

\$3,975,000 - 37 Clarendon Avenue, Ottawa

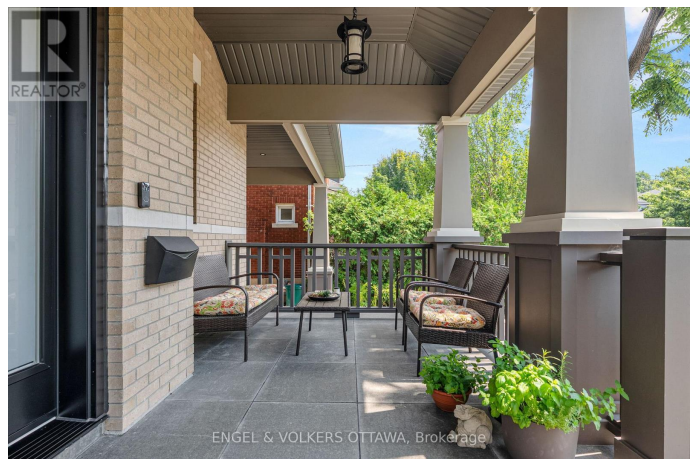
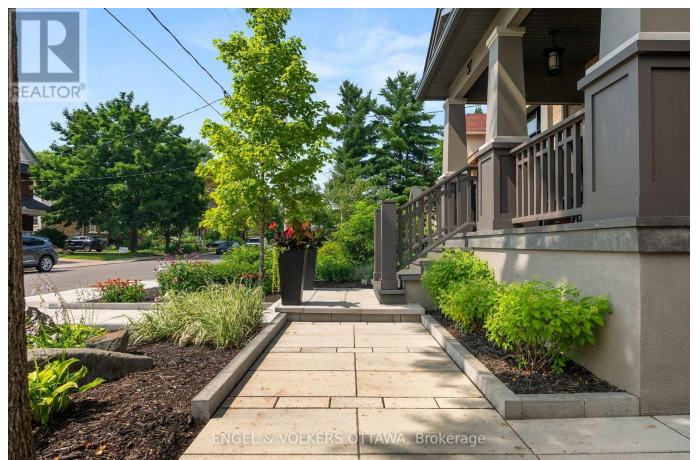
MLS® #X12426825

\$3,975,000

6 Bedroom, 6.00 Bathroom,
Single Family on 0.00 Acres

4303 - Ottawa West, Ottawa, Ontario

This high-quality, 3,500 sq. ft. custom home in the heart of Wellington Village is not only beautiful, the layout is functionally fabulous and features a rare double-height garage w/ reinforced floors, zoned HVAC and elevated ceiling heights. The entry is anchored by a dramatic 22 ft high foyer w/ custom walnut niche, walnut light fixtures, and heated porcelain floors that lead to an adjacent mudroom or the open-concept living & dining area featuring a floor-to-10-foot-ceiling-height fireplace clad in Dekton porcelain slabs & a custom staircase featuring walnut handrails and newel posts milled from a tree once on the property. At the heart of the home, a chef-inspired kitchen boasts a barrel-vaulted ceiling that extends thru to the connected family room, Dekton countertops & walls, 10 ft island, a beverage station & premium Fisher & Paykel appliances and an adjacent screened porch. Arriving at the second level, you're met w/ a 2nd barrel-vaulted ceiling, 9 ft high and four spacious bedrooms all with ensuite bathrooms & a nursery/office. The primary suite features his & hers walk-in closets & an ensuite w/ Dekton counters & shower surround, wood-accent shelving as with other bathrooms, & a free-standing tub. A well-appointed laundry room with a proper sink, quartz counters & ample storage. The lower level provides bonus living space w/ a sprawling recreation room w/ rough-in for a bar, a bedroom w/ an ensuite, a powder room, & heated flooring throughout. 8'-4" ceilings, w/



pot lighting & LVP wide-plank floors maintain the character of the home's upper levels. The remainder of flooring throughout the home is wide-plank, white oak engineered hardwood. The landscaped, fully fenced backyard includes an interlock patio, a cedar pergola-topped BBQ deck, defined garden beds & mature trees. Set on a tree-lined street in Wellington Village, this home is just steps from Elmdale Public School, Parkdale Market, and the shops, caf  s, & restaurants of Wellington West & Westboro. (id:6289)

Essential Information

Listing #	X12426825
Price	\$3,975,000
Bedrooms	6
Bathrooms	6.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	37 Clarendon Avenue
Subdivision	4303 - Ottawa West
City	Ottawa
Province	Ontario
Postal Code	K1Y0P3

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Features	Lane
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Blinds, Dishwasher, Dryer, Freezer, Hood Fan, Microwave, Stove,
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Washer, Wine Fridge, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Wood
Exterior Features	Landscaped
Lot Description	50 x 96 FT
Foundation	Concrete, Insulated Concrete Forms

Listing Details

Listing Office ENGEL & VOLKERS OTTAWA



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