

# Welcome to

249 Old Irving Place



CHELL  
TEAM





Rare opportunity to own this charming 2 storey home, nestled on a spectacular 50 ft x 260 ft lot in the desirable Civic Hospital area. Fantastic location steps to the scenic trails of the Experimental Farm, Dows Lake and the trendy shops and restaurants of Little Italy and Hintonburg. Boasting an open-concept living and dining room with hardwood floors, a cozy wood-burning fireplace, and elegant French doors leading to an expansive deck - perfect for entertaining. Bright and spacious kitchen includes ample cabinet and counter space. A versatile main floor den/ family room and a convenient powder room add to the home's functional layout. Upstairs, the primary bedroom includes two closets plus an office nook. Two additional good-sized bedrooms and a 4-piece main bath complete the second level. The finished lower level provides a spacious rec room, laundry area, and plenty of storage. The true showstopper is the east-facing backyard - a private and serene treed lot with an oversized deck. A rare urban retreat in a prestigious location!







## MAIN LEVEL

Foyer	4'11" x 4'2"
Living Room	17'11" x 11'6"
Dining Room	13'3" x 8'11"
Kitchen	13'3" x 7'10"
Den/Family Room	12'9" x 10'10"
Bathroom	2-piece

## SECOND LEVEL

Primary Bedroom	14'10" x 10'9"
Office Nook	5'10" x 4'11"
Bedroom	11'2" x 10'0"
Bedroom	9'8" x 8'8"
Bathroom	4-piece

## BASEMENT

Rec Room	22'7" x 10'6"
Storage/Laundry	17'3" x 13'9"
Storage/Closet	8'11" x 5'5"

## INCLUSIONS

Fridge, Stove, Dishwasher, Washer, Dryer,  
Hot Water Tank

## EXCLUSIONS

Dining Room Light Fixture, Plate Shelf in  
Dining room

Bedrooms: 3+Den

Bathrooms: 2

Neighbourhood: Civic Hospital

Year Built: 1942

Possession: 90 Days/TBA

Lot size: 50 ft x 260 ft

Style: Detached, 2 Storey

Exterior: Aluminum Siding, Asbestos Siding

Parking: 3

Garage: Single Car Detached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$7004.34 / approx





# UPGRADES LIST

249 Old Irving Place

2022

- Deck replacement

2019

- Windows updated
- Second level bathroom upgraded

2017

- Electrical upgrade (1993 & 2017)

2013

- Furnace

2010

- Hot Water Tank (owned)

2009

- Back and front doors

2005

- Roof re-shingled

2004

- Main floor bathroom installed

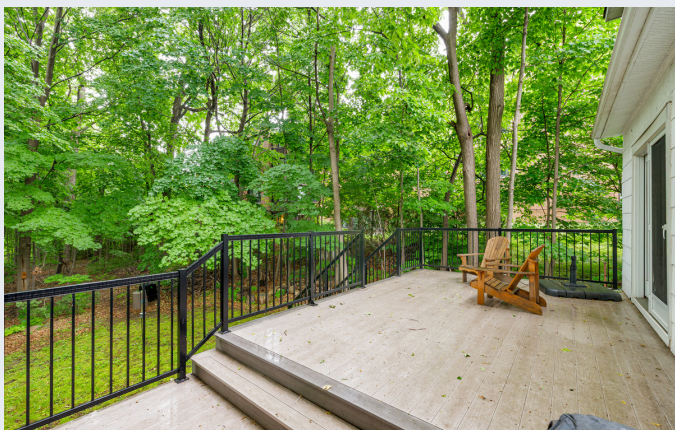
2000

- Pella patio door to deck



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Designated Representative Susan Chell

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