

\$1,225,000 - 304 Riverwood Drive, Ottawa

MLS® #X12200037

\$1,225,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

9302 - Woodlawn/McLarens
Landing/Kilmaurs, Ottawa, Ontario

Waterfront living at its best with 70 feet of waterfront on the Ottawa River! Riverwood Drive is on a low traffic quiet cut de sac in the close knit community of McLaren's Landing! Picturesque views ALL year round- the LUCKY owners of this home get to see the sun rise & set from their large back porch & from most windows inside the home! An amazing lifestyle awaits that includes your very own PRIVATE sandy beach! An easy drive home as all the roads are paved! A calm unchallenging walk from your home to the water, once there it is so scenic, OPEN & serene! A FULLY insulated 2 car garage. Inside you will find a stylish low maintenance living with coastal vibes! MAPLE hardwood on the main floor & on the EXTRA wide staircase! The gorgeous kitchen offers quartz countertops, loads of shaker style cabinetry, an island! The real wow factor comes from the 2 story wall of windows in the great room- SO much nicer in person! 3 bedrooms above grade & 4 full baths! Bedroom 3 or office on the main floor offers a gorgeous cheater ensuite! The waterfront primary is riverfront perfection with private balcony! There is a walk- through closet that guides you to the 4-piece ensuite. All the bathrooms vanities are finished in a very light wood stain keeping a nice easy consistency throughout. The WALKOUT fully finished lower level offers a generous rec room, wet bar, 4th FULL bath plus LOTS of storage!! Living in McLaren's Landing offers many special annual



events for ALL ages & access to private McLaren beach! Explore for miles, kayak to Mohr's Island or fish from your own dock- true outdoor living all year round! Unrivalled lifestyle! FULL back up generator. ICF construction. Bell Fibe high speed internet- essentials for modern rural living! .Lots of local amenities & only 20 minutes from Kanata (id:6289)

Essential Information

Listing #	X12200037
Price	\$1,225,000
Bedrooms	3
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	304 Riverwood Drive
Subdivision	9302 - Woodlawn/Maclarens Landing/Kilmaurs
City	Ottawa
Province	Ontario
Postal Code	K0A3M0

Amenities

Amenities	Fireplace(s)
Features	Cul-de-sac
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water softener, Garage door opener remote(s), Dishwasher, Dryer, Stove, Washer, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone
Lot Description	70 x 135 FT
Foundation	Insulated Concrete Forms

Listing Details

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