



202 BOLTON ST

OTTAWA'S HERITAGE DISTRICT

History matters! This end unit with quality craftsmanship is set for the next 100 years, sitting solid on a stone foundation, protected by a character red brick exterior. This home is sure to impress. Inside, open spaces ready for entertaining and a second floor with a principal bedroom that provides space and the luxury of an ensuite bath. Bonus basement that is possible gym space! If you could pick a quiet family-friendly street in an urban area that is walkable to the river and Global Affairs, this is your chance! Live your best life on Bolton in the Heritage District!

Property Type: Row home, 2 Storey

Bedrooms: 2

Bathrooms: 2



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MARLAND TEAM
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ROOMS	LEVELS	DIMENSIONS
Living Room	Main	13'11" x 15'1"
Dining Room	Main	13'11" x 9'8"
Kitchen	Main	9'9" x 14'6"
Family Room	Main	9'9" x 9'9"
Primary Room	2nd	11'2" x 11'9"
Closet	2nd	2'4" x 11'9"
Ensuite Bath	2nd	4 Piece
Bedroom	2nd	9'10" x 9'6"
Full Bath	2nd	4 Piece
Laundry Room	Basement	9'9" x 15'7"
Utility/Storage Rm	Basement	13'11" x 22'8"

Property Information:

2025 Property Tax Amount: \$6,022.66

Approx Monthly Utilities Costs:

Hydro ~ \$77.47

Water ~ \$41.22

Gas ~ \$74.78

Inclusions: Stove, Fridge, Dishwasher,
Washer, Dryer (as is), 2 HWT's (as is)

Rental Equipment: None

Upgrades:

2015 - Lead service from the property
line to house replaced

2019 - Basement stone repointed

2025- Furnace and A/C serviced

