

Welcome to

1346 Dorchester Avenue



CHELL
TEAM



Welcome to your urban retreat - this updated 2+1 bedroom bungalow sits on an impressive 135 ft deep lot, offering privacy, charm, and unbeatable convenience! Ideally located just steps from the lush and scenic trails of the Experimental Farm, with quick access to transit, the 417, Civic Hospital, Dows Lake, and the trendy neighborhoods of Hintonburg and Wellington West. An inviting front porch welcomes you upon arrival, leading into a bright, open-concept living and dining area featuring hardwood floors and a large picture window. The refreshed eat-in kitchen boasts ample cupboard space, stainless steel appliances, and direct access to the backyard. Two good-sized bedrooms and an updated 4-piece bathroom complete the main level. The finished lower level offers an expansive recreation room with plenty of space for a home office, gym or play area - plus an additional bedroom and full bathroom for added convenience. The beautiful south-facing backyard is a private oasis, framed by mature cedar hedges and complete with a spacious deck - perfect for entertaining. This move-in-ready home perfectly blends, lifestyle, location and charm!





MAIN LEVEL

Foyer	10'7" x 5'7"
Living/Dining Room	18'2" x 13'9"
Kitchen	10'3" x 9'1"
Eating Area	10'3" x 7'11"
Primary Bedroom	12'4" x 9'11"
Bedroom	10'2" x 7'11"
Bathroom	4-piece

BASEMENT

Recreation Room	26'7" x 10'11"
Bedroom	11'2" x 10'2"
Bathroom	3-piece
Laundry Room	12'2" x 3'7"

Bedrooms: 2+1
 Bathrooms: 2
 Neighbourhood: Carlington
 Lot Size: 50 ft x 135.2 ft
 Year Built: 1955
 Possession: TBD
 Style: Detached, Bungalow
 Exterior: Siding
 Parking: 4
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Taxes: \$5,065.53 / 2025

INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Blinds, Light Fixtures

EXCLUSIONS

Living room TV and Bracket, exterior security camera, Curtains and rods







UPGRADES LIST

1346 Dorchester Avenue

2025

- Deck restored
- Driveway sealed
- Upgraded light fixtures (LED)

2024

- Outdoor plumbing upgraded (spigot added and existing spigot replaced)

2021

- Insulation in basement and attic

2020

- Main floor bathroom
- Driveway paved

2019

- Central Air Conditioner

2017

- Furnace

2012

- Roof re-shingled





Designated Representative Sarah Toll

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