




*For Sale*

# 153 Camden Private

 **Barrhaven**

 **2**

 **3**

 **16.77' x 69.16'**

 **2**

Beautifully designed home offers modern style, spacious layout + sense of openness with no front-facing & offset rear neighbours! Welcoming curb appeal enhanced by classic brick façade & charming Juliette balcony. Interior boasts clean, contemporary aesthetic – crisp white walls paired with dark accents, tall ceilings, recessed lighting and low maintenance vinyl flooring in chic rustic style. Entryway opens into ground floor family room, perfect for movie nights, play area or hosting guests, complete with walk out to backyard. Position of rear neighbours creates excellent privacy for outdoor enjoyment & through windows at the back of the home. Up one level awaits expansive heart of the home – sunlight beams through large windows filling open-concept spaces. Spacious front living area set beside Juliette balcony allowing for fresh summer breezes. Dining area connects to timeless white kitchen featuring quartz countertops, flat-faced cabinetry & stylish shiplap peninsula with overhang seating. Quietly tucked away on top floor are two large bedrooms, each with its own ensuite bathroom.





# Barrhaven

Excellent location on the edge of Barrhaven keeps access to highway 416 within minutes for easy citywide commuting + equal proximity to shopping, dining & daily necessities while maintaining a quiet, safe suburban feel. Nearby parks, good schools & transit connected!

## Inclusions

- Kitchen appliances: stove (2018), refrigerator (2024), dishwasher (2024), hoodfan, freezer (2024)
- Washer & dryer (2018), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls

## Approximate Utility Costs

- Natural Gas (Enbridge): \$80/month
- Electricity: \$80/month
- Hot Water Heater, Rental (Enercare): \$55/month
- Water/wastewater: \$50/month
- Property taxes \$3,532/2025



## Sophisticated Townhome

- Beautifully designed home offering modern style spacious layout
- Rare sense of openness with no front-facing & offset rear neighbours
- Position of rear neighbours creates excellent privacy for outdoor enjoyment
- Welcoming curb appeal
  - Classic brick façade
  - Charming Juliette balcony
- Interior boasts clean, contemporary aesthetic
- Crisp white walls paired with dark accents
- Tall ceilings
- Recessed lighting
- Low maintenance vinyl flooring in chic rustic style
- Entryway opens into ground floor family room
  - Perfect for movie nights, play area or hosting guests, complete with walk out to backyard
- Lovely backyard recently fenced with Hoft Slipfence using cedar planks for a refined look & easy maintenance

## Spacious Layout

- Up one level awaits expansive heart of home
  - Sunlight beams through large windows
- Spacious front living area set beside Juliette balcony allowing for fresh summer breezes
- Dining area connects seamlessly to kitchen
- Timeless white kitchen
  - Quartz countertops
  - Flat-faced cabinetry
  - Modern hexagon backsplash
  - Undermount sink with gooseneck faucet
  - Stylish shiplap peninsula with overhang seating
- Convenient powder bathroom & laundry complete this level
- Quietly tucked away on top floor are 2 large bedrooms, each with its own ensuite bathroom
  - Primary bedroom suite located at back of home for added tranquility





## Home Systems & Features

\*Approximate ages\*

- Built in 2018
  - Phoenix Homes, Hammersmith model
- Cedar fencing in backyard, 2024/2025
- Central air conditioning, 2018
- Hot water heater (rental), 2018
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Brick & siding exterior
- Poured concrete foundation
- Unfinished basement
- Single attached garage with interior access
- Vinyl, carpet & tile flooring
- Quartz & laminate countertops

## Association Information

- Management:
  - The Condominium Management Group
- Association fee approximately \$85/month
  - Inclusions:
    - Reserve Fund
    - Management fee
    - Snow removal
    - Street maintenance
    - Visitor parking

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.





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

## **Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Carling  
613 • 725 • 1171  
1723 Carling Avenue  
Ottawa, ON, K2A 1C8



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