



113 WAVERLEY STREET | GOLDEN TRIANGLE







Welcome to  
113 WAVERLEY STREET



## LIVING ROOM





## DINING ROOM











## KITCHEN







## FAMILY ROOM



# BATHROOM







## PRIMARY BEDROOM







## BEDROOMS









## 4-PIECE BATHROOM





## BACKYARD



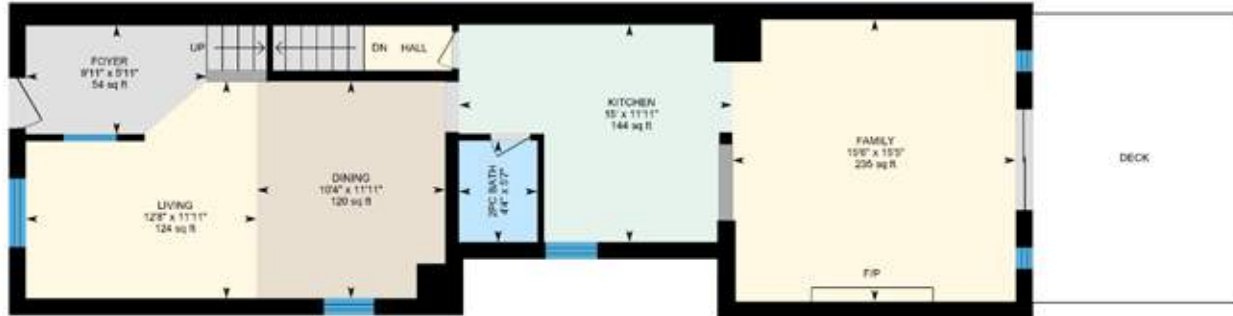






## 113 Waverley St, Ottawa, ON

**Main Floor** Exterior Area 906.13 sq ft  
Interior Area 769.60 sq ft



0 5 10  
ft

PREPARED: 2023/10/12



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# FLOOR PLANS

113 Waverley St, Ottawa, ON

2nd Floor: Exterior Area 602.72 sq ft  
Interior Area 191.68 sq ft



\*Some regions are excluded from total floor area in EXISTING floor plans. All room dimensions and floor areas include considered approximations and are subject to independent verification.

113 Waverley St, Ottawa, ON

Basement (Below Grade): Exterior Area 81.21 sq ft  
Excluded Area 187.04 sq ft



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## DETAILS

Legal Description:	PT LT 58, PL 15558, N/S WAVERLEY ST, AS IN N521444; OTTAWA/NEPEAN PIN NO.- 041170165"
Year Built:	1902 (APPROX)
Property Taxes:	\$8,068.01, 2023
Lot Size:	25' X 99'
Parking:	Interlock Brick Driveway for 1 Car
Heating:	Forced Air / Natural Gas
Cooling:	Central Air Conditioning
Inclusions:	Alarm System Hardware, 2 Ceiling Fans, Furnace Humidifier, Storage Shed, Washer, Dryer, Dishwasher, Microwave, 5 Burner Gas Range, Hood vent, All Blinds & Window coverings, Wine/Drinks
Exclusions:	Dining Room Light Fixture, Wall Mounted TV
Rental Equipment:	Hot Water Tank, Alarm System Monitoring

## UTILITY COSTS (APPROX)

Gas:	\$185 /month
Hydro:	\$99 /month
Water Sewer:	\$47 /month
HWT Rental (Reliance)	\$32 /month (Billed Quarterly)

## Room Dimensions & Descriptions: (All dimensions are feet.inches x feet.inches)

### Main Level

Entry	6 X 10	Hardwood Floor, Over Head Light, No Closet
Living Room	12 X 13'1"	Hardwood Floor, Track Lighting
Dining Room	10 X 11'10"	Hardwood Floor (Light Fixture Excluded)
Powder Room	5'6" X 4'3"	Wall Hung Vanity with Stainless Steel, Sink, Quartz Countertop, Hardwood Floor, Exhaust Vent
Kitchen	9'7" X 11'10"	Hardwood Floor, Quartz Countertop, Gas Range, Stainless Hood vent, Dishwasher, Numerous Cabinetry Pullouts, Microwave (Below Counter Niche), Pot Lights, Double Under Mounted (Stainless Steel), Breakfast Bar with Quartz Counter & Exotic Wood Extension Beverage area Wine Fridge, Pantry with Pullouts
Family Room	16'8 X 15'6"	Hardwood Floor, Wood Burning Fireplace with Custom Mantle
Terrace Door to Rear Garden		Oversized Deck with wood handrail & glass panels, Interlock Patio, Shade Trees, Fenced Perimeter with Gate to Back Lane

### Second Level

Bedroom	11'3 X 15	Hardwood Floor, Double Clothes Closet, Ceiling Fan with Integrated light
Bedroom	9'4" X 11'4"	Hardwood Floor, Double Clothes Closet, Overhead light.
Hallway	5'3 X 2'11"	Hardwood Floor
4 Piece Bathroom	6'2" X 8	Tile Floor, Tub / Shower (with sheet glass entry), Stone Tile Bath Enclosure, Mirror Above Sink, (mirrored) 3 door Medicine Cabinet, Pot lights, Heated Towel Rack
Pocket Door 3 Piece Ensuite Bathroom	6'4" x 3'11"	Wall Hung vanity with integrated sink, Wall Hung Mirror, Porcelain Tile Shower with glass entry, Pot Lights, Exhaust Fan.
Primary Bedroom	15'6" X 15'6"	Hardwood Floor, Skylight, 4 Door Clothes Closet Ceiling Fan with Integrated Lights

### Lower Level

Storage/Utility & Laundry



## **FEATURES**

- Wett Certificate & Chimney Cleaning (2013)

## **RENOVATIONS**

- Basement water proofing “Platon” & Sump Pump Installed (2014)
- New Front Porch & Covered Front Entry (To expand Entrance to Parking) (2014)
- New “OAK” Hardwood Installed on Stairs & Second Level (2014)
- Custom Kitchen Re- design & Full Renovation (2014-2015)
- “Carrier” 2 Stage High Efficiency Furnace. Installed (FRANCIS) (2015)
- Main Floor Bathroom, Powder Room renovation (2015)
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- Re- Finished Living & Dining Room Hardwood (2015)
- Pot Lighting Stalled (2015)
- Powder Room Renovation (2015)
- Door Hardware & Hinges (Satin Nickle Finish) (2016)
- Stainless Steel Single Lever Door Handles (2016)
- Windows (1988) Front 2nd Floor (2017)
- Rear Deck & Railing Rebuilt (2018)
- Second Floor Main Bathroom Renovation (2018-2019)
- Re-shingled Roof (Sanderson Roofing (2019)
- Davey Tree Trimming (2023)

## **KITCHEN**

- Pantry with Pullouts
- Garbage Recycling Pullouts
- Corner Cabinet with Pullouts
- Microwave Cabinet

[illegible]



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