

Welcome to

300 Avondale Avenue



CHELL
TEAM



Beautifully renovated and surprisingly spacious 3 bedroom home, nestled on a quiet street in desirable Westboro! This inviting property features a fabulous back-split layout that offers more room than meets the eye. Upon entry you'll be greeted by a bright and open-concept living space with a great flow for entertaining. Stunning kitchen renovation serving as the focal point of the main level, features quartz counters and SS appliances. Down the hall awaits two good-sized bedrooms and a renovated 4pc bathroom. Expansive primary retreat occupying the second floor, boasting impressive space with plenty of room to work from home - plus features its own ensuite and walk-in closet. Finished basement offers a large rec room, laundry and storage. The landscaped backyard serves as a private sanctuary, boasting lush greenery and shade throughout the summer, complemented by built-in benches and a patio! Steps to schools, Dovercourt Rec Centre and some of the city's trendiest shops and bistros!





MAIN LEVEL

Living Room	13'0" x 11'8"
Dining Room	16'0" x 10'9"
Kitchen	13'5" x 9'6"
Bedroom	12'2" x 9'8"
Bedroom	11'9" x 10'0"
Bathroom	4-piece

SECOND LEVEL

Primary Bedroom	21'1" x 14'7"
Ensuite	4-piece

BASEMENT

Recreation Room	17'5" x 14'2"
Laundry	13'1" x 5'1"

Bedrooms: 3

Bathrooms: 2

Neighbourhood: Westboro

Lot Size: 35 ft x 81.84 ft

Year Built: 1940

Possession: TBA

Style: Detached / Split-Level

Exterior: Stucco, Siding

Parking: 2

Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Tile, Carpet

Taxes: \$7,052 / 2023

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, All Window Coverings, Hot Water Tank, Cushions for Outdoor Seating

EXCLUSIONS

Drapes in Primary Bedroom, Wine Rack in Kitchen





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UPGRADES LIST

300 Avondale Avenue

2022

- Kitchen renovation
- Main bathroom renovation

2021

- Furnace
- Air Conditioner
- Dishwasher
- Washer and Dryer

2019

- Refrigerator
- Basement carpeting

2018

- Metal roof
- Gas stove + range hood
- Water heater (owned)

2016

- Carpets in bedrooms

2014

- Laundry room renovation
- Backyard landscaping (bench, patio, retaining wall)





Designated Representative Sarah Toll

Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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