

## 5781 Rideau Valley Drive *Manotick*

*This 3-bedroom bungalow sits on a 100 ft wide lot by 186 ft deep, close to Manotick and all its amenities. It has undergone a total transformation in the last two years. It needs landscaping to restore its curb appeal and voila!*

Check this list of renovations:

New shingles in 2005 with 6 ft ice shield  
New doors including beautiful French door in dining area  
New vinyl windows, also in basement  
New mirrored closet doors in master bedroom  
New R-13 insulation in walls, vapor barrier  
New R-40 insulation blown in the attic  
New vinyl siding and Ty-vek insulation underneath  
New 100 amp electrical panel  
New copper wiring  
New water pressure tank  
New laundry tub pump  
New hot water tank is owned  
New red ash hardwood floors in living, dining and hallway  
New ceramic tiles in foyer, kitchen, bathroom  
New bathroom on main level  
Ensuite plumbing capped below floor, simply install new fixtures  
New white kitchen  
New oil furnace and tank in 2004  
Fresh coat of paint everywhere

Septic tank was inspected and pumped in 2005  
Chain-link fence on two sides

**Inclusions:** hot water tank, stove, washer, dryer, water softener in “as is condition”, central air conditioner (not hooked up, not warranted), automatic garage door opener.