




*For Sale*

# 1151A Longfields Drive

 **Barrhaven**

 **2**

 **2**

 **1**

Unbeatable location within the heart of Barrhaven's retail core at your doorstep. Bright & airy 2-storey condo offers supreme access to shopping, dining, entertainment & more! Unit complete with many enviable perks – oversized fenced outdoor patio for BBQing, relaxing & entertaining, secure underground parking & in-unit laundry. Airy & inviting open concept main level features spacious living & dining areas, elegant kitchen adorned by espresso cabinetry & warm tile details, plenty of storage & cooking space + multiple storage closets & partial bathroom. Large windows flood lower level with natural light creating comfortable environment boasting two bedrooms & full bathroom with shower/tub combo. Built with efficiency & utility cost mitigation in mind, eco-conscious home features Energy Star windows, programmable thermostats & dual flush toilets.





# Barrhaven

Perfectly situated steps from everyday essentials, excellent transits service, close to schools, walking/cycling paths, parks & scenic Jock River.

## Inclusions

- Kitchen appliances: refrigerator, stove, hood fan, dishwasher, microwave
- Washer & dryer, light fixtures, bathroom mirrors

## Approximate Costs

- Electricity (Hydro Ottawa)
- Natural Gas (Enbridge)
- Hot water heater, rental
- Water/wastewater (City of Ottawa): \$30/month
- Property taxes \$2,368/2025



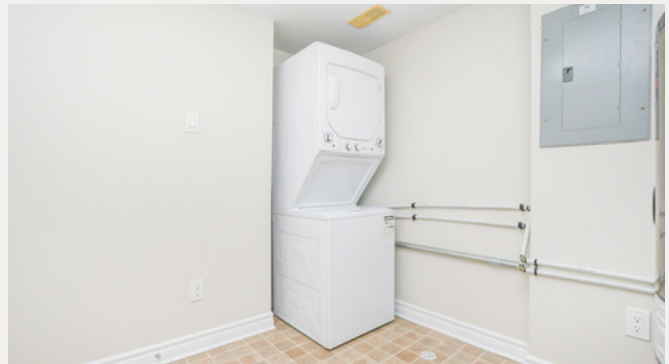
## *Spacious* Condo

- Unbeatable location within the heart of Barrhaven's retail
- Airy & inviting open concept main level
- Spacious living + dining area
- Elegant kitchen
  - Espresso cabinetry
  - Warm tile details
  - Plenty of storage & cooking space
- Multiple storage closets
- Lovely powder bathroom
- LEED® Certified Green home built with efficiency & utility cost mitigation in mind
  - Energy Star windows
  - Programmable thermostats
  - Dual flush toilets
- Well maintained smoke free-home
- Professionally cleaned throughout including carpets



## *Open* Layout

- Generous lower-level
  - Flooded with natural light through large windows creating comfortable a environment
  - Two spacious bedrooms
  - Full bathroom with shower/tub combo
- Secure underground parking
- In-unit laundry
- Oversized fenced outdoor front patio for BBQing, relaxing, & entertaining



## Condo Fee & Inclusions

- Managed by CMG Condominium Management Group
  - ebmckenny@condogroup.ca
  - 613-237-9519 ext. 390
- Fee approximately \$296/month
- Fee includes:
  - Building insurance
  - Snow removal
  - Garbage removal
  - Management fee
  - Reserve fund
- Pets Allowed with Restrictions
- Status Certificate on order and available once received

### Parking

- One underground parking space #26

## Home Features & Systems

\*Approximate ages\*

- Built by Minto in 2013
- Forced air furnace - natural gas, 2013
- Central air conditioning, 2013
- Hot water heater, rental
- Municipal city water





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

**Natalie McGuire**

Sales Representative

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