

FOR SALE



**The Wright Team**

[615LongfieldsUnit207.ca](http://615LongfieldsUnit207.ca)

615 Longfields Drive, Unit 207

1 BED | 1 BATH





## The Station by Campanale Homes

Welcome to The Station at 615 Longfields Drive! Set in a prime Barrhaven location, this luxurious low-rise condominium offers a convenient lifestyle and is within walking distance of amenities. Constructed by Campanale Homes, this one-bedroom suite shows beautifully, with light-filled interior spaces, hardwood floors, neutral tones and 9-ft ceilings. The kitchen is well-appointed, featuring granite countertops, stainless steel appliances, subway tile backsplash and recessed lighting. From here, step into the living room and east-facing balcony which overlooks Ken Ross Park. There is also a utility room, full bathroom, and a primary suite that highlights an elegant tray ceiling and a walk-in closet with ample storage.

This well-maintained condominium is complete with in-unit laundry, a parking space, and a storage locker.

Located steps from the Longfields Transit Station, walking & cycling trails, retail stores, and featuring commercial and professional services on the main level of the building.



Entry, Dining  
Room, Kitchen  
and Living Room





# Our Favourite Home

## Features & Points to Note

- A boutique style condominium, built by Campanale Homes.
- Warm curb appeal is offered from the buildings brick and stone façade, and common exterior spaces with interlocking stone.
- The well maintained, four-storey condo building includes 36 suites.
- The bright, open-concept interior maximizes space.
- Hardwood and tile flooring are featured throughout the living spaces.
- A private exterior balcony is offered for outdoor enjoyment. This area overlooks the front streetscape and Ken Ross Park beyond.
- Located in the heart of Barrhaven, with the convenience of a building elevator, a parking space, and ample storage.
- The desirable location is within close proximity to numerous amenities, steps from the Longfields Transit Station, walking and cycling paths. The building features light commercial retail and professional services on the main level of the building and faces Ken Ross Park greenspace, a baseball diamond and a rugby pitch.
- Outside Parking #13.
- Locker #7.
- Mailbox #207.











# Property Dimensions

## Main Floor

- 4pc Bath: 5'4" x 10'5"
- Bedroom: 10'7" x 13'5"
- Dining: 7'1" x 15'4"
- Kitchen: 8'3" x 11'1"
- Living: 10'9" x 10'6"
- Utility: 2'11" x 5'
- Wic: 5'11" x 7'4"







## Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

## It's All In The Details

**Bedrooms:** 1

**Bathrooms:** 1

**Property Type:** Condominium

**Neighbourhood:** Barrhaven, Longfields

**Heating:** Forced Air, Natural Gas

**Year Built:** 2016 / Approximately

### Inclusions:

Stove. Microwave/Stove Hood. Fridge. Dishwasher. Washer & Dryer. Blinds. All light fixtures. All window coverings. Air Conditioner.

**Condominium Fee:**  
\$456.00 per month.

### Condominium Fee Includes:

Garbage removal. General maintenance and repair. Snow removal. Storage. Water & Sewer. Building Insurance.

### Exclusions:

None

### Rental Equipment:

HVAC. Tankless HWT.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

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