

FOR SALE



The Wright Team

56Ryeburn.com

56 Ryeburn Drive

🏠 4 BEDS | 🛀 3 BATHS



HONEY GABLES

Located in the established subdivision of Honey Gables, this thoughtfully maintained waterfront bungalow offers a scenic setting along the Rideau River. A blend of tasteful updates and timeless comfort, the home presents a bright, welcoming interior that seamlessly embraces its natural surroundings. Large windows throughout the main living areas provide serene water views at every turn.

The layout flows effortlessly from room to room, with four bedrooms, three bathrooms, and a main floor office. Hardwood flooring runs throughout the principal areas, while natural gas and wood-burning fireplaces, French doors, and recessed lighting add warmth and character. The kitchen opens to the breakfast room and features flat-panel cabinetry, a centre island, quartz countertops, and stainless-steel appliances. The finished walkout lower level extends the living space, offering a comfortable and versatile area for family or guests.

Outside, the landscaped backyard is designed to enhance the waterfront setting, with mature trees framing the beautiful outdoor retreat. The space includes a large entertaining deck, patio, and an inground pool, all positioned to take full advantage of the riverfront.

With family-friendly amenities and recreational opportunities just a short distance away, this home offers an exceptional lifestyle.

Foyer, Living Room, Kitchen and Breakfast Area





Key Updates & Points to Note

Windows, Doors, and Skylight

- Patio door replaced in 2020
- Windows and doors installed in 2015 and 2016
- Skylight replaced in 2018

Roof and Insulation

- Roof insulation upgraded in 2022
- Roof replaced in April 2004 with 25-year shingles; 2ply modified bitumen roll membrane on low slope kitchen roof

Fireplace and Chimney

- WETT inspection completed in 2024
- Chimney cleaned in 2024
- Chimney stonework repaired, re-pointed, and drip cap installed in 2022
- Wood-burning insert installed in 2010

Interior Updates

- New lighting added in basement (2022)
- Lighting updates and pot lights added in principal rooms (2020,2021)
- Interior painted in 2018
- Kitchen remodelled in 2012
- Main bathroom remodelled in 2008
- Office/den remodelled in 2008

Basement and Access

- Walkout basement
- Garage with inside access to basement and Pedestrian door to backyard
- Sump pump in basement

Key Updates & Points to Note (continued)

Well System

- Reverse osmosis system updated in 2024 (original system 2008)
- Water softener, iron and sulfur filter installed in 2017
- Newer well pressure tank

Septic System

- Last septic pumping completed on 5 August 2022

Heating and Appliances

- Washing machine purchased in January 2025
- Water heater (owned), replaced in December 2024
- Gas stove added in 2023
- Furnace installed in 2009

Pool and Landscaping

- New plaster steps added in 2024
- Hairline crack repaired in 2022
- New sand filter installed in 2021
- In-ground concrete chlorine pool (no liner)

Outdoor Features

- Two flights of steps down to the water
- Midway deck and pea gravel landing at the water
- Natural gas hookup for barbeque
- Irrigation system in front, back, and one side of the property





Family Room,
Office, Primary
Suite and
Additional
Bedroom





Additional
Bedrooms and
Finished Lower
Level





Property Dimensions

Main Floor

- Foyer 10'7" x 20'2"
- Living Room 12'10" x 20'2"
- Office 11'7" x 9'7"
- Kitchen 17'6" x 9'3"
- Breakfast Nook 15'7" x 8'7"
- Family Room or Dining Room 13'7" x 21'2"
- Primary Bedroom 17'1" x 10'11"
- Bath 9'3" x 3'4"
- Bedroom 8'11" x 10'11"
- Bedroom 12'6" x 9'7"
- Bath 8'3" x 5'6"

Lower Level

- Basement 42'3" x 14'8"
- Room 11'3" x 14'8"
- Bedroom 14'8" x 11'9"
- Bath 7'11" x 5'2"
- Workshop 17'4" x 17'10"
- Laundry 7'9" x 12'5"
- Storage 20'10" x 4'0"
- Utility 20'10" x 12'11"





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: Bungalow

Neighbourhood: Honey Gables

Lot Size: 103.19ft x 150.94ft
(Irregular)

Taxes/Year: \$8,536.89 / 2024

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense:
\$1,273.88 per year

Approximate Gas Expense:
\$1,245.83 per year

Inclusions:

All light fixtures. All blinds.
Fridge/freezer. Gas range. Hood fan. Dishwasher. Washer. Dryer.
Reverse osmosis. Water softener.
Iron & sulphur filter. Hot water tank. Garage door openers and

operators. Irrigation system. Pool and all equipment. Alarm system with 3 exterior and some interior motion sensors with cameras. Antenna on roof.

Exclusions:

Two wall mounted televisions (brackets will remain). Upright freezer in the lower level.

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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P: 613-692-0606

E: info@ottawahomes.ca

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