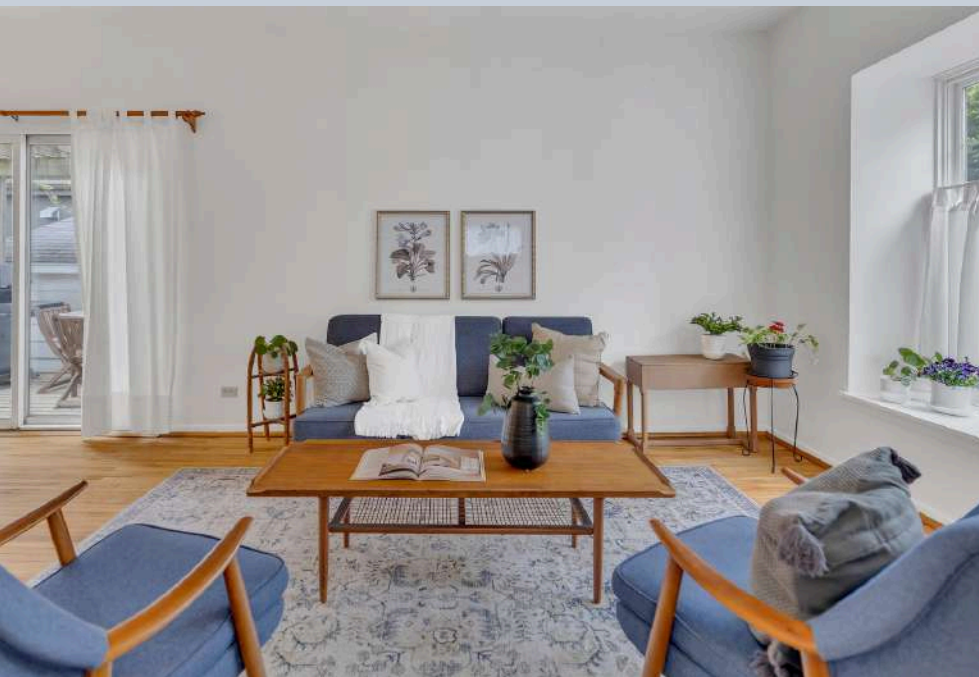


Welcome to

47 Java Street



CHELL
TEAM



Welcome to a home that feels just right from the moment you arrive. With timeless charm and undeniable curb appeal, this delightful single-family home is nestled on a beautiful 50' x 100' lot in the heart of sought-after Wellington Village just steps from Elmdale Public School, Fisher Park, and some of the city's finest boutiques, cafés, and restaurants. A welcoming front verandah sets the tone, leading into a spacious front foyer. The bright and inviting living room features a large south-facing picture window and flows seamlessly into the dining room, where patio doors provide access to the deck and backyard. The kitchen offers generous cabinet and counter space, perfect for everyday living. Upstairs, you'll find three comfortable bedrooms and a spacious 5-piece bathroom complete with dual sinks. Partially finished basement with rec-room and laundry/bathroom. The fully fenced backyard is a private oasis, featuring a large deck, pergola, mature apple tree, and lovely gardens ideal for relaxing or entertaining. With a private driveway and detached garage, this is a place to settle into and make your own. A perfect opportunity in one of Ottawa's most desirable neighbourhoods!





Bedrooms: 3
 Bathrooms: 2
 Neighbourhood: Wellington Village
 Lot Size: 50 ft x 100 ft
 Year Built: 1921
 Possession: August or TBA
 Style: Detached, 2 Storey
 Exterior: Brick
 Garage: Single Detached Garage
 Heating: Forced Air / Natural Gas (2011)
 Cooling: Central Air (1992)
 Eavestroughing (2023)
 Taxes: \$7,761.25 / 2024
 using City of Ottawa Tax Estimator

MAIN LEVEL	
Foyer	10'08" x 7'3"
Living Room	12'0" x 11'3"
Dining room	10'0" x 11'3"
Kitchen	15'0" x 10'6"

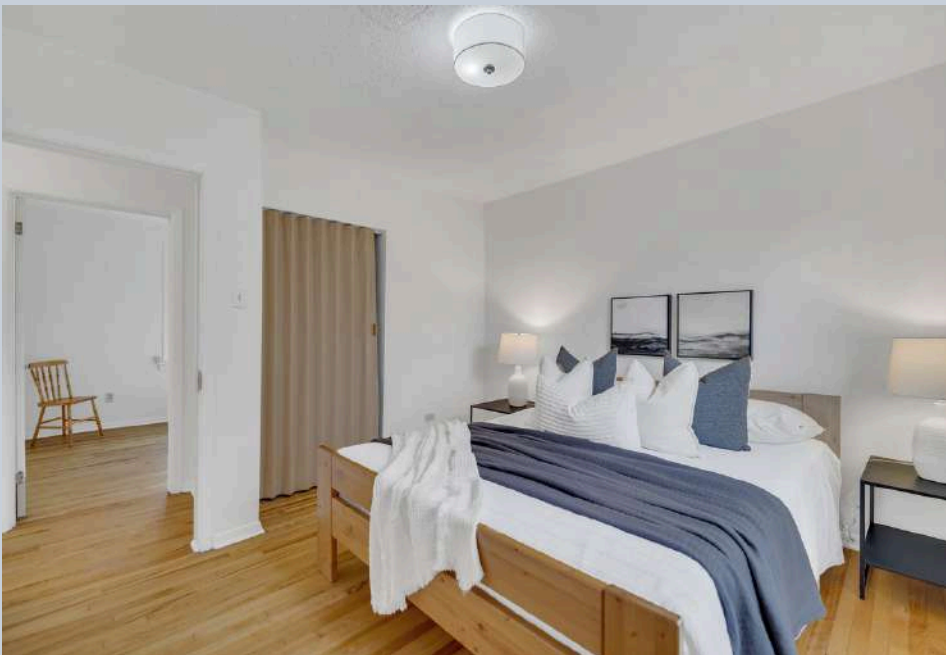
SECOND LEVEL	
Primary Bedroom	11'1" x 11'4"
Bedroom	11'2" x 8'4"
Bedroom	10'6" x 10'1"
Bathroom	5-piece

BASEMENT	
Recreation Room	17'4" x 9'19"
Laundry	10'8" x 9'4"
Bathroom	2 -piece

INCLUSIONS
 Fridge, Stove, Washer, Dryer

RENTAL ITEMS:
 Hot Water Tank (2024)
 Fee: \$28.79 monthly

NOTE: Primary Bedroom Window is not operational -
 in "as is" condition







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Ottawa,
it's our
home too!