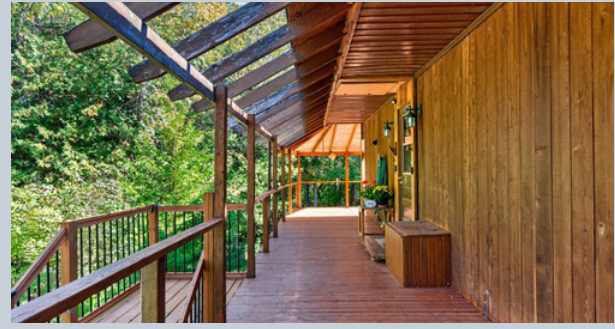


Welcome to

7524 Flewellyn Road



CHELL
TEAM



Peaceful rural living just minutes from all the amenities Stittsville has to offer! Set on a beautiful 2-acre lot, this charming 3-bedroom home offers the perfect blend of country living and everyday convenience. A wraparound verandah welcomes you to enjoy morning coffee, relaxing evenings and the natural surroundings. Inside, discover a bright and inviting interior with four sets of French doors and four skylights allowing an abundance of natural light to shine in while creating a seamless connection to the surrounding natural landscape. The country kitchen blends classic character with modern touches, featuring granite counters, stainless steel appliances and a large centre island with breakfast bar, opening seamlessly to the dining room with a beautiful bay window overlooking the backyard. The living room is a warm and inviting retreat, featuring a wall of windows, cozy wood-burning fireplace and French door access to the verandah. Spacious primary bedroom offers access to a private balcony. Two additional bedrooms and an updated bathroom with dual sinks and soaker tub complete the second level. The basement provides a rec space, den, workshop, additional bathroom, laundry & ample storage. Enjoy even more outdoor living with a screened-in back porch and deck. The expansive 2 acre grounds offers a wonderful blend of functionality and outdoor enjoyment, featuring a greenhouse, ShelterLogic structure, barn/shed and private pond, with plenty of room for gardening, hobbies and storage. Offering the best of both worlds, this charming property provides space and privacy, while remaining just minutes from shops, restaurants, schools & everyday amenities





MAIN LEVEL

Living Room	20'0" x 13'0"
Dining Room	11'10" x 11'6"
Kitchen	12'7" x 11'6"
Bathroom	2-piece

SECOND LEVEL

Primary Bedroom	18'1" x 13'0"
Bedroom	11'6" x 10'4"
Bedroom	11'5" x 8'9"
Bathroom	4-piece

BASEMENT

Recreation Room	20'0" x 11'1"
Bathroom	1-piece
Den	11'6" x 8'0"
Utility/ Laundry Room	
Workshop	

Bedrooms: 3

Bathrooms: 2.5

Neighbourhood: Stittsville

Lot Size: 295.28 ft x 295.28 ft

Year Built: 1983

Possession: TBA

Style: Detached, 2 Storey

Exterior: Wood

Heating: Forced Air / Propane

Cooling: Central Air

Taxes: \$3,974.36/ 2026

INCLUSIONS

Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Greenhouse, Shelter Logic Structure, All Window Coverings, Wardrobes in basement shower room, Water Treatment System, Hot Water Tank

EXCLUSIONS

Generator, workbench and white shelving unit in workshop, desk/cabinetry in basement rec space, cabinets and shelving in basement den, display case, shelf and bookshelf in living room, display case in dining room and small corner shelf in kitchen







UPGRADES LIST

7524 Flewellyn Road

2025

- Gas Range

2023

- Refrigerator
- Water Treatment system installed

2022

- Dishwasher
- Washer

2020

- Screened porch and deck roof re-shingled
- New well pump installed

2017

- Reverse osmosis system installed

2012

- Main roof re-shingled
- Furnace
- Central Air conditioner

2006

- Septic system - Norweco 960-500

2000

- Granite counters in kitchen





*Designated Representative

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