

332 IONA STREET

Westboro Community



FEATURING

**ENERGY EFFICIENT HOME
IN THE HEART OF WESTBORO
ON QUIET CORNER**

**LARGE SUNROOM
TALL CEILINGS
CONSTRUCTED IN WESTERN
RED CEDAR**

LOT SIZE: 56.63' X 51.41'

BEAUTIFUL & UNIQUE

Semi-detached home in highly sought after Westboro

Proudly built by Sunwrights & designed in compliance with R-2000 specifications to promote sustainable living by using smart passive solar design elements to heat & cool the home. Cheery covered front porch & welcoming foyer lead to spacious main level adorned with neutral coloured walls & light hardwood floors. Open concept floorplan includes living room centered by cozy pellet stove, large sunroom with wall-to-wall soaring two-story windows & kitchen with solid wood cabinetry, dark counters, tile flooring & eat-in space. Second floor boasts bedrooms & full bathroom, many with impressive sloped ceilings. Primary bedroom offers a relaxing private balcony overlooking sunroom. Expansive finished basement offers rec room, sauna, separate office space & additional full bathroom. Private yard complete with large deck, wooden shed & low maintenance landscaping.



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AMAZING
NEIGHBOURHOOD OF

Westboro

Wonderful location!

Near walking & cycling paths,
restaurants, fantastic shops, and quick
access to highway & transit.

SUN-FILLED HOME

Cozy living areas, open
kitchen, living & dining +
sunroom

Welcoming & cheery front porch and foyer

Home constructed of western red cedar

Open concept living area centered with warm
pellet stove

Hardwood oak flooring, refinished 2020

Natural light filtering in through large windows

Kitchen boasts solid wood cabinetry

Dark kitchen countertops paired with dark tile
flooring

Kitchen sink overlooking large window & eat-in
space overlooking sunroom

Tastefully chosen modern design track-lighting

Sunroom boasts wall-to-wall two storey
windows



ROYAL LEPAGE
TEAM REALTY
NATALIE MCGUIRE HOME TEAM, BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

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RELAX & UNWIND

Flexible & serene living spaces

Sizeable bedrooms on second floor, many with impressive sloped ceilings

Carpets on second floor for added comfort

Impressive full bathroom

Primary bedroom offers two generous closets & relaxing private balcony overlooking sunroom.

Fully finished basement with recreation room, sauna, office space, full bathroom + renovated laundry room

Yard with deck, mature trees, shed & scenic rock gardens



INCLUSIONS

Refrigerator, stove, hood fan, dishwasher, microwave, freezer

Washer & dryer

All light fixtures

Window coverings

Bathroom mirrors

Built-in shelving affixed to walls

Air exchanger

Air conditioning wall unit

Sauna

Passive solar stone cache

Pellet stove

Storage shed



APPROXIMATE UTILITY COSTS

Natural Gas (Enbridge): \$0

Electricity (Hydro Ottawa): \$205/month

Water & Sewer (City of Ottawa): 56/month

Hot water heater, rental: \$18/month

Wood pellets: \$7/bag - lasts 8 days

Property taxes \$6033.18/2020



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SPACES WITH DELIGHTFUL ORIGINALITY

ENERGY EFFICIENT

Home designed in compliance with R-2000 specifications to promote sustainable living

- Smart passive solar design elements to heat & cool the home
- Sunroom with a floor that allows heat to pass through to a stone cache in basement which gathers heat & distributes it to the home
- Pellet stove for heating during winter months
- Electric baseboard heating for added comfort
- Rarely required air conditioner unit installed
- 1" thick exterior walls
- Fully sealed air barrier to greatly minimize hot/cold air leakage
- Ventilation system that exchanges air in the home every hour
- Windows & roof designed in consideration of wind and the sun's position throughout the year to offer highest level of passive energy efficiency
- Maximize energy efficiency
- Minimize heating & cooling costs

YARD & EXTERIOR

Home constructed with beautiful western red cedar & private yard complete with:

- Large deck
- Wood shed
- Tall mature trees
- Lovely stone garden
- Low maintenance landscaping



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R-2000: BETTER-BUILT ENERGY EFFICIENT HOME

R-2000 is a label recognized across Canada representing a standard of housing that offers high quality construction materials/techniques and maximum level energy efficiency.

FIVE KEY FEATURES OF ALL R-2000 HOMES

1. HIGH LEVELS OF INSULATION

- Levels of insulation much higher than conventional homes to minimize heat & cooling loss.
- To accommodate, the exterior walls of this home are 1 foot thick.

2. CONTROL OVER AIR LEAKAGE

- Continuous, well maintained air and vapour barrier, sealed around ALL breaks is used to minimize air leakage.
- R-2000 homes meet a requirement of 6-10x less air leakage than conventional homes. This prevents drafts, water vapour damage and can account for 20-40% less costs of fuel than conventional home

3. MECHANICAL VENTILATION SYSTEM

- R-2000 homes use a mechanical ventilation system to supply fresh air exactly where and when needed as well as exhaust stale air containing odors, pollutants and moisture.
- The air in this home is exchanged every hour!

4. EFFICIENT HEATING EQUIPMENT

- R-2000 homes have restrictions in types of space and equipment that can be used to maximize energy efficiency.
- Heating requirements are considerably lower than conventional homes.

5. PASSIVE SOLAR DESIGN FEATURES

- Solar heating can contribute for up to 40% of heating needs in R-2000 house.
- This is achieved through placement and size of windows as well as orientation of house itself (described below).



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PASSIVE SOLAR DESIGN OF 332 IONA STREET

The front of the home faces north with sloping roof. This takes north wind (starting at cedar hedge in front) up over the slanted roof and drops it off to a flat roof at the back of the house. The north side of the home has narrow windows while the south side has large windows including 2 storey floors to ceiling windows.

WINTER

In the winter, sun stretches through the southern windows, into the kitchen, over the slated floor of the sunroom, which heats up the covered 8ft stone cache in the basement. The stone cache releases heat when the sun goes down and provides warmth to the home. The pellet stove, situated in the living room sends additional warm air to the second story. Electric baseboards have also been installed for added comfort.

SUMMER

In the summer, the sun is located directly overhead and provides only light, no heat. A thermostatically controlled fan takes heat out of the top of the sunroom and to outside. The second story has a third story bank of windows, which when opened in the summer create circular air flow from outside, through the open concept main level, up through the sunroom and back to outside through the fan. There has also been a wall unit Air Conditioner installed on the second level for added comfort but rarely needs to be used.



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