

diane & jen
Team



316 FAIRMONT AVENUE

Civic Hospital



Set in Ottawa's Civic Hospital neighbourhood, 316 Fairmont Avenue is a fully renovated 3-bed, 4-bath home blending classic charm with contemporary design. Updated by award-winning designers, it features beech-stained hardwood floors, tall ceilings, new Pella windows, and custom wrought iron railings. The main floor boasts a sun-filled, open-concept layout with a Deslaurier kitchen with two-toned cabinetry, granite counters, high-end appliances, and an expansive island. The family room includes a gas fireplace, built-in cabinets, surround sound, and a dining area with a family chalkboard. A stylish powder room, versatile formal living room, and mudroom complete the level. Upstairs, the primary suite includes a walk-in closet and spa-like ensuite, and two additional generously sized bedrooms and a full bath complete the floor. The finished basement adds a rec room, den, full bathroom, laundry, and generous customized storage. With a landscaped backyard, deck, and direct access from the family room, this move-in-ready home offers exceptional style, space, and location.

ENGEL & VÖLKERS®

Property Details

PRICE: \$1,445,000

OFFERS: 48-hour irrevocable

PROPERTY TAXES: \$9,200.85 / 2025

APPROX. UTILITY COSTS: Hydro: \$180 · Heating: \$50 · Water: \$100

HEATING: Gas

COOLING: Central Air

POSSESSION: Flexible

INCLUSIONS: Stove, dishwasher, microwave, hood-fan, fridge, washer, dryer, bathroom mirrors

BUILDING INSPECTION: Available, July 2025

Jen Stewart, Broker

Engel & Völkers Ottawa, Brokerage

Licensee of Engel & Völkers Canada Inc.

787 Bank Street, 2nd Floor · Ottawa, ON · K1S 3V5

Direct: 613-795-9793 · jen@dianeandjen.com

www.dianeandjen.com



Brokerage Independently Owned and Operated.

Not intended to solicit properties currently listed for sale.

E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.

Room Dimensions

Main Level

- **Foyer**
Size: 9.55 ft × 7.25 ft
Features: Tile floor, double closet
- **Living Room**
Size: 14.47 ft × 14.57 ft
Features: Gas fireplace, bay window, built-in shelves
- **Powder Room**
Size: 5.54 ft × 4.76 ft
Features: 2-piece bath, custom backsplash, built-in vanity
- **Kitchen**
Size: 11.02 ft × 13.75 ft
Features: Granite counters, centre island, built-in dishwasher
- **Dining Room**
Size: 11.88 ft × 11.75 ft
Features: Chalk wall
- **Family Room**
Size: 21.29 ft × 9.51 ft
Features: Gas fireplace, built-in speakers, walkout to deck
- **Mud Room**
Size: 4.99 ft × 15.55 ft
Features: Built-in shelves, tile floor
- **Recycling Room**
Size: 5.09 ft × 4.99 ft
Features: Tile floor

Second Level

- **Primary Bedroom**
Size: 17.00 ft × 12.76 ft
Features: Walk-in closet
- **Primary Ensuite**
Size: 5.15 ft × 7.97 ft
Features: 4-piece ensuite, double sink, built-in vanity
- **Bedroom 2**
Size: 14.34 ft × 11.22 ft
Features: Double closet, built-in shelves
- **Bedroom 3**
Size: 14.37 ft × 11.42 ft
Features: Double closet, built-in shelves
- **Full Bathroom**
Size: 8.04 ft × 7.55 ft
Features: 5-piece bath, double sink, linen closet

Basement

- **Study/ Den**
Size: 14.37 ft × 8.96 ft
Features: Closet
- **Rec. Room**
Size: 17.78 ft × 15.62 ft
Features: Built-in shelves
- **Full Bathroom**
Size: 9.49 ft × 15.62 ft
Features: 4-piece bath
- **Laundry Room**
Size: 9.49 ft × 5.05 ft
Features: Laundry sink



The Fine Print

- New LG fridge (2025)
- New Pella windows throughout property (2023)
- Custom built mudroom and shelves (2022)
- Updated attic insulation & upkeep by O'Reilly's (2019)
- Interlock widened driveway and front walk (2017)
- Newly paved asphalt driveway (2017)
- New seamless eavestrough (2015)
- New back fence (2015)
- New deck and stone patio (2015)
- Fully renovated basement (2015)
- Rheem central air conditioner installed (2014)
- Rheem high-efficiency furnace installed (2014)
- New roof shingles (2011)



Interior Features

Main Level

- Open-concept kitchen, family, and dining area with natural light
- Beech hardwood floors (hand-stained and site-finished)
- Gourmet kitchen with two-tone Deslaurier custom cabinetry
- Granite counters, large central island, glass subway tile backsplash
- Premium appliances: Fisher & Paykel gas range, Bosch dishwasher, LG fridge
- Natural gas Napoleon fireplace with Calcutta marble surround
- Built-in TV unit and Mirage ceiling speakers (indoor/outdoor)
- Stylish powder room with Carrera marble finishes
- Separate den/living room with custom built-in bookshelves and fireplace

Second Level

- Spacious primary suite with custom walk-in closet and spa-like ensuite
- Ensuite includes river stone shower, HansGrohe fixtures, double vanity, quartz counters
- Two additional bedrooms with custom closets
- Full main bathroom with soaker tub, dual vanities, quartz and stone details
- Two linen closets and built-in hallway reading nook

Basement

- Professionally renovated with recreation/family room
- Full bathroom with soaker tub and ceramic tile finishes
- Large walk-in storage room + 2 crawlspaces
- Laundry room with cabinetry, utility sink, upright freezer
- Additional coat closet and under-stairs storage
- Private den, perfect for home office or studio



Additional Features

Smart Storage & Utility Spaces

- Double-wide entry closet with in-door baskets
- Custom mudroom with built in storage unit
- Utility closet with shelving, pegboard, and storage pantry
- Built-in shelving in living and family rooms
- Organized garbage/recycling room with interior/exterior access
- Home equipped with Paradox monitored alarm system

Location Highlights

- Convenient residential location in Civic Hospital neighbourhood
- Walking distance to parks, public transit, and shopping
- Easy access to Hwy 417, Parkdale Market, and downtown
- Family-oriented area with strong community feel

Exterior Features

- Professionally landscaped backyard with natural rock retaining walls
- Large interlock patio with outdoor speakers and hardwired lighting
- Custom-built shed with window and locking door
- Asphalt driveway with widened interlock path
- Private fenced yard

Award-Winning Design

Renovations and interior finishes were executed by **VoK Design Group**, **StyleHaus Interiors**, and **Lagois Design-Build-Renovate**, all recognized with multiple design awards:

- GOHBA & Houzz Award Winners
- Custom cabinetry, bathroom, and storage solutions
- Featured in Houzz and Three Best Rated Ottawa Designers



Main Floor



Second Floor



Basement & Exterior

