



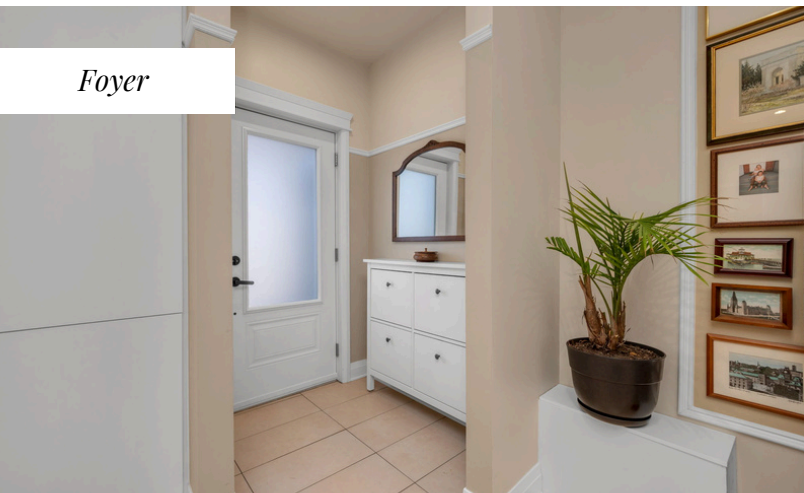
238A Britannia Drive

\$724,900

RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Information herein deemed reliable but not guaranteed.

Foyer



Living Room



Living Room



Dining Room



Information herein deemed reliable but not guaranteed.

Kitchen



Kitchen



Eating Area



Home Details

- Welcome to this charming century semi-detached home, perfectly situated in the heart of Britannia Village one of Ottawa's most vibrant and sought-after neighborhoods.
- Fully renovated in 2017, this stunning property seamlessly blends timeless character with modern comforts.
- Offering 3 bedrooms and 2.5 bathrooms, its an ideal home for families, professionals, or anyone who loves to entertain.
- A fully landscaped backyard, redesigned in 2020/21, provides a private oasis for summer gatherings, gardening, or simply unwinding in the fresh air.
- The homes curb appeal is equally impressive, blending its century-old charm with contemporary updates that make it truly one of a kind.
- Located just steps from the Ottawa River, parks, walking trails, and Britannia Beach, this home offers the perfect balance of urban convenience and natural beauty.
- With nearby shops, coffee shop, restaurants, schools, and easy access to public transit, youll enjoy all the benefits of city living in a peaceful, picturesque setting.

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Primary Bedroom



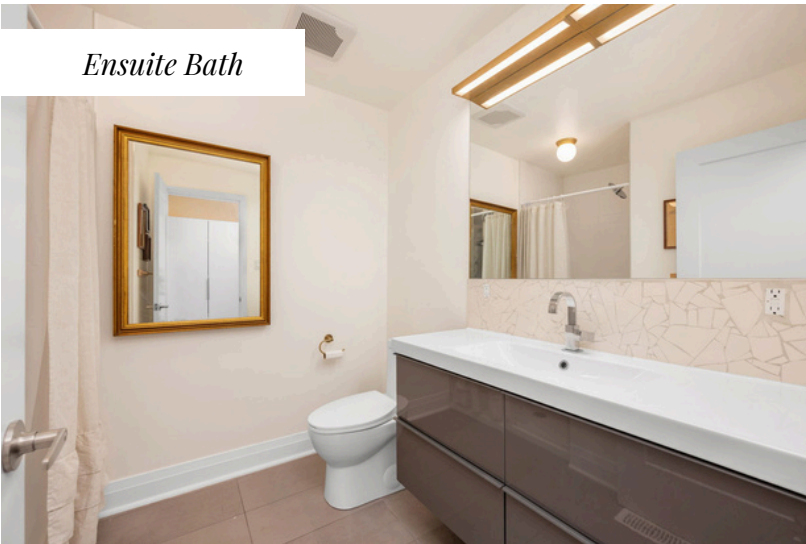
Primary Bedroom



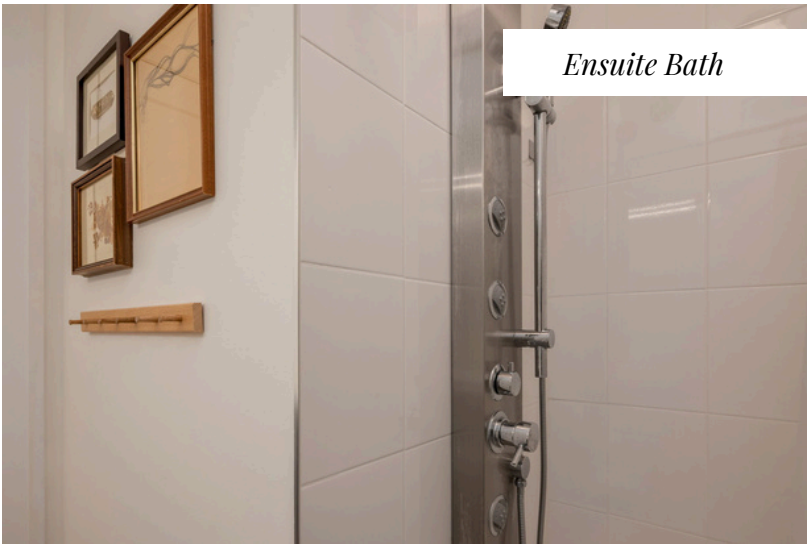
Primary Bedroom



Ensuite Bath



Ensuite Bath



Home Details

Main Level

- Step into the home through a lovely front door into a spacious foyer featuring high-quality tile floors.
- The main floor boasts an open, airy layout that invites abundant natural light, creating a warm and welcoming atmosphere ideal for both everyday living and entertaining guests.
- The living room showcases beautiful hardwood floors and a large front window that offers a picturesque view of the front yard while flooding the space with natural light. Thoughtful built-in storage, a convenient coat closet, and bench seating add both functionality and charm to the space.
- The dining room features elegant hardwood floors, generous space for a dining table, and an abundance of natural light streaming in through two well-sized windows.
- The modern galley-style kitchen is a standout feature, offering an abundance of contemporary cabinetry, including a pantry cupboard and ample pot-and-pan drawers for convenient storage. The sleek quartz countertops are complemented by a stylish stainless steel tile backsplash, double stainless steel undermount sinks, and a full suite of high-quality appliances. These include a dishwasher, cooktop, hood fan, built-in microwave and oven, and two refrigerators—perfectly designed to delight any home chef.
- The eating area provides ample space for a family table, making it the perfect spot to enjoy picturesque views of the backyard through a large picture window.
- The convenient 2-piece bathroom features a pedestal sink and a toilet.
- There's even a cozy under-the-stairs nook, perfect for a kids' play area or a creative hideaway.

Second Level

- Upstairs, you'll find three generously sized bedrooms, each with its own unique charm and plenty of closet space.
- The generously sized primary bedroom serves as a serene retreat, easily accommodating a king-size bed. It features a spacious double closet, built-in cabinets, a bookshelf, and a desk area. A door leads to the front balcony, offering a private outdoor escape. The room is complete with a beautifully updated 3-piece ensuite, adding a touch of luxury.
- The 3-piece ensuite boasts a sleek floating vanity with a sink and built-in drawers, a stylish shower with a tiled surround and modern shower system, a toilet, and elegant tile flooring.
- The two secondary bedrooms feature beautiful hardwood flooring, spacious closets, and large picture windows that fill each room with abundant natural light.
- The balcony at the back provides a great view of the gardens below.
- The main updated bathroom showcases a sleek floating vanity with a sink and cabinets, a deep soaker tub with a tiled surround, a toilet, a window for natural light, and elegant tiled floors.

Upgrades:

Fully renovated home in 2017 including the roof - a bitumen membrane type roof; Fully landscaped backyard, redesigned in 2020/21; Mudroom & Kitchen refresh 2024; breakfast nook 2021; kids bedroom February/2024; freshly painted throughout; furnace is annually inspected & ducts recently professionally cleaned.

Front Balcony



Front Balcony



3rd bedroom



3rd bedroom



Main Bathroom



Main Bathroom



Bedroom #2



Bedroom #2



Back Balcony



Powder Room



Kids Cubbie

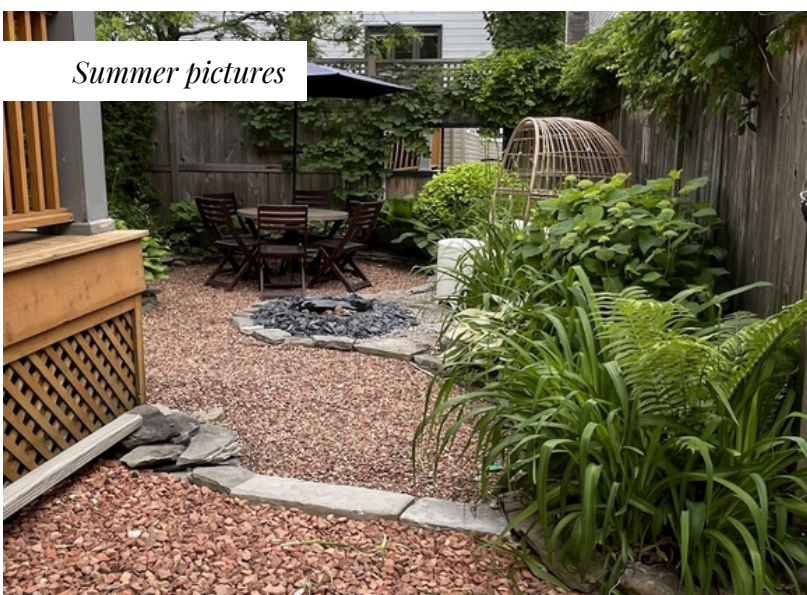


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Back Yard



Summer pictures



Room Sizes

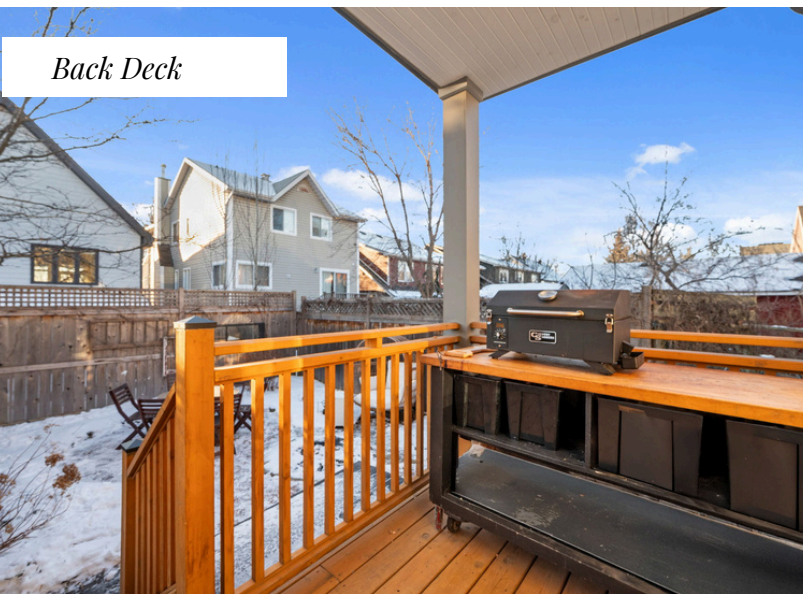
Main Level

Foyer -	4'10" x 4'5"
2-piece Bathroom -	6'11" X 3'0"
Living Room -	14'10" X 13'2"
Dining Room -	13'5" X 9'9"
Kitchen -	16'9" X 8'11"
Eating Area -	10'8" X 10'2"

Second Level

Primary Bedroom -	13'2" X 9'7"
3-Piece ensuite -	8'3" X 6'10"
Walk-in closet -	6'8" x 5'11"
Bedroom #2 -	10'1" X 6'11"
Bedroom #3 -	13'11" X 10'2"
Full Bathroom -	9'7" X 5'9"

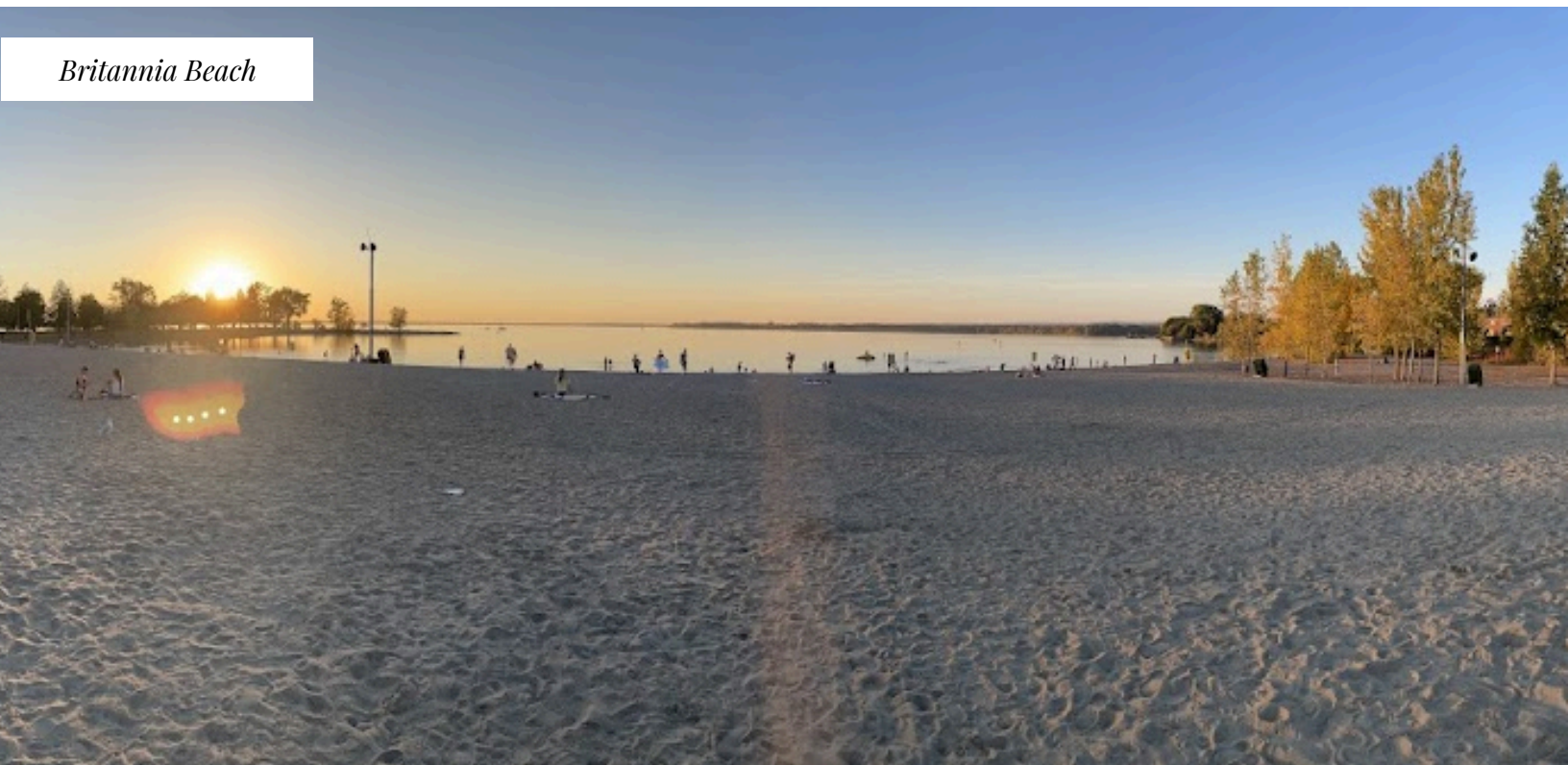
Back Deck



Yard in Winter



Britannia Beach



Sunset at Beach



Summer Trails



Home Details

Year Built: 1902 Approximately

Property Taxes: \$ 4,748.23 2024

Utility Costs approximately:

Hydro \$130/month;

Gas \$685.29/year (2024);

Water: \$211.00/month

Legal Description: PART BLOCK L PLAN 40HALF, BEING PARTS 2 & 3 ON 4R-29916 SUBJECT TO AN EASEMENT AS IN N471712 TOGETHER WITH AN EASEMENT AS IN N471712 SUBJECT TO AN EASEMENT AS IN CR555479 CITY OF OTTAWA

Inclusions: 2 fridges, cooktop with hoodfan, built-in oven and microwave, stackable washer and dryer, all window coverings, all light fixtures, all attached shelving, garden shed, electric hot water tank.

Rental Equipment: None

Possession: TBD

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