




For Sale

178 Rochester Street

 Little Italy

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 2

 24' x 100'

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Steps from Preston Street in the heart of Little Italy, this detached two-storey home sits on an approx. 24 x 100 ft lot. Home is nicely maintained - largely original in its finishes presenting an opportunity for a buyer to update and modernize while building on the existing layout & character. Newly zoned as N4B in one of the city's more active urban intensification areas with strong demand for attainable and affordable housing, the lot offers a compelling re-development opportunity with potential to support a multi unit property up to 3-4 stories. Charming exterior features a covered front entry and balcony above that adds character to the façade. Side driveway runs along the home with space for two vehicles. Home carries a sense of history & character, paired with a traditional layout defined by well-proportioned principal rooms. Front dining room connects to a large central living room before continuing to the kitchen, and then into a bright sunroom overlooking the backyard with direct access outside. Three upper bedrooms are laid out in a practical configuration with good natural light. Front bedroom has direct access to the covered balcony. Sun-filled, fenced backyard is a true gem in this urban setting, offering a large stretch of usable green space. Yard provides flexibility for outdoor living, gardening or future expansion.

Little Italy

One of Ottawa's lifestyle-driven neighbourhoods where grabbing a quick drink after work or settling in for some of the city's best culinary delights is just steps from your door. Lined with restaurants & cafes and plenty of options for a casual night out or local entertainment. Connected to outdoor living with Dows Lake, the Rideau Canal pathways & nearby green spaces offering an easy balance of city energy & time outside. Nearby LRT & highway 417 access make commuting a breeze!



Inclusions

- All light fixtures, window blinds, window curtains, storage shed

Approximate Utility Costs

- Natural gas: \$165/month
- Electricity (Hydro Ottawa): \$61/month
- Hot water heater (Reliance): \$20/month
- Property taxes: \$5,164/2025



Heritage-Inspired Home

- Fantastic location with long-term potential
- Charming exterior
 - Covered front entry with balcony above that adds character to the façade
 - Side driveway runs along the home with space for two vehicles
- Home carries a sense of history & character
- Traditional layout defined by well proportioned principal rooms
- Front room offering excellent flexibility - easily suited as a formal dining room, home office or additional sitting area
- Large central living room
- Kitchen at the rear of the home
- Bright sunroom overlooking the backyard with direct access outside
- Partial bath on main level
- Newly zoned as N4B
 - Lot offers a compelling re-development opportunity with potential to support a multi unit property up to 3-4 stories

Traditional Layout

- Great space upstairs
 - Three bedrooms laid out in a practical configuration with good natural light
 - Front bedroom has direct access to the covered balcony
 - Full bathroom completes the level
- Home remains largely original in its finishes presenting a clear opportunity for a buyer to update & modernize while building on the existing layout & character
- Depth of the lot is a standout at a developer-friendly 100 ft
- Sun-filled, fenced backyard is a true gem in this urban setting
 - Large stretch of usable green space that's not often found this close to the core
 - Flexibility for outdoor living, gardening or future expansion



Home Features, Systems & Upgrades

Approximate ages

- Built in 1910
- Flat roof - tar & gravel, 2015
- Windows & doors, 2006
- Furnace, forced air - natural gas, 1995
- Central air conditioning
- Electrical wiring - 100amp breakers
- Newly zoned as N4B
- Stucco & wood exterior
- Hardwood, carpet & tile flooring
- Laminate counters
- Stone foundation
- Unfinished basement
- Municipal city water

Some photos have been virtually staged

Property is being sold "AS-IS" - Sellers do not live at property & limited information is available.

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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