Room Dimensions

Main Level
- Foyer (5.1’ x 5’)
- Family Room (25.4’ x 16.6’)
- Storage Room (10.1’ x 6.6’)

Second Level
- Living Room (19.1’ x 10.3’)
- Dining Room (12.4’ x 9.3’)
- Kitchen (17.6’ x 11.11’)
- Den (11.11’ x 10’)
- Partial Bathroom (5.7’ x 5.3’)
- Balcony

Third Level
- Master Bedroom (15.6’ x 14.3’)
- 4-Piece Ensuite
- Walk-in Closet (9.11’ x 9.3’)
- Bedroom (11.8’ x 9.8’)
- Bedroom (10.1’ x 9.1’)
- Laundry (8’ x 5’)
- Full Bathroom
- Balcony

Key Features & Upgrades

- Dishwasher (2019)
- Washer & dryer (2018)
- Microwave/hood fan (2018)
- Front patio structure upgraded to PVC (2017)
- Roof (2009)
- Furnace (2009)

Diane Allingham and Jennifer Stewart, Brokers · Engel & Völkers Ottawa Central, Brokerage
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All dimensions are approximate.

ENGEL&VÖLKERS®

1113 Gladstone Avenue

Hintonburg • Ottawa

ENGEL&VÖLKERS®

Contemporary Living in a Spacious Row Home for Sale in Hintonburg

OTTAWA, ONTARIO
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There is no shortage of space in this large row home built in 2009 with every modern amenity in the heart of Hintonburg. High ceilings, rich hardwood floors throughout, quality, a great layout and over 2700 sq. ft. make this a rare find. The main floor features a large open space for family room, office or both, and doors to a landscaped private yard, as well as access to the attached garage. The second level is where all the living happens! Here you will find a large living room with gas fireplace, spacious dining room and eat-in kitchen with granite counters, private office for working from home, powder room and sunny balcony for morning coffee. The third level features two good size bedrooms plus a lovely master with private balcony, walk-in closet and ensuite with separate tub and shower. A laundry room on this floor plus central vacuum makes chores easy. Located just steps from the community school, park, transit and shopping along Wellington Street as well as the Parkdale Market, this home really does have it all!

PRICE $789,900
HEATING forced air, natural gas
COOLING central air conditioning
PROPERTY TAXES $6,727.84 (2020)
POSSESSION Sept. 9 preferred

INCLUSIONS refrigerator, stove, hood fan/microwave, washer, dryer, all window blinds, all light fixtures, hot water tank, automatic garage door opener + remote, central vacuum + accessories, small shed, closet organizer in master bedroom, alarm system, intercom
EXCLUSIONS freezer in garage

HYDRO $68.50/month (approx.)
GAS $71.75/month (approx.)
WATER $57.60/month (approx.)