

FOR SALE



Wright
The **Team**

1067Hill.com

1067 Hill Street

🏠 4 BEDS | 🛀 3 BATHS



MANOTICK, SOUTH ISLAND

A charming, Hill Street family home! Located on a quiet street in Manotick's South Island, across from the treed greenspace of Van Vliet Park. This well-cared for property presents an excellent opportunity and could be customized to reflect your own personal style.

Step inside, where lovely bay windows provide natural light to the home's south facing façade. The functional layout maximizes space, with four bedrooms, three bathrooms, a versatile main level office with a side entrance, and an attached two-car garage. Two fireplaces are featured, along with a bright, eat-in kitchen that opens to the cedar deck and the generous backyard.

The second level offers four bedrooms and a 5-pc family bathroom, with the primary bedroom benefiting from a walk-in closet, and a 4-pc ensuite.

Situated on a 0.543-acre, corner lot in an established neighbourhood. The setting is perfect for families with close proximity to the Rideau River, community parks, primary schools, the Manotick Public Library, restaurants and shops.

Entry, Living Room and Dining Room





Our Favourite Home Features, Updates & Points to Note

- A charming two-storey home, located in a family-friendly Manotick subdivision
- Inviting curb appeal is offered from the spacious, tree-lined lot
- Defined family and entertaining spaces are featured with ample natural light
- Large, sunken family room with windows that overlook the spacious backyard
- Two fireplaces are highlighted, a wood burning fireplace and a natural gas fireplace
- Site finished, hardwood flooring is featured in the entrance hallway, family room, and in the primary bedroom
- Spacious, eat-in kitchen that includes solid crafted cabinetry, abundant storage, and a centre island for additional preparation space
- The versatile, main floor space is accessible to the side yard and could be used as an at-home office.
- Whirlpool WHES30, water softener (2020)

Our Favourite Home Features, Updates & Points to Note (continued)

- Window replacement (1998-2022). The patio door was replaced in 2016.
- Garage door and opener (2019)
- Exterior cedar deck (2018)
- Roof replacement, 25-year shingles (2016)
- Carrier furnace (2016)
- Carrier central air conditioner (2016)
- Well case extension; the well casing was extended above ground (2008)
- Well pump and pressure tank replaced (2008)
- Gas fireplace – InstaFlame, natural gas fireplace insert (1996)







Property Dimensions



Main Floor

2pc Bath: 2'9" x 7'
Breakfast: 9'9" x 9'11"
Dining: 15'3" x 13'1"
Family: 14'6" x 19'11"
Garage: 20'1" x 18'9"
Kitchen: 13'1" x 13'1"
Living: 20'3" x 12'11"
Office: 9'9" x 9'

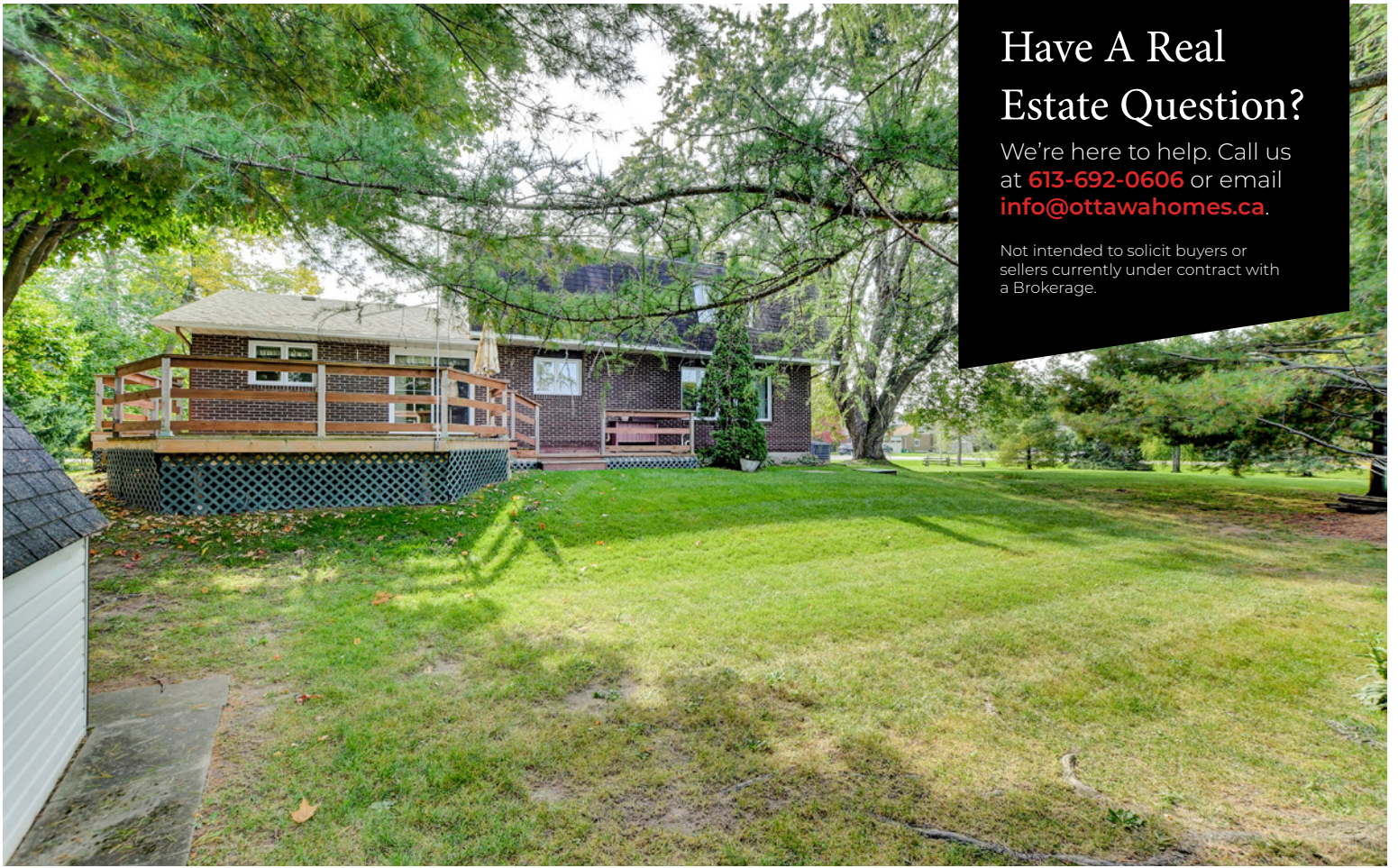
Second Level

4pc Ensuite: 8'1" x 10'10"
5pc Bath: 8'1" x 12'9"
Bedroom: 7'8" x 16'7"
Bedroom: 12'2" x 12'11"
Bedroom: 10'9" x 13'7"
Primary: 12'8" x 22'10"
Wic: 7'6" x 10'10"

Lower Level

Cold Room: 9'5" x 18'9"
Unfinished: 18'3" x 12'10"
Unfinished: 32'11" x 32'8"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 4

Bathrooms: 3

Property Type: Two-Storey

Neighbourhood: Manotick, South Island

Lot Size: 98.33 ft x 183.55 ft (Irregular) - 0.543 Acres

Taxes/Year: \$5,824.03 / 2023

Heating: Forced Air, Natural Gas

Year Built: 1982 / Approximately

Utilities:

Approximate Hydro Expense: \$1,100.00 per/year

Approximate Enbridge Gas Expense: \$2,200.00 per/year

Inclusions:

Fridge. Dishwasher. Washer. Dryer. All light fixtures. All window coverings. Bathroom mirrors. Central air conditioning. Water softener. Two wall ovens. Countertop stove. Garage door opener and remote.

Exclusions:

None

Rental Equipment:

Hot water tank – Reliance, \$33.45/month

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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