

FOR SALE



The Wright Team

6722RideauValley.com

6722 Rideau Valley Drive

🛏 4 BEDS | 🛁 2 BATHS



KARS

Welcome to 6722 Rideau Valley Drive South, a Queen Anne-style heritage home offering an opportunity to own a piece of Canadian history. Built circa 1905, this carefully restored residence harmoniously blends timeless character with updated touches throughout. The home features elevated ceilings on the main and second floors, hardwood floors, along with a spacious attic that includes the original postmaster's deck, currently used for storage. Generous living areas provide abundant space for family life and entertaining.

Historically, the property served as the local post office and general store, adding to its distinctive charm. The home retains its heritage designation on the front and both sides, ensuring its original character is preserved for years to come.

Set on a generous lot backing onto park greenspace, the property offers a peaceful and private setting. Stevens Creek runs along the edge of the park, providing direct access for kayaking to the Rideau River, ideal for outdoor enthusiasts. This location perfectly balances tranquility with convenience, offering easy access to Kars on the Rideau Public School and nearby amenities.

Living Room and Kitchen





Key Updates & Points to Note

- Queen Anne-style heritage home with designation on the front and two sides.
- Built in 1905 (approximately).
- Former post office and general store, offering unique historic character.
- High ceilings on the main and second floors.
- Updated white and navy kitchen cabinetry, kitchen peninsula.
- Second floor balcony.
- The second floor features a connected 5-piece bathroom with hallway and internal access, including one area with a bathtub and sink, and another with a shower, toilet, and sink.
- Large attic with original postmaster's deck, accessed from the second floor, ideal for storage.
- Original wood-style windows with historic glass are featured; not all windows are fully functional due to heritage preservation.
- Gas insert fireplace (in as-is condition) propane heat source, no propane tank in place; natural gas available in the home.
- Backs onto a park with Stevens Creek along the parks edge, providing direct kayaking access to the Rideau River.
- The property is within easy reach of conveniences such as Kars on the Rideau Public School, Baxter Conservation Area, the Rideau River, Kars boat launch, and a dock.

Key Updates & Points to Note (continued)

- Gutters with guards installed in 2019.
- House painting 2019.
- Front porch restored in 2018 with heritage grant funding.
- Roof flat portion updated in 2018; main roof repainted silver in 2016.
- New dishwasher and fridge installed after their purchase in 2017.
- Well pump replaced approximately four years ago; original well installed in 1992.
- Septic system 1982 (estimated date).
- There is an abandoned well in the basement beneath the green lid near the water treatment area.
- Furnace and AC are in as-is condition.





Primary Suite
and Additional
Bedrooms







Property Dimensions

Main Floor

Foyer 8'4" x 17'10"
Living Room 19'7" x 21'0"
Dining Room 9'8" x 17'9"
Kitchen 20'3" x 13'4"
Family Room 16'9" x 17'9"
Bathroom 7'2" x 10'6"
Storage 12'8" x 22'3"; Plus Loft / Rafter-Style Storage Above

Second Level

Primary Bedroom 17'10" x 21'1"
Bedroom 13'10" x 10'6"
Bedroom 11'7" x 15'0"
Bedroom 11'7" x 15'0"
Bathroom 5'8" x 10'6" / 6'7" x 10'6"

Attic

52'0" x 31'5"





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: 2

Property Type: Two-Storey

Neighbourhood: Kars

Lot Size: 80.00 ft x 200.00 ft (Irregular)

Taxes/Year: \$4,397.75 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$222 per month.

Approximate Gas Expense: \$133 per month.

Inclusions:

All window coverings. All light fixtures. Fridge. Stove. Dishwasher. Washer. Dryer. Water softener. Elmira stove (in as-is condition, functional to the seller's knowledge. No WETT

certificate available). Hot water heater (electric). Post masters desk in attic. Trash compactor.

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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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

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