

Room Dimensions

Main Level

- Living Room (17.2' x 11')
- Dining Room (13.6' x 8.7')
- Kitchen (12.5' x 9')
- Partial Bathroom

Second Level

- Master Bedroom (14' x 12.2')
- 4-Piece Ensuite
- Bedroom (12' x 10.7')
- Loft (10.2' x 7.10')
- Full Bathroom
- Laundry

Lower Level

- Family Room (13.2' x 14')
- Storeroom

Key Features & Upgrades

Builder Upgrades

- 1 1/4" granite in kitchen
- Spice rack
- Tip out kitchen sink
- Bulkhead
- Hardwood stain throughout
- Petite points carpet in family room
- Granite and Deslaurier cabinet in powder room
- Rod iron spindles on staircase
- Soaker tub in upstairs bathroom
- Caesarstone counter in ensuite

Custom Upgrades

- Built-in Deslaurier desk/drawer unit
- Blinds and drapes by Ulya Jensen Interiors
- Eavestrough
- Matching towel and toilet paper holders
- Chain link fence & gate on south side of property
- Perennial plants & shrubs
- AprilAir furnace mounted air purifier
- Alarm system by Summit Security
- HVAC motor replaced in 2016



Diane Allingham and Jennifer Stewart, Brokers · Engel & Völkers Ottawa Central, Brokerage
113 - 1433 Wellington Street West · Ottawa · ON, K1Y 2X4
Office: +1 613-422-8688 · diane@dianeandjen.com, jen@dianeandjen.com
dianeandjen.com

Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted.
All dimensions are approximate.



388 Mayfair Avenue
Wellington Village • Ottawa





**Quality Semi-Detached
Home in St. George's Yard
in Wellington Village**

OTTAWA, ONTARIO
 CONTACT DIANE ALLINGHAM & JENNIFER STEWART, BROKERS,
 ENGEL & VÖLKERS OTTAWA CENTRAL
 TELEPHONE +1 613-422-8688
 E-MAIL DIANE@DIANEANDJEN.COM, JEN@DIANEANDJEN.COM

This spacious semi-detached is a jewel in St. George's Yard designed by Barry Hobin and built by Uniform Developments on a prime street in the heart of Wellington Village. With its own street-facing garage and backyard space, this home exudes the quality for which Uniform Homes is known and is one of only two in this exclusive enclave with no Association fees. This rarely offered 2-bedroom semi offers versatile space for two home offices and room for guests, plus beautiful hardwood floors and custom window coverings throughout, and abundant natural light. A large, sunny living/dining room with cosy fireplace and abundant windows is perfect for entertaining. An equally large kitchen features a large, quartz island and plenty of work space. A custom built-in storage and desk is a perfect home office overlooking the back deck and yard where summer BBQ's are a breeze. The beautiful, rich hardwood floors continue upstairs, where you find a master bedroom with full ensuite, roomy second bedroom, main bath and versatile loft space that makes a great home office, and can be easily enclosed for a nursery. Laundry is also conveniently located upstairs. The basement features a lovely family room with oversize window, storage and direct access to the garage. Location is the cherry on the cake here. Just steps to Wellington Street shops and restaurants, transit, some of Ottawa's best schools and so much more, this home offers easy living in one of Ottawa's premier walkable neighbourhoods!

PRICE \$899,900
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION TBD

INCLUSIONS dishwasher, dryer, hood fan, refrigerator, stove, washer, alarm, garage door opener & remote(s), all window blinds, all curtains and rods, all light fixtures
RENTALS hot water tank (included in gas bill), alarm monitoring (\$27/month approx.)

HYDRO \$768.75/year (approx.)
GAS \$1,161.12/year (approx.)
WATER \$478.46/year (approx.)
PROPERTY TAXES \$8,258.27 (2020)