

*Welcome to*

5 Ellisson Way



CHELL  
TEAM



Welcome to this lovely 3-bedroom home, ideally nestled in the family-friendly community of Hunt Club Park - just steps to parks, schools, playgrounds, tennis courts, a wading pool, and splash pad. The bright and spacious main level is enhanced with elegant wainscoting, pot lights, and crown moulding throughout. An inviting living room features a large picture window, while the formal dining room is perfect for entertaining. The updated kitchen offers ample cabinetry, a centre island, and stainless steel appliances, and overlooks the family room with a cozy wood-burning fireplace. Convenient main floor laundry and a powder room. The primary bedroom boasts a generous walk-through closet space and a 5-piece ensuite with dual sinks, soaker tub, and separate shower. Two additional well-sized bedrooms and a full bathroom complete the second level. The finished basement provides an expansive rec room with plenty of space for a gym or play area, along with a bar, versatile den/home office, and a 2-piece bath for added convenience. Enjoy the beautiful fully fenced east-facing backyard with patio and gardens - perfect for outdoor relaxation. Fantastic location close to shopping, South Keys, Ottawa Hunt & Golf Club, Conroy Pit, the airport, plus easy access to hwy and 15 minutes to downtown!





## MAIN LEVEL

Foyer	9'1" x 6'2"
Kitchen	12'2" x 10'6"
Living Room	15'5" x 10'11"
Dining Room	11'2" x 11'0"
Family Room	14'11" x 10'11"
Laundry Room	9'5" x 7'3"
Bathroom	2-piece

## SECOND LEVEL

Primary Bedroom	18'6" x 12'7"
Primary Bed Closet	8'9" x 6'2"
Ensuite Bathroom	5-piece
Bedroom	13'10" x 11'2"
Bedroom	12'8" x 11'2"
Bathroom	4-piece

## BASEMENT

Recreation Room	30'2" x 13'0"
Office	9'5" x 8'5"
Bar Area	13'2" x 9'1"
Bathroom	2-piece

## INCLUSIONS

Fridge, Stove, Dishwasher, Washer, Dryer (as-is), Draperies, Rods, Window Coverings, Backyard Shed, Bird Bath

## RENTAL

Hot Water Tank

Bedrooms: 3

Bathrooms: 4

Neighbourhood: Hunt Club Park

Year Built: 1986

Lot Size: 39.37 ft x 101.71 ft

Possession: TBD

Style: Detached, 2 Storey

Exterior: Brick, Siding

Parking: 6

Garage: Double Car Attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$5556.38 / 2025





# UPGRADES LIST

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- Kitchen - 10 years
- Windows - 10 years
- Roof - 15 years with 40 year warranty
- Hot Water Tank - Enercare/5 years
- Air Conditioning - 3 years
- Fence - 10 years
- Garage Door/Insulated - 7-8 years
- Alarm System - available to assume
- Crown Molding on Main Level
- Chair Railing/Wainscotting Main floor/Dining Room/Main and Upstairs Hallway
- Crown molding 2<sup>nd</sup> floor hallway and Primary Bedroom
- Hardwood throughout main level/Vinyl wood plank second floor
- Ceramic in bathrooms/Kitchen/Front Entrance
- Stove 2025/Bosch Dishwasher - Stainless Steel
- Main Floor Laundry with Laundry Tub
- Pot Lights in Kitchen and Hallway
- Upgraded Interior Doors
- New Front Doors
- Basement - Acoustic ceiling tiles/Custom Bar/Powder Room



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