

FOR SALE



Wright
The **Team**

6120Knights.com

6120 Knights Drive

🏠 5 BEDS | 🛁 4 BATHS



A Beautifully Maintained Rideau Forest Estate!

Situated on a 3-acre estate lot in Manotick's Rideau Forest, this exceptional property offers a prime location amongst an oasis of mature trees and greenery.

This custom-built bungalow radiates with pride of ownership, featuring five bedrooms, four bathrooms, and formal and open-planned living areas that are tailored for family and guests.

The interior is infused with natural light, combining elegant architectural details, 9-ft and 11-ft ceilings, hardwood floors, a double-sided natural gas fireplace, and windows that take in the setting. Step into the large, eat-in kitchen that is beautifully designed with cherry wood cabinetry, stainless steel appliances, a centre island, granite countertops and a feature travertine backsplash. From here, the living space extends to the beautiful Suncoast solarium. Offering the best of indoor and outdoor living, this enclosed area opens outside to the peaceful back garden with a hot tub and an in-ground pool.

Continuing through the main level, three bedrooms are featured including the romantic primary suite with a walk-in closet, and a 5-pc ensuite that benefits from a relaxing bathtub, a separate shower, and a vanity with dual sinks.

Downstairs, the fully finished lower level adds to the appeal. Designed by Andre Godin, one of the Ottawa region's top award-winning designers, this fabulous area includes a spacious recreation room, kitchen/bar, at-home office, flex spaces, two secondary bedrooms and a full bathroom with a steam shower in the design.

This wonderful home is nestled in a welcoming community and is only moments from restaurants and boutique shops in the charming village of Manotick.

Foyer, Dining
Room, Living
Room and
Kitchen





Our Favourite Home Features, Updates & Points to Note

- A custom-built bungalow by Bulat Homes, built in 2006
- Situated on a 3-acre estate lot offering lovely curb appeal with manicured perennial gardens and a front stone exterior façade.
- Family and entertaining spaces that maximize natural light and look onto the picturesque landscape
- Hardwood and tile flooring are highlighted throughout the main level of the home
- The main level details eleven-foot ceilings and nine-foot ceilings, with nine-foot ceilings provided in the lower level of the home.
- Main level, separate laundry room
- The family entrance provides interior access into the oversized, two-car garage. The garage also features a staircase that directs to the lower level of the home.
- Professionally designed lower level, led by award-winning, Andre Godin of Andre Godin Design Inc. (2014). The recreation room includes built-in speakers that are featured in the home theater area, and a kitchen/bar area. Both secondary bedrooms in the basement benefit from their own walk-in closet.
- A cedar closet is highlighted in the basement area
- Custom designed, Suncoast Enclosure that creates a fabulous, blended outdoor/indoor living space (2017)
- Under cabinet lighting is featured in the kitchen

Our Favourite Home Features, Updates & Points to Note (continued)

- Spacious primary suite that incorporates a walk-in closet with built-in storage, and a spa-like 5-pc ensuite bathroom
- Updated powder room and main bathroom vanity
- The main floor 4-pc bathroom features an accessible, Safe Step Walk-In tub/shower
- Ideal for family organization, ample closet and storage space are provided throughout the home
- In-ground pool, approximately 22' x 44' that includes a waterfall and jets. Installed by Splash Pools in 2015. Note: The light in the waterfall in the pool is not working.
- Equipped with a 200-amp electrical service
- Reverse Osmosis System
- Roof (December 2023). Roof warranty: Covers the owner for 50 years against any material defects, 20-year transferability, and a 25-year workmanship warranty.
- Nelson Water Softener (2022)
- The septic tank was last pumped in 2021
- Generac Natural Gas Generator (2021)
- Furnace (2021)
- Well pump (tested in 2022)
- In-ground sprinkler system (2015)
- Central air conditioner (2014)



Great Room,
Primary Suite
and Ensuite





Additional
Bedrooms and
Office



Recreation Room
and Kitchen/Bar





Property Dimensions

Main Floor

2pc Bath: 5'6" x 7'9"
4pc Bath: 8'4" x 7'10"
5pc Ensuite: 17'3" x 12'9"
Bedroom: 13' x 10'7"
Bedroom: 13'5" x 10'8"
Breakfast: 10'2" x 18'5"
Dining: 14'5" x 11'9"
Living: 15'10" x 13'10"
Foyer: 5'11" x 7'11"
Garage: 24'10" x 23'1"
Kitchen: 13'10" x 17'4"
Laundry: 6'11" x 7'5"
Great: 26'5" x 14'10"
Primary: 22'11" x 11'10"
Wic: 11' x 4'8"

Lower Level

3pc Bath: 10'6" x 11'11"
Bedroom: 12'1" x 18'9"
Bedroom: 12' x 15'11"
Cold Room: 6'3" x 11'4"
Kitchen: 13'2" x 10'10"
Office: 10' x 20'3"
Rec Room: 37'5" x 41'4"
Storage: 13'6" x 9'
Storage: 11'10" x 24'8"
Storage: 7'1" x 14'
Utility: 6'2" x 19'4"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 5

Bathrooms: 4

Property Type: Bungalow

Neighbourhood: Manotick, Rideau Forest

Lot Size: 166.44 ft x 476.76 ft (Irregular) - 2.957 acres

Taxes/Year: \$8,090.32 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2006 / Approximately

Inclusions:

Gas stove. Fridge (2015). Dishwasher (2018). Microwave. Washer. Dryer. Basement appliances - dishwasher and fridge. All light fixtures, except as excluded. All window coverings. Nelson water softener (2022). Reverse Osmosis System. UV System. HWT. Central Air conditioner. Air exchanger. 2 Electronic garage door openers and operators. Natural Gas Generator (2021). Alarm System. Hot tub. In-Ground sprinkler

system. Four security cameras. All pool equipment, pool heater, pump, filter, salt system, Hayward Robotic Pool Cleaner, clip-on winter cover.

Exclusions:

Dining Room Light Fixture

Rental Equipment:

Alarm monitoring

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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