

# *Welcome to*

1 Iona Street



CHELL  
TEAM





Welcome to this extraordinary 2-storey home located in sought-after Wellington Village. With 3,077 sq. ft of above-grade living space + a finished basement, 1 lona offers diverse living options & an abundance of natural light. This expansive light-filled home sits on a generous 100 x 50 lot with a rare double garage & plenty of room for outdoor living. Boasting a beautiful hedged side yard on the east side with a charming patio, the west side showcases a large upper deck. Originally an executive duplex, this home was thoughtfully converted into a spacious single-family residence, making it a standout property in the sought-after neighbourhood. Its attractive red brick exterior & classic architectural details add character & curb appeal. Built in 1931, the home preserves much of its original charm, including beautiful hardwood floors & doors throughout, while offering modern updates that blend seamlessly with its timeless design. The main floor features a spacious living room centred around a cozy gas fireplace, formal dining room, sitting area, office nook & renovated kitchen with centre island & heated floor. A main floor bedroom & full bathroom provide easy access for guests or multi-generational living. Upstairs, you'll find a bright family room with a second gas fireplace, creating an additional space to unwind or convert to a 4th bedroom on this level. The primary suite features a luxurious 5-piece ensuite. Two other bedrooms & full bathroom complete the second floor. The finished basement offers a spacious rec room, additional full bath & two spacious flex rooms, perfect for home office, guest room or granny suite. Incredible location across from Fisher Park, steps to Elmdale PS, & all of the trendy boutiques, cafes & restaurants of Wellington Village. A perfect blend of historical elegance & contemporary comfort, this home is ideal for those seeking a distinctive & spacious property in one of Ottawa's most desirable neighbourhoods. A truly special property!







### MAIN LEVEL

Foyer	8'11" x 5'5"
Living Room	16'4" x 14'9"
Dining Room	9'11" x 13'9"
Sitting Area	6'2" x 13'9"
Kitchen	17'11" x 13'9"
Bathroom	3 Piece
Bedroom	13'0" x 14'3"
Office Nook	5'5" x 4'9"

### SECOND LEVEL

Primary Bedroom	13'9" x 17'1"
Ensuite	5 piece
Bedroom	12'2" x 9'6"
Main Bathroom	4 piece
Bedroom	14'3" x 13'0"
Family Room	16'4" x 14'9"

Bedrooms: 4  
 Bathrooms: 3  
 Neighbourhood: Wellington Village  
 Lot Size: 100 ft x 50 ft  
 Year Built: 1931  
 Possession: TBA  
 Style: Detached, 2 Storey  
 Exterior: Brick  
 Parking: Double Car Detached  
 Heating: Natural Gas / Hot Water  
 Faxes: \$14,047.91 / 2025

### BASEMENT

Recreation Room	14'2" x 12'4"
Den/Guest Bedroom	13'0" x 13'11"
Den/Guest Bedroom	15'0" x 9'0"
Gym	11'5" x 12'8"
Bathroom /Laundry	4 piece
Utility Room	14'5" x 4'0"

### INCLUSIONS

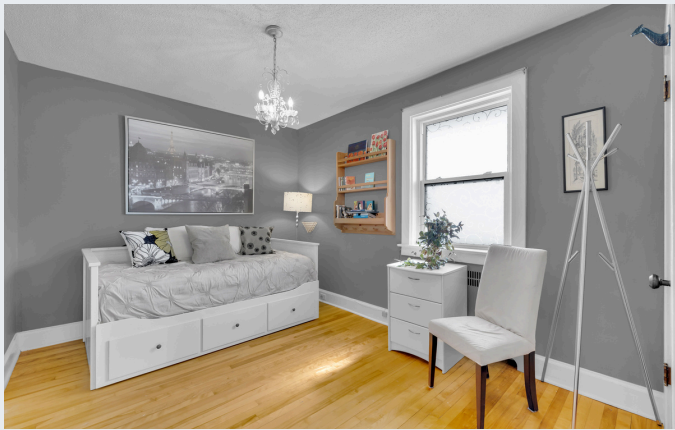
Fridge (as is-freezer needs repair), Stove,  
 Dishwasher, Washer and Dryer in basement,  
 Japanese Bidet, 2 Wall Unit AC Units

### EXCLUSIONS

Red Bar Fridge in Basement, Upright Freezer











# UPGRADES LIST

1 Iona Street

2025

- Two AC Wall Units

2022

- Hot Water Tank - Reliance
- Front Walkway

2013

- Garage facade was reclad
- Chimney rebuilt - Top Hat
- Deck between garage and house

2012

- Heat Pump (Armstrong S-25 Pump)
- French Door in Living Room - Lambdon Windows
- Ensuite bathroom renovation
- Patio on east side of home

2011

- Electric Box replaced with 200 amp

2010

- Windows replaced 2010 & 2011 (except basement windows)
- Main roof re-shingled - Timmins Roofing, 40 year shingles

2009

- Knob and Tubing wiring replaced
- Insulation - topped up as per energy audit
- Plumbing - 3/4 inch copper water service installed
- Plumbing - upgrade to kitchen and ensuite bathroom
- Kitchen Renovation - Design First







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