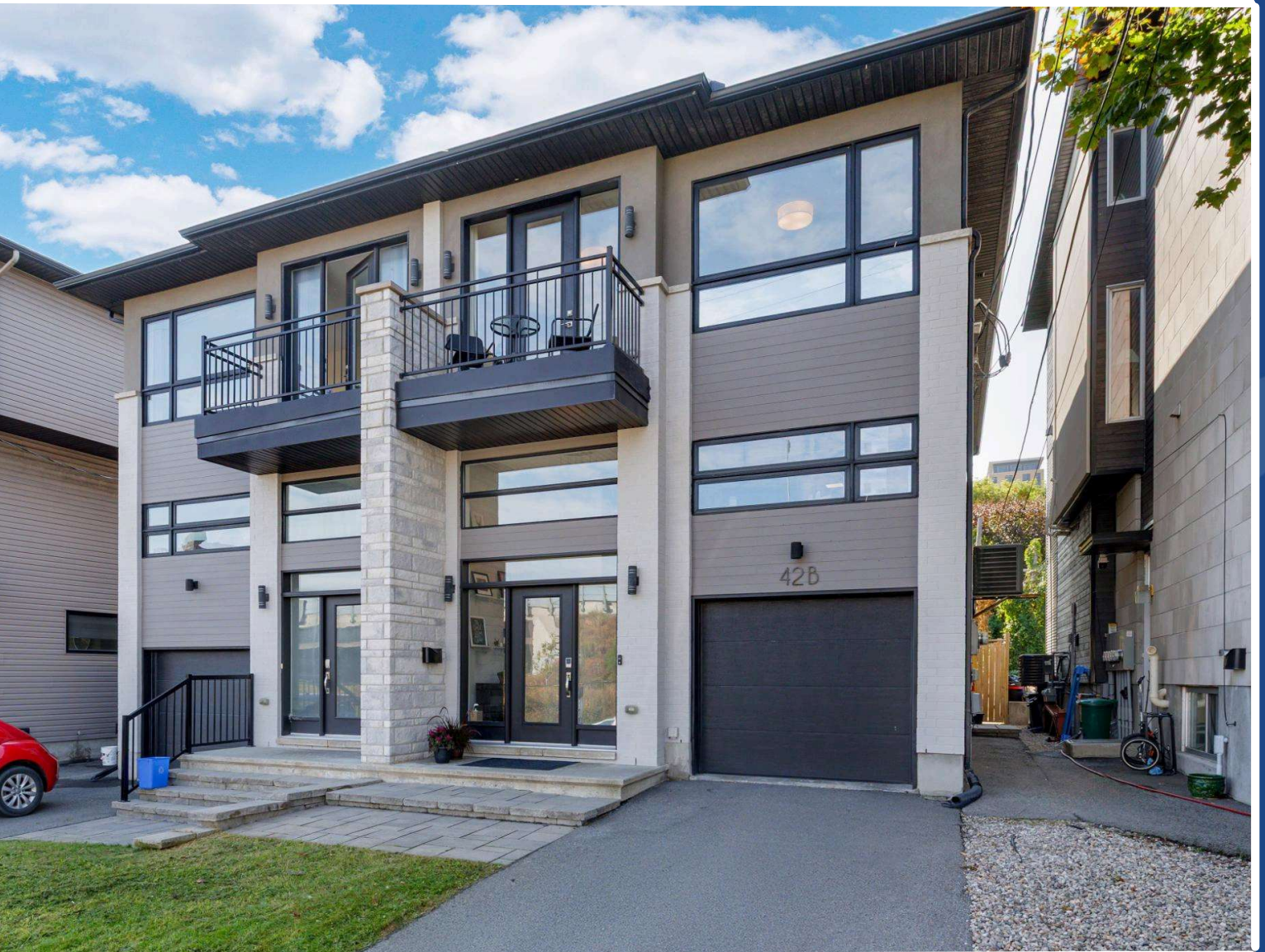
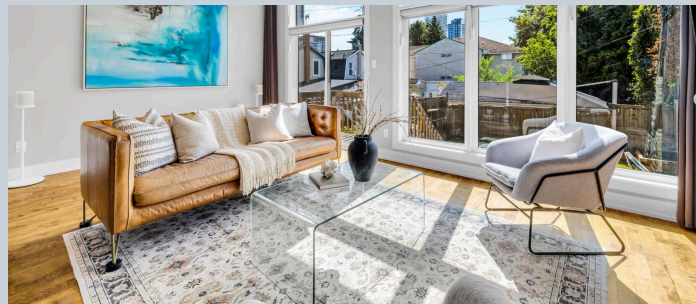


Welcome to

42B Young Street



CHELL
TEAM



Nestled between trendy Little Italy, Civic Hospital, and vibrant Hintonburg, this stunning modern executive semi-detached home offers the perfect blend of luxury, space, and income potential, ideal for professional couples, downsizers, or families seeking stylish urban living. Enjoy being greeted with spectacular 14' ceilings in the entrance foyer, followed by soaring 10' ceilings throughout the remainder of the open-concept main floor featuring floor-to-ceiling windows, hardwood floors, and a show-stopping stone fireplace wall. At the heart of the home is a sleek, modern kitchen with a large island, quartz countertops, and high-end finishes, perfect for cooking and entertaining. Upstairs, enjoy 9' ceilings, a spacious primary suite with a walk-in closet and spa-like ensuite, two additional bedrooms (one with a private balcony), and convenient second-floor laundry. The fully finished lower level includes a stylish, income-generating one-bedroom apartment with radiant heated floors, a private entrance, HRV system - ideal for rental income, extended family, or a home office suite. Outside, the south-facing, fully fenced backyard is a peaceful retreat with a large patio, low maintenance lawn, and raised garden beds. Smart home features include app-controlled blinds, lights, thermostat, garage door, video doorbell, and full security system, plus hardwired RJ45 internet points in all bedrooms and the living room. Additional perks include inside access from the garage and a spacious mezzanine above it, great for extra storage. Steps to Ottawa's best shops, cafés, bike paths, transit, and parks, and minutes to Dows Lake, the Rideau Canal, Chinatown, the Glebe, and year-round festivals and outdoor recreation.





Bedrooms: 4
 Bathrooms: 4
 Neighbourhood: Civic Hospital / Little Italy
 Lot Size: 24.74 ft x 99.93 ft
 Year Built: 2015
 Possession: 30 to 90 days
 Style: Semi-detached, 2 Storey
 Exterior: Brick, stucco
 Parking: 3
 Garage: Single Car Attached
 Heating: Forced Air / Radiant / Natural Gas
 Taxes: \$\$7,851.04 / approximate

MAIN LEVEL

Foyer	9'0" x 7'0"
Living Room	19'6" x 13'0"
Dining Room	11'0" x 10'0"
Kitchen / Eat-in	8'6" x 17'6"
Bathroom	2-Piece
Walk-in Closet	4'0" x 6'0"

SECOND LEVEL

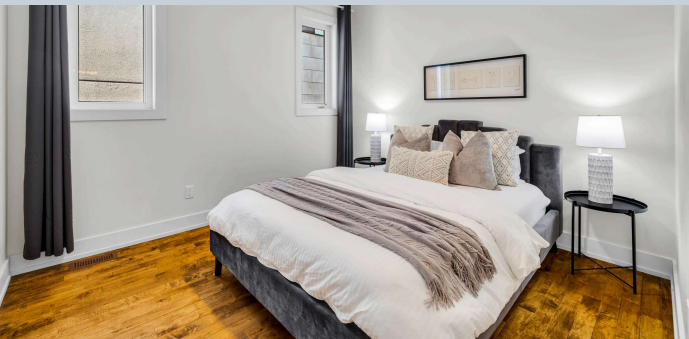
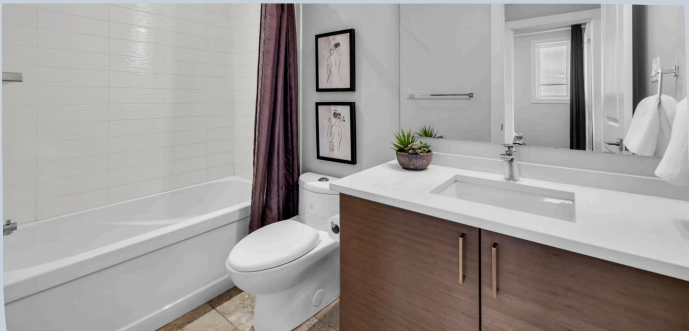
Primary Bedroom	19'6" x 13'0"
Ensuite	5 piece
Walk-in Closet	5'0" x 8'6"
Bedroom	14'0" x 10'0"
Bathroom	4 piece
Bedroom	10'6" x 11'0"

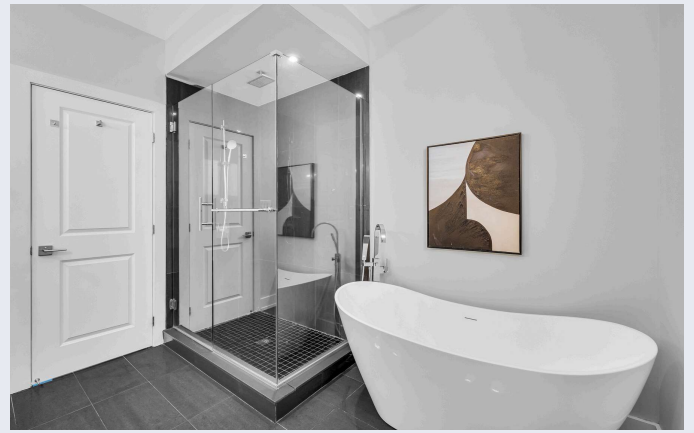
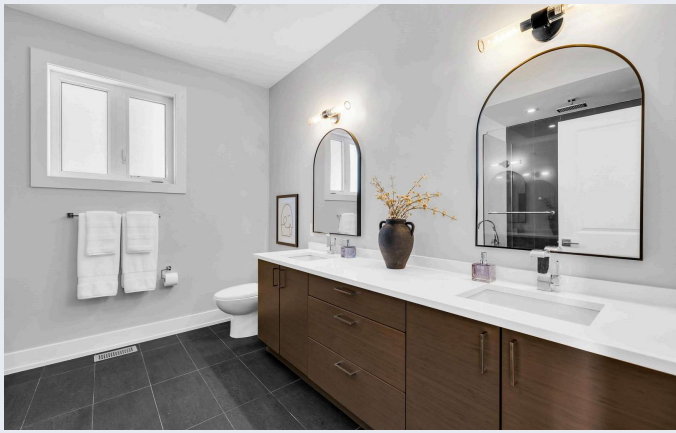
BASEMENT

Kitchen	
Lvgrm/Dinrm	
Bedroom	
Bathroom	4-piece

INCLUSIONS

Fridge, Stove, Hood Fan, Dishwasher, Washer and Dryer on 2nd Level, All Curtains and rods, Remote controlled blinds in Living room, TV and Bracket in Living Room ((adjustable height and swivel feature), Auto garage door opener and remote, Fridge, Stove, Microwave, Stackable Washer and Dryer in Lower Unit







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