



1138Tighe.com

1138 Tighe Street

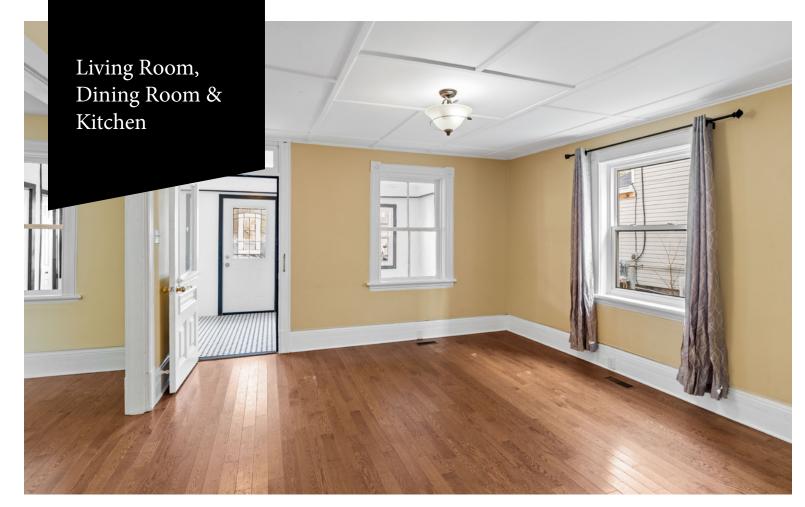
₽3 BEDS | № 2 BATHS



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!

613-692-0606











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 ¾" 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.

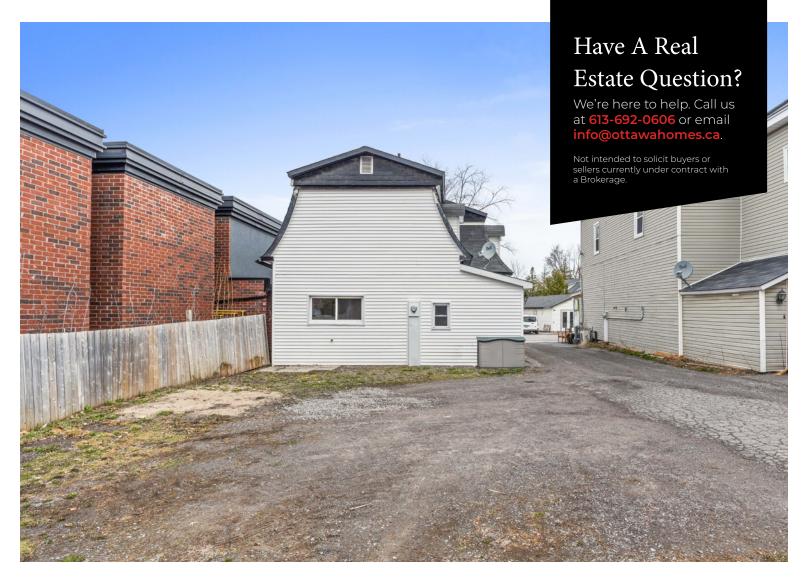
BEDROOM: 10'9" X 10'7" BEDROOM: 10'9" X 10'6"

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.



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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