



280 FLORA STREET
OTTAWA CENTRE

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• ENTRY		• Ceramic tile floor, double clothes closet, overhead light
• LIVING ROOM	• 11'1" x 11'1"	• Hardwood floor, overhead light, built-in cabinets for TV and stereo, crown ceiling mouldings
• DINING ROOM	• 11'1" x 11'1"	• Hardwood floor, overhead light, built-in window seat, custom bench seating, crown ceiling mouldings
• HALLWAY	• 10'10" x 9'10"	• Ceramic tile floor, pantry closet (with shelving)
• KITCHEN	• 13'6" x 14'0"	• Ceramic tile floor, hood vent to exterior, quartz counters, microwave, stove with (glass cooktop), dishwasher, stone tile backsplash, eat-in area with built-in bench seating, under mounted single sink (oversized), under cabinet lighting, pendant lighting, pull out drawer system beside stove
• LAUNDRY		• Laundry closet with shelving, side by side washer & dryer (gas dryer), door to rear deck
2ND FLOOR		
• BEDROOM	• 7'7" x 13'4"	• Hardwood floor, built-in full-size murphy bed with suspended side tables, storage cabinetry, overhead light
• HALLWAY		• Hardwood floor, linen closet, double clothes closet, 2 skylights
• BATHROOM (4-PIECE)	• 5'2" x 8'2"	• Tub/shower, marble tile flooring, vanity with marble countertop, marble tile accent wall, medicine cabinet, built-in storage cabinet, crown ceiling mouldings
• BEDROOM	• 9'8" x 11'2"	• Hardwood floor, double clothes closet, overhead light, built-in shelving
• PRIMARY BEDROOM	• 12'8" x 14'2"	• Hardwood floor, overhead light, built-in bench seating with storage, double clothes closet, alcove sitting area, pendant lighting
BASEMENT		
• WORKSHOP	• 20'7" x 14'5"	• Height approximately 6'6", concrete floor, double clothes closet, cold room (under front stairs)
• STUDIO	• 13'8" x 11'6"	• Concrete floor, built-in shelving
• BATHROOM 4-PIECE	• 7'2" x 4'5"	• Tub/shower, ceramic tile floor, toilet, handheld shower, laundry utility sink, exhaust vent
• UTILITY ROOM	• 8'5" x 6'2"	• Concrete floor, furnace (2013)



ALL preceding information is believed to be accurate but not warranted.

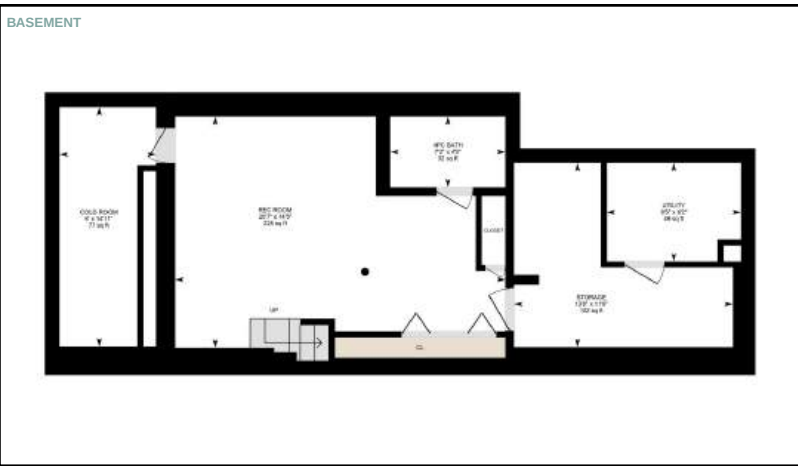


FEATURES & UPGRADES

- Raise stone garden wall in front 2025
- Rebuilt front steps and railing 2024
- Fully insulated basement studio and furnace room 2022
- Metal roof with snow guards installed 2020
- Skylight installed at time of roof 2020
- Completely re-built deck, flower boxes, bench seating and storage in backyard 2020
- Furnace & water heater replaced in 2013
- Maintenance and cleaning of furnace December 2025
- Extended warranty on furnace until February 2028
- Extensive Renovations: kitchen, updated upstairs bathroom 2014
- Hardwood flooring replaced on 2nd floor
- Refurbished main staircase
- New closets and storage solutions throughout
- Murphy bed installed in third bedroom
- Thermopane windows with screens installed
- Electrical updated throughout home (including additional panel)
- PVC and copper plumbing
- Crown ceiling mouldings throughout home
- Low maintenance backyard. Deck has dedicated dining area with benches and pergola, greenspace for kids and pets
- Beautiful front garden of mature perennials and stone wall
- Walking distance from the Glebe, Chinatown, little Italy and the canal
- Friendly street full of young families
- Cover front porch with built-in storage



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: PT LT 7, PL 30 , W/S PERCY STREET, AS IN N522620 ; OTTAWA/NEPEAN
PIN: 041220301

LOT SIZE: 29.00 ft. x 66.00 ft.

HEATING: Natural gas, forced air

COOLING: Central air

PARKING: 2 Surface Parking Spaces

INCLUSIONS: Fridge, stove, microwave, hood vent, dishwasher, washer, dryer, all installed light fixtures, blinds and window coverings, bathroom mirrors, Hot water tank

YEAR BUILT: 1925

TAXES: \$5,629.46 / 2026

UTILITY COSTS (APPROX.)

Heat (Gas): \$99.00/month (approx.)

Hydro: \$84.00 /month (approx.)

Water/Sewer: \$79.00/month (approx.)

