

Welcome to

32 Orrin Avenue



CHELL
TEAM



This stunning home, nestled on a quiet street in the prestigious Civic Hospital area, was completely renovated from the studs and transformed in 2015 by Astro Design Centre! Prepare to be wowed the moment you step through the door, as the impressive foyer makes an unforgettable first impression with its elegant design and stunning details, setting the stage for the beautiful home that awaits beyond. The inviting living room boasts a contemporary white-brick fireplace, serving as the perfect focal point. The heart of the home is the award-winning Scandinavian country kitchen by Astro Design, a true masterpiece featuring top-of-the-line appliances, a large centre island, and a separate 9ft pantry area for optimal storage. Architectural windows bathe the space in natural light, flowing seamlessly into the dining area, where an exquisite Italian-imported pendant perfectly completes the space with its refined design. The primary suite offers a spa-like ensuite with glass shower, while three additional bedrooms plus a beautifully renovated 4-piece bathroom complete the second level. A convenient side entrance opens to the lower level, where you'll find a custom wall tree that creates a functional mudroom space. The basement also provides a spacious rec room with pot lighting, additional full bathroom, laundry and storage room. The garage, thoughtfully renovated/rebuilt in 2022, is a versatile space that can serve as a gym, home office, or studio, plus separate storage area with room for bike storage and more. Outdoors, enjoy a low-maintenance, professionally landscaped yard with an expansive AZEK composite deck, large awning, and patio area, perfect for entertaining. Located on one of the most sought-after streets in the Civic Hospital neighbourhood, this home is steps from top schools, parks, scenic walking trails, Dows Lake, and the vibrant shops and bistros of Wellington Village, Hintonburg, and Little Italy. A rare opportunity to own a meticulously renovated home in one of Ottawa's most desirable neighbourhoods!





MAIN LEVEL

| | |
|----------------|----------------|
| Foyer | 12'5" x 7'9" |
| Living Room | 17'0" x 11'11" |
| Kitchen/Dining | 24'2" x 12'2" |
| Pantry | 9'0" x 3'10" |

SECOND LEVEL

| | |
|-----------------|----------------|
| Primary Bedroom | 13'3" x 10'10" |
| Ensuite | 3 piece |
| Bedroom | 12'4" x 11'2" |
| Bedroom | 11'0" x 8'11" |
| Bedroom | 10'5" x 7'5" |
| Bathroom | 4 piece |

BASEMENT

| | |
|-----------------|---------------|
| Recreation Room | 16'7" x 10'6" |
| Bathroom | 3 piece |
| Laundry Room | 14'0" x 6'10" |

OTHER

| | |
|--------|---------------|
| Studio | 16'5" x 11'3" |
|--------|---------------|

INCLUSIONS

Fridge (Liebherr), Dual Electric/Gas Stove (Bosch), Dishwasher (Bosch), Hood Fan, Microwave, Washer & Dryer (LG), All Window Coverings, Light Fixtures, TV Brackets, Awning, Hot Water Tank (Owned)

EXCLUSIONS

All TV's, Sound System Receivers, Shelves, Security Cameras

Bedrooms: 4
 Bathrooms: 3
 Neighbourhood: Civic Hospital
 Lot Size: 44 ft x 98 ft
 Year Built: 1939
 Possession: Summer 2025 or TBA
 Style: Detached, 2 Storey
 Exterior: Brick
 Parking: 3
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Flooring: Hardwood, Tile
 Taxes: \$8,787.98 / approx





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UPGRADES & HIGHLIGHTS

32 Orrin Avenue

2022

- New windows in kitchen (between french doors) and upstairs bedroom/office
- Studio/Garage renovation/rebuild - radiant floor heating & Hardie Board siding

2015 (Whole home renovation/rebuilt from the studs)

- Farrow & Ball paint throughout
- Windows: Wood (interiors); aluminum (exterior)
- Plumbing
- Electrical
- Insulation (R16)
- Air Conditioning
- Furnace
- AZEK composite deck

ASTRO Kitchen and Bathrooms - Greater Ottawa Home Builders Association (GOHBA) award winning kitchen <https://www.astrodesigncentre.com/gallery41.html>

Lighting

- Pot lights on main floor and basement
- Chandeliers Primary Bedroom and front entrance hall (West Elm)
- Dining table pendant (Ceramic, imported from Italy)
- All exterior sconces (on house), Primary Bedroom, and hallway lighting (Restoration Hardware)

Bathrooms

- Mirror in ensuite bathroom & medicine cabinet in main bathroom (Restoration Hardware)
- Toto Toilet - main bathroom
- Duravit toilet and sink - ensuite
- Hansgrohe dual-rain shower unit and faucet (temp controlled) - main bathroom

2014

- Roof re-shingled





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