

*Welcome to*

1 Iona Street



CHELL  
TEAM



An extraordinary offering in sought-after Wellington Village! Rich in character and generous in scale, this exceptional 1931 residence offers over 3,077 sq. ft. of above-grade living space plus a finished lower level - perfectly suited for multi-generational living or flexible family arrangements. Set on an impressive 100 x 50 ft lot, this stately red brick home is framed by mature hedging and features a rare double garage - a true luxury in this coveted neighbourhood. Outdoor spaces are equally inviting, with a private east-facing patio and a generous west-facing upper deck, creating multiple options for relaxing or hosting. Originally built in 1931 as an executive duplex and thoughtfully transformed into a spacious single-family home, the property retains its architectural integrity while embracing modern updates. Hardwood floors, original doors, and timeless detailing blend seamlessly with contemporary enhancements. The main level offers elegant principal rooms, including a sunlit living room anchored by a gas fireplace, formal dining room, sitting area, office nook, and a beautifully renovated kitchen with centre island and heated floors. A main-floor bedroom and full bath add flexibility for guests or multi-generational living. Upstairs, a bright family room with a second gas fireplace provides a sophisticated retreat or optional fourth bedroom. The primary retreat features a luxurious 5-piece ensuite, while two additional bedrooms and a full bath complete the second level. The finished lower level expands the living space with a large rec room, full bath, and two versatile flex rooms ideal for a home office or guest suite. Incredible location across from Fisher Park and just steps to Elmdale Public School, along with Wellington Village's trendy boutiques, cafes, and restaurants, this is a rare opportunity to own a distinctive and spacious home in one of Ottawa's most coveted neighbourhoods.





## 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"

## 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

Refrigerator, Stove, Dishwasher, Washer & Dryer in basement, Japanese Bidet, 2 Wall AC Units

## EXCLUSIONS

Red Bar Fridge in Basement, Upright Freezer

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

Taxes: \$14,047.91 / 2025





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# 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





Designated Representative Patti Brown

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Broker

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