



31 WILLARD ST

OLD OTTAWA SOUTH

Welcome to Willard — a stunning blend of timeless character and thoughtful modern design. The current owners worked with exceptional professionals to transform this 1903 home into a dramatic & inviting residence built to be enjoyed for decades to come. The main level beautifully preserves the home’s original charm while introducing a spectacular chef’s kitchen that serves as the heart of the home, complete with expansive work surfaces & premium appliances. An elegant front living room & sophisticated dining room with custom banquette seating & statement lighting create wonderful spaces for entertaining. A practical rear mudroom with laundry provides convenient access to the private backyard and outdoor living areas. The second floor offers incredible flexibility with five well-appointed rooms currently used as bedrooms, a family room, office, & a ballet or fitness studio with heated floors. The entire third level is dedicated to the spacious primary retreat, featuring a walk-in closet & large ensuite bath. Additional highlights include parking, a side entrance to the basement, partially finished lower-level space with a two-piece bath, & outstanding curb appeal with a beautiful stone foundation, warm red brick exterior, & welcoming front porch.

Property Type: Detached 3 Storey

Bedrooms: 4

Bathrooms: 3



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MARLAND TEAM  
ROB MARLAND - BROKER OF RECORD

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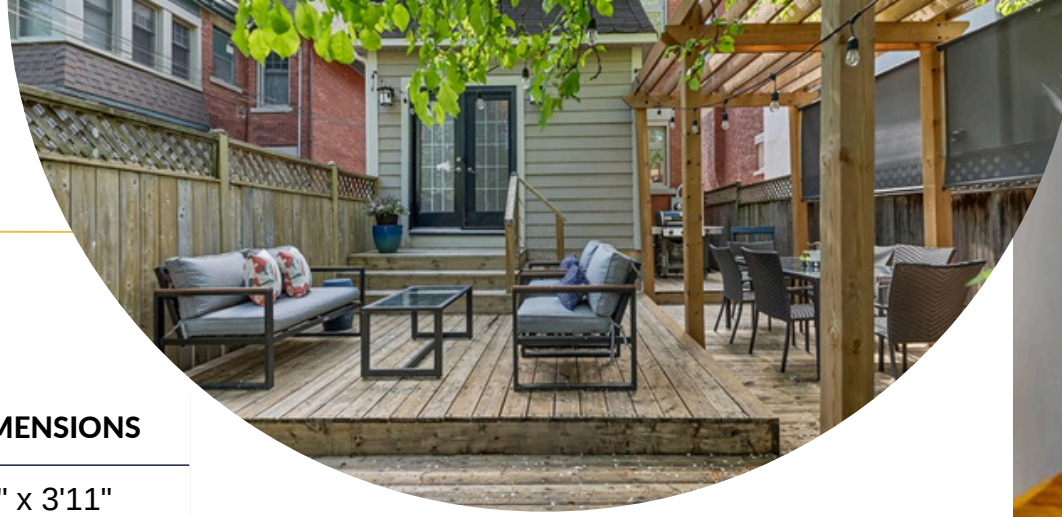
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ROOMS	LEVELS	DIMENSIONS
Entrance	Main	5'8" x 3'11"
Foyer	Main	13'5" x 11'8"
Living Room	Main	11'8" x 14'6"
Dining Room	Main	8'1" x 14'1"
Kitchen	Main	14'5" x 14'1"
Laundry Room	Main	11'10" x 11'11"
Bedroom	2nd	9'5" x 10'9"
Bedroom	2nd	9'5" x 10'9"
Bedroom	2nd	11'6" x 14'6"
Sunroom	2nd	9'5" x 10'9"
Office	2nd	9'7" x 9'7"
Full Bath (4 Pc)	2nd	6'0" x 9'0"
Primary Bedroom	3rd	16'0" x 18'11"
Ensuite Bath (4 Pc)	3rd	9'10" x 10'10"
Walk-In Closet	3rd	7'11" x 8'4"
Storage	Basement	10'0" x 30'0"
Bath (2 Pc)	Basement	9'5" x 6'2"
Utility Room	Basement	10'6" x 20'8"

**Property Information:**

- 2025 Property Taxes: \$10,612.02
- Lot Size: 33.00 ft x 93.60 ft
- Roof re-shingled in approx. 2016
- AC installed in 2019
- New furnace installed in 2021

**Extensive Renovation includes:**

**Main level reimagined with designer details, fixtures & finishes.**

- Chef standard kitchen and appliance package
- Large mudroom with storage and closet space including convenient laundry centre

**Second level**

- Three bedrooms with one being used as a family room
- Great office space with access to front balcony
- Second floor family bathroom
- Fitness/dance studio insulated with in-floor heating

**Third Floor**

- Third floor principal bedroom retreat with walk in closet & four piece ensuite bath with heated floor

**Out side entertaining spaces that are private and tranquil**



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