

LIVE IN CHAPMAN MILLS



📍 LOCATION, LOCATION, LOCATION....

Nestled in the heart of Barrhaven, 763 Chapman Mills Drive offers a perfect blend of suburban tranquility and urban convenience. This home boasts a fantastic location, providing easy access to all that Barrhaven has to offer, from shopping and dining to parks and schools. Commuting is a breeze, with quick connections to major roadways that put downtown Ottawa just 20 minutes away and Kanata a mere 15-minute drive. Enjoy the peace of mind that comes with a family-friendly neighborhood, all while staying well-connected to the wider city.

🛒 CHAPMAN MILLS MARKETPLACE

Steps from your door, Chapman Mills Marketplace is Barrhaven's go-to spot for everything you need. This large outdoor center features major retailers like Walmart, Loblaws, Winners, SportChek, and Best Buy, plus a Galaxy Cinemas for movie nights.

You'll find a wide variety of shops, restaurants, and essential services all within easy reach, making everyday errands a breeze.



14 MINUTE WALK TO CHAPMAN MILLS MARKETPLACE

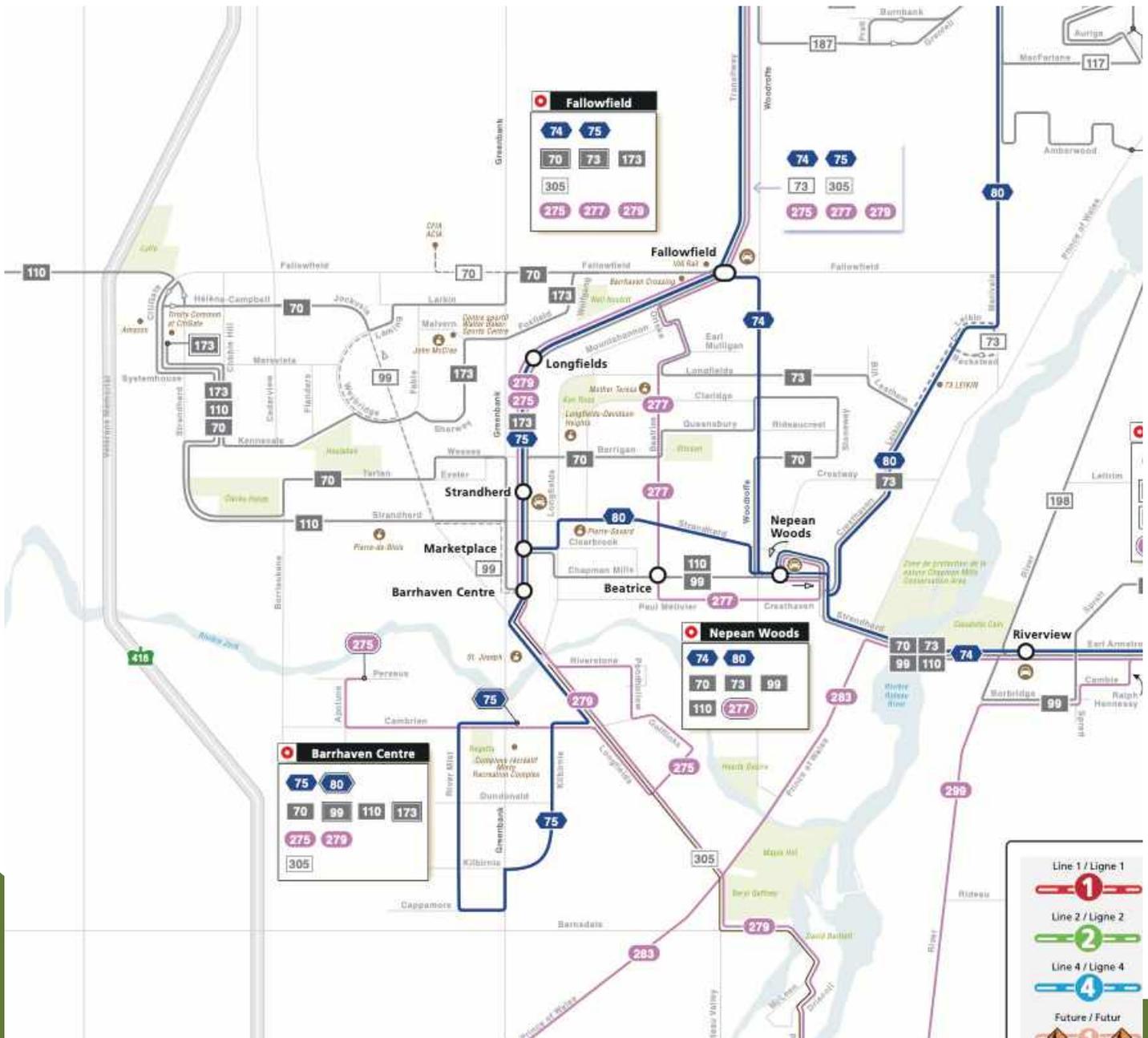
[HTTPS://WWW.NEIGHBOURHOODSTUDY.CA/906BRITANNIA-VILLAGE/](https://www.neighbourhoodstudy.ca/906BRITANNIA-VILLAGE/)

TRANSIT

For unparalleled transit ease, 763 Chapman Mills Drive is ideally situated. Numerous OC Transpo bus stops are just a short walk away, offering quick connections across Ottawa. This means less time commuting and more time enjoying city life, with easy transfers to the O-Train network.

BUS STOPS

- Longfields / Chapman Mills: **2-minute** walk
- Pierre-De-Blois: **6-minute** walk
- Strandherd / Kingsview: **8-minute** walk



PARKS AND GREENERY

Experience the best of outdoor living at 763 Chapman Mills Drive, surrounded by an abundance of parks and green spaces. The neighbourhood is a haven for nature lovers and active families, offering numerous opportunities for recreation and relaxation right at your doorstep. You'll find beautifully maintained parks with playgrounds for children, sports fields, and walking paths.



[HTTPS://WWW.ADVENTUREREPORT.CA/JOCK-RIVER-18-5K-PADDLE-RICHMOND OTTAWA/](https://www.adventurereport.ca/jock-river-18-5k-paddle-richmond-ottawa/)

PARKS

- Chapman Mills Park: Just a **2-minute** walk away, with playgrounds and open green space.
- W.O. Stinson Park: A **10-minute walk**, offering sports fields and walking trails.
- The Jock River Pathway: Accessible within a **10-minute** walk, perfect for cycling, walking, or enjoying nature along the river.

SCHOOLS

Education is at your fingertips at 763 Chapman Mills Drive, with a fantastic selection of schools within easy reach, catering to all ages and educational needs. The neighbourhood boasts excellent public and Catholic school options, ensuring a seamless academic journey for children from elementary to high school. The close proximity to these institutions means shorter commutes for students and added peace of mind for parents.

SCHOOLS NEARBY

- Chapman Mills Public School: Approximately a **3-minute walk**, offering English and Early French Immersion programs.
- St. Emily Catholic School: Roughly an **11-minute walk**, providing a faith-based education.
- Longfields-Davidson Heights Secondary School: Approximately a **15-minute walk**, offering a comprehensive high school curriculum.
- John McCrae Secondary School: Around a **30-minute walk**, providing another excellent high school option.
- ÉÉC Jean-Robert-Gauthier: Approximately a **3-minute walk**, a French-language Catholic elementary school.
- ÉSC Pierre-Savard: Roughly a **5-minute walk**, a French-language Catholic secondary school.