



*For Sale*

# 3328 Riverside Drive



Revelstoke /  
Mooneys Bay



4 + 1



4



74.92' x 104'



6

Classic well-appointed family home on a large lot in desirable & central community! Fantastic opportunity to update to your taste – featuring unique original touches for option to maintain or modernize. Great traditional floorplan, built for entertaining & generous room proportions throughout – huge living room with wall-to-wall window overlooking front yard + cozy woodburning fireplace. Easy flow into formal dining room with backyard balcony. Bright & open kitchen features plenty of space for cooking & storage, peninsula island featuring breakfast bar & sizeable eat in area. Upstairs awaits a truly serene primary retreat – spacious bedroom boasts great sitting area, two-part ensuite with dressing room + sink & separate bathing & toilet room + covered private terrace. Also on this level, 3 additional large bedrooms & 2nd full bathroom. Walk out basement, nice & bright with full sized windows, makes an ideal in-law suite – separate rear entrance, 5th bedroom, 3rd full bathroom, kitchenette + ample living & storage space. Wide backyard features stone patio & great grassy areas. Property is being sold in “as-is” condition as part of estate sale.

# Revelstoke / Mooneys Bay

Desirable central community. Walking distance to Mooney's Bay Park & Beach, great access to Rideau River for canoeing & paddle boarding. Close to airport & Carleton University, very easy commute downtown & throughout city.



## Inclusions

- Kitchen appliances: refrigerator (2012), stove (2012), microwave/hood fan (2002), dishwasher (2020)
- Washer & dryer (2012), all light fixtures, all bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remotes, alarm system

## Approximate Utility Costs

- Natural Gas: \$141/month
- Electricity (Hydro Ottawa): \$83/month
- Water/wastewater: \$64/month
- Hot water heater, rental (Enbridge): \$28/month
- Property taxes: \$7,348/2022



## *Classic* Family Home

- Character filled well-appointed home
- Located on a large lot, beautifully graded overlooking homes below
- LOT 74.92 ' x 104 '
- Yard surrounded by mature foliage
- Wide backyard with stone patio & great grassy areas
- Fantastic opportunity to update to your taste
- Unique original touches for option to maintain or modernize
- Double car garage with interior access to home
- Plenty of parking
- Double art deco style wooden main entry doors
- Inspiring foyer adorned with chandelier & grand curved staircase
- Great traditional floorplan
- Built for entertaining
- Generous room proportions throughout

## *Traditional* Floorplan

- Huge living room with wall-to-wall window overlooking front yard
- Cozy wood-burning fireplace with stone surround
- Formal dining room with backyard balcony, the perfect place for a morning coffee or evening drink
- Bright and open kitchen
  - Plenty of space for cooking & storage
  - Beautiful wood cabinetry
  - Peninsula island featuring breakfast bar
  - Comfortable eat in area
- Upstairs featuring four spacious bedrooms + second full bathroom
- Truly serene primary retreat
  - Spacious sitting area
  - Two-part ensuite with dressing room + sink, separate bathing and toilet room
  - Covered private terrace providing space to get away from it all for uninterrupted relaxation, lounging or alfresco yoga/exercise



## Home Features & Systems

\*Approximate ages\*

- Built in 1967
- Furnace, forced air - natural gas (2020)
- Roof, asphalt shingles (2020)
- Central air conditioning (2020)
- Patio door, dining room (2021)
- Windows & doors (2007)
- Backyard landscaped & new fence (2014)
- Hardwood flooring updated in Living & dining (2008)

## Walkout Basement

- Walk out basement
- Nice and bright with full sized windows
- Could be an ideal in-law suite
- Separate rear entrance
- Fifth bedroom quietly tucked to one side
- Third full bathroom
- Kitchenette
- Ample living space
- Plenty of storage

Please note that all information contained herein is to Seller's best belief and knowledge and Buyer understands, acknowledges, and accepts that property information that was provided to Buyer from Seller, Listing Sales Representative and Listing Brokerage are for information purposes only and cannot be relied upon by a third party. The Buyer understands that the property details are for information purposes only and Royal LePage Team Realty Natalie McGuire Home Team, Brokerage, its representatives, and the Seller do not warrant any of the information contained in the documents. Furthermore, Listing Brokerage and their Sales Representatives recommends that the Buyer obtain their own reports and third-party advice and information.



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

**Natalie McGuire**

Sales Representative

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