

Welcome to

1 Iona Street



CHELL
TEAM



Welcome to this extraordinary two-storey home located in sought-after Wellington Village, offering 3,077 sq. feet of above-grade living space plus a fully finished basement. This expansive light-filled property sits on a generous 100 foot wide lot, 50 feet deep, providing plenty of room for outdoor living and entertaining and a rare double garage. Boasting a beautiful hedged side yard on the east side with a charming patio, while 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 unique & standout property in the area. Its attractive red brick exterior & classic architectural details add both 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 & beautifully renovated kitchen with centre island and heated floor. A main floor bedroom & full bathroom provide ideal accessible accommodations for guests or multi-generational living. Upstairs, you'll find a bright & airy family room with a second gas fireplace, creating an additional space to unwind. The generous 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 and two flex rooms, perfect for a home office or guest room. Incredible location across from Fisher Park, steps to Elmdale PS, & all of the trendy boutiques, cafés & restaurants of Wellington Village. A perfect blend of historical elegance and 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 not to be missed!





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: 6
 Garage: Double Car Detached
 Heating: Natural Gas / Hot Water
 Taxes: \$13,595 / 2024

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

Sub-Zero Fridge (as is-freezer needs repair),
 Stove, Dishwasher, Hood Fan, Washer and Dryer
 in basement, Japanese Bidet

EXCLUSIONS

Washer and Dryer on 2 floor, Living room light
 fixture, Bar fridges in basement, Chandelier in
 ensuite bathroom







UPGRADES LIST

1 Iona Street

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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