

FOR SALE



ROYAL LEPAGE
Team Realty
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2 STOREY WATERFRONT HOME ON THE RIDEAU

6721 Rideau Street S

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6721 Rideau Street South

Kars, ON

Year Built	Bedrooms	Bathrooms	Garage
1973	3	2	1

A rare opportunity to own a true Rideau River waterfront retreat where everyday living feels like a getaway.

Set along approx. 100 feet of direct frontage on the main channel of the picturesque Rideau River, this cherished property offers the kind of setting that defines waterfront dreams - private shoreline and dock, boating, swimming, fishing, and quiet moments by the river's edge. Tucked along a treed lot and just under half an acre, it delivers both privacy and an effortless lifestyle, only minutes from Manotick and Kars. The two-storey BC western cedar sided home with 3 bedrooms and 2 bathrooms is designed to take in river views and natural light throughout. Indoor and outdoor spaces flow seamlessly, with a covered/enclosed back porch, expansive deck,

pool and hot tub area all oriented toward the water, perfect for entertaining or simply unwinding as the river drifts by. Blending comfort with function, with a low-maintenance metal roof, detached garage with bonus upper loft, and a generous driveway for ample parking. Outdoors, the lifestyle continues with landscaped grounds, a natural gathering space by the water, and in-ground pool. A GenerLink system offers added peace of mind for backup power, and thoughtful upgrades like a water treatment system with reverse osmosis and natural gas BBQ hookup to enhance everyday conveniences. This is more than a home, it is a waterfront escape, a place to slow down, host, gather, and enjoy the river through every season. Properties like this on the Rideau do not come along often.





INCLUSIONS

Fridge; Gas Range & Range hood; Dishwasher; Microwave; Washer; Dryer; Hot Water Heater; Hot Tub; Pool (Inc. pump, filter); Generlink with portable generator; Water Treatment System (softener, reverse osmosis); Window Coverings; Dock; Heat Pump and Mini Splits (x2); Gas Stove/Fireplace; Baseboard Heaters; Exterior Natural Gas BBQ Hookup; Sump Pumps (x2)

IMPROVEMENTS

- Dishwasher (2026)
- Interior paint (2026)
- Exterior paint (2025)
- Sump Pumps x2 (2025 and 2022)
- Tri-Fuel Generator (via Natural Gas hookup) with Generlink Transfer Switch (2024), powers whole house
- Arctic Spa 7ft Hot Tub, 6-person w/ upgraded composite facade, Salt (2022)
- Pool equipment: Pump (2023); Filter (2025); Liner (2026, coming soon)
- Ductless Heat Pump (2022) and Mini Splits (Heat & AC) (x2)
- Water Softener (2020)
- Landscaping - deck, patio, fence, rock gardens (2017)
- Hot Water Heater (Owned) (2015 approx)
- Kitchen Fridge & Stove (2010)
- Washer (2010)
- Dryer (2010)
- Roof (2004), metal, 50-year warranty (Transferrable)
- Jotul Gas Stove/Fireplace (2001)
- Septic (2001), Norweco, lid access under deck, maintenance/inspected 2x per year, last pumped (2025)
- Pool (1990) 16' x 32' modified mermaid design, concrete surround, chlorine, 9ft deep end, with oversized shallow end
- Baseboard heaters (various age)
- Removable 16ft L shape Dock, depth at end of dock 4-5ft, 45 angle fieldstone shoreline, plus river pump line
- Windows (Original)
- Reverse Osmosis (spigot at sink, plumbed fridge line)