

For Sale

378 B Chapman Mills

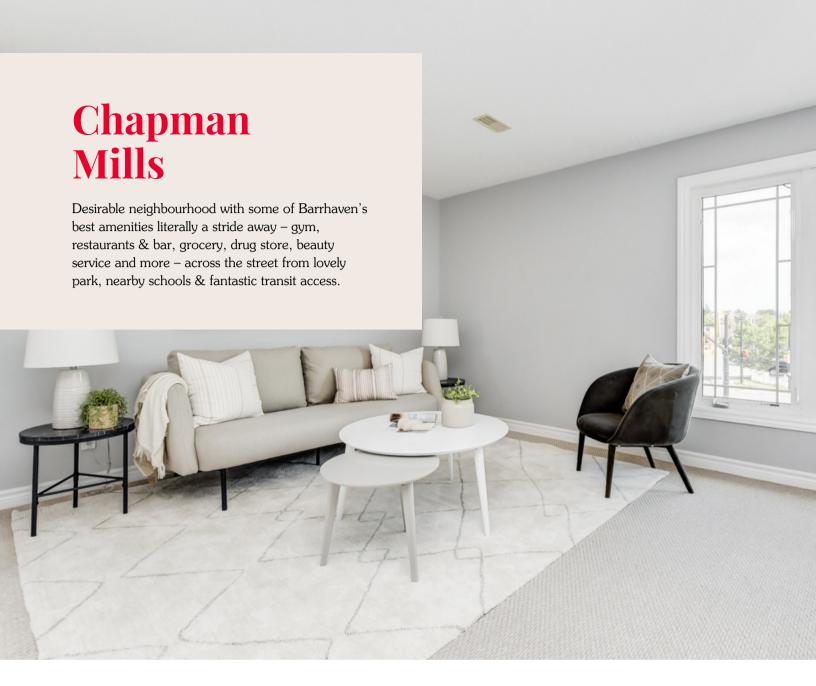
Chapman Mills

2

3

1

Delightful upper end unit terrace home. Clean, comfortable & ready to move in - a must see for first time buyers, young professionals & investors. Sunlight shines through the unit's many oversized windows creating a light & airy feel in combination with pale grey walls & crisp white trim. Brilliantly laid out open-concept floorplan provides ample functional living space & impressive room proportions - large living & dining rooms at front of home, modern kitchen with long peninsula island, endless cupboard & counter space + huge eat-in area tucked at back of home sized perfectly for both kitchen table & quiet home office nook! Directly off kitchen, the largest of two balconies, partially covered, is the perfect place to enjoy a morning coffee & soak in some fresh air. Top level boasts two sizeable bedrooms, one with private balcony, each with separate ensuite bathrooms & large closets + conveniently located laundry & storage.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher
- Washer & dryer, all light fixtures, bathroom mirrors

Approximate Utility Costs

- Natural Gas (Enbridge): \$90/month
- Electricity (Hydro Ottawa): \$50/monthly
- Water/wastewater: \$50/month
- Hot Water Heater, Rental (Enercare): \$35/month
- Property taxes \$2,584/2021



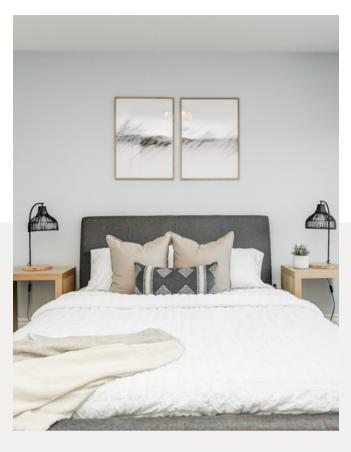


Fabulous Features

- Upper end unit terrace home
- Oversized windows creating a light and airy feel
- · Pale grey walls and crisp white trim
- Brilliantly laid out open-concept floorplan
- Ample functional living space
- Impressive room proportions
- Newly painted rooms
- Professionally cleaned carpets
- Move in ready!

Exceptional Layout

- Spacious living room
- Large dining room
- Modern Kitchen
 - Long peninsula island
 - Endless cupboard and counter space
 - Huge eat-in area sized perfectly for both kitchen table and quiet home office nook
- Largest of two balconies directly off kitchen partially covered
- Top level boasts two sizable bedrooms
 - Each bedroom with their own separate ensuite bathroom and large closet
 - Both bedrooms with large closets
- Laundry and storage conveniently located on top level







Home Features Systems

Appliances:

- Dryer (2020)
- Dishwasher (2018)
- Refrigerator (2007)
- Stove (2007)
- Washer (2007)

Systems & Improvements:

- 2021
 - Professionally cleaned carpets
 - Professionally painted: living room, hallways, stairwells, bedrooms
- 2007
 - Roof, ashphalt shingles
 - Windows & doors
 - Furnace, forced air natural gas
 - Central air conditioning

Condo Fee Inclusions

- Condominium Management Group
 - 613-237-9519 ext 366
- Fee approximately \$196/month
- Fee includes:
 - Building insurance
 - Caretaker
 - Management fee
 - Snow removal

Parking

• Parking Space #123



Are you ready to make this house a home?

Natalie McGuire

Sales Representative

nataliemcguire.ca natalie@nataliemcguire.ca 613 • 859 • 8474

Royal LePage • Manotick 613 • 692 • 3567 1096 Bridge Street Manotick, ON, K4M 1J2





The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.