

3710 River Road, Fact Sheet:

- Property:
 - Located on 2.64 acres
 - Four seasons of activities with amazing sunsets over the rideau canal
 - Bungalow with over 2800 sqft above grade
 - 4 Bedrooms + 3 Full Baths
 - Bedrooms, living room, dining Room, family room, Office / 4 season sunroom, flex room & laundry all on the same level
 - Two walk in closets in primary bedroom
 - Home battery backup system with solar along with dual heating sources
 - Zebra style blinds throughout home with motorized blinds in living room, dining room and bedroom 1 & 2
 - Basement for play area or host large gathering
 - 26'x26' attached heated garage
 - 28' x 28' detached heated garage
 - 10' x 20' garden shed
 - Rideau canal access
 - Removable 40' x 6' truss dock by Fendock with cedar decking and LED lighting
 - Aluminum stairs to access the river
 - 120VAC power at shoreline for lighting or other activities
- Attractions & local trail access
 - [OFATV – Ontario Federation of ATV clubs:](#)
 - Access is across the road and use of the rideau canal when frozen in the winter
 - [OFSC – Ontario Federation of Snowmobile clubs:](#)
 - Access is across the road and use of the rideau canal when frozen in the winter
 - Rideau canal for all seasons:
 - Ice skating, snow shoeing and fishing and ice fishing
 - Fishing, boating, kayaking, canoeing in spring, summer and fall
 - Bird watchers – migratory path in your backyard for the Canadian geese
- Renovation and upgrades
 - First Floor was completely redesigned, gutted and renovated (2021)
 - Installed new tankless gas water heater (2021)
 - Installed new gas insert fireplace in living room with remote control (2021)
 - Updated electrical during renovation along with all new lighting (2021)
 - Installed numerous Z-Wave electrical switches that can be used for home automation (2021)
 - Installed natural gas line and converted from propane to natural gas (2021)
 - Replaced two windows (2021)
 - Restored the shoreline and covered with rip rap (2022)
 - Renovated basement and insulated with R22 spray foam on walls and R24 on rim joists (2025)
 - Basement ceiling left open and painted floor for play or large gatherings
 - Replaced seven windows and patio door (2025)
 - Insulated attic and topped up to R60 over house and garage (2025)
 - Installed new shingled roof and venting (2025)
 - Replaced heating and air conditioner (2025)
 - Install new high efficiency gas furnace with two stages and ECM variable speed fan motor
 - Install new 3-ton heat pump for heating and air conditioning
 - Ability to choose which system (gas / electric) for heating based on cost as well the gas furnace serves as a backup during a power outage.



- Installed home backup power using an energy storage system (ESS) (2025)
 - Includes [Point Guard / Sigenergy](#) system 
 - 24 kw/hr batteries (3 x 8kw/hr)
 - 11.4kw Inverter
 - Loadhub for smart load control
 - Outdoor generator plug for secondary backup to charge batteries and or power the home (generator not included)
 - System warranty until 2035
 - Includes Thornova solar panels
 - 14KW, 28 x 500 watt panels installed on roof
 - Linear power guarantee until 2055
 - Product quality and process guarantee until 2040
 - Instantaneous switch over when Hydro One power is lost
 - Modular system, can add more batteries and EV charging module
 - More efficient and less maintenance than a natural gas backup generator
 - Setup as a load displacement system to reduce electrical costs
 - Installed and supported by TLC Solar who is located 5 minutes away - [map](#) 
- Upgraded remaining electrical and panels (2025)
- Upgraded attached garage (2026)
 - New garage doors (2), inside and outside
 - New overhead garage door to match detached garage
 - New interior and trim
 - New LED lighting
- Installed new front door with side light (2026)
- Built a new 28' x 28' detached heated garage (2026)
 - 12' ceilings and 18' x 9' garage door 
 - [Proslat walls](#) for organization
- Energy star rating is now 37 GJ/year after upgrades

○

