

*Welcome to*

1265 Coldrey Avenue



**CHELL**  
TEAM



This beautiful move-in ready home is located in a fantastic area of the city, allowing you to walk or bike through the Experimental Farm or a quick trip to Westboro, Wellington West, Civic Hospital, the Heart Institute, Little Italy, Dows Lake and great amenities along Merivale Road. This home features 2 bedrooms plus den/loft (could be walled in for 3rd bedroom), 2 bathrooms and has been extremely well-maintained and consistently updated. The open concept main level includes hardwood floors. Spacious, updated kitchen with modern appliances, backsplash, plenty of cabinets, granite counters and a breakfast bar. Great sized dining room and living room with wood fireplace, gorgeous mantle and patio door access to the rear deck. Convenient main floor powder room. The second level opens to a den/loft area, perfect for home office or sitting area. Primary bedroom is a great size with double closets and a large window. Good sized second bedroom and spacious full bathroom with separate tub, shower & brand new vanity. The lower level includes a storage area - could be home gym, office or TV room, plus laundry area. Access to the rare attached garage from this level. Deep ~133' lot allows for extra driveway space and large backyard with 2-tier deck. Quick access to public transit & the 417, making it easy to get downtown. This home will not disappoint!





#### MAIN LEVEL

Kitchen	18'1" x 8'0"
Living Room	15'5" x 10'9"
Dining Room	11'7" x 7'7"
Bathroom	2-piece

#### SECOND LEVEL

Primary Bedroom	13'2" x 13'0"
Bedroom	10'10" x 7'4"
Loft	10'8" x 7'5"
Bathroom	4-piece

#### LOWER LEVEL

Laundry/Storage Room	15'5" x 14'2"
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Bedrooms: 2+Loft

Bathrooms: 2

Neighbourhood: Carlington

Year Built: 1991

Lot Size: 23.9 ft x 133.5 ft

Possession: After September 8<sup>th</sup> 2026

Style: Semi-Detached, 2 Storey

Exterior: Siding

Parking: 4

Garage: Single Car Attached, Inside Entry

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$4,515.96 / 2026

#### INCLUSIONS

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Blinds, All Curtain Rods, Auto Garage Door Opener + Remote(s), All Existing Light Fixtures, Hot Water Tank

#### EXCLUSIONS

Stager's Curtains in Primary Bedroom





# UPGRADES LIST

1265 Coldrey Avenue

## 2026

- Furnace
- Vanity in cheater ensuite
- Retaining wall repair

## 2021

- Central Air Conditioner

## 2019

- Roof re-shingled
- Some updated windows as well as stairwell windows added

## 2018

- Washer and Dryer

## 2015

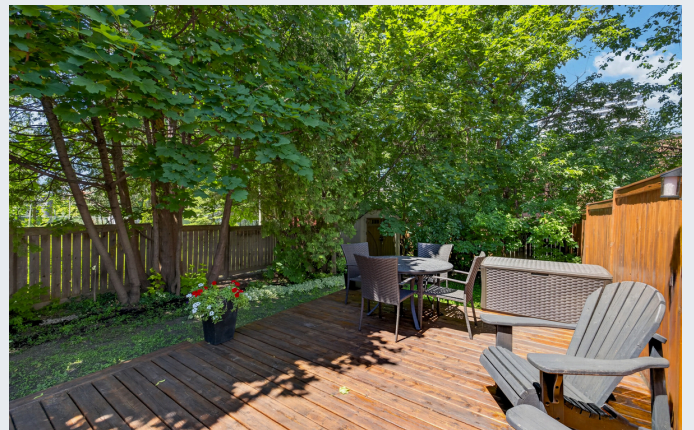
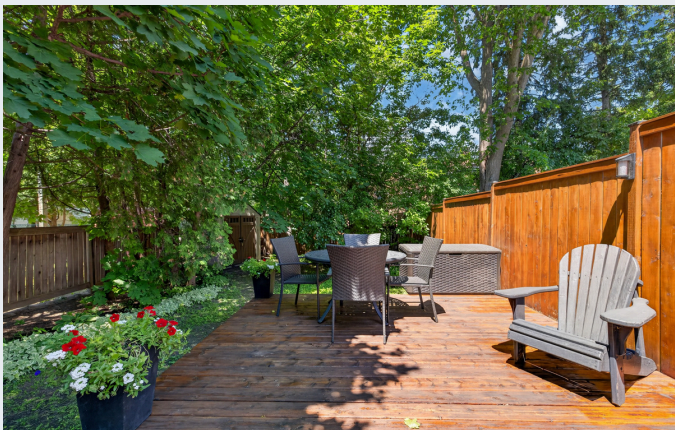
- Kitchen renovation
- Kitchen appliances
- Powder room renovation
- Fireplace mantle and surround
- Garage door, insulated + opener

## 2012

- Driveway repaved
- Patio doors
- Eavestroughs

\*\*All windows have been updated except primary bedrooms





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\*Designated Representative

**Patti Brown\***  
BROKER

**Susan Chell**  
BROKER

**Martha Howard**  
REALTOR®



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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