

Welcome to

430 Hamilton Avenue South



CHELL
TEAM



Executive "Younghusband" 3 storey semi-detached home, nestled in the desirable Civic Hospital area, steps from the Experimental Farm, Dows Lake and the trendy shops and bistros of Wellington West! With a unique center hall plan, this home offers a remarkable sense of spaciousness while seamlessly combining classic charm with modern comfort. Boasting an inviting living room adorned with leaded glass windows and decorative fireplace. The dining room is open to the renovated kitchen featuring quartz counters. The sunroom offers a bright, versatile space, ideal for enjoying your morning coffee or used as a home office. Primary bedroom features two closets plus a walk-in, and rare ensuite bath. An additional spacious bedroom (previously two rooms) and renovated 4pc bathroom complete the second level. The third floor loft/bedroom offers flexible space for an office, den or playroom. Finished basement with rec room, guest bed and 3pc bath/laundry. Beautiful west-facing backyard with patio and gardens.





MAIN LEVEL

Foyer	18'2" x 5'2"
Living Room	17'0" x 14'9"
Dining Room	14'0" x 10'8"
Kitchen	14'0" x 7'7"
Sunroom	10'1" x 10'0"

SECOND LEVEL

Primary Bedroom	17'3" x 13'4"
Ensuite	4-piece
Bedroom	18'6" x 11'6"
Bathroom	4-piece

THIRD LEVEL

Loft/Bedroom	11'1" x 10'0"
Office	11'1" x 7'0"

BASEMENT

Recreation Room	17'2" x 11'10"
Den/Guest Room	15'3" x 8'1"
Bathroom/Laundry	3-piece
Utility Room	

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Natural Gas BBQ, Hot Water Tank, Portable A/C on 3rd Level, 2 Carpets in Basement Rec Room, Wall unit in Living Room, 2 Ductless Heat Pumps.

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Civic Hospital

Lot Size: 23.2 ft x 104 ft

Year Built: 1936

Possession: TBA

Style: Semi-Detached, 3 Storey

Exterior: Brick

Parking: 1 on left side of shared garage

Heating: Hot Water / Natural Gas

Cooling: Heat Pump

Flooring: Hardwood, Tile, Mixed

Taxes: \$7,508 / 2024





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UPGRADES LIST

430 Hamilton Avenue South

2024

- Roof vents upgraded and skylight replaced (Firon Roofing)
- Plaster ceiling and two walls in guest room replaced with drywall (Patchboyz)
- Front walkway and window well replaced (LT Integrity)
- Plumbing stack replaced and backwater valve added (John the Plumber)
- Handrails added to attic and basement stairs (Frank Building Supplies and Service)
- Second floor bathroom vents replaced (Bedard Plumbing)
- Kitchen faucet replaced (Bedard Plumbing)
- Retaining wall replaced (Stonehenge Masonry)
- Front porch repointed (Stonehenge Masonry)
- Patio stairs: lowest level raised to prevent water pooling (Stonehenge Masonry)

2023

- Main bathroom renovation (Electrical and Plumbing Store)

2022

- Replaced kitchen window (Heritage Carpentry and Joinery)
- Heat pump/air conditioning installation (Parent Heating and Cooling)
- Basement: Floor tiled, foundation crack in utility room sealed with bitumen, then parged and drywalled (LT Integrity); new baseboards, and pot lights; epoxy on floor in basement guest room; new sink and toilet in laundry room and new sink in utility room (Bedard Plumbing)
- Mortar on northwest corner of sunroom replaced (Stonehenge Masonry)

2021

- Water heater replacement (Parent Heating and Cooling)

2018

- New fence (Fence-All)

UPGRADES LIST

430 Hamilton Avenue South

2017

- Kitchen counters replaced (Ceragres), new sink (Preston Kitchen and Baths)
- Newly purchased 1930s sconce lights (living room) and chandelier (dining room)
- Support post for front porch (southward) replaced with new fir post

2016

- Exterior (storm) windows - all windows except front rooms and upstairs bathrooms (Premier Windows)

2014

- Garage roof re-roofed (Sanderson Roofing)

2013

- Chimney repaired: new mortar on lower bricks, top three courses replaced, new metal cap and flue tiles (Stonehenge Masonry)

2012

- Back door and back screen door replaced (Graemar Carpenters and Joiners)
- Maytag refrigerator purchased and installed
- Front step concrete replaced (Adrian Lang, A.L. Construction)
- Driveway paved

2011

- Ornamental mantelpiece tiled (Adrian Lang, A.L. Construction)

2010

- Kitchen: Maytag dishwasher and gas range installed; range hood and venting installed, (Adrian Lang, A.L. Construction)

2009

- Lead pipe from street water service to house replaced with copper pipe
- Installation of Lexan skylight over the back veranda (G. Savone)

UPGRADES LIST

430 Hamilton Avenue South

2007

- Roof re-shingled (Quality 1st Roofing)
- Installation of back patio (Adrian Lang, Fraser Wilson Inc.)
- Ornamental mantelpiece repaired (G. Savone)
- Extend basement bathroom to create laundry room (G. Savone); new Maytag washer and dryer

2006

- Replacement of heating system with natural gas high-efficiency boiler (Ideal Combustion)
- Eavestroughs added or replaced (Huyvan Home Improvement)

2005

- Attic floor refinished and floating floor added

2004

- All knob-and-tube wiring replaced with modern wiring (Globe Electric), holes in plaster patched with drywall
- Alarm system installed (Protectron)
- Basement windows replaced (G. Savone)



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Designated Representative Susan Chell

Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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