

MANOTICK +

PRESENTED RONALDO SAYAH
DEVELOPMENT PROJECT
\$5 MILLION

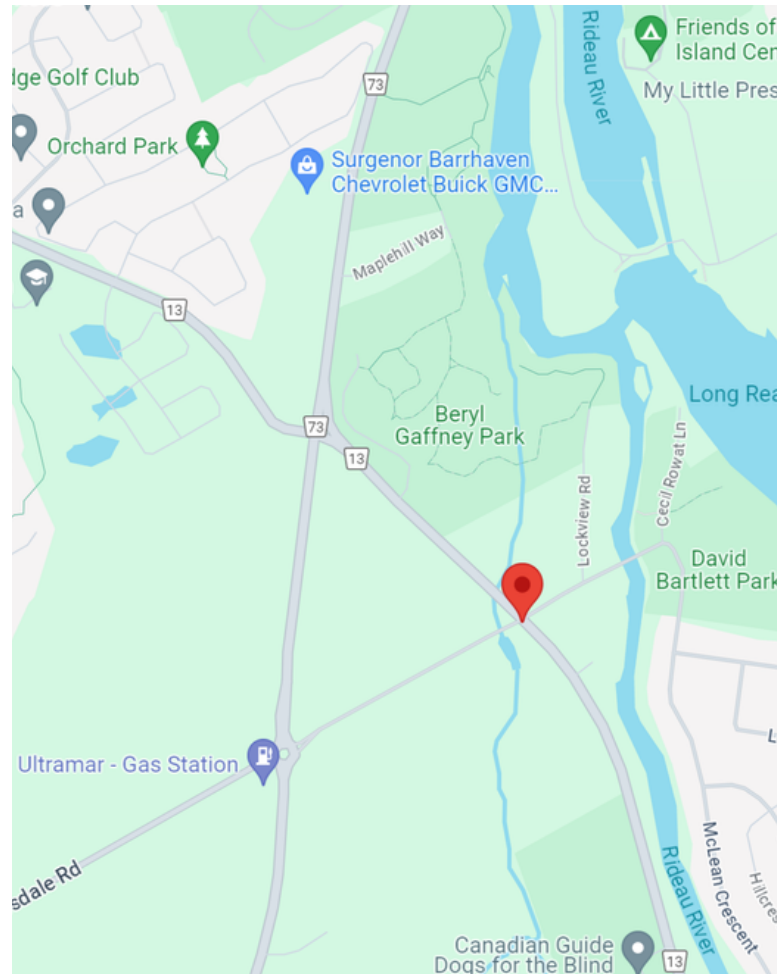




DETAILS

**4 LOT LAND ASSEMBLY
WATERFRONT DEVELOPMENT
OPPORTUNITY**

**NEAR GOLF COURSE
BACKING ONTO RIDEAU RIVER**





DETAILS

ZONING RR 9

Lot Info

Area: 10,527 sq ft
Perimeter: 429.79 ft
3.25 Acres

Current Property Consists of:

- 1 Waterfront Bungalow
- 3 Additional Lots



● **Land Assembly 4 Properties:**
3345 Barnsdale,
3357 Barnsdale,
3363 Barnsdale &
4003 Rideau Valley Drive

- 3.25 Acres
- RR9 Zoning
- City Water Approved
- Manotick Village Prime location
- Communal Access Waterfront
- Backchannel waterfront (swimming, canoeing, kayak)

413 FT - Frontage on Barnsdale
317 FT - Frontage on Rideau Valley
84 FT - Frontage on Rideau River
455 FT - Depth

Property Taxes \$11,533



LOCATION

Surgenor Barrhaven
Chevrolet Buick GMC...

MANOTICK

DELICIOUS FOOD

NATURE TRAILS

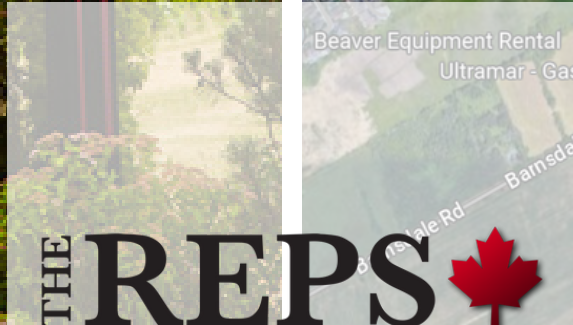
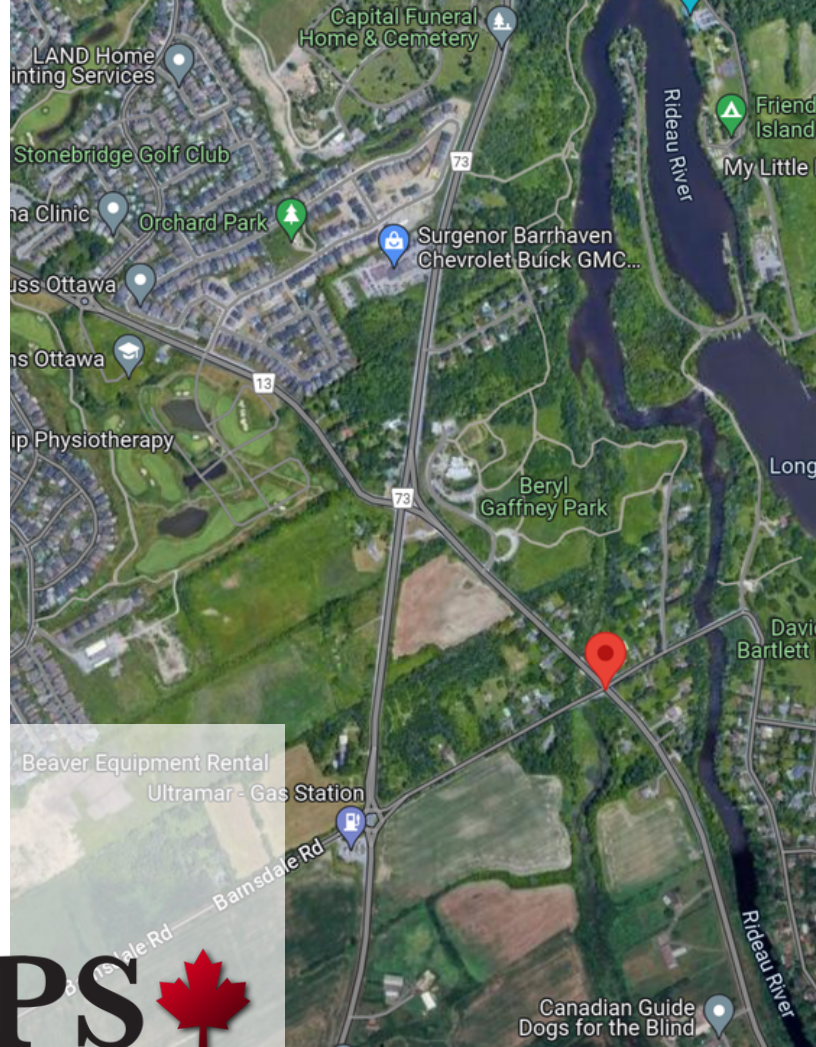
GROWING COMMUNITY

WATERFRONT

- Picturesque Setting Along Rideau River
- Historic Charm and Watson's Mill
- Cycling Paradise (56-kilometer loop starts and ends in village)
- Eclectic Dining Scene
- Unique Shopping Experience
- Annual Events

Manotick combines village ambiance with growth and development, making it a unique and charming place to consider for your land purchase.

With a committed and affective Manotick BIA ensuring local business support and future growth within the community



Real Estate Professionals
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