

4395 Rideau Valley Drive
Manotick
\$349,900.

Located on the back channel of the Rideau River on the edge of the village of Manotick, this bungalow offers endless possibilities when it comes to its usage.

With private access to the lower level, it is ideal for operating a home business (allowed by its residential zoning), or as an in-law suite.

The lower level which was professionally finished in 2004, features a beautiful full white kitchen, a 3-pc bath with shower, 2 bedrooms/offices and good living space complete with gas fireplace and French doors overlooking the water and deck.

The main level consists of kitchen, 2 bedrooms, full bath, huge bright living room and sunroom. The lower level laundry is shared.

The attached single garage has inside entry; enjoyable time will be spent on the back deck watching the ducks and other wildlife.

Inclusions: 2 fridges, 2 stoves, dishwasher, washer, dryer, microwave, auto-garage door opener, natural-gas hot water tank, central air conditioner, all light fixtures, 4ft by 8 ft illuminated business sign.

Rental Information:

Main level is rented at \$1050. Per month

Lower level is rented at \$1125. Per month including garage use

Sign is rented at \$350. Per month