

Room Dimensions

Main Level

- Living Room (13.5' x 10.6')
- Dining Room (10.6' x 7.9')
- Kitchen (9' x 8.7')
- Master Bedroom (12.6' x 9.3')
- Bedroom (9.9' x 9.1')
- Full Bathroom

Key Features & Upgrades

- main sewer line replaced from street into house (2020)
- hot water heater (rental) (2020)
- eaves troughs with leaf & debris covers (2019)
- chimney top & cap brickwork rebuild (2019)
- basement windows (2017)
- foundation water-proofing on north side of house, sump pump installation (2017)
- windows throughout (2015)
- furnace & ac (2013)
- bathroom renovation (2011) Astro Design. Geberit in-wall toilet, Robern sliding mirror/cabinet, Flos lighting, Hans Grohe Axor shower and fixtures, Duravit Starck bathtub and sink, exhaust fan, heated ceramic floor.
- German engineered and manufactured steel front door w/ Assa-Abloy locks (2010)
- kitchen renovation (2000) Pirelli flooring; Vitsoe shelving, cabinet and table system; AEG stainless steel fridge; AEG stainless steel gas cooktop with Faber fan; Miele stainless steel dishwasher; AEG stainless steel built-in oven; track lighting; custom wood cabinets w/maple doors.
- custom-built wood shelving & cabinets in both bedrooms (1998)



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Wellington Village • Ottawa

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All dimensions are approximate.





Sweet, Mod Bungalow for Sale in Wellington Village

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Welcome to this sweet 2-bedroom, brick bungalow renovated with a hip, modern vibe! The bright, cosy spaces have been designed for maximum efficiency and easy living. From the architect-designed front porch, you know you are entering a special home. The living/dining spaces are darned with hardwood floors and fabulous light fixtures as well as built-in shelves for a great use of space. A large window allows morning light to light the room. The renovated kitchen features flooring made from Pirelli tires, efficient European stainless appliances and custom maple cabinetry. The two bedrooms overlook the peaceful, large backyard oasis, one perfectly designed for a home office with its custom built-in desk and storage. The main Astro-designed bathroom is a simple, modern, tasteful design with barn-door style door for maximum space, high end fixtures and heated floor. The backyard is a maintenance-free zone carefully designed and crafted to bring the interior vibe to a large outdoor space. An adjustable, weather-resistant Fendock deck is the central feature, along with custom shed to reflect the modern exterior style and plenty of sitting areas shaded by the beautiful trees. There is a private laneway with plenty of parking and basement with abundant storage for all your active gear. Steps to the shops of Wellington, the LRT and recreation along the river, this home is the perfect spot for a single or couple looking to downsize or thinking about expanding a single home on a prime street.

PRICE \$649,900
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION TBD

INCLUSIONS refrigerator, cooktop, oven, dishwasher, washer, window blinds, shed
EXCLUSIONS Dining room pendant light, Front entrance shelf & cabinet, Living room wall sconces.
RENTALS hot water tank

HYDRO \$750/year (approx.)
GAS \$825/year (approx.)
WATER \$600/year (approx.)
PROPERTY TAXES \$5,664.15 (2020)