

Welcome to

36 Kenora Street



CHELL
TEAM



Modern, Stylish and Perfectly Located! Welcome to this stunning 2021 custom-built luxury home in sought-after Wellington Village. The elegant entry with high ceilings sets the tone for this inviting home. Featuring soaring 10' ceilings, designer finishes, and sun-filled living spaces, this home is perfect for both everyday living and entertaining. The living room is filled with light from the floor-to-ceiling corner windows and is anchored by a striking gas fireplace, creating a warm and elegant focal point. The gourmet chef's kitchen is a standout, with top-of-the line stainless steel appliances, quartz countertops, and an oversized centre island, flows seamless to the spacious dining room area. A wall of windows leads to the south-facing deck with a gas hookup and a modern retractable awning for added comfort, along with an interlock patio and beautifully landscaped yard. Upstairs, the serene primary retreat features a spa-inspired ensuite with soaker tub, rain shower and double sinks, while a pocket door reveals a beautifully designed walk-in closet. Two additional generously sized bedrooms, a well-appointed 5-piece bathroom and large laundry room completes the second level. The walkout lower level offers incredible versatility, featuring in-floor radiant heating, a full bathroom, a spacious family room and a flexible office or fourth bedroom. A large mudroom provides direct access to the garage with new epoxy flooring, two electric car charger plugs, custom storage and a heated driveway. With a rough-in for a kitchen and laundry, there's also potential for an in-law or income suite. Experience sophisticated urban living just steps to Elmdale Public School, Fisher Park Middleschool and Community Centre, the Elmdale Tennis Club, the Parkdale Market and some of Ottawa's trendiest shops, cafés, and dining destinations.





MAIN LEVEL

Foyer	7'6" x 5'0"
Living Room	21'1" x 12'0"
Kitchen	15'9" x 12'2"
Dining Room	19'9" x 13'6"
Bathroom	2-piece

SECOND LEVEL

Primary Bedroom	14'6" x 14'3"
Ensuite	5-piece
Bedroom	11'9" x 9'11"
Bedroom	14'3" x 7'2"
Bathroom	5-piece
Laundry Room	7'11" x 5'9"

LOWER LEVEL

Recreation Room	12'8" x 11'2"
Bedroom	10'8" x 9'3"
Bathroom	3-piece

INCLUSIONS

Fisher Paykel Cooktop, Fisher Paykel Built-in Oven, Fisher Paykel Refrigerator, Panasonic Microwave, Zephyr Hood Fan, Bosch Dishwasher, Washer, Dryer, All Custom Blinds and Curtains, Automatic Garage Door Opener and Remote, Two Car Charger Plugs, Custom Retractable Awning, Two TV Brackets, Napoleon BBQ

Bonus features: Garage has new epoxy flooring & custom storage plus heated driveway. Two Electric Car Chargers.

Bedrooms: 4

Bathrooms: 4

Neighbourhood: Wellington Village

Year Built: 2021

Lot Size: 25 ft x 100.2 ft

Possession: July / August or TBA

Style: Semi-Detached, 2 Storey

Exterior: Stone, Stucco

Parking: 3

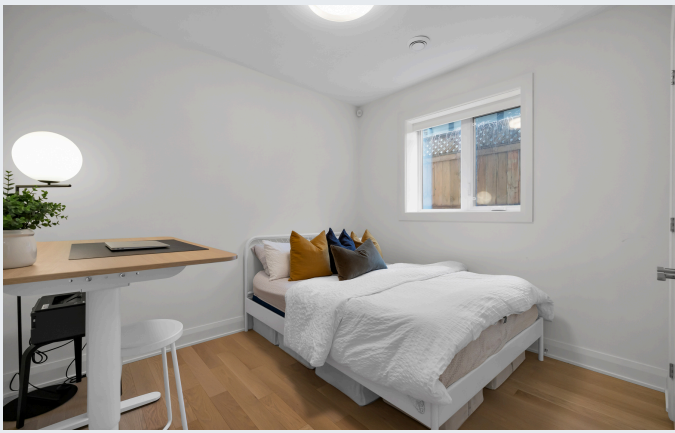
Garage: Single Car Attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$12,501.76 / approx





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Designated Representative Susan Chell

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