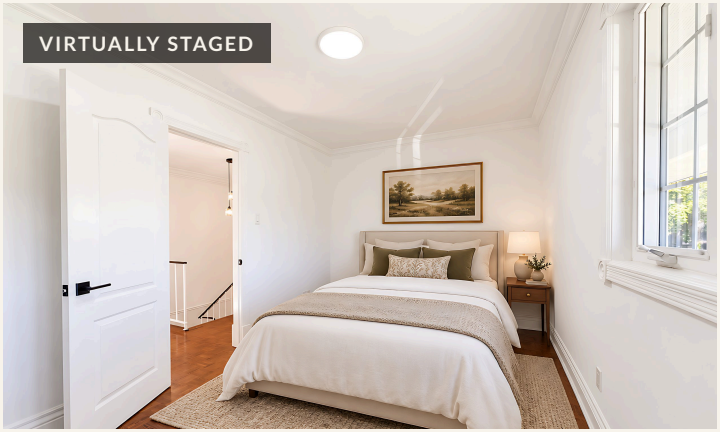
RESTFUL ROOMS

CROWN MOULDING · HARDWOOD FLOORING · CLOSET ORGANIZERS









ROOM TO WORK & REST

FLEXIBLE BEDROOMS UPSTAIRS



With four bedrooms on the upper level, one can easily double as a quiet home office or study.



Wide windows, crown moulding and parquet hardwood give every bedroom a bright, classic feel.

THE LOWER LEVEL

LAUNDRY · STORAGE · ROOM TO GROW



A dedicated laundry room with a utility sink keeps everyday chores tucked away downstairs.



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



APPROXIMATELY 8,000 SQ FT · GARDEN BED · FENCED BACKYARD

MAKE TIME FOR OUTSIDE

PATIO & GARDEN

SLATE · TREX · INTERLOCK



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 in a fully fenced backyard.



INTERLOCKED DRIVEWAY · DOUBLE GARAGE · MATURE TREES

THE 80 x 100 FT LOT

QUALICUM

Tree lined streets, mature landscaping and generous homes give Qualicum its established character, with parks, schools and west end Ottawa's everyday conveniences close at hand.

PARKS & AMENITIES

Mohawk Park · **Andrew Haydon Park** on the Ottawa River · **Britannia Yacht Club** marina · **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

Elementary: **Knoxdale Public School**, **St. John the Apostle Catholic School**, **Our Lady of Peace Catholic School**.
Secondary: **Sir Robert Borden High School**, **St. Paul Catholic High School**.
Please confirm catchment with the boards.







ROOM DIMENSIONS

2,406 SQ FT ABOVE GRADE · 3 LEVELS

MAIN LEVEL — 1,321 sq ft

Living Room	13'3 × 19'11
Family Room	14'2 × 19'3
Kitchen	20'6 × 12'3
Breakfast Nook	9'10 × 8'11
Dining Area	13'3 × 11'3
Foyer	6'6 × 5'7
Powder Room	5'5 × 6'4
Garage	20'4 × 21'4

SECOND LEVEL — 1,085 sq ft

Primary Bedroom	23'8 × 11'3
Ensuite	13'3 × 11'3
Bedroom 2	14'4 × 8'8
Bedroom 3	14'0 × 8'8
Bedroom 4	10'9 × 10'11
Bath	7'6 × 10'11
Hall	15'1 × 10'11

LOWER LEVEL — Unfinished

Exercise Room	11'5 × 19'10
Laundry	11'9 × 10'1
Utility & Storage	22'8 × 30'3
Hall	11'3 × 8'10

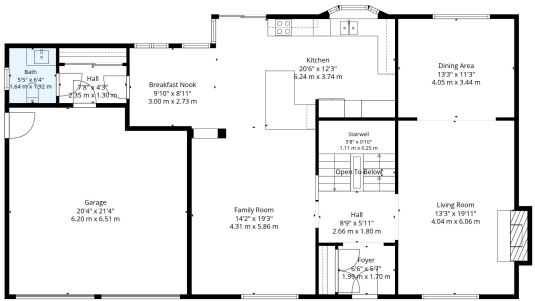
Excluded from the above grade total: unfinished lower level and garage 436 sq ft. Measurements deemed highly reliable but not guaranteed.

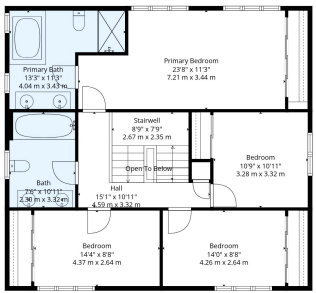


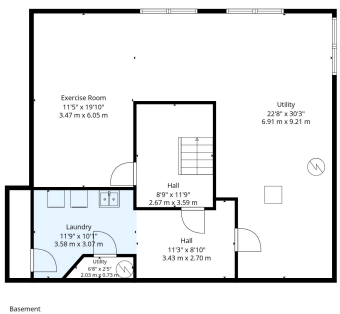




FLOOR PLANS







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 Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

FEATURES & FINISHES

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
Separate tub, glass shower
Main bath with double sinks
Granite bathroom counters
Built in closet organizers

LOWER LEVEL

Laundry with utility sink
Generous storage
A blank canvas to finish

EXTERIOR & LOT

80 × 100 ft lot
Interlocked driveway, walkways
Attached double garage
Slate and Trex patio areas
Garden bed, fenced backyard

CHARACTER & COMFORT

Georgian inspired character
Updated trim and baseboards
New hardware
Custom built ins
Pot lights
Gas forced air, central air

Information believed accurate but not guaranteed. Lot dimensions owner supplied and approximate. Photos marked virtually staged show illustrative furnishings that are not included. Buyer to verify.

PROPERTY DETAILS

AT A GLANCE

THE HOME

List price	$1,199,000
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
Total parking	6 spaces
Neighbourhood	Qualicum, west end Ottawa







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.



CHARLES KHOURI

REALTOR® · ROYAL LEPAGE TEAM REALTY

613 864 3327

charleskhouri@royallepage.ca

www.35mohawk.com · @thecharleskhouri

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