



For Sale

91 Britannia Road

📍 **Britannia Village**

🏠 **4**

🚿 **2**

📏 **34.63' x 55.36'**

🏠 **2.5**

A true rare find – this extensively renovated semi-detached home celebrates all the perks of cottage style living merged with the convenience of central city life! Incredible & unique location, peacefully nestled on the Mud Lake end of Britannia Rd, is a nature lovers dream year-round, set neatly between the Ottawa River & Conservation area. A step into this sunny & bright home greets you with fantastic timeless modern style - neutral grey walls with crisp white accents, smooth ceilings with recessed lighting & durable wood like laminate floors on both levels. Open concept living & dining room welcomes guests at the front of the home with beautiful kitchen at the back featuring gleaming granite counter tops, modern flat faced cabinetry, stainless steel appliances & subway tile backsplash. Organized mud room provides storage and access to large backyard lined with privacy fencing & mature foliage, boasting huge deck & lots of grassy area to enjoy! Second level hosts 4 bedrooms & stunning full bathroom with large glass doored walk-in shower. Big ticket items (furnace, AC, windows, electrical, etc.) taken care of during 2020 renovation – nothing left to do but move in!



Stylish & chic Home

- Beautifully renovated throughout
- Big ticket items taken care of during previous owners 2020 renovation - \$100K +
 - Furnace, AC, Windows, Electrical, Kitchen, Bathrooms, Flooring, Eavestroughing, Attic insulation, Back deck & more
- Desirable neighbourhood offers everything you can dream of & more
- Perks of cottage style living merged with the convenience of central city life
- Take in the best sunsets the city has to offer at nearby Britannia Yacht Club
- Stunning views of the Gatineau hills
- Quickly run errands at the ample shopping & dining options nearby
- Active sporty community
 - swimming, cycling, tennis, volleyball, skiing, skating, kayaking & more!
- Well connected to transit & easy commute throughout the city

Functional Layout

- Sunny and bright home with plenty of windows
- Timeless modern style with neutral grey walls and crisp white accents
- Smooth ceilings and recessed lighting
- Durable wood like laminate floors on both levels
- Inviting open concept living and dining room at the front of home
- Beautiful kitchen at the back of home
 - Gleaming granite counter tops
 - Modern flat faced cabinetry
 - Stainless steel appliances
 - Large basin undermount sink with gooseneck faucet
 - Subway tile backsplash
 - Elegant custom open shelving
- Organized mud room
 - Great storage
 - Access to backyard
- Partial bathroom on main floor
- Second level hosts 4 bedrooms and full bathroom
 - Full bathroom with large glass doored walk-in shower
- Move-in ready!



Britannia Village Neighbourhood

- Gorgeous peninsula of Britannia Village hosts a quiet, tight knit community that feels like a resort escape
- Filled with heritage homes, surrounded by mature foliage, nestled between the banks of the Ottawa River & Mud Lake Conservation Area
- Short walk to Britannia Beach & boat launch for SUP boarding & kayaking
- Endless nature trails for walking, skiing & snowshoeing, skating on Mud Lake
- Britannia Yacht Club steps away offers tennis, incredible sunsets, live music & sailing
- Quickly run errands at ample nearby shopping & dining options – including grabbing a scoop at the local ice cream shop
- 2-minute cycle to Trans Canada Trail with connection from Kanata – Downtown & beyond!

Outdoor Living Lifestyle

- Backyard lined with privacy fencing and mature foliage
- Huge wood deck - 600sq ft
- South side backyard fence, 2023
- Spacious storage shed, included
- Surfaced driveway for parking
- LOT measurements are 34.63 ' x 55.36 '
 - Neighbour at 93 Britannia has a right-of-way over the laneway
- Current access to lots of grassy area to enjoy
 - Sellers have been given exclusive use privileges of portion of vacant lot 2725 Rowatt St behind home in return for lawn maintenance. The lot is currently for sale by owner & they are providing the new owners their city approved plans. It is believed that the building would be placed closer to Rowatt St leaving their future backyard adjacent to the backyard of 91 Britannia – Buyer to verify.



Home Features & Systems

approximate ages

- Built in 1962
- Roof, Asphalt Shingles
- Furnace, Forced Air - Natural Gas, 2020
 - Nest Smart Thermostat
- Central Air Conditioning, 2020
- Electrical, 2020
- Windows, 2020
- Doors, 2020
- Exterior side Door, 2021
 - Expanded entryway & new tile installed
- Bedroom window repair, 2022
- Custom floating shelving in kitchen, 2021
- Duct cleaning, 2021
- Front landscaping, 2021
- Driveway, 2021
- Carpet cleaning on staircase, 2023

Utility Costs

approximate costs

- Electricity (Hydro Ottawa): \$65/month
- Gas (Enbridge): \$105/month including monthly rental hot water heater fee
- Water/wastewater: \$100/month
- Property taxes \$2,570/2022

Home Inclusions

- Appliances: dishwasher (2023), hood fan (2020), refrigerator (2020), stove (2020)
- Washer & dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, storage shed



**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



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