

Room Dimensions

Main Level

- Foyer (9'8" x 4'8")
- Living Room (10'8" x 17'0")
- Eating Area (8' x 9'3")
- Dining Room (11'4" x 8'11")
- Kitchen (7'9" x 11'3")
- Partial Bathroom (2'9" x 6'5")

Second Level

- Master Bedroom (11'11" x 21'0")
- 4-Piece Ensuite (6'5" x 11'2")
- 1st Walk-in Closet (5'5" x 5'1")
- 2nd Walk-in Closet (6'5" x 7'10")
- Bedroom (8'11" x 10'0")
- Bedroom (8'3" x 11'8")
- Full Bath (4'11" x 9'2")
- Laundry

Lower Level

- Family Room (17'11" x 14'0")

Key Features

- End unit, with additional south facing window.
- Oversized fully fenced backyard.
- Private, unshared driveway.
- Every room bathed in sunlight.



Diane Allingham and Jennifer Stewart, Brokers · Engel & Völkers Ottawa Central, Brokerage
113 - 1433 Wellington Street West · Ottawa · ON, K1Y 2X4
Office: +1 613-422-8688 · diane@dianeandjen.com, jen@dianeandjen.com
dianeandjen.com

Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted.
All dimensions are approximate.



628 Pamplona Private

Stonebridge • Ottawa





Stunning End Unit Townhome in Stonebridge

OTTAWA, ONTARIO
CONTACT DIANE ALLINGHAM & JENNIFER STEWART, BROKERS,
 ENGEL & VÖLKERS OTTAWA CENTRAL
TELEPHONE +1 613-422-8688
E-MAIL DIANE@DIANEANDJEN.COM, JEN@DIANEANDJEN.COM

Welcome to 628 Pamplona Private, a stunning Stonebridge end unit townhome. This stylish three-bedroom, 2.5 bath, sun-drenched family home has an oversized, pie-shaped, and fully fenced-in lot with loads of space for play, gardening and entertaining! The main floor's open concept living area is perfect for easy family living. It boasts hardwood floors and ceramic throughout. The bright kitchen features ample white shaker-kitchen cabinetry and a sunny eating area with patio doors leading to the backyard. An open staircase and floor-to-ceiling windows lead you down to an expansive lower-level family room with a cozy gas fireplace. As you head up the main stairs with oak railings, light fills up the second floor space through a large south-facing window. French doors invite you into a generous master bedroom. The master bedroom features his and hers walk-in closets, an ensuite with soaker tub and separate shower. Two additional bedrooms provide space for family, guests or working from home. The full bath features ceramic floor and a maintenance free tub enclosure. A full laundry room on this level offers the ultimate convenience! This lovely home is ideally located on a quiet, dead end street. There is a private driveway and additional common visitor parking just across the street. Best of all, it is just minutes from the Stonebridge trails and bike paths, Chapman Mills MarketPlace and the Minto Recreation Complex.

PRICE \$599,000
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION November 26th, 2021

INCLUSIONS dishwasher, dryer, hood fan, refrigerator, stove, washer, garage door opener & remote(s), all window blinds, all curtains and rods, all light fixtures, garden shed, wall shelving in front bedroom
RENTALS hot water tank (approx. \$37/month), association fee (\$94/month)

HYDRO \$50/month (approx.)
GAS \$30-80/month (approx.)
WATER \$80/month (approx.)
PROPERTY TAXES \$4,395.55 (2021)