

FOR SALE



The Wright Team

4416Donnelly.com

4416 Donnelly Drive

 3 BEDS |  3 BATHS



BURRITT'S RAPIDS

Steeped in history and timeless character, this beautifully restored two-storey century home offers a rare opportunity to own a truly special property in a picturesque waterfront setting. Lovingly maintained and thoughtfully updated, this distinctive residence captures the essence of small-town charm while embracing a relaxed lifestyle along the Rideau River.

Set on an exceptional estate-like property, the home is surrounded by manicured gardens, mature trees, and tranquil views extending to the water's edge. The natural setting creates a seamless connection between the inviting interiors and the landscape beyond.

Inside, the warmth of the era is beautifully preserved with original architectural details, generous room sizes, and abundant natural light. The thoughtfully designed layout blends elegant formal spaces with comfortable family living.

The renovated kitchen opens to a sun-filled room surrounded by windows overlooking the backyard. Custom dark wood cabinetry, granite countertops, stainless steel appliances, and a breakfast bar create a stylish and functional space.

The upper level offers three bedrooms and two bathrooms, providing comfortable accommodations for family and guests. The den offers flexibility to serve as a secondary primary bedroom, home office, or additional living space.

Outdoors, landscaped gardens, mature trees, and vibrant perennial beds create a private retreat. The expansive deck is ideal for entertaining, outdoor dining, or relaxing while taking in the views. A private dock provides direct access to the Rideau River, perfect for kayaking, paddling, fishing, or quiet moments by the riverside deck.

Foyer, Dining Room, Sitting Room and Kitchen





Key Updates & Points to Note

- Heat Pump (Fujitsu): 2024.
- Fiberon Composite Deck: 2024.
- Septic System Pumped & Inspected: 2024.
- 48" Sony Wall-Mounted Television: 2023.
- Water Heater (Giant): 2021.
- Water Softener (Aquamax): 2021.
- Dock Updated with Aluminum Panels: 2020.
- FLO Level 2 EV Charger: 2020.
- Lower Riverside Deck Rebuilt: 2016.
- Stove/Range (Café): 2016.
- Washer (Kenmore): 2015.
- Dryer (Kenmore): 2015.
- Exterior Brickwork on All Three Chimneys Replaced: 2014.
- A/C Split (Mitsubishi): 2014.
- Roof: 2012.
- Wood Windows with Aluminum-Clad Exterior: Replaced between 1995 and 2009.
- Historically significant home, no heritage designation.
- Built by William Kidd, circa 1851 (approximately).
- Three bedrooms plus a den that could serve as a secondary primary suite.

Key Updates & Points to Note (continued)

- Living room wood-burning fireplace is operational; currently no WETT certification.
- Primary bedroom fireplace is not currently in use, included in as-is condition.
- Wood-burning fireplace in the garage, included in as-is condition.
- Electric baseboard heating supplements the air-source heat pump system.
- Baseboards are disconnected in the den/study and main bathroom (duct work present).
- A/C split in the upstairs primary bedroom.
- Powder room and upper bathroom feature radiant in-floor heating.
- Main bathroom includes a freestanding tub, walk-in shower, pedestal sink, and radiant in-floor heating.
- Primary ensuite features a tiled walk-in shower, marble floors and countertop, skylight, and single vanity.
- Waterfront setting includes an aluminum dock, waterfront deck, and canoe storage area.
- Drilled well services the home; the original dug well has been decommissioned.
- The property features a rear driveway with parking for three vehicles and a single-car garage suitable for a smaller vehicle.
- Wooden fence belongs to the property. Split rail fence belongs to neighbour.









Property Dimensions

Main Floor

Foyer 5'11" x 22'0"
 Living Room 19'0" x 24'10"
 Dining Room 10'9" x 22'0"
 Kitchen 16'11" x 12'6"
 Sitting Room 16'11" x 11'1"
 Bathroom 6'11" x 2'3"
 Garage 19'10" x 17'8"

Second Level

Primary Bedroom 19'0" x 18'7"
 Bathroom 10'2" x 8'1"
 Bedroom 10'3" x 10'0"
 Bedroom 10'3" x 9'2"
 Den 16'11" x 15'0"
 Bathroom 9'10" x 8'8"
Attic 19'10" x 20'8"





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It's All In The Details

Bedrooms: 3

Bathrooms: 3

Property Type: Two-Storey

Neighbourhood: Burritt's Rapids / Merrickville

Lot Size: Frontage: 146.09 ft (Irregular) – 0.71 Acres

Taxes/Year: \$3,719.31 / 2026

Heating: Air-source heat pump provides efficient heating and cooling, supplemented by electric baseboard heating.

Utilities:

Approximate Hydro Expense: \$474/month (includes heating, cooling, household operations, and EV charging).

Inclusions:

All light fixtures. All window coverings except as excluded. Kenmore dishwasher. Café electric stove. Kenmore fridge. Panasonic Microwave. All ceiling fans. Shelf next to stove. Wall-mounted television in kitchen sitting room. Kenmore washer and dryer upstairs. Cream storage cabinet in laundry area. Hot

water heater. Pressure tank and water softener. Outdoor fridge in cabinet on deck. Gas fire table. Level 2 EV charger. Some garden ornaments. Dock.

Exclusions:

White living room curtains. Primary bedroom electric fireplace. Seller to take some garden ornaments, including but not limited to: Iron man garden ornament, Doef garden sculpture.

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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Team Realty
Independently Owned and Operated Brokerage

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