



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



FLOOR PLANS



22-24 Byron Ave, Ottawa, ON

Basement (Below Grade) Exterior Area 132.84 sq ft
Excluded Area 1021.33 sq ft



0 3 6

PREPARED: 2023/06/04



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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

INCOME

Apartment 22/month:

\$2450 + Electricity/Gas

Apartment 24/month:

\$2500 + Electricity/Gas

MONTHLY INCOME:

\$4950

GROSS ANNUAL INCOME:

\$59,400

* NOTE: Tenants Pay Heat, Hydro, Lawn Care & Snow Removal On Top Of Rent

EXPENSES (2023)

Water/Sewer:

\$1,571.15

Insurance:

\$2,271.24

Property Taxes:

\$7,404.08

TOTAL EXPENSES:

\$11,246.47

NET OPERATING INCOME:

\$48,154

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.



BUY

UNIQUE
HOMES

SELL

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All the preceding information is believed to be accurate but not warranted.
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