

# Welcome to

77B Kenora Street



CHELL  
TEAM



Discover this stunning custom-built luxury home in the sought-after Island Park/Wellington Village neighborhood, just steps from Fisher Park, Elmdale Public School, and the city's most vibrant boutiques and dining spots. Thoughtfully designed with meticulous attention to detail, this 3-storey residence features exquisite high-end finishes that define sophistication. The heart of the home is the chef-inspired kitchen featuring premium stainless steel appliances, a large centre island, custom cabinetry, built-in climate controlled wine cellar, walk-in pantry & sleek quartz counters. Perfectly designed for entertaining, it flows seamlessly into the living room, boasting a wall of floor-to-ceiling windows that flood the space with natural sunlight and a stunning gas fireplace that anchors the room with warmth and style. The second floor features a rare layout boasting three bedrooms, each with their own ensuite. The third level is a private sanctuary, ideal as a primary suite or guest oasis, boasting its own ensuite bathroom, a breathtaking great room with granite fireplace, glass-enclosed office, wet-bar, laundry room, and access to the spacious 150 sq ft terrace offering fabulous views! Finished basement with radiant heated floors, a large rec room, an additional full bathroom and large mudroom with custom cabinetry. Beautifully landscaped, fully fenced backyard complete with gas line for BBQ, two outdoor speakers and garden shed. This home is also equipped with a state-of-the-art home automation system with main floor integrated iPad and zoned audio for seamless control of your smart living experience! Offering unparalleled luxury, comfort, and style in a prime location, this exceptional property sets a new benchmark for elegant urban living.





| MAIN LEVEL  |               |
|-------------|---------------|
| Living Room | 18'1" x 12'0" |
| Dining Room | 10'0" x 9'0"  |
| Kitchen     | 17'0" x 10'5" |
| Bathroom    | 2-piece       |

| SECOND LEVEL    |               |
|-----------------|---------------|
| Primary Bedroom | 16'0" x 12'0" |
| Ensuite         | 5-piece       |
| Bedroom         | 10'8" x 9'3"  |
| Ensuite         | 4-piece       |
| Bedroom         | 10'8" x 9'3"  |
| Ensuite         | 4-piece       |

Bedrooms: 4  
 Bathrooms: 6  
 Neighbourhood: Wellington Village  
 Lot Size: 24.97 ft x 100 ft  
 Year Built: 2021  
 Possession: 60-90 Days/TBA  
 Style: Detached, 3 Storey  
 Exterior: Stone, Stucco  
 Parking: 2  
 Garage: Single Car Attached  
 Heating: Forced Air / Natural Gas, Radiant  
 Cooling: Central Air  
 Flooring: Hardwood, Tile  
 Taxes: \$13,320.78 / 2024

| THIRD LEVEL  |                |
|--------------|----------------|
| Great Room   | 18'10" x 15'6" |
| Bedroom      | 12'0" x 11'7"  |
| Ensuite      | 3-piece        |
| Office       | 9'0" x 8'11"   |
| Laundry Room | 9'0" x 6'6"    |

| BASEMENT        |               |
|-----------------|---------------|
| Recreation Room | 19'0" x 13'0" |
| Mudroom         | 14'11" x 7'6" |
| Bathroom        | 3-piece       |







# INCLUSIONS / EXCLUSIONS

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## INCLUSIONS

- Fridge, Gas Stove, Dishwasher, Hood Fan, Microwave (all Bosch),
- "Koolr" Wine Fridge,
- Frigidaire Beverage Fridge
- Samsung Frame TV (65") in Living Room
- 10 Built-In Speakers (Factor),
- Samsung Washer and Dryer
- Frigidaire Wine Fridge on 3rd Floor
- Fridge/Freezer (Hisense) in Basement,
- All Window Coverings including automatic blinds in living room, three bedrooms on second level and third floor great room
- Integrated IPAD Docking Station on wall (home automation hub)
- Ring Door Bell
- Automatic Garage door opener with two remotes
- Garden Shed

## EXCLUSIONS

- Sonos AV System





# ADDITIONAL HIGHLIGHTS

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- Home automation with main floor integrated iPad and zoned audio throughout the home
- Smart lighting centrally controlled
- 3-zone independent HVAC system with digital touchpad thermostat to ensure consistent individual temperatures on all levels
- Automatic blinds throughout with console
- Storage shed in yard
- Fully plywood backed garage
- Main floor climate controlled 50 bottle wine cellar with custom storage
- Custom Venetian plaster fireplace - main floor and 3rd level granite fireplace
- Custom mouldings throughout
- Custom millwork in all bathrooms, his & her's walk-in closets in Master suite
- Hardwired gas BBQ line
- High-end plumbing fixtures- Brizo, Villeroy & Boch, Grohe
- Bosch appliances, 6 burner gas range + panel-ready dishwasher
- 9ft ceilings throughout
- 150 square foot terrace off 3rd floor overlooking Gatineaus.
- Linked detached home - only an 8x20 connection to the adjacent residence on the basement level. All other floors and roofing fully separate - as opposed to a semi-detached dwelling
- 3rd floor lounge with separate living room, glass enclosed office and wet-bar
- Basement mudroom with custom cabinets and cedar ceiling treatment
- 500ft to Wellington Village- LRT, top restaurants, great schools, Hampton Park, Dog Park, Fisher Park Recreation Centre, Elmdale Tennis Club, Kitchi-Ziban trails (cross country), Westboro Beach, Ottawa River, Coffee Shops and Boutiques



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