



Welcome to...

84 Waverley St.— \$799,900
The Golden Triangle



Classic Victorian features combined with modern updates create a wonderful family residence on one of the best blocks of the Golden Triangle. High ceilings, oak hardwood floors and moldings combine with open space to create an airy and bright home. Family room features a wall of windows facing the southern exposed rear yard. Walk to work, the canal and shopping. This home accommodates the city lifestyle.

Exclusive agents for condo and residential housing;
sales and rentals; in Ottawa, Canada - the nation's capital



344 O'Connor Street, Ottawa, Ontario, K2P 1W1
Telephone: (613) 237-2567 | (613) 237-2012
Fax: (613) 237-2459
Email: info@OttawaHomesandCondos.com

www.OttawaHomesandCondos.com

All above information is believed to be accurate but is not warranted



84 Waverley St.— \$799,900

Room Dimensions

Main Level:

Foyer:	10.2 x 6.0
Living/Dining Room:	24.0 x 12.0
Kitchen:	11.0 x 10.0
Eating Area:	11.0 x 9.0
Family Room:	19.0 x 11.0
Two Piece Powder Room	

Second Floor

Master Bedroom:	17.6 x 11.0
5 Piece Ensuite Bath	
Bedroom:	14.8 x 10.2
4 Piece Bath	
Library/Den:	14.3 x 10.6
Laundry Room	

Third Floor

Bedroom:	12.6 x 10.6
Den:	12.6 x 10.0

General Information

- **Taxes:** \$5,714.66 /2010
- **Appliances Included:** Dishwasher, Fridge, Hood Fan, Stove, Washer and Dryer
- **Heating:** Forced Air Natural Gas/Central Air Conditioning

Exclusive agents for condo and residential housing;
sales and rentals; in Ottawa, Canada - the nation's capital



344 O'Connor Street, Ottawa, Ontario, K2P 1W1
Telephone: (613) 237-2567 | (613) 237-2012
Fax: (613) 237-2459
Email: info@OttawaHomesandCondos.com

www.OttawaHomesandCondos.com

All above information is believed to be accurate but is not warranted



84 Waverley St.— \$799,900

Highlights and Upgrades

- *1892 Victorian Red clay brick 3 storey home.*
- *Beautiful landscaped south facing rear yard with 100 year old ginkgo tree providing privacy and shade*
- *Gourmet "Downsview" maple and granite kitchen*
- *Reverse Osmosis water system to kitchen faucet and refrigerator ice maker*
- *Napoleon Wrought iron gas fireplace in living room*
- *Top of the line appliances—Miele and Sub-Zero*
- *Wall of windows overlooking rear yard from family room. Patio door to breezeway to rear yard*
- *Custom artistic cedar fencing*
- *2nd floor library/den with soaring ceilings to 3rd floor. Abundant built in shelves*
- *Open 3rd floor exercise or den area plus one bedroom*
- *Farrow and Ball paint throughout*

Exclusive agents for condo and residential housing;
sales and rentals; in Ottawa, Canada - the nation's capital



344 O'Connor Street, Ottawa, Ontario, K2P 1W1
Telephone: (613) 237-2567 | (613) 237-2012
Fax: (613) 237-2459
Email: info@OttawaHomesandCondos.com

www.OttawaHomesandCondos.com

All above information is believed to be accurate but is not warranted



balkwill / grégoire
ottawahomesandcondos.com

84 Waverley St.— \$799,900

Highlights and Upgrades

- *"Urban" designed 2nd floor laundry room*
- *Master retreat with ensuite and wall closet*
- Newer Central air conditioning and furnace
- Large cedar closet in basement
- Radiant flooring in 2nd floor bathrooms
- Ensuite has Neptune Therapeutic tub
- Exposed brick walls in master suite
- Antique window lintels form retaining wall in front garden (many perennials)

Exclusive agents for condo and residential housing;
sales and rentals; in Ottawa, Canada - the nation's capital

RE/MAX[®]
metro-city realty ltd.

344 O'Connor Street, Ottawa, Ontario, K2P 1W1
Telephone: (613) 237-2567 | (613) 237-2012
Fax: (613) 237-2459
Email: info@OttawaHomesandCondos.com

www.OttawaHomesandCondos.com

All above information is believed to be accurate but is not warranted