

ENGEL & VÖLKERS

# 66 Aylmer Avenue

OLD OTTAWA SOUTH



## PROPERTY DESCRIPTION

A beautifully designed, light filled split level home set back from the road on a landscaped lot, offering about 2500 sq ft of total living space plus a self contained 1 bedroom basement apartment with a separate entrance. Thoughtfully updated and architecturally striking, it features expansive indoor and outdoor living areas, mature gardens, and a layout that balances style, function, and long term comfort.

## PROPERTY HIGHLIGHTS



5 BEDROOM



4 BATHROOM



3 PARKING







## Room Dimensions

### MAIN FLOOR

- 2pc Bath: 2'6" x 5'11"
- Dining: 12'7" x 15'3"
- Family: 18'7" x 11'11"
- Kitchen: 16'7" x 11'5"
- Living: 13'8" x 20'1"

### 2ND FLOOR

- 4pc Bath: 4'11" x 12'1"
- 4pc Ensuite: 8'5" x 11'9"
- Bedroom: 13'10" x 11'6"
- Bedroom: 12'1" x 13'1"
- Office: 13' x 12'2"
- Primary: 13'8" x 20'1"
- Wic: 8'8" x 6'11"

### BASEMENT

- 4pc Bath: 8'6" x 7'
- Bedroom: 11'5" x 12'10"
- Gym: 15'3" x 11'3"
- Kitchen: 12'4" x 8'11"
- Laundry: 8'5" x 11'5"
- Rec Room: 15'4" x 9'11"
- Utility: 4'1" x 12'

## Associated Costs

### APPROX UTILITY COST

Hydro: \$149.53

Heating: \$141.68

Water: \$258 bi-monthly

### PROPERTY TAXES

\$13,139.85/2025



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## Property Features & Upgrades

- Approximately 3000 sq ft lot, set back from the main road
- Architect designed split level layout by James Colizza
- Self contained 1 bedroom basement apartment with separate entrance
- Large principal rooms, wide hallways, and extensive natural light throughout
- Primary suite on its own level with walk in closet and ensuite
- Large dining room with banquette seating
- Modern kitchen overlooking the main floor family room with walkout to deck and yard
- Hardwood flooring throughout most of the home, with tile and marmoleum in key areas
- Versatile bonus room in basement, great for gym or rec. room
- Fully landscaped backyard and side yards designed by Sundaura Alford-Purvis
- Patio area and pergola deck
- Heat pump installed in 2025
- Gas hot water heater replaced in 2021
- Interlock and major landscaping completed in 2019
- Side patio interlock completed in 2018
- Primary bedroom heat pump added in 2015
- Basement window well and window replaced in 2013
- Fireplace, recessed lighting, and kitchen renovation completed between 2010 and 2011
- 2015 Roof Shingle
- Heating: Gas
- Cooling: Central Air
- Possession: Flexible

