

Welcome to

42 Hintonburg Place



CHELL
TEAM



Beautiful 2 bedroom + DEN townhome nestled on a cul-de-sac in one of Ottawa's trendiest and most walkable neighbourhoods! Enjoy living steps to LRT, Lebreton Flats, Little Italy, fabulous parks and all of the boutique shops & restaurants that Hintonburg & Wellington West has to offer! The bright and inviting main living space features hardwood floors, with a spacious living room and formal dining area divided by an elegant three-sided natural gas fireplace. The well-appointed eat-in kitchen offers stainless steel appliances including a gas stove, a centre island, custom built-in shelving, and a charming bay window that fills the space with natural light. Upstairs, hardwood flooring continues throughout. The third level also hosts a generous primary bedroom with expansive closet, a good-sized secondary bedroom, a beautifully renovated 4-piece bathroom, and a den - perfect as a dedicated home office. The fully finished lower level includes a versatile rec room/multipurpose room with brand new flooring and built-in floating shelves, laundry area with upper cabinetry, and walkout access to the private, low-maintenance backyard. Enjoy summer evenings on the spacious deck with built-in banquet seating and a natural gas hookup for your BBQ. Boasting an attached garage with inside entry, this home perfectly combines vibrant urban living with the ease of modern style & comfort!





MAIN LEVEL

Foyer	6'0" x 4'11"
Living	10'7" x 9'9"
Dining room	11'3" x 9'2"
Kitchen	15'1" x 9'4"
Bathroom	2-piece

THIRD LEVEL

Primary Bedroom	15'0" x 10'11"
Bedroom	12'0" x 9'0"
Den	8'8" x 5'10"
Bathroom	4-piece

LOWER LEVEL

Recreation Room	15'2" x 9'10"
-----------------	---------------

Bedrooms: 2+Den

Bathrooms: 2

Neighbourhood: Hintonburg

Year Built: 1998

Possession: TBA

Lot size: 15.99 ft x 60.43 ft

Style: Row Unit, 3 Storey

Exterior: Brick, Siding

Parking: 2

Garage: Attached Single Car

Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Laminate, Tile

Taxes: \$5,090.05 / 2025

INCLUSIONS

Fridge, Gas Stove, Dishwasher, Hood Fan, Washer, Gas Dryer, Window Coverings, Light Fixtures, Gas BBQ (as-is), Built-in-Banquet Seating in Backyard, Basement Shelving

EXCLUSIONS

Living Room TV & Wall Bracket, Living Room Floating Shelves, Dining Room Cupboard & Book Shelves, Closet Shelving in primary bedroom





UPGRADES LIST

42 Hintonburg Place

2025

- Lower level flooring & carpeting on stairs
- All light fixtures and light switches

2024

- Dishwasher
- Built-in floating shelves in basement

2023

- Kitchen faucet
- Refrigerator

2022

- Main level windows

2020

- Back deck with built-in banquet seating
- Fence (partial)
- Sandbox (under deck)
- Natural gas line added
- Gas stove

2019

- Front exterior stair stringers and decking
- Third level bathroom renovation

2018

- Kitchen cupboards refinished
- Floating shelves and kitchen island added
- Den enclosed







Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



Ottawa,
it's our
home too!