

FOR SALE



Wright
The **Team**

1138Tighe.com

1138 Tighe Street

3 BEDS | 2 BATHS



MANOTICK VILLAGE

Offering an exceptional Manotick Village location within walking distance of boutique shops, restaurants, and the Rideau River. This distinctive building features a fully renovated space, and village mixed use zoning that is suitable for many commercial uses. The charming floorplan includes a bright main floor layout with a vestibule featuring beveled glass accents, a living room, dining room, and a kitchen with ample cabinetry and all appliances. Continue to the second level, where three bedrooms and a full bathroom are provided. This move-in ready property is complete with four parking spaces, and convenient municipal water and sewage services. A new natural gas furnace was installed in March 2024. Renovations completed in 2014 include new windows, hardwood and tile flooring, kitchen, bathrooms, wiring, heating, roof, and more!

Living Room,
Dining Room &
Kitchen





RENOVATIONS COMPLETED IN 2014

- Removal of all existing siding.
- Installation of 1" Compressed Fiberglass Pink Insulation.
- New Asphalt 20-year Shingles on main Roof and West Side of Roof.
- New Aluminum Fascia where needed.
- New Natural Gas High Efficiency Furnace and new Electric HWT (owned).
- Note: A new natural gas furnace was installed in March 2024.
- Duct Work Cleaned.
- All new copper wiring throughout.
- New Insulation, Vapor Barrier, and Drywall on whole west wall.
- Foyer – New plywood flooring, ceramic tile, entrance door, windows, closet doors. The foyer is insulated and heated with a baseboard electric heater.
- New 5/8 "tongue and groove plywood flooring throughout first and second floors.
- New factory finished 3/4" Oak flooring throughout LR and DR.
- New Back Entrance constructed with 6" walls, insulated and dry-walled. The floor was Spray Foam Insulated. New entrance door, ceramic flooring, heat duct from furnace.
- Kitchen – New ceramic flooring, large window (1992), high-quality well-designed kitchen cabinetry with Formica countertops, quality lighting.

RENOVATIONS COMPLETED IN 2014 (continued)

- New powder room with vanity and separate cabinet above toilet, new window, and ceramic flooring.
- Second Floor features all new high quality cushioned vinyl flooring with look of oak hardwood. This was \$45/sq. yd. with a 30-year warranty.
- New windows in vestibule and powder room. The remaining windows were updated in 1992. Baseboards and Trim are original.
- Main Bathroom – New ceramic tile flooring, vanity, mirror, and lighting.
- New Light Fixtures throughout.
- New Custom Carpet on Stairway.
- New fencing along rear and west side of back yard.
- The backyard was re-graded and leveled with gravel.
- The cellar height approx. 5'6". Poured cement floor. The foundation under kitchen of house and of crawl space under LR/DR is stone. Blown Foam Insulation lines walls of whole cellar and crawl space as well as under the foyer.
- Walls, trim, baseboards, doors throughout freshly painted using Benjamin Moore paint only.



Property Dimensions & Descriptions

Main Level

VESTIBULE: 20'6" X 8'6"

The front entry is highlighted with a beveled glass insert flanked by double windows. Double and single closets. An interior door with a transom above opens to the main house. Ceramic tile flooring.

LIVING ROOM: 13'8" X 17'0"

The living room is full of old-world charm with intricate mouldings, details trim, and a grand curved staircase that leads to the second level. Feature lighting.

DINING ROOM: 9'4" X 17'0"

An archway opens from the living room to the formal dining room which has large windows that fill the area with natural light. Feature lighting. A rear archway provides convenient access to the kitchen.

Hardwood flooring extends throughout the living room and dining room.

KITCHEN: 17'2" X 15'4"

The bright and spacious kitchen is fitted with crisp white cabinets to include upper cabinets that finish in a crown moulding, lower cabinets, pot drawers and regular drawers. Double stainless-steel sink with a picturesque window and pendant lighting above. An additional bank of upper cabinets sits above the rough-in for laundry. Broom closet. Ceramic tile flooring.

POWDER ROOM: 5'0" X 3'4"

The powder room has a single vanity with feature mirror and lighting. Built-in medicine cabinet. Water closet. Ceramic tile flooring.

FAMILY ENTRANCE: 5'11" X 10'11"

A rear entrance is located off the kitchen with direct access to the backyard/parking area. Ceramic tile flooring.

Second Level

PRIMARY BEDROOM: 17'10" X 11'10"

The primary bedroom has two large dormer windows with double and single closets.

BEDROOM: 10'9" X 10'7"

BEDROOM: 10'9" X 10'6"

The second and third bedrooms have dormer windows that fill the rooms with an abundance of natural light.

Vinyl flooring extends throughout the bedrooms.

BATHROOM: 6'2" X 8'4"

The main 4-pc bathroom has a single vanity with feature mirror and lighting. Tub/shower. Built-in medicine cabinet. Water closet. Ceramic tile flooring.





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: 2

Property Type: Two-Storey

Neighbourhood: Manotick Village

Lot Size: 32.97 ft x 100.13 ft (Irregular)

Taxes/Year: \$4,483.02 / 2023

Heating: Forced Air / Natural Gas

Year Built: 1895 / Approximately

Inclusions:
All light fixtures. Hot water tank. Fridge. Stove. Washer.

Dryer. Microwave.

Exclusions:
None

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.

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