




For Sale

2348 River Road

 **Manotick**

 **3**

 **2**

 **133' x 100.02'**

 **8+**

Single-family red brick bungalow shines with major curb appeal, double car garage & oversized driveway. Settle into the sunny foyer & be welcomed into a carpet free home filled with bright light & great flow. Warm & welcoming with impressive open concept living & dining area, wood accents, beautiful bay window, and anchored by a cozy wood burning fireplace that has been capped. Well-structured kitchen boasting ample space for cooking & storage plus casual overhang seating. Features a seasonal addition at the back of the home, separately heated with wall heater and wood stove. Three generous bright bedrooms, full bathroom & two piece-ensuite in primary bedroom. Unfinished basement with great potential for additional living space and storage. Recently painted, clean and well-maintained home. Scenic and beautifully maintained grounds. Full fenced and private backyard with wood deck, shed, gazebo and plenty of grassy area. Property to be sold as-is due to POA sale.

Manotick

Take advantage of this location – close proximity to Manotick village for daily needs including shopping, dining & recreation, Rideau River for kayaking, SUP boarding & more.



Inclusions

- Kitchen appliances: refrigerator, stove, hood fan
- Washer & dryer, auto garage door opener & remote

Approximate Utility Costs

- Natural Gas: \$142/month
- Electricity (Hydro Ottawa): \$96/month
- Hot water heater, rental - Enercare: \$26/month
- Property taxes: \$3612/2023



Expansive Bungalow

- Single-family red brick bungalow
- Major curb appeal
- Double attached garage
- Oversized driveway
- Carpet free home
- Filled with bright light
- Great flow
- Recently painted
- Clean & well-maintained
- Scenic and beautifully maintained grounds
- Fully fenced and private backyard
 - Wood deck
 - Shed
 - Plenty of lush grassy area

Generous Layout

- Sunny & welcoming foyer
- Impressive open concept living & dining area
- Cozy wood burning fireplace that has been capped
- Wood accents
- Beautiful bay window
- Well-structured kitchen
 - Ample space for cooking
 - Plenty of storage
 - Casual overhang seating
- Seasonal addition at the back of the home, separately heated with wall heater and wood stove
- Three generous bright bedrooms & full bathroom
 - Primary bedroom with 2 piece ensuite bath
- Unfinished basement with great potential for additional living space and storage



Home Features, Systems & Improvements

approximate ages*

- Built in 1971
- Furnace, Forced Air - Natural Gas
- Central Air Conditioning
- Roof, Asphalt Shingles - 2009
- Drilled Well
 - located NW corner of lot
- Iron filter and Water softener, owned - 2022
- Septic Installed
 - front right
- Brick Exterior
- Poured Concrete Foundation
- Wood Burning Fireplace
 - presently capped and not functioning
 - Buyer would need to remove cap & inspect prior to using
- Aluminum wiring present
 - some outlets have been pigtailed
 - beaker panel 100 amp

- Updated main bathroom
- Recently painted
- Three season room back addition - 1983
 - Built on posts
 - Relatively insulated
 - Wall heater
 - Wood burning stove

*Property is being sold "AS-IS" due to POA sale, Seller does not live at property & limited information is available



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

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