

Welcome to

23 Julian Avenue



CHELL
TEAM



LOCATION LOCATION! Rare opportunity to own on one of the most sought-after streets in Wellington Village! Beautiful 4-bedroom home tucked away on a quiet cul-de-sac, just steps from some of the city's trendiest boutiques, cafés and dining spots. A charming front verandah welcomes you into a home that perfectly blends timeless character with modern updates. Hardwood floors flow throughout the main level, which features an open-concept living and dining room. The renovated kitchen boasts Corian countertops, gas stove and an eating area. Desirable main floor family room, flooded with natural light, showcases vaulted ceilings, expansive windows, and a cozy gas stove. Upstairs, you'll find four bedrooms and an updated 4-piece bathroom. The finished basement provides a spacious rec room, a full bathroom, and ample storage space. Detached garage and private driveway. Beautiful and private east facing backyard with large deck - perfect for entertaining and hosting summer gatherings. Don't miss your chance to call this exceptional home your own!





MAIN LEVEL

Foyer	6'7" x 5'11"
Living Room	13'0" x 11'0"
Dining Room	13'0" x 11'2"
Kitchen	11'10" x 8'7"
Family Room	13'8" x 10'7"

SECOND LEVEL

Primary Bedroom	11'11" x 10'6"
Bedroom	11'0" x 9'5"
Bedroom	10'6" x 10'2"
Bedroom	10'5" x 9'5"
Bathroom	4-piece

Bedrooms: 4

Bathrooms: 2

Neighbourhood: Wellington Village

Year Built: 1922

Possession: September/TBA

Lot size: 50 ft x 104 ft

Style: Detached, 2 Storey

Exterior: Brick

Parking: Private driveway

Garage: Single Car Detached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$9630.34 / approx

BASEMENT

Rec Room	19'8" x 16'6"
Bathroom	3-piece
Utility/Laundry	20'0" x 7'11"

INCLUSIONS

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer





UPGRADES LIST

23 Julian Avenue

2024

- Gas stove in family room

2022

- Deck rebuilt

2020

- Furnace
- Central air conditioner
- South side of roof & two porches re-shingled

2019

- Hot Water Tank (rented)

2012

- Basement shower added (~2012)

2010

- Kitchen renovation
- North side of roof re-shingled (~2010)







Designated Representative Susan Chell

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Ottawa,
it's our
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