

# *Welcome to*

38 Harmer Avenue N



CHELL  
TEAM





Location! Location! This lovely 4 bedroom home is steps from all of the shops, restaurants and cafes of Wellington West! 1508 sq ft per MPAC, plus the finished third level. The inviting front porch is perfect for morning coffee or relaxing evenings. Once inside, a quaint foyer/sitting area welcomes you. Beautiful living room with gas fireplace leads to the spacious dining room - both rooms adorned with classic charm and details such as high baseboards and leaded glass windows. The dining room has garden door access to the rear yard. The updated kitchen has white cabinetry and black granite counters. Convenient side door access from the driveway. The second floor includes 3 good-sized bedrooms and an updated 4 piece bathroom. The 3rd level loft bedroom offers other options such as a family room or home office. The basement is partially finished with a 3 piece bathroom. The west-facing backyard includes a maintenance-free composite deck and a detached garage. Enjoy the incredible walkability, close to Elmdale School, Fisher Park, public transit and everything that comes along with this vibrant neighbourhood!







#### MAIN LEVEL

Foyer	10'11" x 7'3"
Living Room	12'10" x 12'6"
Dining Room	12'10" x 12'6"
Kitchen	10'11" x 8'8"

#### SECOND LEVEL

Primary Bedroom	13'9" x 11'9"
Bedroom	11'9" x 10'8"
Bedroom	11'9" x 11'7"
Bathroom	4-piece

#### THIRD LEVEL

Bedroom	24'3" x 14'1"
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Bedrooms: 4  
Bathrooms: 2  
Neighbourhood: Wellington Village  
Year Built: 1928  
Lot Size: 50 ft x 104 ft  
Possession: TBA  
Style: Detached, 3 Storey  
Exterior: Brick  
Parking: 3  
Garage: Single Car Detached  
Heating: Forced Air / Natural Gas  
Cooling: Central Air  
Taxes: \$8979.98 / 2025

#### BASEMENT

Bathroom	3-piece
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#### INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, All Window Blinds, All Curtains & Rods, Canvas Awnings in Attic, Rocking Bench on Front Porch, Washer, Dryer





# UPGRADES LIST

38 Harmer Avenue N

2023

- Composite deck
- Outdoor painting

2020

- Furnace

2019

- Stove replaced

2018

- Roof re-shingled

2017

- Gas fireplace

2015

- Central air conditioning

2014

- Electrical re-wiring  
(removed knob and tube)

2012

- Hot Water Tank (owned)

2011

- Granite counters in kitchen

2004

- Updated main bathroom

1996

- All windows replaced
- Kitchen cabinets updated (Laurysen)
- Dining room French doors



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Ottawa,  
it's our  
home too!