



300 Riverwood Dr.



3 BEDROOMS

2 BATHROOMS

Drive Shed

TAKE A LOOK INSIDE

highlights

GORGEOUS WATERFRONT! The perfect opportunity to own your very own piece of paradise! This fully renovated 3-bed/2-bath bungalow is located in the well sought after MacLaren's Landing. Warm and airy main floor features an open-concept living area with a spacious living/dining room. Natural hardwood flooring runs throughout, and large windows are perfect for taking in all the beautiful sunsets and waterfront views. Chef-style kitchen with plenty of cupboards, countertops, a large granite island and stainless steel appliances. Sunlit primary bedroom with a spacious closet. Nicely sized secondary bedroom. The finished walkout basement adds additional living space, offering a bedroom, a family room with a wood-burning stove, a 3-piece bath, a laundry room, & storage. This high and dry property also features beautiful exterior grounds with an entertaining patio, hot tub and storage drive shed. You can't beat this location and all it has to offer: its very own custom-built dock, just a stone's throw to the water awaiting all the waterfront activities! Numerous Upgrades: Roof (2023), Kitchen (2021), Appliances (2021), Flooring (2021), A/C (2021), Woodstove (2021), Appliances (2021), Basement renovations (2020), Radon Mitigation System (2020). MacLaren's Landing is a quiet, river-oriented community along the Ottawa River, known for its spacious lots, mature trees, and relaxed year-round atmosphere. The area offers a rare mix of privacy, nearby natural shoreline, and wide open-water views, only minutes from Kanata. Its gently winding roads, deep setbacks, and strong connection to nature shape the community's character. Residents enjoy access to a private sandy beach (\$50 annually), along with boating, paddling, skiing, and striking sunsets over the Gatineau Hills. With convenient access to Dunrobin Road, MacLaren's Landing is one of Ottawa's most desirable rural waterfront corridors for buyers seeking space, tranquility, a full-time home with a cottage-like lifestyle.



special mentions

Details

- Age of Home: 1930
- Roof: 2023
- Furnace: 2016 / A/C: 2021
- Wood Burning Stove: 2021
- Appliances: 2021
- Water Treatment System: 2021
- Windows/Septic: Unsure

Seller's Favourite Things about living here:

- The culture there is an amazing group of people who are super helpful, respectful, and proud of living in the area. It really is a different world where you wave to everyone that passes by.
- Private Beach that I have shares were we hang out as a community or Beach Volleybal or Beach yoga. -Events, like August Barn party, Canada Day parade, and Fireworks at the beach.
- The water watching the activity including nature everyday. Waking up to the Ottawa River energy sets you up for Calm everyday.
- Watching the Sun Rise over the Gatineau Hills in the morning and Sun Sets over the River. -Quick access to jump on the Paddle board or boat
- Going the Island to picnic or hang out on the sand bar.
- Boating to constance bay and having dinner at the Point
- Cross country skiing Nordik ski trails -Ice Fishing and Skidoo Heaven
- Ferry to to Cheslea Quebec for dinner or spa day at Nordik or hiking in Gatineau.



inclusions, utilities & upgrades

Chattels:

Fridge, Stove, Dishwasher, Washer, Dryer,
Window Coverings, Furnace, A/C, Hot Water
Tank, Radon Treatment System, Water
Treatment System, Furniture, Kayaks, Outdoor
Furniture, Large Outdoor Umbrella, Dock,
Ramp, Dock, Storage Drive Shed

Avg Utility Costs:

Hydro: \$230

Propane: \$547

Prop Taxes: \$3,873 (2025)

Upgrades

Roof: 2023

Woodstove: 2021

Kitchen: 2021

Flooring: 2021

A/C: 2021

Radon System: 2020

Basement Renovations: 2021



extra photos



Waterfront View

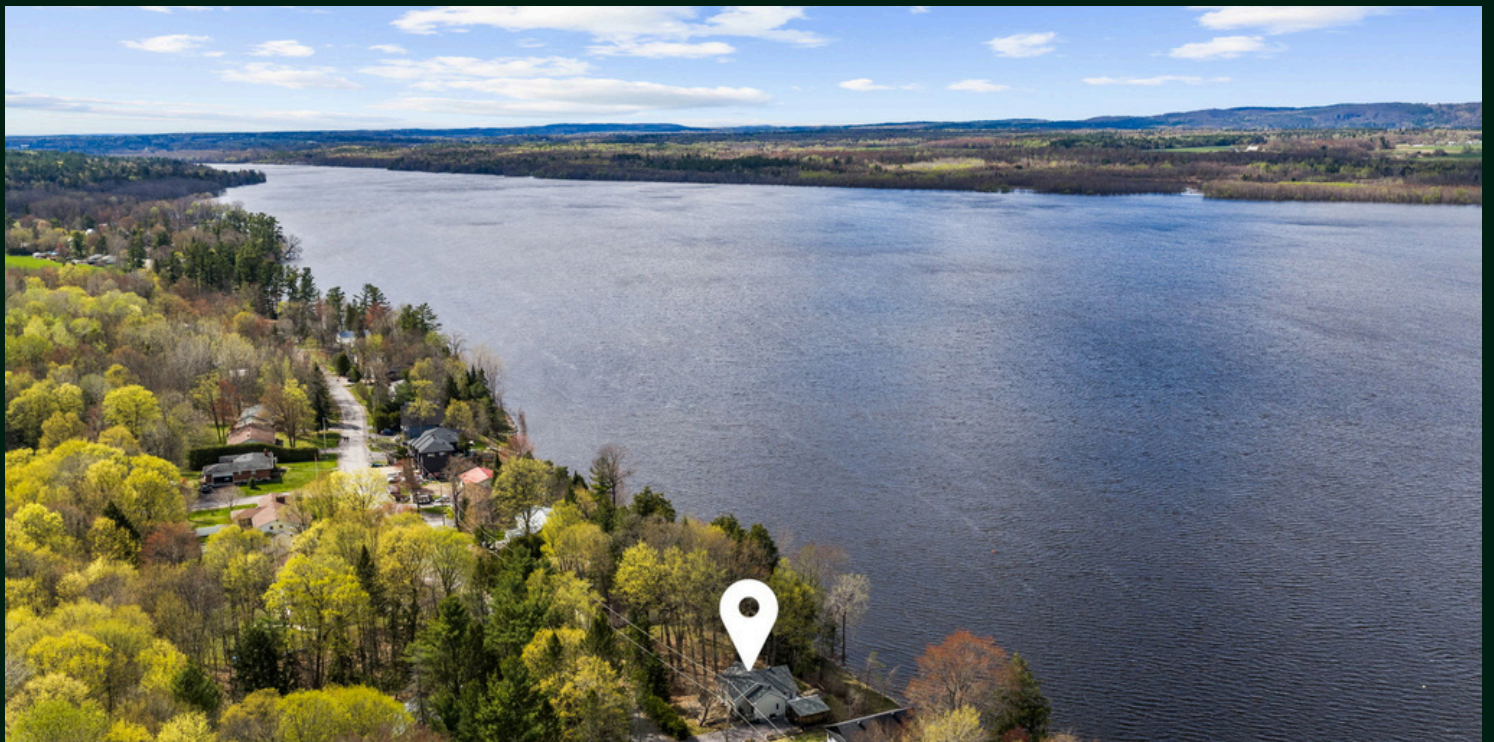


Aerial View

extra photos



Waterfront View



Waterfront View