

Welcome to

4369 Farmers Way



CHELL
TEAM



Beautiful country bungalow with basement in-law suite, nestled on a nearly 1/2 acre lot in Carlsbad Springs with no rear neighbours! Enjoy the peace of rural living just 15 minutes from city conveniences. This home offers an expansive, open concept living and dining room with large picture windows and views of nature. Brand new luxury vinyl flooring (2025) throughout both levels. The kitchen features a generous eating area and direct access to the backyard through patio doors. The primary bedroom includes a custom built-in wardrobe and private 2-piece ensuite. Two additional well-sized bedrooms and an updated 5-piece bath complete the main level. The fully finished lower level, with separate entrance, includes a full kitchen with brand new countertops, a 3-piece bathroom, two multipurpose rooms, and fresh paint throughout - perfect for multi-generational living or rental potential. The oversized attached double garage provides plenty of storage and workspace. Relax in the serene, east-facing backyard with an entertainment-sized deck - your private retreat surrounded by nature, yet just minutes from shopping, dining, and other everyday amenities!





Bedrooms: 3+2
 Bathrooms: 3
 Neighbourhood: Carlsbad Springs
 Lot Size: 100 ft x 200 ft
 Year Built: 1974
 Possession: Flexible
 Style: Detached, Bungalow
 Exterior: Stone, Siding
 Parking: 8
 Garage: Oversized Double Car Attached
 Heating: Forced Air / Propane
 Cooling: Central Air
 Flooring: Luxury Vinyl, Tile
 Taxes: \$3,344.89 / 2024

MAIN LEVEL	
Foyer	9'3" x 6'3"
Living/Dining Room	18'10" x 14'8"
Kitchen	9'8" x 9'6"
Eating Area	10'3" x 9'8"
Primary Bedroom	13'2" x 11'4"
Ensuite	2-piece
Bedroom	11'7" x 8'10"
Bedroom	10'4" x 8'10"
Bathroom	5-piece

BASEMENT	
Living Room	14'0" x 13'3"
Dining Room	11'2" x 9'0"
Kitchen	15'8" x 11'4"
Bedroom/Flex Room	11'2" x 9'5"
Bedroom/Flex Room	11'2" x 9'5"
Bathroom	3-piece
Laundry/Utility Room	22'6" x 11'5"

INCLUSIONS
 2 Fridges, 2 Stoves, Dishwasher, Hood Fan,
 Washer, Dryer, Hot water Tank, Window
 Coverings, Hot tub 'as-is'







UPGRADES LIST

4369 Farmers Way

2025

- Luxury vinyl plank - main level and basement
- Foyer tile
- Freshly painted basement and main floor living areas

2024

- Sump pump

2023

- Front roof re-shingled
- Furnace (December 2023)

2021

- Front Door

2019

- Patio Door

2018

- Back deck
- Hot water tank

2017

- Garage Door

2015 - 2020

- Windows replaced

2010

- Back roof re-shingled (40 year shingles)





Designated Representative Sarah Toll

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