

For Sale

185 Deschamps Ave

Vanier

2

2

33.08' x 88.4'

2

Beautifully redesigned and thoughtfully reimagined for modern living, this exceptional detached home seamlessly blends contemporary style, comfort and effortless functionality. Originally built in 1921, the home has undergone an extensive transformation, with virtually most aspects thoughtfully renewed, including updated framing, drywall, insulation, plumbing, electrical and HVAC systems. The result is a fresh, cohesive and wonderfully livable home that exudes vibrance while embracing the comfort, quality and convenience of modern construction. Main level welcomes you with an open-concept floorplan - an inviting kitchen anchors the space, flowing naturally into the dining area at front of home and living room at the back where doors open onto the expansive deck and backyard. Two comfortable bedrooms, a beautifully appointed bathroom, and a versatile office nook make excellent use of the home's footprint on the second floor. Modern comforts and smart technology have been seamlessly integrated throughout. Backyard offers an extension of the home's living space with an expansive deck and yard featuring dedicated gas, electrical and plumbing connections. With established mature trees, including a beautiful apple tree, the setting offers a wonderful sense of privacy and natural charm.

Vanier

Nestled in the heart of Vanier, where established neighbourhood charm meets the vibrancy of urban living. Just minutes from downtown Ottawa, the ByWard Market & the University of Ottawa, this home offers convenient access to the city's dining, shopping, cultural attractions & amenities. Nearby Beechwood Ave & Montreal Rd add to the appeal with an eclectic mix of cafés, restaurants, boutiques & conveniences, while the scenic Rideau River pathways & surrounding green spaces provide beautiful opportunities to walk, cycle & enjoy the outdoors.



Inclusions

- Kitchen appliances: stove, hoodfan, refrigerator, dishwasher
- Washer & dryer, all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, hot water heater
- Property taxes $3,190/2025





Modern Home

- Exceptional detached home
- Thoughtfully reimagined for modern living
- Extensive transformation with most aspects thoughtfully renewed
  - Updated framing, drywall, insulation, plumbing, electrical & HVAC systems
- Cohesive & wonderfully livable home
- Quality and convenience of modern construction
- Seamless blend of contemporary style, comfort & functionality
- Details have been carefully considered - bringing together practicality, convenience & everyday ease
- Kitchen anchors the main level open-concept floorplan
  - White flat panel upper cabinetry paired with deep green lowers bringing warmth to the space
  - Sleek modern appliances with gold hardware
  - White countertops & open shelving
  - Large double basin undermount sink
  - Island with overhang seating
- Flowing naturally into the dining area at front of home
- Living room at the back where doors open onto the expansive deck & backyard
- A convenient powder bathroom & additional seasonal storage room complete the main level

Beautifully Redesigned

- Second floor with spaces that are both functional & inviting
  - Two comfortable bedrooms
  - Beautifully appointed full bathroom with double sinks & glass enclosed shower
  - Versatile home office nook
- Natural light moves effortlessly throughout, enhancing the home's warm & welcoming atmosphere
- Modern comforts and smart technology have been seamlessly integrated throughout
  - Smart switches
  - Integrated security camera system
  - Built-in ceiling speakers
  - Central vacuum system with Retraflex
- Heated flooring in both the bathroom & entrance, another thoughtful layer of comfort
- Backyard offers an exceptional extension of the home's living space
  - Expansive deck & yard
  - Dedicated gas, electrical & plumbing connections
  - Established mature trees, including a beautiful apple tree
  - Setting offers a wonderful sense of privacy & natural charm!







Features, Systems & Updates

approximate ages

- Built in 1912
- Roof - tar & gravel, 2018
- Windows, 2020
- Doors, 2020
- Furnace, forced air - natural gas
- Thermo pump for heating & cooling
- Municipal city water
- Hot water heater, electric - owned
- Poured concrete foundation
- Stucco & vinyl exterior
- Full structural rebuild
  - Framing, drywall, & insulation
  - Updated plumbing & electrical systems
  - New HVAC system
  - Crawlspace fully encapsulated, including:
    - New sump pump
    - Moisture protection for improved air quality & longevity

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.

Some photos have been virtally staged



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



Natalie McGuire
Sales Representative

nataliemcguire.ca
natalie@nataliemcguire.ca
613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
5536 Manotick Main Street
Ottawa, ON, K4M 1A7

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