



2269 MARBLE CRES.



BEDROOMS

3



BATHROOMS

3



PARKING

3



Nestled along the curve of a quiet street with no rear neighbours, this sun-filled semi-detached home has been beautifully maintained and is truly move-in ready. Offering three bedrooms and three bathrooms, the home welcomes you in with a thoughtfully designed main level that feels both bright and spacious. Large windows, a stylish modern kitchen and a convenient powder room create an inviting, airy atmosphere ideal for everyday living or entertaining guests. From the dining area, step out to one of two decks where you can savour your morning coffee while overlooking the lush greenspace that stretches beyond the backyard.

Upstairs, you'll find three bright bedrooms, storage options and a full bathroom with double sinks. The finished basement adds even more versatility, featuring a walkout that extends your living space and opens onto a private, wedge-shaped backyard perfect for relaxing or playing with pets or kids.

Just minutes from downtown Rockland yet only steps from tranquil parks and scenic walking trails, 2269 Marble Crescent delivers a peaceful retreat in a vibrant, accessible community. This rare property combines bright open living, natural privacy and convenient access to Rockland's amenities.



DIMENSIONS

| | |
|----------------------|----------------|
| living room | 17'11" x 11'2" |
| dining room | 11'7" x 8'3" |
| kitchen | 13'3" x 8' |
| powder room | 5'4" x 5'4" |
| primary bedroom | 16'8" x 11'9" |
| bedroom | 10'11" x 9'9" |
| bedroom | 11'9" x 9' |
| 5pc bathroom | 8'10" x 7'11" |
| recreation room | 18'3" x 16'2" |
| laundry/utility room | 18' x 5'3" |
| 3pc bath | 7'11" x 6'5" |

PROPERTY TAXES

\$ 4,223.07 - 2024

INCLUSIONS

fridge, stove, dishwasher, washer, dryer, murphy bed, curtain rods

EXCLUSIONS

none

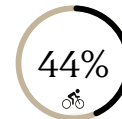


THE AREA

Rockland



WALK SCORE



BIKE SCORE

Rockland is a vibrant and growing community located just east of Ottawa, along the picturesque Ottawa River. This welcoming neighbourhood features a blend of charming older homes and modern developments, including detached houses, townhomes and condominiums, catering to families, professionals and retirees. Over the past two decades, Rockland has seen significant growth, with new residential areas and amenities enhancing its appeal.

Surrounded by natural beauty, Rockland offers residents access to scenic parks, riverside trails and recreational facilities. Outdoor enthusiasts enjoy year-round activities such as hiking, cycling, boating and winter sports at local parks like Parc du Moulin and the Clarence-Rockland Recreational Trail. The neighbourhood also boasts a variety of sports fields, playgrounds and community centres, making it a popular community among families and active individuals.

Rockland is served by both English and French school boards, with several elementary and secondary schools in the area, making it a popular choice for families seeking quality education in a close-knit community. With its blend of small-town charm and modern conveniences, Rockland offers a peaceful yet connected lifestyle.

SCHOOLS

- ROCKLAND P.S.
- L.É.É.P. CARREFOUR JEUNESSE
- ROCKLAND I.S.
- ROCKLAND DISTRICT H.S.
- L.É.S.P. ROCKLAND
- L.É.S.C. L'ESCALE

ATTRACTIONS

- ALAIN-POTVIN PARK
- PATRICIA CHARRON PARK
- CLARENCE-ROCKLAND YMCA
- ROCKLAND GOLF CLUB
- CANADIAN HOCKEY ACADEMY

SHOPPING

- WALMART SUPERCENTRE
- RONA
- CANADIAN TIRE
- LCBO
- PET VALU