

3710 RIVER ROAD

MANOTICK, ONTARIO, K4M 1B4

LIFE
Real Estate Group



4 BED, 3 BATH

BUNGALOW

Modern Waterfront Estate

Welcome to 3710 River Road - a modern waterfront estate set on 2.64 private acres along the Rideau River. Comprehensively rebuilt between 2021-2026, this exceptional property offers privacy, thoughtful design, and a refined four-season lifestyle just minutes from Manotick. Located on one of the Rideau River's most desirable stretches, the property offers approximately 40 km of uninterrupted boating on deep navigable water. With western exposure and stunning sunset views, the property invites boating, paddling, fishing, skating, and year-round recreation directly from your backyard. The OFATV/OFSC trail access is also conveniently located directly across the road. Designed for effortless single-level living, the home offers approximately 2,800 sq ft above grade with 4 bedrooms, 3 full bathrooms, open living and entertaining spaces, theatre room, dedicated home office, 4-season sunroom, flex space, and main-floor laundry. Expansive windows create a seamless connection between indoor living and the surrounding landscape. Outside, enjoy 120 ft of direct waterfront with your own personal dock, mature trees, expansive lawns, and peaceful natural surroundings. Two heated garages provide exceptional flexibility for vehicles, hobbies, storage, and recreational equipment. Extensive modernization includes major interior renovation, natural gas conversion, upgraded mechanical systems, improved energy performance, whole-home solar and backup power capability, and numerous additional improvements completed between 2021-2026. This property is truly one of a kind and offers a rare opportunity to enjoy waterfront estate living with modern infrastructure and exceptional access to the Rideau lifestyle.

www.LIFEreg.ca | 613.355.7313 | dave@lifereg.ca

Enjoy the Rideau River Lifestyle!

Dream Location

- Minutes to Manotick Village
- Easy Access to Ottawa via Hwy 416
- Peaceful, low-traffic waterfront corridor
- On the Long Reach - 40km lock free boating
- OFATV & OFSC trails across the road
- Private natural setting with estate frontage

Home & Outdoor Features

Interior Living

- Originally built 1979
- Full rebuild 2021-2026
- Complete one level living
- 4 Bedrooms
- 3 Full bathrooms
- Open concept kitchen, living & dining
- Theatre room
- 4 Season sunroom with river views

Exterior Living

- 2.64 Acre Mature Estate lot
- 120 Ft Rideau River waterfront
- 40' Cedar Fendock dock with LED lighting
- Aluminum stair access & power at shoreline
- Expansive lawns, mature trees, river rock
- Functioning water fountain feature
- OFATV & OFSC trail access directly across the road
- Year round recreation: boating, fishing, skating, etc.

Dual Heated Garages

Attached Garage

- 26' x 26 heated and insulated
- Inside entry to house main level
- room for 2 cars + storage
- Easy hookup for EV charging station

Detached Garage

- Newly constructed (2025-2026)
- 28' x 28' heated and insulated
- 12' ceilings, 18'x9' overhead door
- Proslat wall system
- room for 2 cars + recreational vehicles
- Easy hookup for EV charging station



Designed for Comfort. Built for Efficiency

Smart Energy

A rare and premium feature: a whole-home solar and energy storage system that dramatically reduces energy costs, delivers instant backup power during outages, and future-proofs the property for years to come.

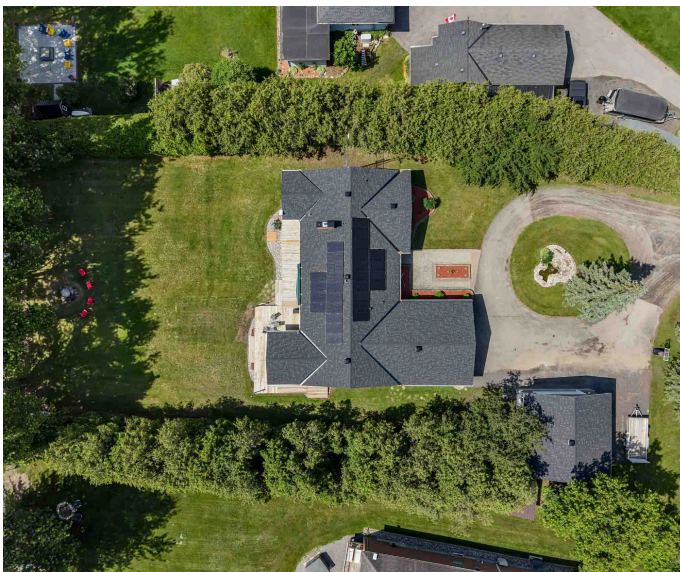


Solar Backup System

- 14 kW rooftop solar array
- 24 kWh battery storage bank
- Instant switchover — no interruption
- Load displacement system
- Energy Star rating: 37 GJ/year

Home Efficiency

- Dual heat: heat pump + high-efficiency furnace
- High-efficiency gas furnace & AC
- Natural gas (Enbridge line, installed 2021)
- Saved over \$2600 in first year
- System warranties running to 2035-2055
- EV charging expansion ready



Septic System

Septic system pumped May 2026 and functioning normally. Service documentation available. Future replacement is flexible — the incoming owner has full choice of placement to suit their long-term plans.

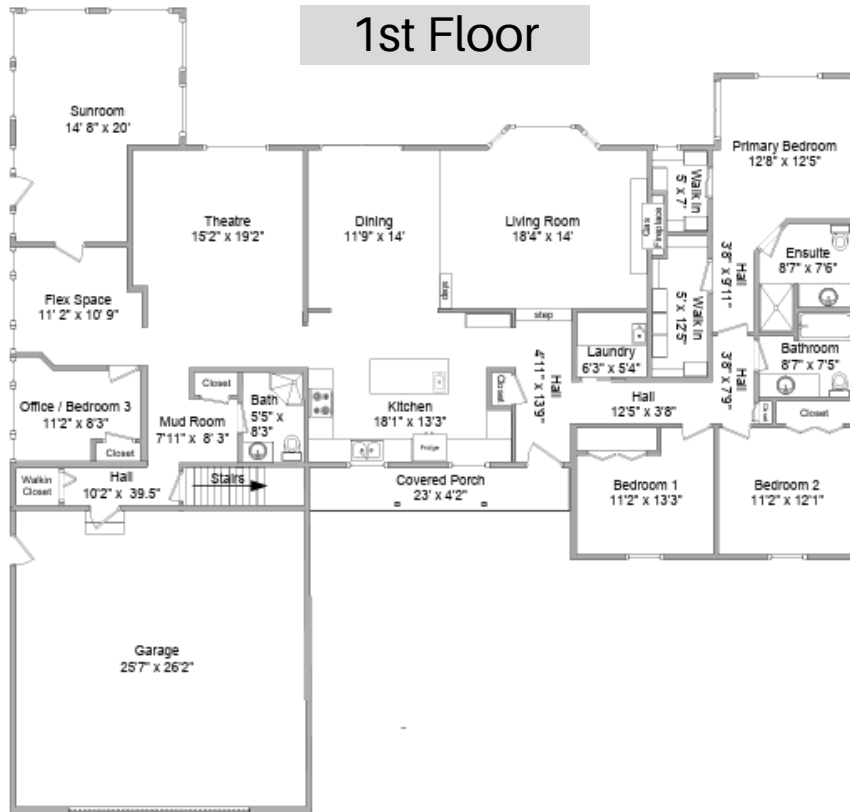
Backyard or Frontyard options available for future systems. Service Documents available upon request.

Major Renovations & Improvements

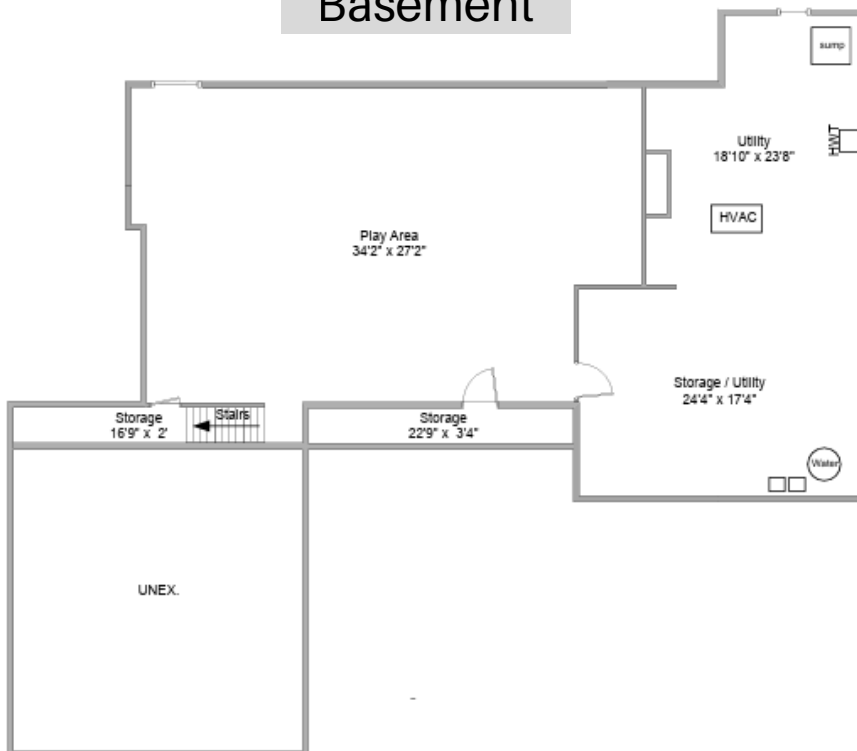
2021	<ul style="list-style-type: none">• Full main-floor gut - redesign and renovation• Natural gas conversion (Enbridge line installation)• Gas fireplace installed• Tankless water heater installed• Shoreline restoration with rip rap• 2 New windows
2025	<ul style="list-style-type: none">• Basement renovation with spray foam insulation• 7 new windows and new patio door• New shingled roof with updated venting• New high-efficiency gas furnace• New 3-ton heat pump• Attic insulation upgraded to R60
2025	<ul style="list-style-type: none">• Whole-home solar and energy storage system installed• 14 kW rooftop solar array• 24 kWh battery storage• System warranties extending to 2035–2055
2026	<ul style="list-style-type: none">• New front door• New 28' × 28' detached heated garage• 12' ceilings• 18' overhead door• Proslat wall system• Matched exterior trim• Various interior lighting• Front exterior landscaping refresh

Floor Plans

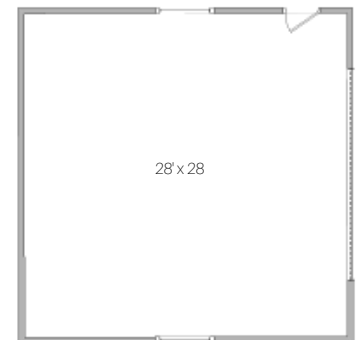
1st Floor



Basement



Detached Garage





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DAVE ROBERTSON

REAL ESTATE BROKER

dave@lifereg.ca

Cell: 613.355.7313

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