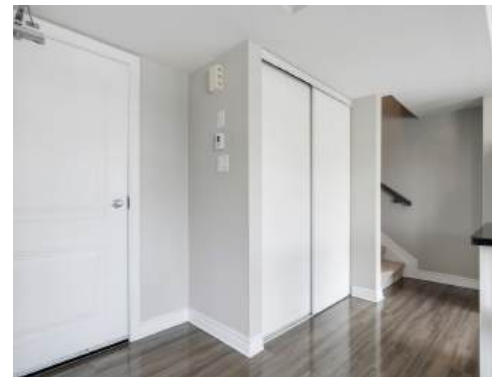


# 763 CHAPMAN MILLS DRIVE

BARRHAVEN



BUY | UNIQUE HOMES | SELL  
NANCYBENSON.COM

2 BED | 1.5 BATH



# FLOOR PLANS



# ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
<b>MAIN FLOOR</b>		
<ul style="list-style-type: none"> <li>• FOYER</li> <li>• STAIRCASE TO MAIN</li> </ul>		<ul style="list-style-type: none"> <li>• Ceramic Tile Floor</li> <li>• Ceramic Tile</li> </ul>
<b>2ND FLOOR</b>		
<ul style="list-style-type: none"> <li>• LANDING</li> <li>• POWER ROOM (2PC) / STORAGE UTILITY</li> <li>• KITCHEN</li> </ul>	<ul style="list-style-type: none"> <li>• 6'6" x 4'10"</li> <li>• 6'8" x 5'1"</li> <li>• 10'6" x 8'0"</li> </ul>	<ul style="list-style-type: none"> <li>• Laminate Floor, Double Clothes Closet</li> <li>• Ceramic Tile Floor, Pedestal Sink, Door to Storage Utility Room</li> <li>• Ceramic Tile Floor, Subway Tile Backsplash, Stainless Steel Appliances , Fridge, Stove, Dishwasher, Hood Vent, Quartz Counters, Island With Double Sink &amp; Eat-In Bar</li> </ul>
<ul style="list-style-type: none"> <li>• DINING ROOM</li> <li>• LIVING ROOM</li> <li>• BALCONY</li> </ul>	<ul style="list-style-type: none"> <li>• 13'1" x 7'6"</li> <li>• 13'1" x 9'2"</li> </ul>	<ul style="list-style-type: none"> <li>• Laminate Floor, Door To Terrace</li> <li>• Laminate Floor, Picture Window Overlooking</li> <li>• East Facing Balcony</li> </ul>
<b>THIRD FLOOR</b>		
<ul style="list-style-type: none"> <li>• PRIMARY BEDROOM</li> <li>• BEDROOM 2</li> <li>• BATHROOM (4PC)</li> </ul>	<ul style="list-style-type: none"> <li>• 13'8" x 12'4"</li> <li>• 10'5" x 12'6"</li> <li>• 9'1" x 5'2"</li> </ul>	<ul style="list-style-type: none"> <li>• Wall to Wall Broadloom, Double Clothes Closet, Overhead Light</li> <li>• Wall to Wall Broadloom, Double Clothes Closet, Overhead Light</li> <li>• Tub/Shower, Ceramic Tile, Long Vanity With Quartz Countertop Single Sink, Bank Of Drawers, Wall Mirror, Bar Lighting, Exhaust Vent, Ceramic Tiled Bath Enclosure</li> </ul>
<ul style="list-style-type: none"> <li>• LAUNDRY CLOSET</li> </ul>		<ul style="list-style-type: none"> <li>• Stacked Washer &amp; Dryer</li> </ul>





## Property Features – Upper End-Unit Condo in Barrhaven

- SPrime location steps to Chapman Mills Marketplace: shops, restaurants, Loblaws, movie theatre & transit
- 2 spacious bedrooms and 1.5 bathrooms
- End-unit with open-concept layout and eastern exposure for abundant natural light
- Ideal for first-time buyers, professionals, downsizers, or investors
- Stylish white kitchen with quartz countertops and ceramic tile flooring
- Stainless steel appliances included
- Large island breakfast bar—perfect for meal prep and entertaining
- Wide plank grey laminate flooring in living/dining areas
- Expansive windows with custom window coverings
- Terrace door opens to spacious private balcony—great for morning coffee or BBQs
- Convenient main floor powder room
- Two generously sized bedrooms with wall-to-wall closets
- Neutral broadloom flooring in both bedrooms
- 4-piece bathroom with ceramic tile and tiled tub/shower
- Second-floor laundry closet for added convenience
- One dedicated parking space included
- Ample visitor parking available
- Easy downtown access with bus service at your doorstep
- Walkable to parks, schools, shops, and more

## DETAILS

**LEGAL DESCRIPTION:** UNIT 19, LEVEL 2, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 1015 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1935239 CITY OF OTTAWA

**PIN:** 160150049

<b>HEATING:</b>	Forced Air   Natural Gas
<b>COOLING:</b>	Central Air Conditioning
<b>PARKING:</b>	1 Surface Parking, #45
<b>TAXES:</b>	\$2,756.33 / 2025
<b>YEAR BUILT:</b>	2017
<b>BUILDER:</b>	Minto
<b>FOUNDATION:</b>	Poured Concrete.
<b>RENTAL EQUIPMENT:</b>	Hot water tank
<b>INCLUSIONS:</b>	Fridge, Stove, Dishwasher, Hood Vent, Washer & Dryer, All Custom Blinds & Installed Light Fixtures,



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