




For Sale

378 B Chapman Mills

 Chapman Mills

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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.

Chapman Mills

Desirable neighbourhood with some of Barrhaven's best amenities literally a stride away – gym, restaurants & bar, grocery, drug store, beauty service and more – across the street from lovely park, nearby schools & fantastic transit access.



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, asphalt 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

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