OFFER DETAILS

Barb & Carole
barb dods REALTOR®
carole evans REALTOR®

156 Rivington Street

$649,900

INCLUSIONS

Refrigerator, stove, hoodfan, dishwasher (as is), washer, dryer, all light fixtures, all window treatments and hardware, attached shelving including ladder shelf above couch in living room, bathroom mirrors, central air conditioner, auto garage door opener & any remote(s), water softener, sump pump

RENTAL

Hot water tank - $47.73 per month

YEAR BUILT

2011 approximately

OCCUPANCY

Immediate preferred

TAXES

$4,429.52/2026

AVERAGE UTILITIES

Gas - $77.60 per month
Hydro - $92.08 per month
Water - $48.71 per month

ROOM MEASUREMENTS

MAIN LEVEL

Foyer	24’4” x 14’3”
Powder Room	7’7” x 3’0”
Living Room	17’1” x 10’1”
Dining Room	12’0” x 10’1”
Kitchen	14’9” x 8’9”

SECOND LEVEL

Primary Bedroom	14’9” x 12’9”
Ensuite	12’7” x 5’8”
Walk-in Closet	8’5” x 7’4”
Bedroom	12’4” x 10’2”
Bedroom	12’11” x 9’7”
Main Bath	8’9” x 6’0”
Laundry	6’3” x 5’8”

THIRD LEVEL

Loft/Flex-space	44’8” x 12’6”

LOWER LEVEL

Unfinished space	40’2” x 18’10”

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AGES & UPDATES

2026

- Eavestroughing inspected and repaired.
- Heating wires added to front and back downspouts

2025

- Backyard deck inspected and repaired
- Custom aluminum railings and glass panels added
- Composite, maintenance free privacy screen added

2023

- Front step railing

2022

- Front steps
- Roof inspected and soffit repaired

2021

- Retractable screen door added at front
- Basement stair carpeting replaced

HVAC Equipment is serviced annually

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FROM THE SELLER'S PERSPECTIVE:

"I bought the house for the opportunity to live beside water and look out every day at the river, fields and trees. It's like living in a nature reserve. Turtle nesting every June where snapping turtles come out onto the dry sunny areas beside the street and lay their eggs, and baby turtles hatch in late August. Foxes, deer, otters, ducks and geese!

I can carry the canoe to the river for paddling. I have paddled April May and September October when the water level in the river is good.

Light filled, south facing house with a lot of privacy with no rear neighbours nor any chance of building. Open, spacious house with high ceilings. Sun-filled in winter and the beautiful gas fireplace makes it cozy on dark nights. Firewall between the house and left neighbour ensures no sounds are heard.

Neighbours are quiet hardworking folks. Considerate and co-operative, sharing grass cutting and snow removal and watching each other's houses. All ages from young couples to school age (a bus to West Carleton stops at the end of the street) and those retired. The street itself is a little mini community.

It's a short walk to the Ridge Rock pub for great food and music. Skylark cafe just past the pub has the best scones in Ottawa. Alice's Cafe has wonderful breakfasts and lunches.
Carp has a post office, LCBO, pharmacy, bakery, convenience store and library not to mention one of the best medical centres in the west end as well as an elementary school."