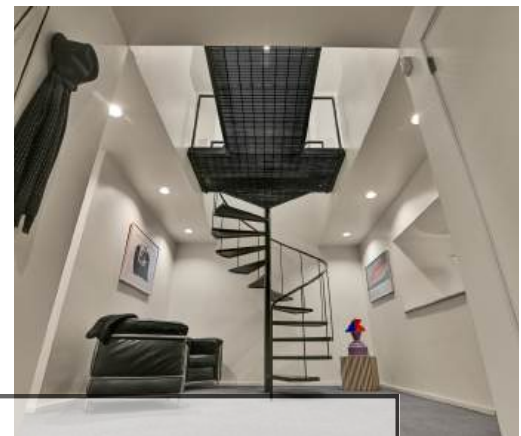




231 MACKAY STREET
NEW EDINBURGH

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• ENTRY	• 9'5" x 9'9"	• Gray ceramic tile floor, pot light
• POWDER ROOM	• 3' x 9'4"	• Ceramic tile floor, vanity, wall mirror, pot lights
• HALLWAY		• Ceramic tile floor, double clothes closet
• LOUNGE		• Wall to wall gray industrial carpet, circular metal stairs to 2nd floor, display alcove with gray marble surface
• LIVING ROOM	• 23'5" x 17'1"	• Wall to wall gray industrial carpet, wood burning fireplace, gray marble surround, black granite hearth built-in, display shelving on either side
• DINING ROOM	• 22'6" x 13'7"	• Wall to wall gray industrial carpet, wood burning fireplace with gray marble facade. Door to screen porch
• KITCHEN	• 17'5" x 8'4"	• Ceramic tile floor, white Formica counters, flat white cabinet doors drawers, dishwasher, fridge / freezer, gas stove & hood vent, double sinks, tiled back splash, overhead lights, pantry, this area has an atrium glass panel ceiling similar to a green house
• SCREEN PORCH	• 12'3" x 10'3"	• This is like a full room with a wood fireplace for pizza or ambiance in summer, Tongue and groove wood flooring with a sliding screen door to the stone patio.
2ND FLOOR		
• BEDROOM	• 21'2" x 12'9"	• Circular metal staircase lead to the 2nd floor. • Wall to wall gray industrial carpet, double clothes closet, plus walk-in closet, door to roof over screen porch (potential deck area or future floor plan extension)
• DEN/BEDROOM	• 12'7" x 9'3"	• Wall to wall gray industrial carpet, single clothes closet, wall shelving
• HALLWAY		• Gray carpet, pot lights, linen closet
• BATHROOM (4-PIECE)	• 12'8" x 10'6"	• All white tile, 6' soaker tub with hand held shower, glass shower with tiled enclosure, pot lighting, vanity with drawers + wall mirror
• PRIMARY BEDROOM	• 13'2" x 17'3"	• Wall to wall gray industrial carpet, full hallway of closet 6 doors
BASEMENT (UNFINISHED)		
• WORKSHOP	• 38'10" x 16'5"	• Concrete floor with drain, closet cedar linen , laundry
• STUDIO	• 26'9" x 12'6"	• Concrete floor, (future media room)
• WINE CELLAR	• 13'1" x 9'1"	• Concrete floor



DETAILS

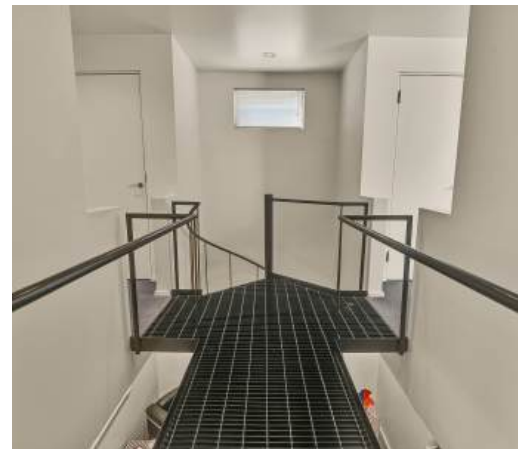
- Winner of the Ontario Renews Award 1984
- Rear Patio 12x12 stone tiles
- Pella windows (1981)
- Lifetime metal roof on house with ice guards (1982).
- Stucco original (1982)
- Forced air gas (2015)
- Foundation Sealed & Parged (2017)
- Air conditioner (2018)
- Hot water tank (2020)
- Garage metal Roof (2021)
- Facia & soffits, eavestroughs (2023)
- Skylights installed

PROPERTY FEATURES

- 2nd floor Metal circular stair case with slate tile covered steps
- Metal grate transition
- Closets with double bars & shelving
- 2 Car detached garage + additional storage) full second floor could be future office space as garage has hydro + water supply

LOCATION FEATURES

- Located in the heart of historic New Edinburgh, a charming and vibrant neighbourhood known for its unique character and welcoming community.
- Beechwood Avenue is just moments away, offering a variety of excellent restaurants, cafés, and quirky local shops perfect for a day of shopping or dining out.
- The area is home to Stanley Park, located along the scenic Rideau River where it flows into Rideau Falls. The park features playgrounds, open green space, and hosts summer ultimate frisbee tournaments, a favourite for families, kids, and dog walkers alike.
- Just two blocks away, enjoy convenient access to the public grounds of Rideau Hall, the official residence of the Governor General of Canada.
- This distinguished neighbourhood is also home to notable residents, including the Prime Minister of Canada and other prominent government officials.
- Residents enjoy New Edinburgh Park along the Ottawa River, where locals gather to relax, play, and stay active along the scenic biking and walking pathways.



FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



BASEMENT



DETAILS

LEGAL DESCRIPTION: PT LT 19, BLK 17, PL 42 , AS IN NS87559 ;OTTAWA/GLOUCESTER
PIN: 042200079

LOT SIZE: 30.00 ft x 155.00 ft

HEATING: Forced Air Natural Gas

COOLING: Central Air Conditioning

PARKING: Detached Garage (2 Car)

INCLUSIONS: Fridge, Stove, hood vent, dishwasher, washer, dryer, all installed light fixtures(except as noted), all window blinds, "Gaggia" coffee maker, coffee bean grinder, workbench, freezer, garage door opener & remote, all bathroom mirrors, hot water tank

EXCLUSIONS: Light on stairwell to basement

YEAR BUILT: 1984

TAXES: \$12,084.56 / 2025

