



303 grayburn way

CHAPMAN MILLS • 5 BEDS • 4 BATHS

Welcome to 303 Grayburn Way in Barrhaven, Ottawa. This family home offers a highly functional floorplan and modern finishings throughout.

let's talk • 613-369-8314 • info@rachelhammer.com



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The living room, appointed with oak flooring, enjoys plenty of natural light through a large front window. Hardwood continues into the formal dining room. A decorative arch doorway leads to your modern kitchen, featuring a plumbed island with seating for three. The stainless steel appliances, tiled backsplash and granite countertops harmonize the tasteful aesthetic of the home.

The spacious family room is anchored by a classic gas fireplace, and boasts custom window blinds. Nine-foot ceilings on this level expand the scope of the space.

For your convenience, the mud room includes a bench and built-in storage, with space for a standing freezer. Here you'll find inside access to the two-car garage.

Upstairs, the primary bedroom offers plenty of space for a king-sized bed and a deep walk-in closet. In the ensuite, you'll find ample storage in the long vanity with twin sinks, a luxurious Roman tub, and a corner shower.

Three other bedrooms all offer spacious footprints, with enough room for queen-sized beds.

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Large windows supply plenty of natural light, and two- and three-door closets provide for all your storage needs. The secondary bedrooms share access to the full bathroom, which includes an extensive vanity, two sinks, and a tub/shower. For your convenience, this home is equipped with second-floor laundry facilities.

Downstairs, the finished basement offers a fifth bedroom, currently used as a home office, as well as a full bathroom with shower. A large recreation area with pot lighting extends your family's living space. Unfinished storage areas provide space for your seasonal items, as well as central vacuum equipment.

Outside, the backyard provides everything you need to relax. Step onto the durable composite deck above the interlock patio. This low-maintenance backyard is surrounded by PVC fence, and features a heated saltwater in-ground pool. Entertain in the screened gazebo.

At 303 Grayburn Way, you'll be situated to enjoy the amenities of Barrhaven. Shopping at Chapman Mills Marketplace is just a few minutes away. The nearest schools and parks are within easy walking distance. Along Strandherd Drive, access to gas, groceries, and shopping is right at your fingertips.

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Foyer	Main	7'9" x 7'9"
Living Room	Main	15' x 11'3"
Partial Bath	Main	7'8" x 3'
Mud Room	Main	10'6" x 6'2"
Family Room	Main	15'5" x 13'8"
Kitchen	Main	10'11" x 10'7"
Eating Area	Main	10'11" x 7'3"
Dining Room	Main	12'11" x 11'3"
Primary Bedroom	Second	15'1" x 13'8"
Walk-in Closet	Second	11' x 5'11"
Ensuite 5 Piece	Second	11' x 9'2"
Laundry	Second	7'8" x 7'4"
Bedroom	Second	15'1" x 13'7"
Bathroom 5 Piece	Second	9'1" x 9'

Bedroom	Second	15' x 11'3"
Bedroom	Second	11'5" x 11'4"
Bedroom	Lower	10'7" x 10'7"
Full Bath	Lower	10'8" x 7'3"
Rec Room	Lower	25'11" x 22'7"

Taxes	\$5,698/2021
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Includes

Fridge, Stove ('as is'), Dishwasher, Hood Fan, Washer, Dryer, All Window Coverings, All Light Fixtures, Stand Up Freezer, Central Vacuum and Accessories, Pool and All Related Equipment, Gazebo, Storage Box and Flower Pots in Backyard, Auto Garage Door Opener with 2 Remotes

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