





For Sale

6497 Rideau Valley Drive

 **Manotick South**

 **3 + 1**

 **2**

 **100' x 160'**

 **8**

Gorgeous Hi-Ranch home, renovated from top to bottom, sits on large plot of .36 acres backing onto parkland with no rear neighbours. Truly a gem, set on the edge of popular Carleton Golf & Yacht community, perfectly blending the peaceful beauty of rural life with the convenience of city amenities. Inviting foyer provides space for organization & sets the stage for homes modern yet warm aesthetic. Sun shines off every surface of light filled space, walls clad in neutral tones, white oak hardwood flooring & tall smooth ceilings. Spacious family room is anchored by picture window while remodelled classic white kitchen offers a stylish contrast with grey centre island boasting casual seating, quartz counter tops, delicate backsplash & full-height cabinetry. Eat in space extends kitchen functionality with walk out deck. Three main level bedrooms + beautifully renovated full bathroom. Finished basement is bright & airy, featuring oversized windows & luxury vinyl flooring. Designed for flexibility and separated into two large spaces, layout allows for endless alternate uses including living area, home office, hobby space, or bedroom with ensuite bathroom. Backyard is fully fenced & dotted with mature trees for added privacy. Built in firepit & expansive lawn provides tons of space to run & play.

Manotick South

Prime location, access to park behind home with sports fields & play structure, golf just down the road, nearby water access on Rideau River + less than 5 minutes to shopping & dining in Manotick.



Inclusions

- Kitchen appliances (2021): refrigerator, stove, dishwasher, microwave/hoodfan
- Washer (2010) & dryer (unknown age), light fixtures, window blinds, bathroom mirrors, auto garage door opener & remote (2017), play structure, water treatment, hot water heater

Exclusions

- Curtains, wood shelves, deep freezer, mini fridge, pull out shelves in bathroom & kitchen, generlink hydro adapter

Approximate Utility Costs

- Electricity: \$123/month
- Natural Gas: \$75/month
- Property taxes: \$3,206/2024



Beautiful Hi-Ranch

- Renovated from top to bottom
- Home sits on large plot of .36 acres backing onto parkland
- No rear neighbours
- Perfectly blending the peaceful beauty of rural life with the convenience of proximity to city amenities
- Pulled back from the road, long driveway allows for ample parking & visual privacy upon arriving home
- Interior features modern yet warm aesthetic
- Inviting foyer provides space for organization
 - Shiplap accents + recessed display shelves
- Many big ticket items & key mechanical updates complete
- Backyard feels like a private nature reserve of your own
 - Fully fenced
 - Dotted with mature trees for added privacy
 - Pressure treated wood deck
 - Built-in firepit for cozy gatherings
 - Expansive lawn provides tons of space to run & play

Modern Aesthetic

- Sun shines off every surface of light filled space
 - Walls clad in neutral tones
 - White oak hardwood flooring
 - Tall smooth ceilings with recessed lighting
 - Clean modern trim throughout
- Spacious family room is anchored by picture window that frames view over the front yard
- Remodelled classic white kitchen
 - Accent grey centre island with seating
 - Quartz counter tops
 - Delicate backsplash
 - Full-height cabinetry
 - Stainless steel appliances
 - Eat in space extends kitchen functionality with walk out deck, ideal for BBQing & meals
- Tucked down quiet hall are three main level bedrooms
- Beautifully renovated full bathroom with shower/tub combo
- Finished basement is bright & airy, featuring oversized windows & luxury vinyl flooring
 - Separated into two large spaces, ideal for sprawling primary bedroom retreat with private ensuite bath + secondary living space
 - Designed for flexibility, layout allows for endless alternate uses including home office, hobby space or bedroom for older children



Home Systems & Upgrades

Approximate ages

- Home built in 1972
- Drilled well
- Septic system - original
 - Front of home, across from front door
 - Pumped every 2 years
 - Last pumped October 2024
- Sump pumps (two), 2024
 - Located below stairwell
 - Runs depending on weather
 - Battery & new battery back up system, 2024
- Furnace, forced air - natural gas 2012
- Roof, asphalt shingles, 2016
- Maxi vents & chimney caps, 2016
- Stone fireplace, 2017
- Soft water system with iron filter, 2018
- Hot water heater - owned, 2018
- Central air conditioning, 2018
- Pressure treated wood deck, 2019
- Bathroom renovations, 2020/2021
- Carpet flooring in bedrooms, 2020/2021
- Wide plank white oak engineered hardwood flooring - 2021
- Kitchen renovation, 2021
- Jet pump & pressure tank, 2021
- Stipple removal - main floor living area, 2021
- Pot lights - main floor living area & bathrooms, 2021
- Entrance tile, 2023
- Natural gas extension for potential generator hook up, 2024
- Luxury vinyl flooring & trim in basement, 2024
- Carpet flooring on stairs, 2025



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Carling
613 • 725 • 1171
1723 Carling Avenue
Ottawa, ON, K2A 1C8



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.