

## 7 Chatham Gardens, Barrhaven



<b>Style:</b>	2 Storey Single Family Home, 3 bedrooms, 2.5 baths	<b>MLS Area:</b>	7703 MLS #759467
<b>Year Built:</b>	Minto Stratton Approx 1988. Survey dated May 1988	<b>Roll#:</b>	0614120768038020000
<b>Heating:</b>	Forced Air Natural Gas with C/Air – both high-eff	<b>Fireplaces:</b>	1 Wood Burning
<b>Legal Description:</b>	Plan 4M-602 Part Lot 2 RP4R-6278 Part 5 & 6	<b>Rented:</b>	Hot Water Tank \$14.49/month
<b>Taxes:</b>	<b>\$3550 approx.</b> (2010) Buyer to verify	<b>Closing:</b>	July 15 <sup>th</sup> , 2010 + or -
<b>Parking:</b>	Attached 16.01 x 20 garage with access to mud room		
<b>Inclusions:</b>	<b>window coverings, stove, 2 fridges, washer, dryer, dishwasher, hood fan, microwave, central air conditioner, alarm system, central vac rough-in</b>		
<b>Updates:</b>	Hi-Efficiency Energy Star Gas Furnace & Air Conditioner with 10 year warranty parts & labour: May 2008, Best Can Vinyl Windows: June 30, 2008, Shingles: Back & Front: 2004 & 2005, HWT replaced: 2006, Three new low flush toilets. Most of the home recently painted! Move in condition.		

### Room Dimensions (feet and inches) and Features

Rooms - Flooring	Level:	Dimensions:
Enclosed Entry with Clothes Closet – Ceramic Tile	Main Level	N/A
Living Room – Broadloom	Main Level	16.01 X 11.01
Dining Room – Broadloom	Main Level	11.01 X 09.05
Kitchen – Cushion Floor	Main Level	11.05 X 07.04
Eating Area – Cushion Floor	Main Level	08.10 X 07.04
Family room – Ceramic Tile	Main Level	17.10 x 10.06
Laundry/Mud Room – Cushion Floor	Main Level	N/A
Bath Room – Ceramic Tile	Main Level	2-piece
Master Bedroom – Broadloom	Second Level	16.01 X 11.01
Ensuite Bath – Ceramic Tile	Second Level	4-piece
Bedroom 2 – Broadloom	Second Level	12.07 X 09.00
Bedroom 3 – Broadloom	Second Level	12.00 X 09.07
Family Bath – Ceramic Tile	Second Level	N/A
Storage and Utilities	Lower Level	N/A

#### Exterior features...

- Established neighbourhood! Excellent location on a quiet street of similar homes; a street where pride of ownership shows!
- Full brick front elevation, aluminum siding, eaves troughs and attached garage 16'1" x 20' is just shy of a double
- Nicely landscaped front and back, Large deck in fenced back yard.
- The elementary schools, Cedarview Middle School and the public High School attached to the Walter Baker Sports Centre are all within walking distance. The Walter Baker Sports Centre offers a library, rinks, pools, squash courts, fitness classes & weight training/exercise room.

#### Interior...

- **Pride of Ownership! Meticulously Maintained! Most Rooms Recently Professionally Painted!**
- Enclosed ceramic entry with French door (an upgraded feature) and double clothes closet opens into impressive 2 storey entry
- The ceramic tile flooring continues throughout the hallway and the family room
- Oak staircase leads to three bedroom and two full baths on the second level.
- Main floor family room has Wood Burning Fireplace with oak mantle and ceramic tile hearth. Patio doors open to deck overlooking fenced yard
- Handy main floor powder room with pedestal sink, updated mirror and lighting.
- Freshly painted main floor laundry/mud room has overhead oak cupboards, large double clothes closet. Convenient Door to the garage as well as a door to the side yard.
- Entertaining size living room and adjoining dining room.
- Bright with natural lighting, the open concept family room & kitchen extend across the back of the house.

- Kitchen features a solarium style Breakfast Nook with bay window, plenty of **solid oak cabinets**, ceramic backsplash and an angular **island** with overhead pot lights, double sinks and built-in dishwasher
- Double doors open to the **Master suite** with a walk-in closet and luxurious private Ensuite bath boasting ceramic tile flooring, a large vanity with drawers, whirlpool bath and updated separate shower stall has new ceramic tiles
- **Two additional bedrooms** feature double clothes closets and share the large main four piece bath

**Basement:**

- Insulated R8 and studded to the floor.
- **Rough-in for 2piece bath**, extra wide windows will fit a sheet of drywall!
- High and dry, awaiting your own ideas or great for storage