



For Sale

234 Carillon Street



Vanier



3



2



33' x 88.5'



2

Beautifully reimagined home full of warmth, light and thoughtful updates - boasting a versatile two-unit layout. Welcoming foyer opens between the living & dining rooms, creating a natural flow through the main level. Fresh neutral tones, sunny natural light and classic hardwood floors preserve the home's original charm. Dining area transitions into a spacious kitchen at the back of the home, offering ample cabinetry, generous storage and a comfortable eat-in space. The second unit, with both internal and separate exterior entrances makes it a great income opportunity; bright windows, a full bathroom, well-appointed kitchen and generous separate bedroom. Upstairs, the impressive primary bedroom features excellent built-in storage and closet space, crown moulding and a flexible layout with two distinct zones - a defined sleeping area plus a bonus sitting or work-from-home space. A second bedroom and a renovated full bathroom with a shower-tub combination complete this level. Good-sized lot - long driveway and parking pad provide plenty of room for cars, and easily transforms into an enchanting space for dining and lounging in the summer.



Vanier

Ideally located on a quiet street, just minutes walk to shops & dining along Montreal Road, and to scenic walking paths by the Rideau River + trendy Beechwood amenities. Less than ten minutes to the downtown core and St. Laurent Shopping Centre, with excellent highway access and convenient transit connections for easy commuting.

Inclusions

- Kitchen appliances: refrigerator x 2, stove x 2, hoodfan x 2, dishwasher
- Washer & dryer (2022), light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, in-law suite, water treatment

Approximate Utility Costs

- Natural gas \$100/month
- Electricity (Hydro Ottawa): \$115/month
- Water/wastewater: \$75/month
- Hot water heater, 2022 (Reliance): \$21/month
- Property taxes: \$4,710/2024



Reimagined Home

- Beautifully reimagined home full of warmth, light & thoughtful updates
- Versatile two-unit layout
- Welcoming foyer opens between the living & dining rooms creating a natural flow through the main level
- Fresh neutral tones
- Sunny natural light
- Classic hardwood floors preserve the home's original charm
- Carpet-free aesthetic
- Lovely dining area transitions into spacious kitchen at the back of the home
 - Ample cabinetry
 - Generous storage
 - Comfortable eat-in space
- The second unit features both internal and separate exterior entrances making it a great income opportunity
 - Provides either extended living space for the main home or convenient one-level living - ideal for in-laws, guests, or income suite
 - Full bathroom
 - Well-appointed kitchen
 - Sizable bedroom



Two Unit Layout

- Upstairs, an impressive primary bedroom
 - Excellent built-in storage & closet space
 - Delicate crown moulding
 - Flexible layout with two distinct zones
 - Defined sleeping area
 - Bonus sitting or work-from-home space
- Generous second bedroom
- Renovated full bathroom with a shower-tub combination
- Good-sized lot for outdoor enjoyment
 - Long driveway & parking pad provide plenty of room for cars & snow in the winter
 - An enchanting space for alfresco dining & lounging in the summer



Home Features, Systems & Upgrades

Approximate ages

- Built in 1949
- Block foundation
- Paved driveway
- Stucco & siding exterior
- Furnace, forced air - natural gas, 2009
- Roof - asphalt shingles, 2009
 - Flat addition, 2016
- Central air conditioning, 2023
- Hardwood, laminate & tile flooring
- Granite countertops
- Secondary full kitchen
- Municipal city water

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



**Are you ready
to make this
house your *home*?**

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

