

WELCOME TO...

62 Julian St

Well-maintained 3+1 bedroom, 2-bathroom home on a desirable corner lot in the heart of Carleton Place! Featuring numerous updates, abundant natural light and a functional layout. The main floor offers a spacious living room with a beautiful fireplace feature wall, dining area and large eat-in kitchen with island seating. Three generously sized bedrooms and a full bathroom complete the main level.

The finished basement adds a fourth bedroom, family room, flexible office or hobby space, 2-piece bathroom and ample storage. Enjoy the private covered deck, large storage shed, garden space and plenty of parking. Ideally located within walking distance to local amenities, shops and restaurants, with easy access to Highway 7!

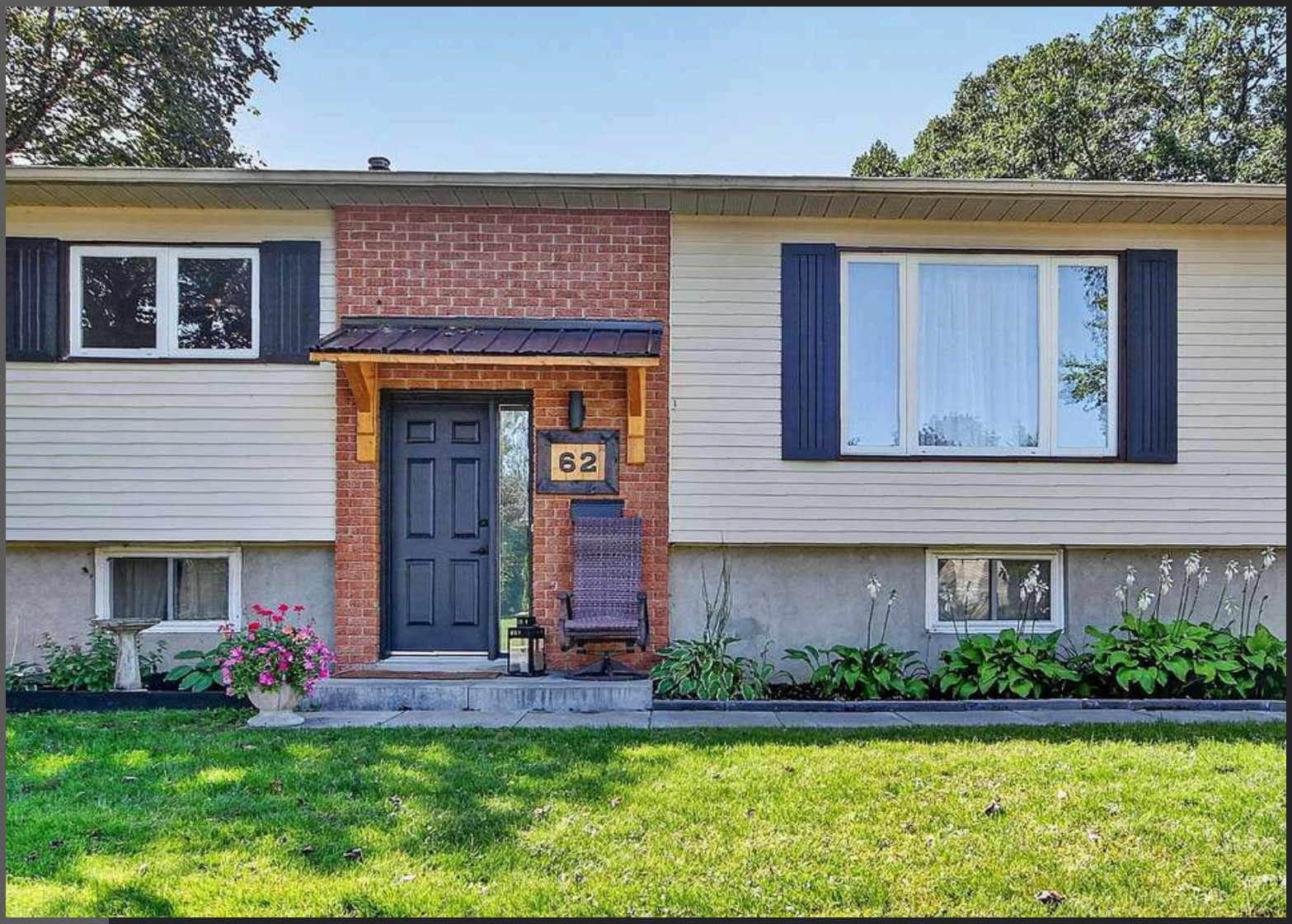


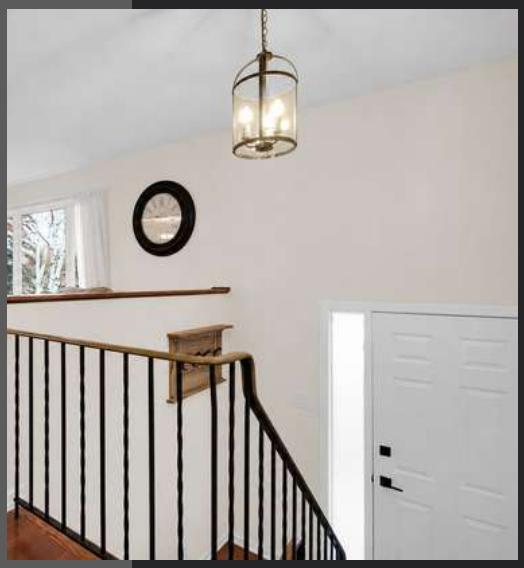
3+1 Bedrooms

2 Bathrooms

1 Car Garage

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WALK-UP & FOYER

Situated on a desirable corner lot, the home features a beautifully landscaped front walk-up with garden beds, creating a welcoming first impression. Upon entering, the staircase provides access to both the main floor and finished lower level.









LIVING ROOM

Bright and inviting living space featuring a beautiful fireplace feature wall, creating a warm focal point. Generous natural light and plenty of room for comfortable seating make this an ideal space to relax or entertain.





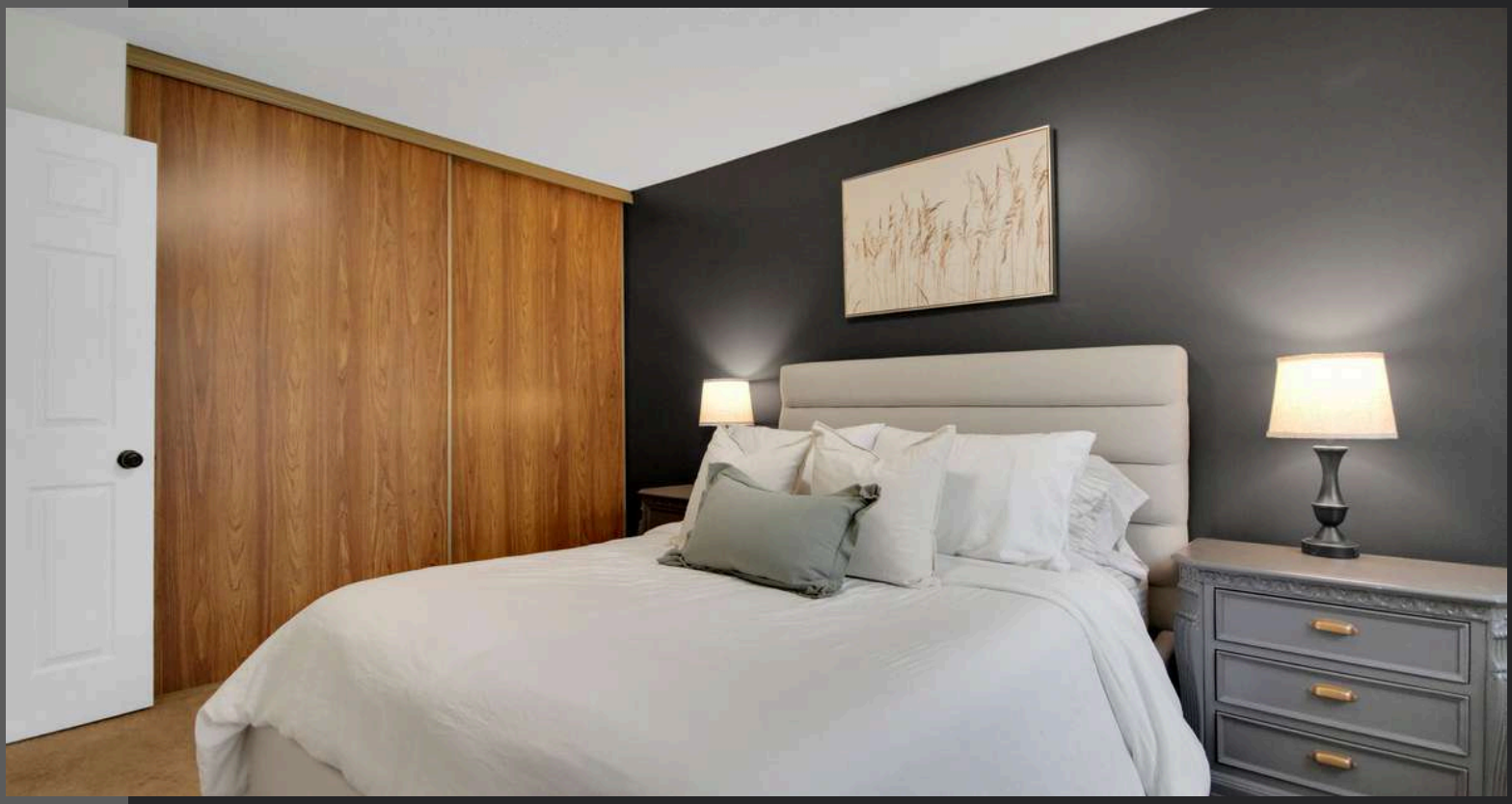




KITCHEN & DINING ROOM

Spacious eat-in kitchen offering ample cabinetry, generous counter space and a centre island with additional seating. The adjoining dining area provides a great space for family meals and entertaining, with convenient access to the backyard through the rear door.





PRIMARY BEDROOM

Generously sized primary bedroom offering a comfortable retreat with plenty of natural light and ample space for furnishings.









SECONDARY BEDROOMS & MAIN BATHROOM

Two additional well-sized bedrooms offer flexibility for family, guests or a home office. The main 4-piece bathroom is conveniently located nearby and serves the main floor.









LOWER-LEVEL FAMILY ROOM & BATHROOM

The finished lower level offers additional living space with a spacious family room, perfect for movie nights or relaxing with family. A convenient 2-piece bathroom adds functionality, while additional flexible space provides room for hobbies, a home office or a play area.









ADDITIONAL BEDROOM & LAUNDRY

The lower level also features a generously sized fourth bedroom, ideal for guests or extended family. A dedicated laundry area and additional storage space complete this level.








OUTDOOR SPACE

Enjoy the private covered deck, offering the perfect spot for outdoor dining, entertaining or relaxing with your morning coffee. The spacious corner lot features beautifully maintained gardens, plenty of room to enjoy the outdoors, a large storage shed and ample driveway parking. With no side neighbours, there's added privacy and space to make the most of the property!



Have A Real Estate Question?

We're here to help. Call us at 613.324.3307 or email Andrew@BethandAndrew.ca

IT'S ALL IN THE DETAILS

3+1 Bedrooms

2 Bathrooms

1 Car Garage

Property Type: Raised Bungalow

Year Built: 1984

Neighbourhood: Carleton Place

A/C: Central Air

Heating: Forced Air | Gas

Water/ Sewer: Municipal/Sewers

Taxes/Year: $4,016/2026

Utilities:

- Hydro approx.: $115/month
- Water & Sewage approx.: $45/month

Basement: Full | Finished

Inclusions: Stove, Dishwasher, Fridge, Hood Fan, All Window Curtains, All Window Blinds, Garage Door Opener & Remote, Washer, Dryer, Hot Water Tank.

Rental Items: None

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation, and play in nearby parks and recreation facilities.



Carleton Place Arena
75 Neelin Street

19 mins

Stittsville Golf Course
7967 Fernbank Rd

Ashton Park / Cavanagh Community Centre
8930 Flewellyn Rd

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Playground
- 1 Arena
- 2 Rinks
- 3 Tennis Courts
- 4 Ball Diamonds

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1km.

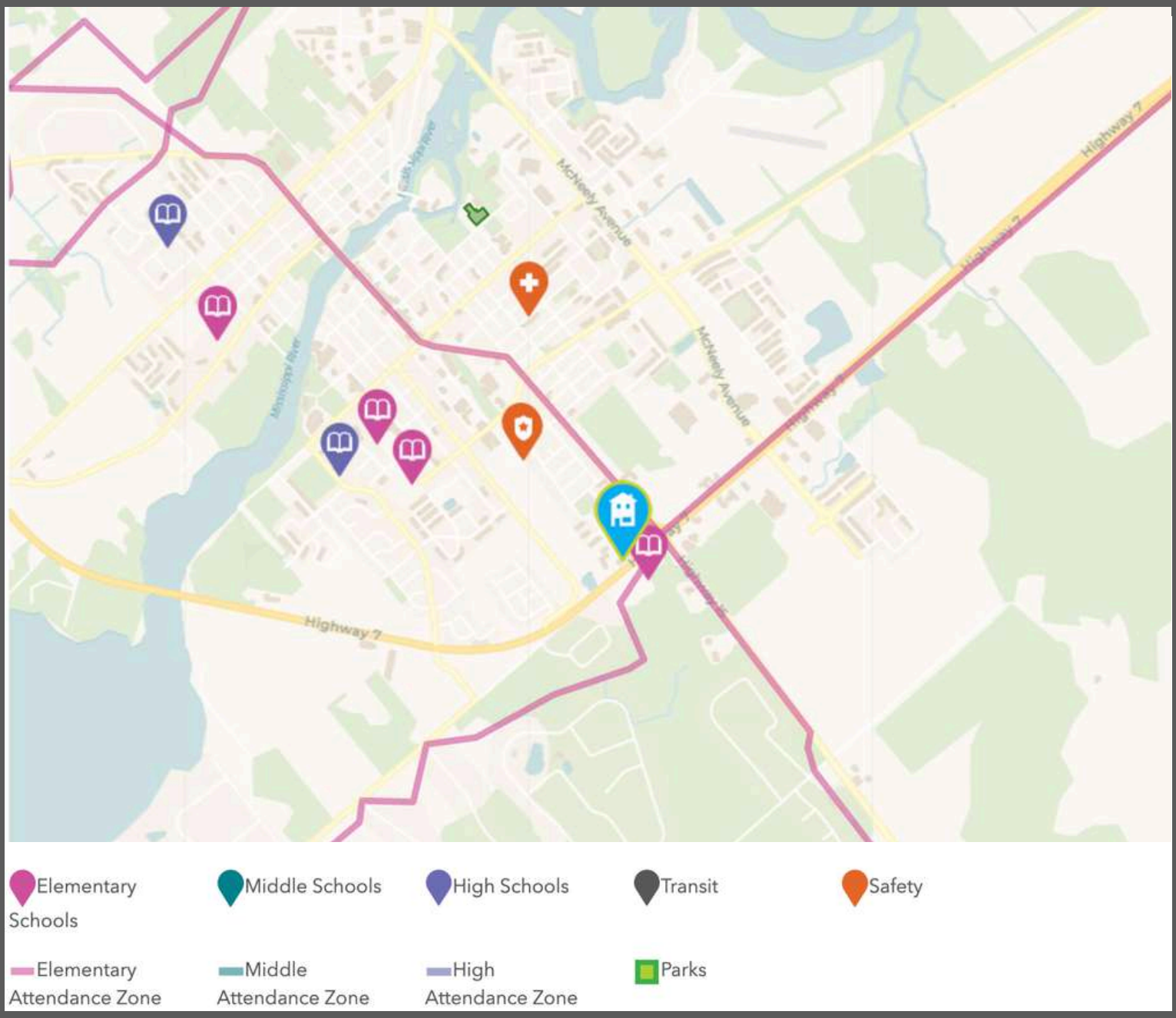
Carleton Place & District Memorial Hospital
211 Lake Ave E

Fire Station
15 Coleman St

Police Station
15 Coleman St

62 Julian St
Carleton Place, ON

MAP OUT THE NEIGHBOURHOOD



62 Julian St

Carleton Place, ON

SCHOOL REPORT

Caldwell Street PS
Designated Catchment School
Grades PK to 6
70 Caldwell St

ÉESP Maurice-Lapointe
Designated Catchment School
Grades PK to 12
17 Bridgestone Dr

ÉEP Grande-Ourse
Designated Catchment School
Grades PK to 8
1385 Halton Terrace

Carleton Place HS
Designated Catchment School
Grades 7 to 12
215 Lake Ave W

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

ÉÉC J.-L.-Couroux
Designated Catchment School
Grades PK to 8
10 Findlay Ave

St. Mary CS Carleton Place
Designated Catchment School
Grades 4 to 6
4 Hawthorne Ave

St. Gregory CS
Designated Catchment School
Grades PK to 3
176 Townline Road West

Notre Dame Catholic HS
Designated Catchment School
Grades 7 to 12
157 McKenzie St

62 Julian St
Carleton Place, ON



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