# Welcome to

## 171 Faraday Street

CHELL

TEAM

Experience refined urban luxury in the heart of the sought-after Island Park / Wellington Village neighbourhood. Custom-built in 2016 and designed by Arkitek Design Group, this extraordinary 3-storey residence showcases an exquisitely designed interior by Grassroots, with thoughtful details and elevated finishes at every turn. The inviting living room centres around a striking wood-burning fireplace framed with a marble surround, creating a warm and welcoming space that flows seamlessly into the dining room. The Chef's kitchen is a true showpiece, featuring premium stainless steel appliances including a dual oven and gas stove, a dual farmhouse sink and an impressive wall of cabinetry and expansive counter space. French doors open to a spacious front verandah spanning the full length of the home, offering a beautiful setting for morning coffee, summer entertaining, and watching the kids play on the street while enjoying the lively, family-friendly neighbourhood beyond. A main floor powder room and versatile den/office with sliding barn doors add everyday convenience. The luxurious primary retreat boasts two walk-in closets and a spa-like 5pc ensuite with soaker tub and glass enclosed shower. Two additional well-sized bedrooms and a stunning 5-pc main bathroom complete the second level. A destination of its own, the spectacular third level offers its own ensuite and private balcony, ideal as a fourth bedroom, guest suite, home office or creative retreat. The finished basement adds a generous recreation room, home gym, office area, an additional full bathroom, laundry and abundant storage. The large fully fenced backyard features a deck, natural gas hookup for BBQ, perennial gardens, and an oversized storage shed. Ideally located steps from Elmdale PS, Fisher Park, Hampton Park, Elmdale Tennis Club and some of Ottawa's trendiest boutiques and dining destinations. Luxury, lifestyle and location come together seamlessly in this exceptional Wellington Village Home.

Bedrooms: 4
Bathrooms: 5
Neighbourhood: Island Park / Wellington Village
Lot Size: 50 ft x 100 ft
Year Built: 2016
Possession: TBA
Style: Detached, 3 Storey
Exterior: Stone, Siding
Parking: 3
Heating: Forced Air / Natural Gas
Cooling: Central Air
Taxes: $15,888.93 / 2026, approx

| MAIN LEVEL | |
|---|---|
| Foyer | 8'0" x 7'1" |
| Living Room | 23'1" x 13'8" |
| Dining Room | 12'8" x 11'8" |
| Kitchen | 15'1" x 12'5" |
| Den/Office | 11'0" x 9'9" |
| Bathroom | 2-piece |

| SECOND LEVEL | |
|---|---|
| Primary Bedroom | 15'4" x 11'5" |
| Ensuite | 5-piece |
| Bedroom | 13'10" x 9'7" |
| Bedroom | 12'3" x 11'6" |
| Bathroom | 5-piece |

| THIRD LEVEL | |
|---|---|
| Bedroom/Loft | 20'6" x 18'10" |
| Ensuite | 3-piece |

| BASEMENT | |
|---|---|
| Recreation Room | 25'6" x 12'0" |
| Gym | 14'8" x 12'10" |
| Bathroom | 3-piece |
| Laundry Room | 17'9" x 11'9" |
| Storage Room | 33'11" x 5'11" |

INCLUSIONS
Stove Top (Gas), Double Ovens, Microwave (Jenn-Air), Dishwasher (Miele), Refrigerator (Fisher Paykel), Washer, Dryer, All Custom Window Coverings, Hot Water Tank, Alarm System

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# ADDITIONAL HIGHLIGHTS

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- All window coverings (roman blinds) are custom from Tonic Living
- Reclaimed wood wall in the main/side entrance
- Reclaimed wood range hood
- Natural gas line runs behind the fireplace on the first floor through the primary bedroom and to the third floor allowing conversion of the wood fireplace to natural gas, if desired. It would also allow installation of a gas appliance (candle or fireplace) in the primary bedroom or the third floor room.
- Dog washing station in basement
- Approximately 300 sq ft of stroage under the verandah

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