

FOR SALE



The Wright Team

3196River.com

3196 River Road

🏠 3 BEDS | 🛁 3 BATHS



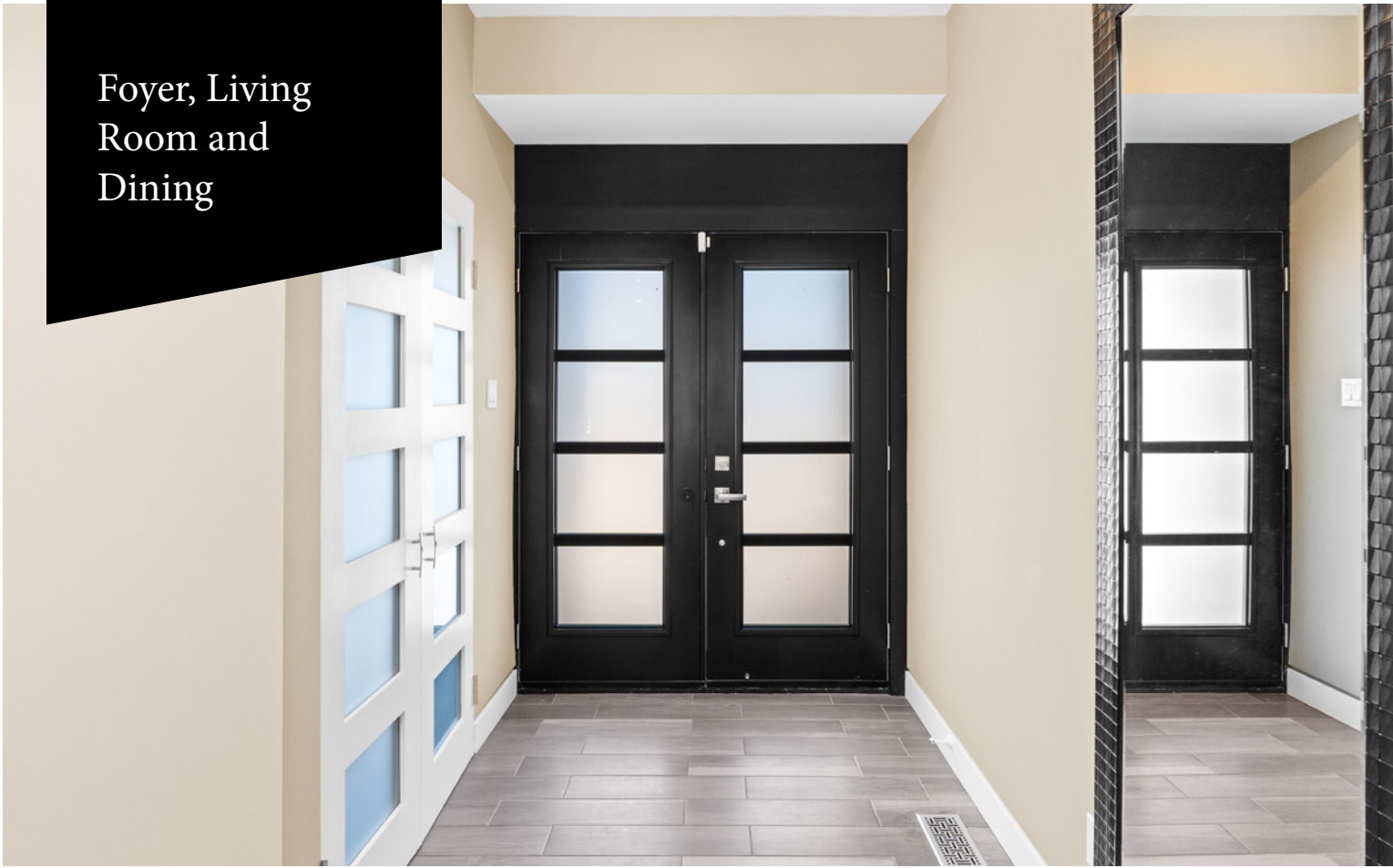
WATERFRONT

Nestled amongst the trees on an 8.49-acre waterfront lot. This exceptional family home provides the perfect balance of beautiful design elements, close at hand amenities, and a tranquil setting at your doorstep. Step inside this custom-built property that showcases three bedrooms, three bathrooms, and an open concept layout that makes entertaining a dream. The living room highlights a feature fireplace, a soaring ceiling, and floor-to-ceiling windows that enhance natural light. The large gourmet kitchen opens to the dining room and features custom cabinetry, granite countertops, elongated tile backsplash, stainless steel appliances, and a centre island with space for seating. There is also a main level primary suite that provides a romantic retreat with a 3-pc ensuite, and dual walk-in closets in the design.

A modern floating staircase leads upstairs, where two secondary bedrooms, a full bathroom, and an expansive balcony are provided. There is also a family room with a wood burning fireplace and a wet bar to ensure refreshments are always at hand. From here, walk through to the bonus room, and continue to the dedicated home gym that features interior access to the two-car garage below.

Outside you are greeted by a serene backdrop featuring a covered porch, a hot tub, and a plunge saltwater pool. The natural beauty winds its way down to the water with views of the treetops and an Osprey nest. Paired with a dock and incredible water vistas, this is a remarkable setting overlooking the Rideau River.

Foyer, Living Room and Dining





Update & Points to Note

- Located in a picturesque setting of 8.498-acres just south of Manotick Village. Approximately 453.19 ft of water frontage on the Rideau River is featured, with a 16ft L-shaped dock.
- Enjoy quiet views from the principal rooms and the serene exterior spaces. Tall trees provide privacy and is a nesting spot for an Osprey.
- Heated saltwater, plunge pool. Allows for water temperature of up to 97°F.
- Two heat pumps allow for a multi-zone heating and cooling system which improves efficiency.
- Peat moss septic system.
- Water softener filtration system, pre-filter, and Reverse Osmosis (RO) water treatment system.
- An external propane plug is featured for a barbeque.
- Water fire suppression system.
- Furnace with a humidifier.
- Heat recovery ventilator (HRV).
- Well pressure tank (Fall 2023).
- Stove, dishwasher, washer, and dryer purchased in 2023.
- Hot tub (2021).
- Humidifier and heat pumps (2019).
- Flag stone firepit with seating.

Kitchen, Primary Suite and Ensuite







Bonus Room,
Gym and Exterior





Property Dimensions

Main Floor

- Foyer: 11'0" x 5'9"
- Living Room: 20'0" x 20'2"
- Dining Room: 13'10" x 11'4"
- Kitchen: 13'6" x 14'10"
- Bath: 5'0" x 5'7"
- Laundry: 13'9" x 5'8"
- Primary Bedroom: 15'7" x 13'5"
- Walk-in Closet: 7'4" x 6'6"
- Walk-in Closet: 4'2" x 6'6"
- Bath (Ensuite): 15'7" x 5'6"
- Deck: 50'10" x 6'3"

Second Level

- Bedroom: 13'6" x 17'11"
- Bedroom: 10'1" x 11'4"
- Bath: 9'6" x 7'10"
- Family Room: 15'11" x 18'0"
- Wet Bar: 11'3" x 8'2"
- Bonus Room: 18'2" x 24'1"
- Gym: 23'0" x 29'2"





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: 3

Bathrooms: 3

Property Type: Two-Storey

Neighbourhood: Manotick

Lot Size: 482.80 ft x 715.99 ft (Irregular) - 8.498 Acres

Taxes/Year: \$5,511.38 / 2023

Heating: Forced Air, Propane / Heat Pump

Year Built: 2015 / Approximately

Utilities:

Approximate Propane Expense: \$5,181 / 2023

Approximate Hydro Expense: \$3,985 / 2023

Approximate Eco Flo Maintenance Expense: \$188 / 4 years

Inclusions:

Fridge in the upstairs bar. Canoe. Refrigerator. Freezer. Gas stove with double cooking area. Dishwasher. Microwave. Hood fan. Washer, Dryer. All light fixtures. Birch décor beside the living room fireplace. Firewood and racks in the family room. Wall mounted televisions in the family room and gym. Reverse Osmosis (RO) water treatment system. Garage door openers

and operators. Garage cabinetry. Gym fridge. Hot tub. All pool equipment including the heater, pump, and filter. Hot water tank. Dock. Shed.

Televisions in the primary bedroom, living room, gym, bonus room and family room. Alarm system. Security cameras, except as excluded.

Exclusions:

Headboard and side tables in the primary bedroom. Fridge in the garage. Camera by the water (bush camera).

Rental Equipment:

None

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.

Wright
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