

FOR SALE



**W**right  
The Team

[519Melbourne.com](http://519Melbourne.com)

519 Melbourne Avenue

🏠 3+1 BEDS | 🛁 4 BATHS





## WESTBORO

Welcome to The Avenues II Community! Set moments from boutique shops, restaurants and cafés, this property captures the essence of luxury living. Designed by Hobin Architecture, this home offers a contemporary elegance, attention to detail, and a stunning living space to enjoy. Features include 3+1 bedrooms, four bathrooms, with the flexible lower-level office featuring a walk-in closet and a full bathroom beside. There are hardwood floors, glass staircase railings, smooth ceilings, a three-sided natural gas fireplace, and an open concept design that offers incredible natural light.

A culinary delight, the kitchen is equipped with sleek modern cabinetry, professional grade stainless-steel appliances, and a spacious centre island with striking waterfall edges on both sides.

Quartz countertops and backsplash provide the perfect balance and a cohesive style to this area.

Upstairs, there is an impressive primary suite with a walk-in closet and a 4-pc ensuite, two secondary bedrooms, a full bathroom, and convenient laundry amenities.

A fully fenced backyard with a raised deck, and an attached garage add to this magnificent property.



Foyer, Living Room and Kitchen







## Points to Note

- Constructed in 2021 by Uniform Developments.
- An exceptional residence from Hobin Architecture, with design input from 2H Interiors.
- The front façade features contemporary materials, side interlock pavers, and a front porch.
- Elegant finishes, warm wood tones and clean lines are featured throughout the spaces.
- 9-Ft ceilings are featured on the main level.
- Large dining room space, currently utilized as a dining room/family room combination.
- Site finished hardwood flooring.
- Fully finished lower level with access to the garage.
- Private, lower-level office/flex space. Perfect for a home office, or as a secondary bedroom.
- Fully fenced backyard.



Family Room,  
Dining Room,  
Primary Suite  
and Ensuite







Additional  
Bedrooms, Bath  
and Laundry  
Room







Lower Level,  
Flexible  
Bedroom/Office  
and Bath







# Property Dimensions

## Main Floor

Foyer: 6'10" x 6'8"  
 Living Room: 14'0" x 11'9"  
 Bath: 4'6" x 5'4"  
 Kitchen: 15'2" x 19'8"  
 Dining Room: 8'3" x 17'11"  
 Family Room: 10'10" x 17'11"

## Second Level

Primary Bedroom: 13'6" x 16'8"  
 Walk-in Closet: 6'9" x 8'8"  
 Bath/Ensuite: 5'3" x 14'2"  
 Bedroom: 19'1" x 10'1"  
 Bedroom: 9'8" x 12'3"  
 Bath: 5'3" x 8'8"  
 Laundry: 5'3" x 6'6"

## Lower Level

Flexible Bedroom/Office: 13'5" x 12'10"  
 Bath: 5'4" x 9'11"  
 Walk-in Closet: 7'4" x 4'6"  
 Electrical Room: 7'4" x 7'4"







## Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

## It's All In The Details

**Bedrooms:** 3 +1

**Bathrooms:** 4

**Property Type:** Two-Storey

**Neighbourhood:** Westboro,  
Highland Park

**Lot Size:** 29.59 ft x 90.36 ft  
(Irregular)

**Taxes/Year:** \$11, 156.27 / 2023

**Heating:** Forced Air, Natural Gas

**Year Built:** 2021 /  
Approximately

**Inclusions:**

All light fixtures. All blinds. All drapes and rods. Fridge/freezer. Stove. Hood fan. Dishwasher. Washer. Dryer. Auto garage door opener and operator. Wall mounted TV in the office. All bathroom mirrors. Mirrors in the walk-in closet, mudroom, and foyer. White dressers in the Childrens rooms. Shelving

under the stairs in the indoor/outdoor storage rooms. Built-ins in the walk-in closet. Mudroom built ins. Alarm system equipment.

**Exclusions:**

None

**Rental Equipment:**

Tankless Water Heater

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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