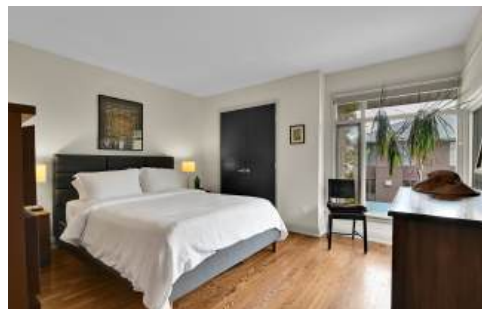


481 MELBOURNE AVENUE
VILLAGE OF WESTBORO

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
<ul style="list-style-type: none"> ENTRY DINING ROOM KITCHEN 	<ul style="list-style-type: none"> 14'7" x 16'4" 16'7" x 21'11" 	<ul style="list-style-type: none"> Ceramic tile floor, double clothes closet, pot lights Hardwood floor Hardwood floor, 8' island with pendent lighting above, fisher Paykel double drawer dishwasher, pot drawers, Jenn-air fridge/freezer, built-in microwave, black quartz counters, gas stove, glass block detailing in black granite backsplash, valance under cabinet lighting, central vacuum floor sweeps installed
<ul style="list-style-type: none"> LOUNGE AREA 	<ul style="list-style-type: none"> 15'4" x 9'3" 	<ul style="list-style-type: none"> Hardwood floor, 2 story ceiling height, (could be dining room), door to terrace
<ul style="list-style-type: none"> LIVING ROOM TERRACE 	<ul style="list-style-type: none"> 19' x 21'6" 16'5" x 11'2" 	<ul style="list-style-type: none"> Hardwood floor, gas fireplace with black marble hearth & surround Patio stones bordered by river rock (east facing)
2ND FLOOR		
<ul style="list-style-type: none"> PRIMARY BEDROOM WALK-IN CLOSET ENSUITE BATHROOM 5 PIECE 	<ul style="list-style-type: none"> 14'2" x 16'8" 7'5" x 5'11" 8'6" x 4'10" 10'1" x 9'4" 	<ul style="list-style-type: none"> Hardwood floor, coffered ceiling Hardwood floor, overhead light, built-ins shelving Ceramic tile floor, 6' soaker tub with ceramic tile surround, pot light above, glass shower with ceramic tiled enclosure, double sinks, vanity with quartz counter, wall mirror & wall sconce lighting
<ul style="list-style-type: none"> LAUNDRY 	<ul style="list-style-type: none"> 4'10" x 9'4" 	<ul style="list-style-type: none"> Ceramic tile floor, folding counter (upper and lower cabinetry), full side by side washer and Dryer, overhead lights
<ul style="list-style-type: none"> BEDROOM ENSUITE BATH 4-PIECE 	<ul style="list-style-type: none"> 4'11" x 9'5" 12'4" x 13'2" 	<ul style="list-style-type: none"> Hardwood floor, double clothes closet Ceramic tile floor, tub/shower, bath enclosure, light above tub, vanity with cupboard & drawers, wall mirror, wall sconce lighting
BASEMENT		
<ul style="list-style-type: none"> MEDIA ROOM / GYM STORAGE ROOM UTILITY ROOM HALLWAY BATHROOM 4-PIECE 	<ul style="list-style-type: none"> 14'9" x 16'0" 7'2" x 11'2" 11'1" x 7'1" 7'4" x 6'5" 	<ul style="list-style-type: none"> Ceramic tile floor, wall mount (4 Bikes racks) Concrete floor, extends under stairs Concrete floor Ceramic tile floor, linen closet, entry door to garage Ceramic tile floor, tub/shower, vanity with cupboard & drawers, wall mirror, wall sconce lighting
<ul style="list-style-type: none"> BEDROOM 	<ul style="list-style-type: none"> 13'10" x 9'9" 	<ul style="list-style-type: none"> Ceramic tile floor, double clothes closet

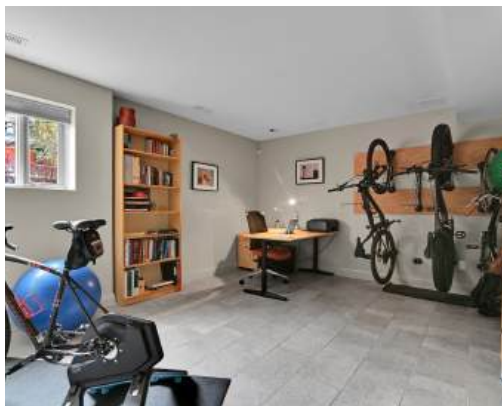


UPGRADES & FEATURES

- Washing Machine installed (April 2026)
- Retaining Wall in Back Laneway (2025)
- Parging of Front Planters and Rear of House (2024)
- New Garage Door Springs (2024)
- Interlock Front Sidewalk and Stairs (2023)
- Dishwasher (2019)
- Hardwood Floors Refinished (2018)
- Dryer (2015)
- Roof Re-Shingle(2015)
- Windows updated in 2010 & 2022 (some original)
- stereo speaker system installed included
- R40 insulation in attic
- Hood fan vented to building exterior
- Garage door opener with external keypad and 2 remotes
- Custom-designed “Quaker style” oak handrails, spindles, & newel posts
- Oak hardwood on stairs to all levels
- Oak hardwood installed on the first and second floors & on staircase

LOCATION

- Friendly, welcoming community with parks and tree-lined streets
- Outdoor lifestyle- Ottawa River recreational pathways with beautiful sunsets and access to nature
- Walking distance to Westboro & Wellington Village - coffee shops and bistros, with the finest of restaurants
- Great local shopping - bakeries, fruit & vegetable markets, butcher shop, Eclectic boutiques, sporting goods stores
- Nearby schools:
 - Broadview Public School
 - Churchill Alternative School
 - Secondary School
 - Nepean High School
 - Notre Dame High School



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: PART LOT 16 EAST MELBOURNE AVENUE, PLAN 204, PARTS 7, 8, 11 AND 14 PLAN 4R18755; OTTAWA. (FULL LEGAL ATTACHED IN SCHEDULE C)

PIN: 040160133

LOT SIZE: 35.43 ft x 99.51 ft

HEATING: Natural gas, forced air

COOLING: Central air

PARKING: 2 Car attached garage

INCLUSIONS: Fridge, Gas Stove, Hood-Fan, 2 drawer Dishwasher, Built-in Microwave, Washer & Dryer, Central Vacuum & Attachments, Alarm System Hardware, Window Coverings, Installed Light Fixtures, All Closet Built-Ins, Auto Garage Door Opener & Remote(s), TV wall mount

Exclusions: TV (s)

RENTAL: Hot water tank

YEAR BUILT: 2004

TAXES: \$11,790.62 / 2026

