



For Sale

24 Camberley Street



Chapman Mills



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45.6' x 86.94'



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Delightful home with loft offering unique & versatile layout suitable for all stages of life! Charming brick front exterior welcomes you home with covered front porch & raised garden bed. Double door front entry leads into foyer providing space to settle in while admiring the spacious open layout with distinct separate areas, impressive vaulted ceilings & hardwood flooring throughout. Grand formal dining area offers a welcoming space for entertaining while the back of home hosts a comfortable family room centered around a cozy gas fireplace + lovely open kitchen featuring wood cabinetry, light counter tops, large centre island with storage & generously sized eat-in area. Finishing off main level are 2 light filled bedrooms & 2 full bathrooms, including primary bedroom with ensuite boasting separate tub & shower + main level laundry. Second level loft with sweeping views over the main floor acts as an adaptable multipurpose space, ideal for secondary living space, home office or hobby area with connected 3rd bedroom & 3rd full bathroom. Wide fully fenced backyard with walk out deck & gazebo, ample lush grassy area left to be enjoyed! Unfinished basement acts as a blank canvas to design for your needs with huge windows creating bright sunny spaces.

Chapman Mills

Impeccably located in mature neighbourhood with countless parks & schools, close to shopping & dining with nearby access to Rideau River for kayaking, sup boarding & more! Easy access to Prince of Wales for quick commute into the city & well connected to transit.



Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher, microwave
- Washer & dryer, light fixtures, window coverings, bathroom mirrors, automatic garage door opener & remote, gazebo, hot water heater

Approximate Costs

- Property taxes: \$5298/2023



Elegant Family Home

- Delightful bungalow with loft
- Offering unique & versatile layout
- Suitable for all stages of life
- Charming brick front exterior welcomes you home
- Covered front porch, raised garden bed & two car garage
- Double door front entry leads into foyer providing space to settle in
- Spacious open layout with distinct separate areas
- Impressive vaulted ceilings for feeling of endless vertical space
- Hardwood flooring throughout
- Grand formal dining area offers a sophisticated yet welcoming space for entertaining
- Conviennient main level laundry



Chic Kitchen

- Back of home hosts a comfortable family room centered around a cozy gas fireplace
- Lovely open kitchen featuring
 - wood cabinetry
 - light counter tops
 - stainless steel appliances
 - large centre island with storage
 - generously sized eat-in area
- Two main floor sun-filled bedrooms
 - including primary bedroom with ensuite bath boasting separate tub & shower
- Second level loft with sweeping views over the main floor acts as an adaptable multipurpose space, ideal for secondary living space, home office or hobby area
- Connected upper level 3rd bedroom & 3rd full bathroom
- Unfinished basement acts as a blank canvas to design to suit your needs completely, with huge windows creating bright sunny spaces



Home Features & Systems

approximate ages

- Built by Minto - Rivington model, 2002
- Roof, Asphalt Shingles, 2020
- Furnace, Forced Air - Natural Gas
- Central Air Conditioning
- Natural gas fireplace
- Municipal city water
- Double attached garage with interior access

Expansive Backyard

approximate ages

- Wide fully fenced backyard
- Walk out deck & gazebo is perfect spot for summer BBQs
- Ample lush grassy area to be enjoyed

*Some photos have been virtually staged



**Are you ready
to make this
house a *home*?**

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