

FOR SALE



The Wright Team

1196Longfields.com

1196 Longfields Drive

🏠 2 BEDS | 🛀 3 BATHS



BARRHAVEN

This beautifully maintained freehold townhome offers a convenient and connected lifestyle in the heart of Barrhaven. With parks, public transit, schools, and a variety of shops, restaurants, and a cinema at Chapman Mills Marketplace all within walking distance, it provides easy access to everyday essentials.

Filled with natural light, this move-in ready home showcases neutral finishes and hardwood flooring in select areas. The well-planned interior includes two bedrooms, three bathrooms, and a versatile main-floor office overlooking the front streetscape.

The second level is designed for both everyday living and entertaining, with a kitchen featuring stainless steel appliances, a marble backsplash, an island with pendant lighting, plus space for dining. The adjacent living room opens to a private balcony through a patio door, offering a comfortable outdoor extension of the living space.

On the upper level, both bedrooms are generously sized and include full ensuite bathrooms and double closets. Additional highlights include main-level laundry amenities, an attached oversized single garage with inside entry, surface parking, and a low basement providing extra storage.

Office, Laundry
Room and Living
Room





Key Points to Note

- Three-storey freehold townhome, built by Minto in 2014.
- Oversized single garage with main entry from Mancini Way.
- Second entry to the main floor from Longfields Drive.
- New central air conditioning installed in 2024.
- Low basement suitable for storage.
- Two bedrooms upstairs, each with a double closet and ensuite bathroom.
- Ceiling fans in both bedrooms.
- Upper hall includes linen storage and a closet for the hot water heater.
- All blinds, curtains, and curtain rods included.
- Ideal for first-time homebuyers or investors.



Kitchen,
Breakfast Area
and Primary
Suite





Property Dimensions

Main Level

Foyer 7'1" x 11'8"
 Office 9'4" x 8'8"
 Laundry 6'2" x 4'8"
 Bathroom/WC 6'3" x 4'7"
 Garage 13'9" x 19'6"

Second Level

Kitchen 8'9" x 13'5"
 Breakfast Area 4'4" x 11'3"
 Living Room 13'9" x 15'3"
 Balcony 12'2" x 10'5"

Third Level

Primary Bedroom 13'8" x 15'10"
 Bathroom 7'6" x 5'6"
 Bedroom 14'1" x 13'7"
 Bathroom 7'11" x 4'11"





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: 2

Bathrooms: 3

Property Type: Townhouse

Neighbourhood: Barrhaven

Lot Size: 14.34 ft x 87.57 ft
(Irregular)

Taxes/Year: \$3,448.16 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense:
\$1,303.32 per year.

Note, this expense included two months of EV charging.

Approximate Gas Expense:
\$709.20 per year.

Inclusions:

Fridge. Stove. Dishwasher.
Washer. Dryer. Microwave Hood
Fan. Blinds. Curtains and Rods.

Exclusions:

Electric Fireplace.

Rental Equipment:

Hot Water Heater - Enercare,
\$59.91 per month.

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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