

Welcome to

285 Fairmont Avenue

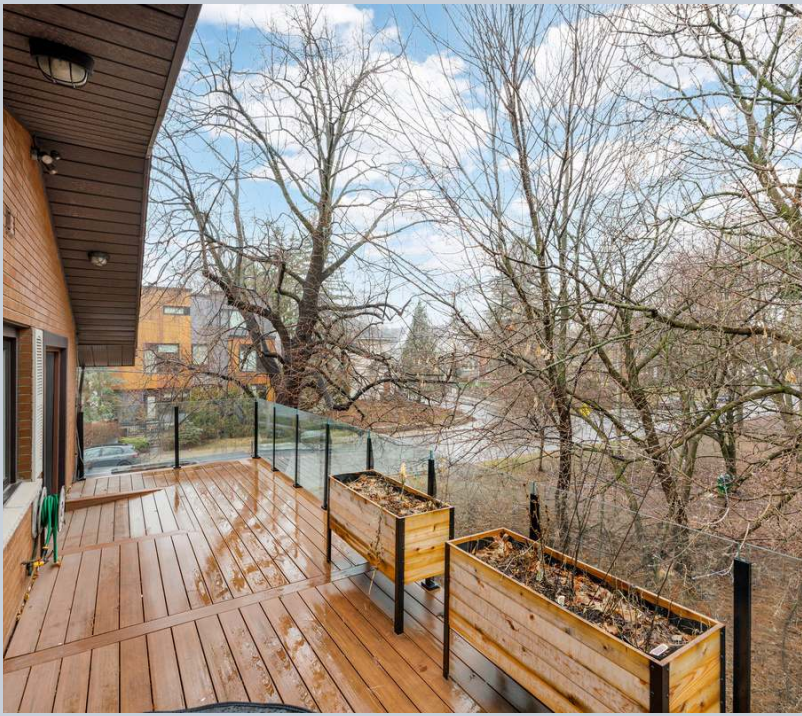


CHELL
TEAM



Welcome to this exceptional mid-century modern home siding directly onto Princess Margriet Park, complete with playground, tennis courts, and a skating rink! This sun-filled home offers a bright and spacious main level, highlighted by expansive windows that bathe the interior in natural light. The open-concept living and dining areas are anchored by a charming wood-burning fireplace and enhanced with crown moulding and elegant pot lighting. The refreshed eat-in kitchen features white cabinetry, stainless steel appliances, and a picturesque bay window. A convenient main floor powder room adds everyday functionality. Upstairs, the primary bedroom impresses with vaulted ceilings, dual double closets, and a 3-piece ensuite. The second level is completed by two additional good-sized bedrooms, a 5-piece bathroom and private terrace offering an inviting outdoor retreat perfect for morning coffee or unwinding in the evening. The fully renovated lower level expands your living space with large windows, a spacious family room, versatile den, full bathroom, and dedicated laundry area. Step outside to the landscaped, fully fenced backyard oasis featuring a patio, tiered deck, hot tub, and direct gated access to the park - seamlessly blending indoor and outdoor living. Unbeatable location just steps to local favourites like The Merry Dairy and Sherwood Market, and moments from the vibrant shops, cafés, and restaurants of Wellington Village, Little Italy, and Hintonburg.





MAIN LEVEL

Living Room	22'6" x 14'0"
Dining Room	11'0" x 10'0"
Kitchen	15'0" x 9'11"
Bathroom	2-piece

SECOND LEVEL

Primary Bedroom	15'3" x 9'11"
Ensuite	3-piece
Bedroom	13'10" x 9'8"
Bedroom	12'1" x 10'0"
Bathroom	5-piece

BASEMENT

Family Room	21'7" x 15'10"
Den	11'8" x 8'9"
Laundry Room	10'10" x 9'7"
Bathroom	3-piece

Bedrooms: 3

Bathrooms: 4

Neighbourhood: Civic Hospital

Year Built: 1964

Lot Size: 40 ft x 84 ft

Possession: TBA

Style: Detached, 2 Storey

Exterior: Brick

Parking: 3

Carport

Heating: Radiant / Natural Gas - 2009

Cooling: Wall Unit - 2017

Taxes: \$8,844.99 / 2025

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, Hot Tub, All Curtain Rods, All Window Blinds, Hot Water Tank, Basement Refrigerator, Piano, 3 White Cabinets on second level





CHELL
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