



*For Sale*

# 3865 Strandherd Drive



Barrhaven



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21.92' x 70.54'



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Bright three-storey freehold townhome offers a fantastic opportunity for buyers seeking a spacious, light-filled home in a welcoming community. An end unit with extra windows at the front & back, it provides a sense of openness that sets it apart. Attached oversized single garage offers plenty of storage and interior access with a walkthrough from garage to front door. First floor features a conveniently located laundry area, dark wood toned laminate flooring, and a secondary flexible living space that could double as a family room or home office. A spacious living room on the second level opens onto a balcony, perfect for entertaining or relaxing outdoors. The kitchen is bright and functional with warm wood cabinetry, stainless steel appliances, subway tile backsplash, deep-toned countertops & plenty of storage. Adjacent dining area enjoys its own balcony, ideal for morning coffee or casual meals. The top floor hosts three great-sized bedrooms with carpeted floors for comfort. Primary suite includes a walk-in closet and a private ensuite bath. Thoughtful design, bright interiors, and multiple balconies to enjoy the sunsets and mature trees, this home offers a comfortable and inviting lifestyle in a sought-after neighbourhood.



# Barrhaven

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



## Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, hoodfan
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, central built-in vacuum

## Exclusions

- Freestanding kitchen island

## Approximate Utility Costs

- Natural Gas (Enbridge): \$82/month
- Electricity (Hydro Ottawa): \$90/month
- Hot Water Heater, Rental (Reliance): \$56/month
- Water/wastewater: \$50/month
- Property taxes \$3,777/2025



## End-unit Townhome

- Spacious, light-filled home in a welcoming community
- Fantastic sunlight, versatile living spaces & outdoor areas
- End unit with extra windows at the front & back of the home
- A sense of openness that sets it apart
- Attached oversized single garage offers plenty of storage and interior access
- Great first floor
  - Conveniently located laundry area
  - Dark wood toned laminate flooring
  - Secondary family room that could double as a home office
    - This flexible space makes it easy to balance work & home life while staying organized
- On the second level, the heart of the home shines
- Spacious living room at the back of home opens onto a balcony, perfect for entertaining or relaxing outdoors



## Versatile Layout

- Lovely kitchen overlooking the front of the home and mature trees beyond
  - Bright & functional
  - Warm wood cabinetry
  - Stainless steel appliances
  - Mixed grey subway tile backsplash
  - Deep-toned countertops
  - Plenty of storage
- Dining area enjoys its own balcony, ideal for morning coffee or casual meals
- Powder bathroom on second level
- Top floor hosts 3 great-sized bedrooms with carpeted floors for added comfort
  - Primary bedroom suite includes a walk-in closet & private ensuite bath with standing shower, single sink vanity with warm-toned cabinetry & a dark countertop
- Full bathroom with a tub & shower combo serves the other bedrooms, providing convenience & functionality



# Home Systems, Features & Upgrades

Approximate ages\*

- Built in 2008
- Furnace, forced air - natural gas, 2025
- Central air conditioning, 2025
- Hot water heater, 2025
  - On Demand water tank, rental - Reliance
- Roof, asphalt shingles
- Municipal city water
- Single attached garage with interior access
- Brock & siding exterior
- Slab foundation
- Hardwood, laminate, & carpet flooring





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

## **Natalie McGuire**

Sales Representative

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