

*Welcome to*

655 Mansfield Avenue



CHELL  
TEAM



**LOCATION!** Beautifully renovated split-level home, perfectly nestled in one of Ottawa's most coveted neighbourhoods. Steps to parks, Broadview PS, Nepean HS, Notre Dame HS and walking distance to all the trendy shops and bistros that Westboro has to offer! Deceivingly spacious, bright interior with multiple levels of living space, ideal for entertaining and accommodating your lifestyle with ease. Renovated kitchen with quartz counters, SS appliances and island, open to the living and dining room. Inviting, rarely offered main floor family room features a gas fireplace, access to yard and an abundance of windows. The second level boasts 3 good-sized bedrooms and a renovated 4pc bathroom. Finished lower level offers a spacious rec room, 3pc bath and versatile guest bed/home office. Enjoy relaxing in the private backyard with beautiful perennial gardens, interlock patio and storage shed. This exceptional home offers the perfect blend of community charm and urban convenience!





#### MAIN LEVEL

Living Room	16'0" x 12'0"
Dining Room	13'0" x 8'7"
Kitchen	13'0" x 9'0"
Family Room	20'0 x 16'0"
Bathroom	2-piece

#### SECOND LEVEL

Primary Bedroom	15'9" x 10'2"
Bedroom	11'0 x 9'0" (+/-jog)
Bedroom	10'6" x 9'0"
Bathroom	4-piece

#### LOWER LEVEL

Recreation Room	13'10" x 12'8"
Guest Bed/Office	15'4" x 13'10"
Bathroom	3-piece

#### BASEMENT

Laundry Room
Storage Room

#### INCLUSIONS

Refrigerator, Gas Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, All Window Blinds, All Existing Light Fixtures, Storage Shed

#### EXCLUSIONS

Mounted coat rack by back door

Bedrooms: 3+1

Bathrooms: 3

Neighbourhood: Laurentianview / McKellar Park

Lot Size: 50 ft x 100 ft

Year Built: 1955

Possession: TBA

Style: Detached / Split-Level

Exterior: Brick, Siding

Parking: 3

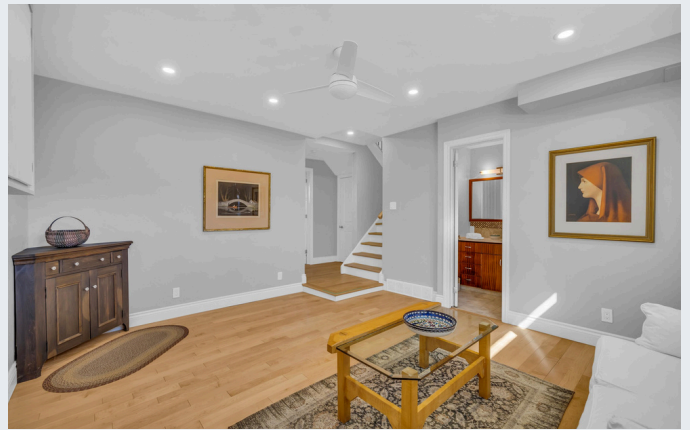
Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Tile

Taxes: \$6,338 / 2023





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Designated Representative Patti Brown

**Sarah Toll**  
Broker

**Susan Chell**  
Broker

**Patti Brown**  
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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home too!