



For Sale

3334 Riverside Drive



Revelstoke /
Mooneys Bay



4



3



64.99' x 161.60'



6

Spacious home, large lot in prime location! Approximately 0.25 acres in desirable Revelstoke community. The neighbouring property at 3336 Riverside Drive is also for sale, for a combined 0.61 acres. Lovely split level offering 4 bedrooms, 4 living spaces, 2 full kitchens + double car garage. Modern updates mixed with elegant old-world charm - neutral colour palate, light hardwood floors, marble wall tiles, crystal chandeliers, ornate moulding & ceiling details. Layout built for entertaining features massive room sizes with huge windows for plenty of bright sunlight. Expansive kitchen at the heart of the home set adjacent formal dining, bookended by separate living & family rooms that overlook level below with great room anchored by wood fireplace encompassed in marble + walkout access to patio. Top floor features 4 bedrooms and 2 retro 50's style full bathrooms including primary ensuite. Finished & open concept walkout basement features second kitchen, wet bar, dining area, additional gas fireplace, large living area at back of home & tons of storage space – including cold storage. Backyard features tiered patio & great grassy area lined with mature trees for extra privacy. Fantastic opportunity for developers or multigenerational families!



Expansive Family Home

- Large lot - approximately 0.25 acres
- Zoned R1GG
- Lovely split level
- Fantastic opportunity for developers or multigenerational families
- Layout built for entertaining
- Massive room sizes
 - 4 bedrooms
 - 4 separate living spaces
 - 2 full kitchens
- Huge windows for plenty of bright sunlight
- Modern updates mixed with elegant old-world charm
- Neutral colour palate
- Light hardwood floors
- Marble wall tiles
- Ornate moulding & ceiling details
- Crystal chandeliers
- Double car garage
- Extended driveway for lots of parking
- Prime Location in Revelstoke community
 - Walk to Mooney's Bay Park & Beach
 - Great access to Rideau River for water activities
 - Beautiful walking trails
 - Close to airport & Carleton University
 - Steps to Transit access and easy commute downtown

Multifunctional Layout

- Separate living & family rooms
- Great room anchored by wood fireplace encompassed in marble
- Expansive kitchen set adjacent formal dining
 - Wood cabinetry
 - Glass display cabinets with gold detailing
- Top floor features four bedrooms & two retro 50's style full bathrooms including primary ensuite bath
- Finished & open concept walkout basement
 - second kitchen
 - wet bar
 - dining area
 - gas fireplace
 - large living area at back of home
 - tons of storage space – including cold storage
- Expansive backyard
 - Tiered patio
 - Great grassy area lined with mature trees for extra privacy



Home Features & Systems

Approximate ages

- Systems
 - Furnace, forced air - natural gas (2018)
 - Roof, asphalt shingles (2017)
 - Central air conditioning (2016)
 - Hot water tank, rental
- Property taxes: \$10,039/2021
 - estimated using City of Ottawa tool

Notable Upgrades & Inclusions

- Upgrades:
 - 2 storey addition on back of the house done by DeAngelus Construction
 - Upgraded windows – mid 90's
 - Stone replaced siding on front upper level
 - Hardwood in living and dining room
 - Programmable thermostat
- Inclusions
 - Two refrigerators, Two stoves, Two hoodfans, Two Dishwashers, Washer, Light fixtures, Window coverings, Cabinet in great room, Automatic garage door opener & remote(s)



**Are you ready
to make this
house a *home*?**

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Manotick
613 • 692 • 3567
1096 Bridge Street
Manotick, ON, K4M 1J2



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.