



*For Sale*

# 3336 Riverside Drive



Revelstoke /  
Mooneys Bay



2



2



96.29' x 163.35'



10+

Large lot in prime location! Approximately 0.36 acres in desirable Revelstoke community, measuring 96 feet X 163 feet. The neighbouring property at 3334 Riverside Drive is also for sale, for a combined 0.61 acres. Charming bungalow features classic red brick front exterior, plenty of bright natural light & detached double car garage. Amazing room sizes – open concept living & dining at front of the home + multifunctional family/sunroom addition peacefully tucked in back with amazing view of lush mature trees & foliage. In the centre of the home, charming eat in kitchen with wood cabinetry offering plenty of space for cooking & storage. Two main level bedrooms including sizeable primary with triple door closet & full bathroom with shower/tub combo. Fully finished basement hosts spacious recreation room, full bathroom, separate laundry room & endless storage. Private backyard lined by tall trees features wrap around stone patio & great grassy area beautifully graded over homes below. Fantastic opportunity for developers or multigenerational families!



## Notable Features

- Large lot - approximately 0.36 acres
- Zoned R1GG
- Classic red brick front exterior
- Detached double garage
- Huge driveway with parking for 10+
- Expansive room sizes
- Plenty of bright natural light through large windows
- Prime Location in desirable Revelstoke community
  - Walk to Mooney's Bay Park & Beach
  - Great access to Rideau River for water activities
  - Beautiful walking trails
  - Close to airport & Carleton U
  - Steps to Transit access and easy commute downtown
- Private backyard
  - Lined by tall trees
  - Wrap around stone patio
  - Great grassy area beautifully graded over homes below
- Fantastic opportunity for developers or multigenerational families!

## Flexible Layout

- Open concept living & dining at front of the home
- Multifunctional family/sunroom addition at back of home with amazing view of lush mature trees and foliage
- Charming eat in kitchen in centre of the home
  - Solid wood cabinetry
  - Plenty of space for cooking and storage
- Two main level bedrooms
  - Sizeable primary with triple door closet & full bathroom with shower/tub combo
- Fully finished basement
  - Spacious recreation room
  - Full bathroom
  - Separate laundry room
  - Endless storage



## Home Features & Systems

\*Approximate ages\*

- Systems
  - Furnace, forced air - natural gas (2018)
  - Central air conditioning (2017)
  - Roof, asphalt shingles (2016)
- Property taxes: \$5,698/2021
- Hot water heater - rental, Reliance \$32/month

## Upgrades & Inclusions

\*Approximate ages\*

- Upgrades
  - Addition to back of the house (mid-1990's) by DeAngelus Construction, on posts
- Inclusions
  - Two refrigerators, Stove, Washer, Dryer, Freezer, Light fixtures, Window coverings, Bathroom mirrors, Built-in shelving affixed to walls



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

**Natalie McGuire**

Sales Representative

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