

# *Welcome to*

3252 8<sup>th</sup> Line Road



CHELL  
TEAM





Discover peaceful country living in this picturesque brick and stone bungalow set on an expansive lot and framed with farmland for optimal privacy! Located just outside of the charming community of Metcalfe with schools and parks - home to a vibrant farmers market, the beloved Metcalfe Fair, local dining, and year-round recreation. Step inside to discover a bright and inviting living room with large picture window allowing plenty of natural light to shine in - perfect for quiet moments and cozy downtime. The living room transitions seamlessly into the spacious and well-appointed eat-in kitchen - truly the heart of this home. Perfect for entertaining friends, family dinners, making sourdough or canning vegetables from the lush gardens. The kitchen also offers direct access to both the backyard and sunroom. Down the hall you'll find a convenient laundry and powder room. Three good-sized bedrooms and a 4-piece bathroom with new vanity, complete the main level. Finished lower level offers an expansive rec room with large windows, versatile den and ample storage. The backyard is its own private rural retreat with an entertainment sized deck, mature trees, serene views of nature, and open skies - a place to celebrate milestones and little moments. This backyard awaits summer barbecues, outdoor dining, and quiet evenings under the stars! A large detached garage/workshop, along with a small barn and storage shed, provide endless possibilities for hobbies, projects, and extra storage. Enjoy the peace of mind that comes with many major updates completed over the years. Experience the best of country living with all the conveniences of Metcalfe 5 minutes away!







Bedrooms: 3  
 Bathrooms: 2  
 Neighbourhood: Metcalfe  
 Lot Size: 132.8 ft x 189.49 ft (irregular)  
 Year Built: 1981  
 Possession: TBA  
 Style: Detached, Bungalow  
 Exterior: Brick, Stone  
 Parking 8  
 Garage: Detached  
 Heating: Forced Air / Propane  
 Cooling: Central Air  
 Taxes: \$3,272.72 / 2025

## MAIN LEVEL

Living Room	18'8" x 12'2"
Kitchen	17'10" x 13'9"
Bathroom	2-piece
Primary Bedroom	13'6" x 10'4"
Bedroom	13'11" x 12'2"
Bedroom	12'2" x 10'0"
Bathroom	4-piece
Laundry	5'1" x 5'0"

## BASEMENT

Recreation Room	25'6" x 24'6"
Office/Den	20'4" x 12'6"
Storage Room	

## INCLUSIONS

Fridge, Stovetop, Built-in Oven, Hood Fan, Dishwasher, Washer, Dryer, Central Vac and accessories, Garage Furnace and Wood Stove "as is"

## EXCLUSIONS

Garage Tools and non-fixed items, including but not limited to grinder, drill press, welding bench, green cabinet, Garage mini fridge. Curtains in boys bedroom. TV and Bracket in the Basement. Wishing Well in front Yard. Play structure in back yard

## RENTAL ITEMS

Propane Tanks









# UPGRADES LIST

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2025

- Sump Pump
- Fridge

2024

- Furnace inspected and cleaned
- Upstairs windows (Verdun lifetime warranty)
- Central Air Conditioner

2022

- Washer and dryer

2021

- Deck

2020

- Basement windows

2019

- Hot water tank (electric)
- Well/pump/pressure tank

2014

- Roof re-shingled







Designated Representative Sarah Toll

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Ottawa,  
it's our  
home too!