

# 1144 Rideau Bend Crescent, Ottawa, Ontario K4M 1B5

Listing

**1144 Rideau Bend Cres Ottawa**

**Active / Residential Freehold / Detached**

MLS® #: **X12339449**

List Price: **\$1,395,000**

**New Listing**



## Ottawa/Manotick - Kars - Rideau Twp and Area/8005 - Manotick East to Manotick Station

Tax Amt/Yr: **\$7,116.58/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PCL 8-1, SEC 4M-573; LT 8, PL 4M-573 ; S/T LT481435 OSGOOD**

Style: **2 Storey** Rooms Rooms+: **22+10**  
Fractional Ownership: **No** BR BR+: **5(4+1)**  
Assignment: **No** Baths (F+H): **4(2+2)**  
Link: **No** SF Range: **3000-3500**  
Storeys: **2.0** SF Source:  
Leased Land: YB/YB Source: **1987/MPAC**  
Lot Front: **190.09** Fronting On: **S**  
Lot Depth: **435.33** Lot Size Area: **2.26**  
Lot Size Code: **Feet** Lot Size Area Code:  
SQFT Above Grd Fin: **3228** SQFT Above Grd Fin Src: **MPAC**

Zoning: **RESIDENTIAL**  
Cross Street: **DOZOIS AND MITCH OWENS**  
Directions: **MITCH OWENS TO DOZOIS RD, RIGHT ON RIDEAU BEND CRES.**

Abv Gd Fin Area/Src: **3228/MPAC**  
Blw Gd Fin Area/Src: **1750**

Prop Mgmt:  
Status Cert:

Seller: **SEAN CONNOR**

Recent: **08/12/2025 : NEW**

Next OH: **Member: Sun Aug 17, 2:00PM-4:00PM**

PIN #: **043170010**  
Additional PIN #: **90**  
Holdover: **Flexible**  
Possession Type: **TBA**  
Local Improv:  
Seasonal Dwelling:

ARN #: **61470001028019**  
Phased Tax Value: **685,000.00**

Contact After Exp: **No**  
Under Contract Mnthly: **0**  
Occupancy: **Owner**  
Possession Date:  
Road Access Fee:  
Survey Year/Type:  
Realtor Sign on Prop: **Yes**

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **Yes/Finished, Full**  
Basement: **Yes**  
Fireplace/Stv: **Family Room, Wood**  
Fireplace Feat: **Auto Garage Door Remote, Sump Pump, Ventilation System, Water Treatment**  
Interior Feat: **Forced Air, Grnd Srce**  
Heat: **Yes/Other**  
A/C: **No**  
Central Vac: **31-50**  
Apex Age: **No**  
POTL/Mnth Fee: **No/None**  
Elevator: **No**  
Retirement: **Wooded/Treed**  
Property Feat: **Deck, Hot Tub, Landscape Lighting, Landscaped, Privacy**  
Exterior Feat: **Asphalt Shingle**  
Roof: **Poured Concrete**  
Foundation:  
Soil Type:  
Lease To Own Items: **None**  
Waterfront Y/N: **No**  
Water Struct:  
Under Contract:  
View: **Forest, Trees/Woods**

Exterior: **Brick**  
Drive: **Available**  
Garage: **Yes**  
Gar/Gar Spcs: **Attached Garage/3.0**  
Drive Pk Spcs: **12.00**  
Tot Pk Spcs: **12.00**  
Pool: **Inground**  
Room Size:  
Energy Cert: **No**  
Green PIS: **No**  
Rural Services:  
Security Feat:

Utilities: **No Gas, Hydro, No Sewers, Cable, Telephone**  
Water: **Well**  
Water Sup Type: **Drilled Well**  
Water Meter: **No**  
Waterfront Feat:  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Other**  
Farm Features:  
Winterized:

Waterfront Frontage (M):

HST App To SP: **Included In**  
Lot Size Source: **MPAC**

### Remarks/Directions

Client Rmks: **Beautifully designed all-brick 3000 sq ft plus home on a quiet crescent in sought-after Rideau Forest, set on 2.26 acres of landscaped, park-like grounds. Features 4+1 bedrooms, 4 baths, triple garage, main floor den, and finished basement with home theatre. Elegant hardwood floors, oak staircase, and a two-sided fireplace between living and dining rooms. Stunning updated kitchen with Earthstone counters, skylights, and large eating area. Spacious primary suite with luxurious ensuite. Extensive upgrades include renovated bathrooms and basement, refreshed front entrance, extensive landscaping, new lighting throughout, garage doors and floor, windows, mechanical, and more. Backyard oasis with pool, gazebo, multiple decks, and private fenced yard. Great opportunity to get into your dream home today!**

Inclusions: **FRIDGE, STOVE, WASHER, DRYER, DISHWASHER, BAR FRIDGE, POOL EQUIPEMENT, 3 GARAGE DOOR OPENERS, WATER SOFTNER, 2 HOT WATER TANKS, SUMP PUMP, WINDOW COVERINGS, CEILING FAN, LIGHT FIXTURES, GAZEBO.**

Exclusions: **none**

Rental Items: **0**

Broker Rmks: **Please text Chris Hilliard at 613-799-9249. No survey on file. See attached upgrade list. Easy to show.**

Appt/Showing Rmks:

Showing Requirements: **Showing System**

#### Brokerage Information

Financing:	--	Perm to Advertise:	<b>Yes</b>	Contact After Expired:	<b>No</b>
Buyer Agency Compensation Remarks:					
List Brokerage:	<a href="#">ALL/PRO REAL ESTATE LTD.</a>	Phone:	<b>613-799-7700</b>		
List Brkr Addr:	<b>1636 RIVER ROAD, Ottawa K4M1B4</b>	Fax:			
List Salesperson:	<a href="#">Chris Hilliard, Broker</a>	Phone:	<b>613-799-9249</b>		
Contract Date:	<b>08/12/2025</b>	Leased Terms:			
Last Update:	<b>08/12/2025</b>	Expiration Date:	<b>01/12/2026</b>	Original \$:	<b>\$1,395,000</b>
		CB Comm:	<b>2.0</b>		

Prepared By: **Chris Hilliard, Broker**

Date Prepared: **08/12/2025**

Rooms

**MLS® #: X12339449**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.28 M X 1.54 M	7.48 Ft x 5.05 Ft		
Living Room	Main	5.68 M X 3.47 M	18.63 Ft x 11.38 Ft		
Den	Main	3.45 M X 3.22 M	11.31 Ft x 10.56 Ft		
Kitchen	Main	3.98 M X 3.58 M	13.05 Ft x 11.74 Ft		
Family Room	Main	5.79 M X 3.45 M	18.99 Ft x 11.31 Ft		
Breakfast	Main	3.6 M X 9.4 M	11.81 Ft x 30.83 Ft		Eat-In Kitchen
Laundry	Main	3.5 M X 1.95 M	11.48 Ft x 6.39 Ft		
Primary Bedroom	Second	7.31 M X 4.08 M	23.98 Ft x 13.38 Ft		
Bedroom	Second	4.26 M X 3.65 M	13.97 Ft x 11.97 Ft		
Bedroom	Second	4.26 M X 3.5 M	13.97 Ft x 11.48 Ft		
Bedroom	Second	3.12 M X 3.09 M	10.23 Ft x 10.13 Ft		
Other	Second	3.1 M X 2.6 M	10.17 Ft x 8.53 Ft		W/I Closet
Family Room	Basement	5.48 M X 4.3 M	17.97 Ft x 14.10 Ft		
Media Room	Basement	6.55 M X 3.27 M	21.48 Ft x 10.72 Ft		
Bedroom	Basement	3.45 M X 3.27 M	11.31 Ft x 10.72 Ft		
Family Room	Basement	5.06 M X 3.6 M	16.60 Ft x 11.81 Ft		
Utility Room	Basement	5.28 M X 3.4 M	17.32 Ft x 11.15 Ft		
Furnace	Basement	4.2 M X 2.2 M	13.77 Ft x 7.21 Ft		
Bathroom	Main			2	
Bathroom	Second			5	
Bathroom	Second			4	
Bathroom	Basement			2	

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