

*Welcome to*

320 Iona Street



**CHELL**  
TEAM



Designed by renowned architect Barry Hobin, this beautiful semi-detached home is nestled in the heart of sought-after Westboro, just steps to Byron bike path, Hampton Park, top-rated schools, and some of the city's trendiest boutiques, cafés, and dining destinations! The bright, open-concept main level showcases 9-foot ceilings, rich hardwood flooring, and a stylish chef's kitchen with custom cabinetry, granite countertops, stainless steel appliances, and a peninsula with breakfast bar. The kitchen flows seamlessly into the living areas, creating an ideal space for both everyday living and entertaining. A modern gas fireplace and views of the private south facing landscaped backyard add warmth and charm throughout the year. Hardwood flooring continues throughout the staircase and second level, where you'll find a spacious primary bedroom complete with two closets, a stunning Palladian window, and a private ensuite bathroom. A generously sized second bedroom, a 4-piece main bathroom, and a convenient laundry complete the second level. The versatile third-floor loft provides flexible living space, ideal as a third bedroom, family room, home office, or creative retreat. The finished basement adds more space with a recreation room / guest suite, 2-piece bathroom, and direct access to the attached garage. The beautifully landscaped south-facing backyard is a private urban oasis, fully fenced with perennial gardens, cedar hedges and a stone patio. An exceptional opportunity to enjoy modern, low-maintenance living in one of Ottawa's most desirable neighbourhoods!





#### MAIN LEVEL

Living Room	16'1" x 14'2"
Dining Room	12'2" x 11'5"
Kitchen	14'4" x 13'7"

#### SECOND LEVEL

Primary Bedroom	13'3" x 11'8"
Ensuite	3-piece
Bedroom	12'0" x 9'7"
Bathroom	4-piece
Laundry	

#### THIRD LEVEL

Bedroom / Loft	19'9" x 14'4"
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#### BASEMENT

Recreation Room	13'6" x 9'2"
Bathroom	2-piece

#### INCLUSIONS

Fridge, Stove, Dishwasher, Microwave/Hood Fan, Washer, Dryer, Custom California Shutters, Automatic Garage Door Opener and Remote, Alarm System TV + Bracket in Basement, Central Vacuum ready for complete installation

#### EXCLUSIONS

Light Fixtures in Dining Room and Primary Bedroom

#### RENTAL EQUIPMENT

Furnace, Hot Water Tank

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Westboro

Year Built: 2007

Lot Size: 19.68 ft x 77.26 ft (irregular)

Possession: TBA

Style: Semi-Detached, 3 Storey

Exterior: Brick

Parking: 3

Garage: Single Car Attached, Inside Entry

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$8,459.60 / 2026





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\*Designated Representatives

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