

# JOHN GOMES

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**3+1 Bedroom**  
**1 Bathroom**



## 6529 Rideau Valley Dr. North

Life on Rideau Valley Drive North awaits. This 3+1 bedroom home offers plenty of space inside and out. The property expands over 130 feet in width and 110 feet in depth, making this lot large in comparison to city dwelling. Upon pulling into the large driveway and walking along the front path you are greeted by a light filled entrance. When you step into the home you can easily head upstairs to the main living and dining area, and then flow through to the beautifully renovated kitchen that has access to the spacious backyard. Also on the upper floor there are three large bedrooms and a full bathroom. The lower level to this high bungalow hosts a cozy family room with a beautiful stone fireplace, a bedroom and plenty of space for storage or possibility. The neighbourhood has beautiful trails and green spaces for walks near the river, where there is a community public access dock. Start your next chapter in this pocket of Manotick

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## Property Details

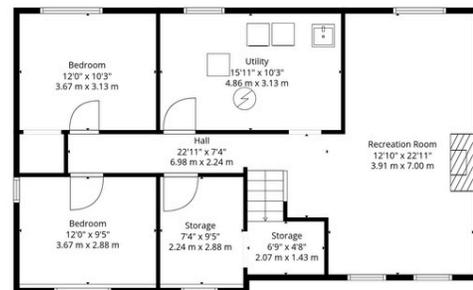
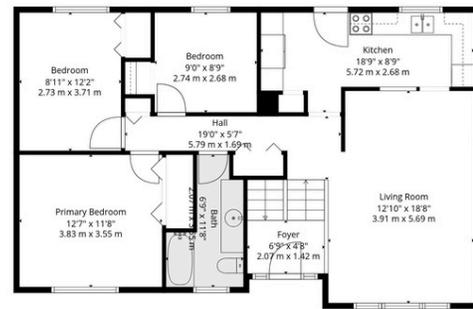
Neighbourhood	Manotick
Age	1972
Property Taxes	\$3350.99/2025 tax year
Parking	6 spaces in driveway +1 attached garage space
Flooring	Parquet, Tile & Vinyl
Hot Water Tank	Rented
Heating	Forced Air
Exterior of House	Vinyl
Roof	Ashphalt Shingle
Utilities	\$275/ month gas & hydro

## Upgrades

- Kitchen 2017
- Updated electrical panel & wiring 2018
- Basement renovated 2020
- Windows 2019-2022
- Front door 2022
- Roof 2025

## Inclusions

Window dressings, light fixtures, appliances, bathroom mirrors



**Total: 1647 sq. Ft, 153 m2**  
 1st Floor: 672 sq. Ft, 62 M2, 2nd Floor: 975 sq. Ft, 91 m2  
 Excluded Areas: Storage: 105 sq. Ft, 10 M2, Utility: 164 sq. Ft, 15 M2, Walls: 133 sq. Ft, 12 m2

Measurements Are Deemed Highly Reliable But Not Guaranteed.