

FOR SALE



The Wright Team

3720River.com

3720 River Road

🏠 4 BEDS | 🛀 4 BATHS



WATERFRONT

Set on approximately 2.6 acres along the Rideau River, this exceptional waterfront home offers an ideal blend of elegant design, convenience, and tranquility.

Inside this custom-built residence, you will find four bedrooms, four bathrooms, a flexible main-floor office, and a bright open layout designed for effortless entertaining. Timeless style and refined craftsmanship are showcased throughout, with site-finished hardwood floors, elegant tray and vaulted ceilings, and detailed mouldings creating inviting, sophisticated spaces.

The living room is anchored by a striking stone fireplace, while the formal dining room sets the stage for memorable gatherings. The gourmet kitchen opens to a breakfast area with serene views of the backyard and waterfront, featuring quartz countertops, stainless steel appliances, extended custom cabinetry, and a centre island that serves as a natural gathering spot.

The main-level primary suite offers a private retreat with direct access to the outdoors, complete with a luxurious 5-piece ensuite and a walk-in closet.

The finished lower level expands the living space with a spacious recreation room, a secondary bedroom, and a full bathroom. Above the oversized two-car garage, a heated bonus room with baseboard electric heating provides storage.

Framed by mature trees, the magnificent property offers a serene backdrop throughout the seasons. The outdoor space combines thoughtful hardscaping with natural grounds, highlighting its natural beauty. It features a patio with a pergola, deck, hot tub, and dock, with sweeping views of the Rideau River and its breathtaking sunsets to be savoured.

Dining Area,
Living Room and
Kitchen





Key Updates & Points to Note

- Kitchen remodel (2020): re-designed layout, new counters, backsplash, appliances, and black island added.
- Site-finished hardwood refinished and extended throughout main floor, replacing tile (2020).
- Basement bathroom (2019).
- Partial bathroom remodel (2016).
- Stairs to basement upgraded with maple hardwood and tile landing.
- Office off the front entrance with an electric fireplace (was originally a 4th bedroom on main).
- Fully finished lower level with heated flooring.
- Oversized 2-car garage with heated floors, floor drain, hot and cold taps, and storage above (bonus room heated with baseboard electric).
- Family entrance with heated floors.
- Primary bedroom on the main floor with tray ceilings.
- Cold storage.
- 200-amp electrical service.

Breakfast Nook,
Office, Primary
Suite and Ensuite





Additional
Bedrooms and
Bathrooms







Property Dimensions

Main Floor

- Foyer 38'5" x 8'9"

Office 12'4" x 11'7"

Dining Area 11'11" x 12'8"

Living Room 18'6" x 19'11"

Kitchen 12'3" x 15'4"

Breakfast Nook 12'3" x 9'2"

Laundry 7'11" x 8'10"

Bathroom / WC 5'8" x 4'8"
- Primary Bedroom 15'7" x 16'9"

Primary Bathroom 12'1" x 13'2"

W.I.C. 9'5" x 6'5"

Bedroom 11'3" x 12'5"

W.I.C. 5'3" x 7'6"

Bedroom 14'10" x 12'3"

Bathroom 11'3" x 4'11"

Finished Lower Level

- Recreation Room 28'1" x 26'2"
- Bedroom 17'7" x 17'1"
- Bathroom 8'5" x 11'10"

Loft / Storage

- 17'10" x 32'3"





Have A Real Estate Question?

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

It's All In The Details

Bedrooms: 4

Bathrooms: 4

Property Type: Bungalow

Lot Size: 119.46 ft x 835.41 ft.
(Irregular)

Taxes/Year: \$11,238.92 / 2025

Heating: Boiler system

Utilities:

Approximate Hydro Expense:
\$2,986 (12-month total)

Approximate Gas Expense: \$2,441
(12-month total)

Inclusions:

All light fixtures. All blinds. Fridge/freezer. Gas stove w/ electric oven. Hood fan. Convection microwave with steam. Dishwasher. Wine fridge. Washer. Dryer. Central vac. Water softener. Hot water tank. Hot tub. Garburator in kitchen sink. Shed. Pergola. Dock.

Exclusions:

Wall mounted TVs (mounts to

remain). Gas fireplace outside. Generlink.

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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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright*, Jessica Wright*, Sarah Wright*, Michelle Lang**, Kim Seguin*, Jennifer Taylor* & Andrea Kelly*, *Realtor*, **Broker