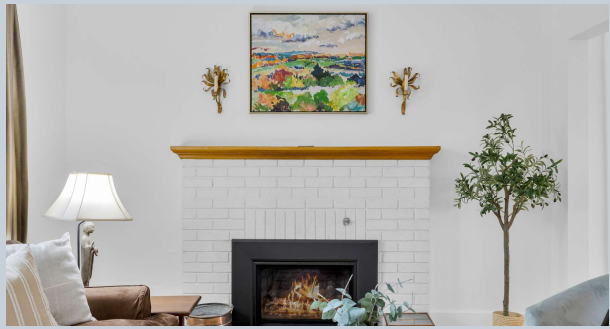


Welcome to

229 Greensway Avenue



CHELL
TEAM



Beautifully renovated 3-bedroom, 3 bathroom 2-storey home set on a generous lot in the sought-after Kingsview Park neighbourhood. Step inside to the large foyer and convenient main floor powder room. With a list of thoughtful upgrades, including hardwood floors throughout, this home offers a comfortable, easy flow for everyday living. Spacious living room is a great place to unwind, complete with a gas fireplace for added comfort and opens to the separate dining room with patio doors (2021) leading out to the deck, extending your entertaining area in the summer months. Renovated kitchen (2021) with cork flooring, stainless steel appliances, and a gas stove. A standout feature is the spacious main level primary bedroom retreat, complete with a private 4-piece ensuite featuring a glass shower and soaker tub-perfect for convenient, one-level living and a rare find in this style of home. This home also features greater-than-average insulation, bringing it to slightly above (better than) the level of a new build, along with tilt-and-turn triple-glazed windows (2020) that enhance the home's "greenness," improve comfort year-round, and contribute to lower operating costs through increased energy efficiency. On the second floor, you'll find two well-sized bedrooms with ample closet space and a renovated 4-piece bathroom. Private driveway with single detached garage and large backyard fully enclosed with a new wood fence (2020). Major updates provide peace of mind, including a new roof (2020), new front door and metal siding (2020), and a furnace and heat pump (2023), along with an ERV system (2023). Solar panels were added in 2024, further improving energy efficiency and long-term savings. Located in a family-friendly area steps to the walking trails along the Rideau River, parks, and everyday amenities.





MAIN LEVEL

Foyer	9'3" x 5'5"
Bathroom	2-piece
Living Room	16'4" x 11'5"
Dining Room	11'3" x 9'9"
Kitchen	13'5" x 8'4"
Primary Bedroom	14'4" x 13'10"
Ensuite	4-piece

SECOND LEVEL

Bedroom	15'0" x 10'2"
Bedroom	11'4" x 11'3"
Bathroom	4piece

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Kingsview Park

Year Built: 1945

Lot Size: Irregular

Possession: 60 days

Style: Detached, 2 Storey

Exterior: Metal/Steel Siding

Parking: Private Driveway

Garage: Single Car Detached

Heating: Forced Air / Natural Gas

Cooling: Heat Pump 2023

Taxes: \$8,446.33 / 2025 - approximate

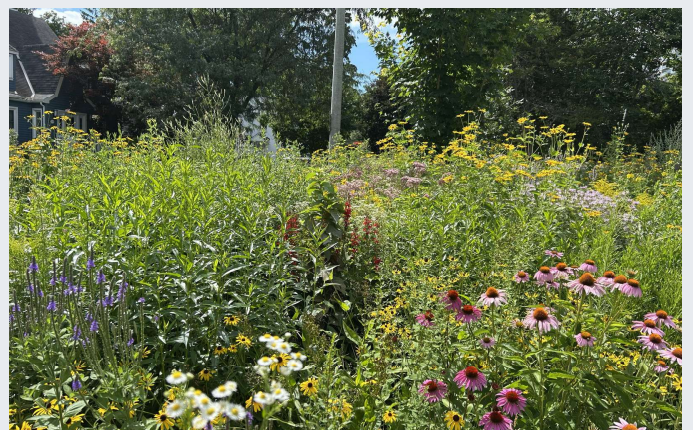
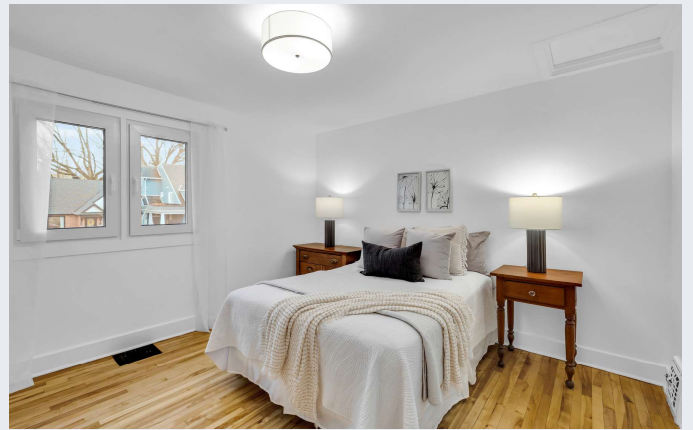
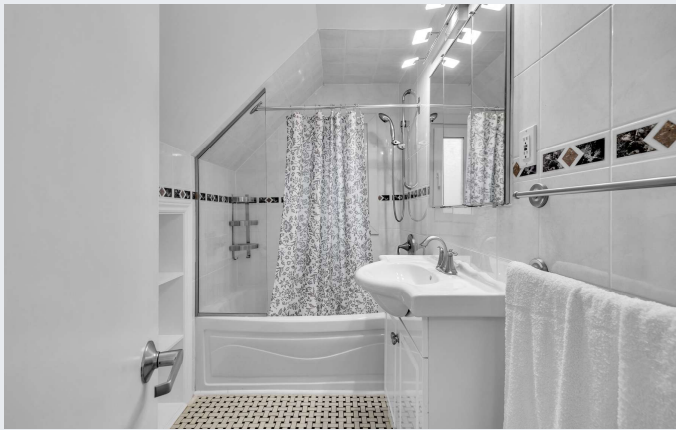
INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Curtain
Rods, All Blinds, Hot Water Tank, Automatic
Garage Door Opener with two remotes,
Washer/Dryer Combo

EXCLUSIONS

Chest Freezer in basement, Curtains







UPGRADES LIST

229 Greensway

2024

- Solar Panels
- Primary Bedroom Ensuite Renovation
- Second Full Bathroom Renovation

2023

- Furnace
- ERV System (Energy Recovery Ventilator)
- Replaced Front Porch

2021

- Deck
- New Kitchen

2020

- Roof Re-shingled
- Tilt and Turn Triple Glazed Windows
- Upgraded Wall, Roof and Basement Insulation
- Insulated and Drywalled Basement
- Back Flow Valve
- Sump Pump
- New Wood Fence around property
- New Front Door
- New Metal Siding



Designated Representative Susan Chell

Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



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