

Welcome to

376 Winona Avenue



CHELL  
TEAM



Beautifully renovated 3-bedroom home ideally located in sought-after Westboro, just steps to vibrant restaurants, cafés, boutiques, the Farmers' Market at Byron Linear Park, and quick access to Westboro Beach. Enjoy the convenience of nearby transit, including easy access to Westboro Station, plus scenic bike paths with extensive connections throughout the city, including downtown - perfect for active urban living. Charming front verandah offers the perfect spot to enjoy your morning coffee. Bright and spacious open concept living and dining rooms feature elegant pot lighting, newly refinished hardwood floors, and a double-sided gas fireplace. Updated kitchen boasts white cabinetry, granite counters, stainless steel appliances, and a large centre island with breakfast bar, ideal for entertaining. Radiant heated floors in the powder room, mudroom area, and designated kitchen tile areas add everyday comfort. Upstairs, the spacious primary retreat impresses with soaring vaulted ceilings, a walk-in closet, and a beautifully appointed 3-piece ensuite complete with heated floors. Two additional well-sized bedrooms, a stylish 5-piece main bathroom with double vanity, and convenient second-floor laundry complete the upper level. West-facing backyard with new lower deck and parking for two vehicles. Professionally landscaped front and back for low-maintenance urban living. Experience the perfect blend of contemporary comfort, thoughtful design, and the unbeatable Westboro lifestyle in this exceptional turnkey home.





## MAIN LEVEL

Foyer	12'8" x 4'3"
Living Room	12'1" x 12'0"
Dining Room	12'6" x 11'7"
Kitchen	15'7" x 12'4"
Mudroom	13'3" x 6'10"
Bathroom	2-piece

## SECOND LEVEL

Primary Bedroom	17'8" x 12'4"
Ensuite	3-piece
Bedroom	12'0" x 9'5"
Bedroom	13'1" x 9'11"
Bathroom	5-piece

Bedrooms: 3  
 Bathrooms: 3  
 Neighbourhood: Westboro  
 Year Built: 1943 approx  
 Lot Size: 32.22 ft x 97.78 ft (irregular)  
 Possession: Mid September / TBA  
 Style: Detached, 2 Storey  
 Exterior: Brick, Stucco  
 Parking: 2  
 Heating: Forced Air / Natural Gas  
 Cooling: Central Air  
 Taxes: \$8,354.15 / 2025

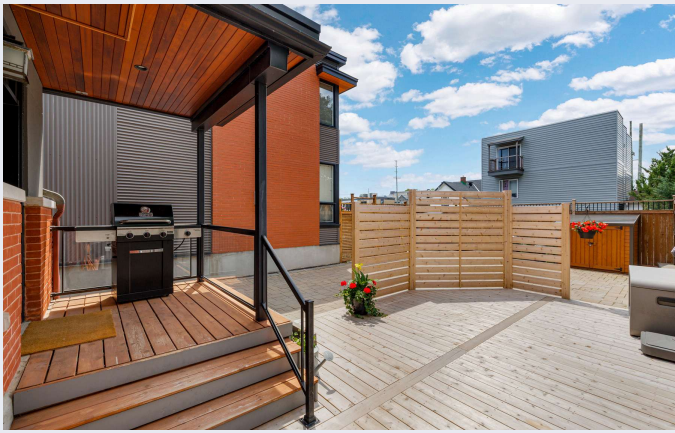
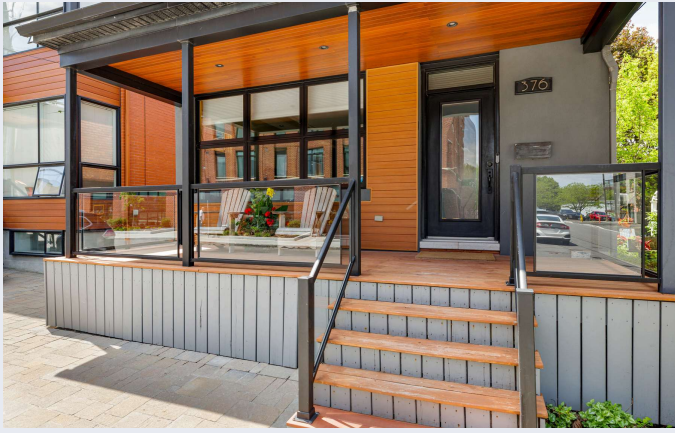
## INCLUSIONS

Fridge, Stove, Dishwasher, Mini Fridge, Hood Fan, Washer, Dryer, TV mount in main living room, TV and mount in kitchen, White cabinet with mirror in basement, Front doorbell, All existing light fixtures and window coverings, Basement freezer, Wood shelving in basement, Shed in yard

## EXCLUSIONS

Living Room TV





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Susan Chell  
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Ottawa,  
it's our  
home too!