

22-24 BYRON AVENUE | WELLINGTON WEST DUPLEX





Welcome to 22-24 BYRON AVENUE



SECOND LEVEL - 22 BYRON LIVING ROOM











SECOND LEVEL - 22 BYRON DINING ROOM







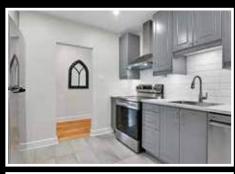








SECOND LEVEL - 22 BYRON KITCHEN







SECOND LEVEL - 22 BYRON BEDROOMS BATHROOM 4-PIECE









MAIN LEVEL - 24 BYRON LIVING ROOM FAMILY ROOM











MAIN LEVEL - 24 BYRON DINING ROOM













MAIN LEVEL - 24 BYRON KITCHEN







MAIN LEVEL - 24 BYRON BEDROOMS BATHROOM 4-PIECE







EXTERIOR LANDSCAPING





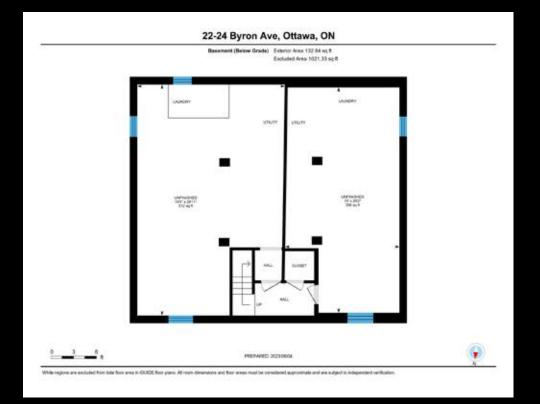
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FLOOR PLANS







DETAILS

Legal Description:	PT LT 376 & LT 377, PL 152206 , PT LANE, PL 152206 , AS
	CLOSED BY JUDGE'S ORDER CR203699; AS IN CR581896
	EXCEPT CR626056 ; OTTAWA/NEPEAN
Lot Size:	50.09 Ft X 108.58 Ft
Year Built:	1930 Approx.
Property Taxes:	\$7,404.08
Parking:	Surface Parking, Private Driveway
	NOTE: Seller can assist a buyer to get a building permit to
	construct a garage that was removed and is "grandfathered"
Storage:	In The Basement
Heating:	Forced Air, Natural Gas (2 Furnaces)
Cooling:	Central Air Conditioning (2 Individual Units)
Water/Sewer:	Municipal/Sewer Connected
Rental Equipment:	Two Hot Water Tanks
Inclusions:	2 Fridges, 2 Stoves, 2 Hood Vents, 2 Dishwashers, 2 Clothes
	Washers, 2 Clothes Dryers, Wall Mirrors, Light Fixtures, Storage
	Shed
Exclusions:	All items belonging to Tenants.

INCOME & EXPENSES

FINANCIAL OVERVIEW	_			
Apartment 22/month: Apartment 24/month:		\$2450 + Electricity/Gas \$2500 + Electricity/Gas		
	MONTHLY INCOME: GROSS ANNUAL INCOME:	\$4950 \$59,400		
* NOTE: Tenants Pay Heat, Hydro, Lawn Care & Snow Removal On Top C				
EXPENSES (2023) Water/Sewer:		\$1,571.15		

Water/Sewer: Insurance: Property Taxes: \$1,571.15 \$2,271.24 \$7,404.08 TOTAL EXPENSES: \$11,246.47

NET OPERATING INCOME:

\$48,154

Of Rent

LOCATION

- Situated in the heart of Wellington West. Walk to cafés, restaurants, shops and Parkdale Market
- Steps to Elmdale Tennis Club
- Great location with accessibility to Civic Hospital, Dow's Lake, Little Italy, Ottawa River Parkway & Westboro Beach
- Well maintained & situated on a deep lot backing onto Fisher Park
- Walking Distance to Great Schools
- Sizeable Lot with Future Development Potential

DUPLEX DETAILS

- A rare opportunity for Investors, Developers & homeowners seeking separate attached income dwelling or multi-generational living.
- Charming 2x2 bedroom duplex.
- Both units enjoy the south facing private yard with patio/deck and fenced garden.
- Each unit highlights the character from the turn of the century era and features hardwood floors, French Doors, central air, ample storage space in basement.
- Both units have separate services; each with gas furnaces, air conditioning, individual laundry, hot water tanks, separate hydro.
- The Basement provides future development options (R3 I Zoning) for an additional unit.
- Surface parking with interlock brick.
- Survey on file (1971)

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

24 BYRON AVENUE (Main floor) Potential Rent \$2,750 per month (with direct access to rear garden)

Entry		Hardwood Floor
Living Room	17'2 x 12'0	Hardwood Floor, Gas Fireplace with Two Side
Windows		
Dining Room	12'5 x 12'0	Hardwood Floor
Kitchen	12'3 x 10'1	Recently Upgraded Kitchen with Stainless Steel
		Appliances, Rear Door to Back Stairs and Garden
Bathroom 4-Piece	8'5 x 5'8	Tub/Shower, Ceramic Tile Floor and Tub/Shower
		Enclosure
Bedroom	12'1 x 11'11	Hardwood Floor, Single Clothes Closet
Bedroom	14'3 x 12'1	Hardwood Floor, No Closet
Laundry/Storage	Basement	Unfinished, Ceiling Height 6'10"
	29'11 x 19'5	

22 BYRON AVENUE (Second Floor) Rented at \$2,650 per month until June 30, 2024

Entry		Hardwood Floor, Closet, Hanging Alcove
Living/Dining/Family Room	30'1 x 12'0	Hardwood Floor, Faux Fireplace, Pendant Lighting
Kitchen	12'3 x 10'2	Porcelain Tile Floor, New Grey Shaker Cabinetry,
		Valance Lighting, Over-Sized Single Sink, Subway
		Tile Backsplash, Built-In Microwave, Stainless
		Steel Fridge, Stove, Dishwasher, Hood Vent, Back
		Door to Storage, Stairs to Garden
Hallway	10'4 x 5'2	Corner Closet with Hooks
Bathroom 4-Piece	8'3 x 5'9	Porcelain Tile Floor, Tub/Shower, Vanity with
		Storage, Medicine Cabinet, Bar Lighting
Primary Bedroom	14'1 x 12'0	Hardwood Floor, Ceiling Light Fixture
Walk-In Closet	8'4 x 6'8	Hardwood Floor, Custom Organizer with Drawers,
		Hanging Rods and Shelves
Bedroom	12'0 x 11'9	Hardwood Floor, Double Clothes Closet, Overhead
		Light
Laundry/Storage	Basement	Unfinished, Ceiling Height 6'10"
	32'2 x 19'1	

UPDATES

- (2003) Downstairs windows were updated.
- (2009) Roof re-shingled
- (2022) Fully renovated second floor unit with refinished hardwood, new kitchen, electrical upgraded, renovated bathroom.
- (2023) Thermopane double hung windows installed.
- (2023) New (insulated) front door.
- (2023) Updated electrical services to property installation of 2 meters.
- (2023) Upgraded main floor unit with refinished hardwood floors, painted kitchen cabinetry, updated door hardware.
- (2022-2023) Professionally painted interior.
- (2023) Upgraded landscaping including deck and privacy fencing.
- (2023) Re-built back (exit) staircase including new windows and entry door.
- 2nd floor Layout as reconfigured to create a walk-in closet, broom closet, and open concept living room and dining room.
- (2023) Driveway paved.
- (2023) Landscaping including interlock pathway and patio + installation of storage shed.



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All the preceding information is believed to be accurate but not warranted. Image on Front Cover Courtesy of Larco Homes, www.larcohintonburg.com