

PROPERTY: 2148 DUNELM STREET

JULY 16, 2026



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



ADDITIONAL INFORMATION

This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

FEATURES AND UPDATES

This property has been meticulously maintained and updated; it is an exceptional opportunity to purchase a turn-key home in a fabulous neighbourhood.

- 14 tons of armor stone from Port Dover, Ontario - 2011
- Bitumen roof on car port redone – 2022
- Main house roof re-shingled with warranty – 2021
- New 200 amp electrical service and breaker panel – 2026
 - Exterior re-wiring of pool and shed areas
 - Kitchen, powder room and basement living area re-wired
- Verdun Windows – all newly installed in 2026 with 25-year warranty.
- Kitchen fully renovated – 2026
 - Work completed by Westwood Heritage and Design Ltd.
 - VicoStone quartz counters
 - All new appliances including induction stove
 - Full electrical update
 - Porcelain tile
- Powder room fully renovated
 - New vanity, faucet, medicine cabinet, toilet, mirror
 - Walls re-plastered & painted, re-wired, new lighting
 - Porcelain tile
- Furnace – 2011
 - Serviced and inspected – 2026
- Central Air Conditioning Unit – 2011
- Heated Salt-Water In-Ground Pool – 2011
 - New filter – 2026
 - Heater – 2017
- Front steps and pathway – 2026
- Rear stone steps, grading and backyard sod - 2026
- Driveway re-paved – 2026
- Masonry work – 2026:
 - Footing of shed repaired and re-parged
 - House foundation re-parging
 - Chimney repointed, re-built as needed above the roof line
- All hardwood refinished – 2026
- Carpeting only on the stairways (for safety) and in the upper hallway (for consistent flow with the stairway).
- New owned hot water tank – 2026
- Basement living area updated – 2026
 - Luxury vinyl plank flooring
 - Washable ceiling tiles
 - Stairway area refinished

- New lighting, baseboards, paint
- Eaves Trough – 2026
 - House and back of large shed
- Aluminum siding and soffits washed and re-painted – 2026
- Freshly painted interior throughout, new trim & baseboards – 2026
- Front lawn sod – 2026
- Pool shed built from a kit in 2011, made of Western Cedar from British Columbia

EXPENSES

- Property tax \$4,808.56 – 2026
- Current owner's most recent annual utility costs:
 - Electricity (Hydro Ottawa) - \$1,109
 - Natural Gas (Enbridge) - \$1,095

INCLUDED IN THE SALE

- Refrigerator, induction stove, microwave, dishwasher – 2026
- Clothes washer & freezer in basement.
- Dryer is included in “as is” condition – it is very old.
- New custom blinds in the kitchen.
- All window blinds.
- All curtains and curtain rods.
- Built-in closet system in front hall closet.
- Patio umbrella structure and umbrella from Club Piscine
- Mounted TV in living room is negotiable.

SCHOOL & NEIGHBOURHOOD INFORMATION

Click the link below to access information about local schools, parks, transit and safety.

[2148 Dunelm Street Neighbourhood and School Information](#)