

Welcome to

3960 Farmers Way



CHELL
TEAM



Welcome to Carlsbad Springs a family-oriented community nestled in a rural setting with urban conveniences within only 15 minutes - best of both worlds! This high-ranch style home boasts many recent upgrades, set on over half an acre and features a convenient in-law suite. Enjoy peaceful rural living and the privacy of no rear neighbours. Inside, you are welcomed by a spacious and inviting living room with large picture window, while the expansive sun-filled kitchen offers a generous dining area and beautiful views of the backyard. The upper level features three well-sized bedrooms and a renovated 4-piece bathroom. The finished lower level, brightened by the high-ranch design, features large windows, an entertainment-sized rec room with a wood-burning fireplace, a full bathroom, laundry, and plenty of storage. The versatile in-law suite provides endless possibilities - ideal for multigenerational living, hosting guests, or a private teenage retreat. The south-facing backyard surrounded by mature trees offers both beauty and function. A spacious deck with pergola and a gazebo provides spots to relax, while the fenced yard is perfect for pets. For hobbyists or those needing extra space, the oversized detached garage, hydro-connected C-can (great for a workshop, tools, or equipment), and additional reconstructed storage shed deliver plenty of options. Enjoy the tranquility of country-style living without sacrificing convenience, only minutes to shopping, dining, and everyday amenities!





Bedrooms: 4
 Bathrooms: 2
 Neighbourhood: Carlsbad Springs
 Year Built: 1969
 Lot Size: 0.55 Acres
 Possession: TBA
 Style: Detached, High-Ranch
 Exterior: Brick, Siding
 Parking: 6
 Garage: Double Car Detached
 Heating: Forced Air / Oil
 Cooling: Central Air
 Taxes: \$3,494.43 / approx

MAIN LEVEL

Living Room 15'11" x 12'10"
 Kitchen 16'3" x 10'6"
 Dining Room 10'6" x 10'2"

SECOND LEVEL

Primary Bedroom 14'7" x 11'0"
 Bedroom 13'4" x 9'4"
 Bedroom 13'1" x 9'4"
 Bathroom 4-piece

BASEMENT

Recreation Room 21'3" x 12'6"
 Bathroom 3-piece
 Laundry Room 13'3" x 10'10"
 Utility Room 10'10" x 9'3"
 Storage Room 7'8" x 4'8"

INLAW SUITE

Living/Dining Room 24'1" x 12'10"
 Bedroom 13'6" x 9'9"
 Kitchenette 10'10" x 6'8"

INCLUSIONS

Fridge, Stove, Dishwasher, Washer, Dryer,
 Light Fixtures, Hot Water Tank





UPGRADES LIST

3960 Farmers Way

2025

- Luxury vinyl plank flooring
- Baseboards
- Freshly painted
- Shed re-built
- New septic pump

2024

- Caps added to septic system

2023

- Water pump
- Air tank

2019

- Front roof re-shingled

2017

- Back roof re-shingled
- Driveway Paved (Coated in 2023)

2016

- Fiberglass Oil Tank

2015

- Fence

2010

- Attic insulation

2009

- Windows (except in-law suite)

Bonus Features:

- GenerLink - for easy generator connection
- Hot tub pony panel by rear deck







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Ottawa,
it's our
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