



For Sale

224 Rivertree Street

 **Monahan Landing**

 **4 + 1**

 **4**

 **36.09' x 82.02'**

 **4**

Set perfectly on a quiet street in sought-after Monahan Landing, this beautifully maintained home offers timeless design & thoughtful upgrades. Full brick front, covered entry with a sitting area & stone walkway + extensive interlock along the driveway & side yard. Spacious sunken foyer with double closets lead into a bright, sophisticated interior defined by dark hardwood flooring throughout all three levels, crisp white walls, 9-foot ceilings, crown moulding, recessed lighting & upgraded fixtures. Living room anchored by a fireplace and framed by bay windows that fill the space with natural light. Chef's kitchen boasts classic white cabinetry, quartz countertops, upgraded appliances, contrasting dark wood island, eat-in area, built-in study nook & garden doors with California shutters. Adjacent dining room offers a seamless setting for hosting family & friends. Hardwood staircase leads to a generous primary retreat with a walk-in closet & spa-inspired ensuite bath. Three additional bedrooms, second full bath and laundry room on upper level. Finished basement with large recreation room, fifth bedroom, full bath, office area + ample storage. Double car garage loaded with updates - finished walls, pot lights, epoxy flooring & wired for a GenLink system. Private, fully fenced backyard designed for relaxation and low-maintenance enjoyment, interlock patio, gazebo, storage shed, perimeter gardens & a grassy area.

Monahan Landing

Family neighbourhood known for its strong sense of community and outdoor lifestyle, offering tennis courts, outdoor rink, soccer fields, parks, walking trails and numerous nearby schools, with everyday amenities just minutes away.



Inclusions

- Kitchen appliances: refrigerator (2025), built-in ovens (2014), cooktop (2014), dishwasher (2014), hood fan (2014), microwave (2014)
- Washer & dryer (2015), all light fixtures, custom window blinds, window curtains, bathroom mirrors, auto garage door opener & remote, natural gas BBQ, central built-in vacuum & attachments, external natural gas hookup, storage shed, gazebo (+ winter cover, screens & curtains), ring doorbell

Exclusions

- Garage tool storage system
- Generator & cable
- TVs x 2

Negotiable

- List of negotiable items available upon request

Approximate Costs

- Natural gas (Enbridge): \$108/month
- Electricity (Hydro Ottawa): \$89/month
- Hot water heater (Reliance): \$66/month
- Water/wastewater: \$52/month
- Property taxes \$6,096/2025



Elegant Family Home

- Perfectly set on a quiet street
- Beautifully maintained home
- Inviting curb appeal
 - Full brick front & stone walkway
 - Covered entry with cozy sitting area
 - Extensive interlock carried along the driveway & side yard
- Bright sophisticated interior
- Dark hardwood flooring throughout all three levels
 - Completely carpet-free
- Crisp white walls
- 9-foot ceilings with crown moulding
- Recessed lighting & upgraded fixtures
- Spacious sunken foyer with double closets
- Elegant living room
 - Anchored by a cozy natural gas fireplace
 - Long bay windows bringing in natural light
- Chef's kitchen
 - Classic white cabinetry finished with crown moulding
 - Gleaming quartz countertops
 - Upgraded appliances including a gas cooktop, double ovens, French-door fridge & built-in hood fan
 - Dark wood island with overhang seating
 - Eat-in area
 - Built-in study nook
 - Garden doors with California shutters
- Adjacent dining room offers a seamless setting for hosting family & friends



Timeless Design

- Hardwood staircase leading to the upper level
 - Generous primary bedroom retreat
 - Walk-in closet
 - Spa-inspired ensuite bath with a corner soaker tub, oversized glass walk-in shower & elongated vanity
 - Three additional bedrooms, including one with its own walk-in closet & charming bay window
 - Second full bathroom
 - Convenient finished laundry room
- Fully finished basement expands the living space
 - Large recreation room warmed by a second gas fireplace
 - Fifth bedroom with a walk-in closet
 - Full bathroom
 - Separate quiet office area
 - Ample storage
- Double car garage loaded with updates
 - Finished walls
 - Pot lights
 - Epoxy flooring
 - Wired for a GenLink system to power the home during outages
- Private, fully fenced backyard
 - Interlock patio & gazebo
 - Storage shed
 - Beautiful perimeter gardens
 - Grassy area offering the perfect spot for pets & kids to play



Home Features, Systems & Upgrades

Approximate ages

- Built by Mattamy in 2014
 - Riverport model
- Central air conditioning, 2014
- Roof, asphalt shingles, 2014
- Furnace, forced air - natural gas, 2014
- Windows & doors, 2014
- Brick & siding exterior
- Poured concrete foundation
- Municipal city water
- Double attached garage with interior access
- Natural gas fireplace
- Quartz countertops
- Custom blinds throughout
- Power surge protector on electrical panel
- Genlink has a direct generator hook up at meter which can run the entire home
- Interlock path leading to the backyard
- Interlock in backyard
- Lovely side & front garden
- Small backyard garden including three blueberry bushes



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

Natalie McGuire

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