

Welcome to

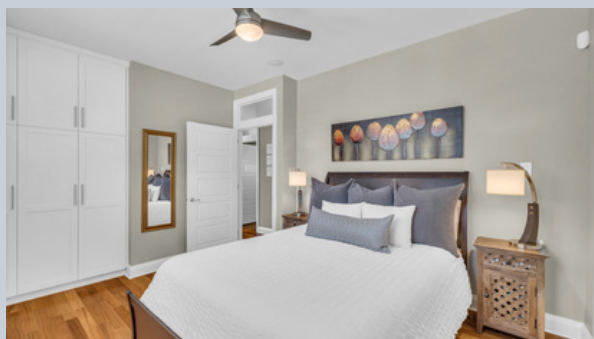
5 Fairfax Avenue



CHELL
TEAM



Spectacular custom built home located in the desirable Civic area, boasting over 2400+ sq ft of living space above grade! The 2nd level in-law suite offers versatile opportunities, ideal for generating income, operating a home-based business or serving as a secluded primary retreat. Bright and spacious interior, meticulously designed with attention to detail, boasting Brazilian teak hardwood floors, California shutters and built-in speaker system. The gourmet kitchen is truly a Chef's dream, custom designed with granite counters and 9 ft island. An exquisite double-sided gas fireplace enhances both the living and home office space. Luxurious 4pc main bathroom with soaker tub, heated floors and glass shower. Finished basement offers a media/family room, gym/rec room, cedar closet and 2pc bath. Outdoor areas are professionally landscaped and very low maintenance with interlock patios and cedar pergola, creating the perfect tucked away oasis. Easy access over the footbridge to Fisher Park, Elmdale Tennis Club and Wellington Village!





MAIN LEVEL

Foyer	8'3" x 5'7"
Living Room	20'2" x 13'0"
Dining Room	15'4" x 12'2"
Kitchen	17'10" x 11'7"
Office	11'0" x 8'7"
Bedroom	13'11" x 10'11"
Bedroom	13'4" x 10'4"
Bathroom	4-piece

SECOND LEVEL SUITE

Primary Bed/Living Area	25'3" x 14'8"
Kitchen	12'0" x 9'2"
Ensuite	3-piece
Laundry Room	5'7" x 5'6"

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Civic Hospital Area

Lot Size: 40 ft x 98 ft

Year Built: 2014

Possession: August 14th 2024 / TBA

Style: Detached, Bungalow + Loft

Exterior: Stucco, Stone

Parking: 3

Garage: Oversized Single, Attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Tile

Taxes: \$8,735 / approx

BASEMENT

Family Room	19'7" x 14'0"
Recreation Room	20'3" x 15'2"
Bathroom	2-piece
Laundry Room	9'4" x 8'0"
Storage Room	16'1" x 6'7"
Cedar Closet	9'1" x 5'8"
Utility Room	
Workshop	





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INCLUSIONS/EXCLUSIONS

5 Fairfax Avenue

Inclusions - Main House

- LG refrigerator with door in door
- Gas stove - GE Profile with warming drawer that heats to 450 degrees
- Bosch whisper quiet dishwasher
- Hood Fan
- GE front load washer and dryer
- All custom interior shutters by Shade-O-Matic.
- Auto garage door opener and remotes
- Weber natural gas BBQ with direct gas line connection
- Central built-in vacuum and accessories
- Two TV brackets
- Hot water tank

Inclusions - In-Law Suite

- Refrigerator
- Stove
- Dishwasher
- Microwave

Exclusions

- All metal tool storage units
- Mirror above tub
- Wine fridge
- Fridge and freezer in basement
- Stackable washer and dryer



BUILDING SPECIFICATIONS

5 Fairfax Avenue

- The home was completely re-built in 2014 by Benckhuysen Construction. 18% of the perimeter foundation is original from 1940.
- The kitchen features custom cabinetry in Espresso colour finish - by Excel Woodworking. Soft-close with heavy duty hardware that extend to the ceiling for extra storage.
- Glass in the custom cabinets is a linear glass that mimics the high security exterior doors and the transom windows on the main level.
- The butler's pantry and primary bedroom cabinets were built by Alaska Wood Industries. Brushed stainless handles by Richelieu.
- Custom designed cherry kitchen in upper suite also by Excel woodworking, reclaimed from original house renovation (2001).
- Hardwood on main floor is Cumaru - Brazilian teak. Upper suite is maple including both staircases.
- Heated floors in main level bathroom and upper suite bathroom.
- Napoleon direct vent double-sided gas fireplace. Linear series with glass media kit and designer fire art accessory for stellar ambience. Remote control included.
- Beam Alliance Central vac system on all 3 levels. An extra hose and accessories provided for the upper level for split occupancy and/or owner convenience. Kick plate outlet at kitchen island for quick kitchen clean-up. Car cleaning vac station in garage.
- Ample storage opportunities in the oversized garage and the basement.
- EcoBee 3 - smart thermostat (2024) with 2 room sensors.
- Monitored Security system and exterior security cameras.
- All hardscaping work professionally upgraded (including retaining wall, 2 patios and additional parking space) in 2020/21 and 22. New cedar pergola custom built in 2021 complete with commercial grade LED string lights.
- Low maintenance perennial plants surround the property. Hunter Irrigation system with rain sensor for the water conscious. Drip lines in every garden and the front planters.
- Lead pipe replacement completed in 2009.



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