

Welcome to

469 Booth Street



CHELL
TEAM



Modern semi-detached home boasting an income generating in-law suite. Ideal as an investment, operating a home-based business, multi-generational living or opportunity to live in one unit and rent the other! Bright and spacious main living area features a chic industrial design, abundant natural light, and beautiful hardwood flooring across two levels. Stylish kitchen overlooking the living room, features stainless steel appliances, contemporary backsplash and designer tile. An inviting dining area offers custom bench seating. The expansive third-floor loft provides the perfect space for a home office. Spa-like main bathroom includes a glass shower and honeycomb tile flooring. The primary bedroom features a PAX wardrobe and private balcony, while the secondary bedroom includes a convenient Murphy bed. The lower unit features an open-concept layout with newer luxury vinyl flooring on the main level, a kitchen with a breakfast bar, and a spacious living room that opens to a private patio. Downstairs, the bedroom features its own ensuite, radiant heated floors and convenient access to the laundry area. Additional highlights include an attached garage, excellent soundproofing, and both units are freshly painted and move-in ready. Excellent location within West Centretown, close proximity to parks, bike trails, LRT, Lebreton Flats, Dows Lake, Arboretum, Chinatown and the trendy dining spots of Little Italy!





SECOND LEVEL

Living Room	15.0" x 9.4"
Dining Room	10.9" x 7.10"
Kitchen	12.1" x 8.6"
Bedroom	11.11" x 8.6"

THIRD LEVEL

Primary Bedroom	17.4" x 15.6"
Loft	16.7" x 8.2"
Bathroom	3-piece

MAIN LEVEL

Kitchen	10.3" x 9.10"
Living Room	16.6" x 8.2"

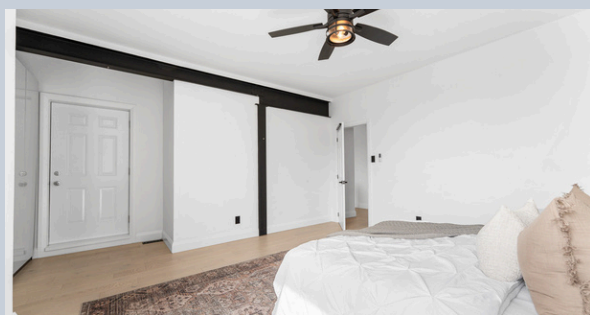
Bedrooms: 3
 Bathrooms: 2
 Neighbourhood: West Centretown
 Lot Size: 33.99 ft x 49.25 ft
 Year Built: 2009
 Possession: Immediate/TBA
 Style: Semi-Detached, 3 Storey
 Exterior: Metal Siding
 Parking: 2
 Garage: Single Car Attached
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Flooring: Hardwood, Luxury Vinyl, Tile
 Taxes: \$ 8,741.67 / 2024

BASEMENT

Bedroom	19.11" x 9.5"
Bathroom	3-piece
Laundry	5.5" x 3.6"

INCLUSIONS

2 Fridges, 2 Stoves, Dishwasher, 2 Hood Fans, 2 Washers, 2 Dryer, All Light Fixtures, Auto Garage Door Opener, Drapery Tracks, Window Blinds, Hot Water Tank, Murphy Bed, All Kitchen Accessories and Furniture in lower unit





UPGRADES LIST

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2024

- Repainting in Units A and B
- Vinyl flooring on main floor of Unit B
- Five new LED flush mount ceiling lights in Unit B
- Door handle for main entrance of Unit B
- Replacement of baseboard trims in bathroom of Unit B and elsewhere as applicable

2023

- Front door for Unit A
- Balcony door for Unit A
- Window pane in master bedroom of Unit A
- Replacement of mixing valve for hot water tank
- Shed in backyard

2022

- Custom-made, stain- and water-resistant banquette cushions for dining area in Unit A
- Installation of proper exhaust in the kitchen of Unit A
- Murphy bed and desk in Unit A
- Repainting of Unit B
- Hood fan in the kitchen of Unit B

2021

- Reconstruction of the 3rd floor balcony in Unit A
- Electrical rewiring to ensure seamless switching between heating and AC
- Tushy bidet to toilet in Unit A
- Coat racks by entrances of Units A and B
- Curtain rods and drapes





Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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home too!