

## Room Dimensions

### Main Level

- Living Room (10.5' x 16.33')
- Dining Room (9.75' x 13.5')
- Kitchen (7.9' x 13')
- Breakfast Nook (6.10' x 8.6')

### Second Level

- Master Bedroom (9.2' x 13.4')
- Bedroom (10.4' x 9.8')
- Bedroom (9.66' x 10.1')
- Full Bathroom

### Third Level

- Den/Office (10.55' x 17.9')

### Lower Level

- Family Room (10' x 17.6')
- Laundry
- 2-Piece Bathroom

## Key Features & Upgrades

- Furnace and air conditioning (2019)
- Windows in dining room, bathroom and bedrooms - other than master (2018)
- Front entry doors (2018)
- Walkway and front steps (2014)
- Rear deck (2014)
- Full kitchen renovation including rear sliding door (2013)
- Roof (2012)
- Electrical (2011)
- Lower level windows (2011)



**46B Geneva Street**  
**Wellington Village • Ottawa**

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All dimensions are approximate.





## Renovated Brick Semi in Vibrant Wellington Village

OTTAWA, ONTARIO  
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Spacious, stylish and ready to move into and set up your life in this amazing neighbourhood! The main level features hardwood floors as well as beautiful trim and mouldings. The living room is large and has a beautiful window looking onto the tree-lined street. The adjacent dining room is perfectly proportioned and bright. The kitchen has been fully renovated and is thoughtfully designed; open to the dining room, it's a great space for entertaining. Lots of cabinets and space for cooking with high quality appliances and quartzite counters. The back area is a great homework or breakfast nook and provides extra storage space and also opens to the private backyard. It's a great place for the kids to be while you're prepping some snacks or cocktails! The second floor is home to three bedrooms, all with closets and hardwood floors. There is a full family bathroom on this level as well. The stairs to the third floor are cleverly tucked into the master bedroom making this an absolutely perfect place to have your home office or yoga space. You'll be able to have the privacy you need to work alone with the cozy factor of being at home! The basement is finished with another bathroom and rec room space, perfect for the kids to play or as a TV room. There is also a workshop area and good storage space in the basement as well! The garage is great for storing your car in the winter and all of your outdoor gear such as bikes! Located on a prime street in Wellington Village, quiet and tree-lined with an amazing sense of community and neighbourhood. Close to schools, parks, transit and green space and not to mention the shops and cafés all within an easy stroll.

**PRICE** \$749,900  
**HEATING** forced air, natural gas  
**COOLING** central air conditioning  
**PROPERTY TAXES** \$5,707 (2020)  
**POSSESSION** TBA

**INCLUSIONS** refrigerator, stove, dishwasher, light fixtures, window coverings, washer, dryer  
**EXCLUSIONS** front hall pendant light, white cabinet by sliding door, shelves in kitchen addition, rear yard storage box, master & 3rd floor cabinets, master & living room window curtains

**HYDRO** \$95/month (approx.)  
**GAS** \$75/month (approx.)  
**WATER** \$75/month (approx.)  
**RENTALS** hot water tank