



208 - 210 RENOUF AVENUE | OTTAWA

UNIT 208  
LIVING ROOM







UNIT 208  
KITCHEN







UNIT 208  

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DINING ROOM





UNIT 208  
BATHROOM

UNIT 208  
PRIMARY BEDROOM  
& BEDROOMS







UNIT 210  
LIVING ROOM & ENTRY



UNIT 210  
KITCHEN





UNIT 210  
DINING ROOM





UNIT 210  
BEDROOMS





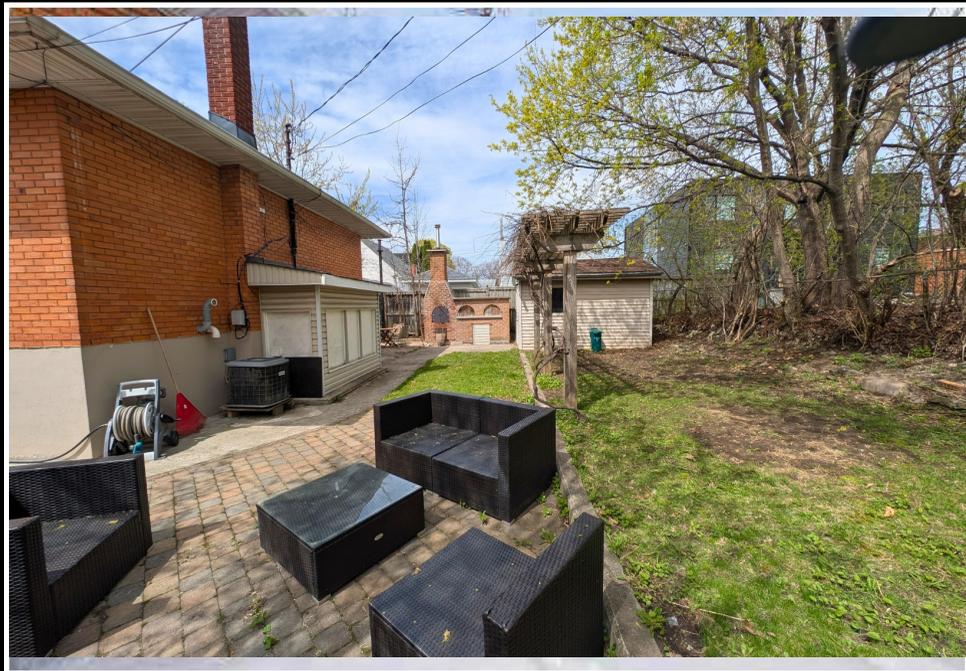
UNIT 210  
BATHROOM & LAUNDRY







## BACKYARD



## **DETAILS**

LEGAL DESCRIPTION: PT LT 2, PL 558 , AS IN CT140207 ; S/T OT16621 OTTAWA/  
GLOUCESTER

LOT SIZE: 52.00 FT X 98.83 FT

YEAR BUILT: 1955

PROPERTY TAXES: \$5,298.24

PARKING: SURFACE PARKING, 2 PRIVATE DRIVEWAYS

STORAGE: REAR GARDEN SHED (208) STORAGE ROOM (210) BOTH AT  
REAR OF PROPERTY

HEATING SYSTEM: FORCED AIR, NATURAL GAS 'NAVIEN"

COOLING: CENTRAL AIR CONDITIONING

HOT WATER: TANK OWNED

INCLUSIONS: 2 FRIDGES, STOVE, WALL OVEN, COOKTOP, 2 HOOD VENTS, 2  
DISHWASHERS, 2 CLOTHES WASHERS, 2 CLOTHES DRYERS,  
WALL MIRRORS, LIGHT FIXTURES, STORAGE SHED, HOT  
WATER TANK

EXCLUSIONS: ALL ITEMS BELONGING TO TENANTS.

## **LOCATION**

- TWO MINUTE ACCESS BY CAR TO QUEENSWAY HWY#417 ACCESS IN BOTH DIRECTIONS
- SHORT STROLL TO LEISURE PATHWAYS & PARKS ALONG THE RIDEAU RIVER
- FIVE MINUTE DRIVE TO DOWNTOWN OTTAWA CENTRAL BUSINESS DISTRICT
- LOVELY QUIET LOCATION AS PROPERTY IS AT THE END OF A CUL-DE-SAC

## ROOM DIMENSIONS & DESCRIPTIONS: (ALL DIMENSIONS ARE FEET.INCHES X FEET.INCHES)

### APT # 208 (MAIN FLOOR UNIT)

RENT - \$2090/MONTH INCL. HEAT, WATER/SEWER, PARKING, USE OF REAR GARDEN, STORAGE

ENTRY		CERAMIC TILE, SINGLE CLOTHES CLOSET, BUILT-IN SHOE RACK
LIVING ROOM	18'8" X 11'3"	HARDWOOD FLOOR
KITCHEN	18'11" X 11'3"	HARDWOOD FLOOR, SHAKER STYLE WHITE CABINETS, BLACK FORMICA COUNTERTOPS WITH AN EXTENSION ON PENINSULA, STAINLESS STEEL APPLIANCES (FRIDGE WITH ICE & WATER DISPENSER, WALL OVEN, DISHWASHER), INDUCTION COOK TOP, HOOD VENT, TRACK LIGHTING, PENINSULA COUNTER WITH OVERHEAD PENDANT LIGHTING, UNDER CABINET LIGHTING
DINING ROOM	6'2" X 11'2"	HARDWOOD FLOOR, OVERHEAD LIGHT
BEDROOM	11'7" X 11'4"	HARDWOOD FLOOR, SINGLE CLOTHES CLOSET, OVERHEAD LIGHT
PRIMARY BEDROOM	12' X 11'4"	HARDWOOD FLOOR, DOUBLE CLOTHES CLOSET, OVERHEAD LIGHT
BEDROOM	10'10" X 8'10"	HARDWOOD FLOOR, OVERHEAD LIGHT, NO CLOSET LAUNDRY CLOSET FULL-SIZE STACKED WASHER AND DRYER
BATHROOM 4-PIECE	6'2" X 7'9"	TUB/SHOWER, LED SURFACE-MOUNTED LIGHTING, VANITY WITH MEDICINE CABINET AND MIRRORED DOOR, LARGE STORAGE CABINET, CERAMIC TILE FLOOR

### APT # 210 (LOWER LEVEL UNIT)

RENT \$2000 /MONTH INCL. HEAT, WATER/SEWER, PARKING, USE OF REAR GARDEN, STORAGE

ENTRY		CERAMIC TILE, HARDWOOD FLOOR, SINGLE CLOTHES CLOSET
LIVING ROOM	16'7" X 10'9"	HARDWOOD FLOOR. (OAK)
DINING ROOM	9'4" X 11'	HARDWOOD FLOOR. (OAK)
KITCHEN	15'1" X 11'	WHITE CABINETS, BLACK GRANITE COUNTERTOP, STAINLESS STEEL APPLIANCES (FRIDGE, STOVE, DISHWASHER, HOOD VENT), DOUBLE UNDERMOUNT SINK WITH SOAP AND WATER DISPENSER, SHAKER STYLE CABINETRY, LOWER CABINETRY WITH BUILT-IN WINE RACK, PANTRY WITH PULLOUTS, UNDER CABINET LIGHTING
PRIMARY BEDROOM	10' X 10'9"	HARDWOOD FLOOR, 4 DOOR CLOSET, WITH CLOSET ORGANIZERS AND CUSTOM MIRROR DOORS
BEDROOM	8'7" X 10'11"	CURRENTLY USED AS A HOME OFFICE, HARDWOOD FLOOR
BATHROOM 4-PIECE	9'6" X 7'4"	SOAKER TUB, VANITY WITH QUARTZ COUNTERTOP, UNDERMOUNT SINK, WALL MIRROR WITH WALL SCONCE LIGHTING, SEPARATE GLASS SHOWER, HEATED TOWEL RACK, PORCELAIN TILE FLOOR
LAUNDRY		CLOSET FULL-SIZE STACKED WASHER AND DRYER, STORAGE SHELVES
FURNACE/UTILITY	7'1" X 6'9"	HOT WATER TANK, FURNACE

## **DUPLEX DETAILS**

- LEGAL DUPLEX WITH 2 SEPARATE ENTRANCES
- BOTH UNITS FULLY RENOVATED WITH TOP OF THE LINE MODERN FINISHES
- EACH UNIT HAS A SEPARATE ENTRANCE AND SEPARATE 2-CAR LANEWAY (ONE ON EITHER SIDE OF DWELLING)
- EACH UNIT HAS THEIR OWN SPACE IN THE BACKYARD FOR PATIO FURNITURE AND BBQS
- TWO ENCLOSED STORAGE AREAS AT THE BACK OF THE HOUSE, ONE FOR EACH UNIT
- LOWER UNIT (8'6" CEILING HEIGHT) – BRIGHT AND AIRY.
- TWO GOURMET KITCHENS WITH TOP OF THE LINE STAINLESS STEEL APPLIANCES
- FULL-SIZED WASHER AND DRYER IN EACH UNIT
- DUAL ZONE HEATING/COOLING. EACH UNIT HAS ITS OWN THERMOSTAT
- BEAUTIFUL HARDWOOD AND TILE FLOORING THROUGHOUT IN BOTH UNITS (NO CARPET)
- TENANTS RESPONSIBLE FOR SNOW REMOVAL, AND GARDEN MAINTENANCE INCLUDING GRASS CUTTING. THE LANDLORD PROVIDES THE LAWN MOWER
- LANDLORD TRIMS HEDGES (PROPERTY AND THE NEIGHBOUR) TWICE A YEAR.

## **UPDATES**

- 2010 (APT 210): UNIT WAS COMPLETELY RENOVATED
- 2012 FURNACE: SYSTEM REPLACED WITH A HIGH-EFFICIENCY “NAVIEN” SYSTEM.
- 2014 WIRING: UPGRADED AS PART OF RENOVATIONS ESA ON FILE.
- 2014 FLOORING: NEW HARDWOOD FLOORING INSTALLED IN THE BEDROOM OF APT 210 AND IN THE KITCHEN OF APT 208. NEW ENTRANCE TILES INSTALLED
- 2014 (APT 210): FLOOR PLAN MODIFIED TO INCORPORATE AN EXTRA BEDROOM, LAUNDRY CLOSET CREATED WITH STACKED FULL SIZED WASHER/DRYER, ENCLOSED STORAGE AREA ADDED
- 2014 (APT 208): LAUNDRY CLOSET ADDED WITH FULL SIZED WASHER/DRYER, FULLY RENOVATED KITCHEN (INCLUDING FLOORING, CABINETS, AND APPLIANCES), MODIFIED AND ENLARGED ENTRANCE TO UNIT
- 2016 ROOF: RE-SHINGLED (NORTH, EAST, AND WEST-FACING SIDES)
- 2021 (APT 208): FULLY RENOVATED (DOWN TO STUDS) AND REPLACED BATHROOM
- 2024 (APT 208): INSTALLED A NEW WASHER/DRYER

## 208-210 Renouf Ave, Ottawa, ON

Unit 210 (Below Grade) Exterior Area 1017.07 sq ft  
Interior Area 930.87 sq ft



PREPARED: 2025-02-05



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

## 208-210 Renouf Ave, Ottawa, ON

Unit 208: Exterior Area 1070.87 sq ft

Interior Area 982.67 sq ft



PREPARED: 2025-02-05



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