

FOR SALE



Wright
The **Team**

5675Watterson.com

5675 Watterson Street

5 BEDS | 5 BATHS



MANOTICK ESTATES

An immaculate home in the heart of Manotick Estates! This magnificent 5 bedroom, 5 bathroom custom home echoes many traditional features with modern, crisp, top quality finishes. With extensive professional landscaping and a hillside setting surrounded by a backdrop of mature trees, the property includes a resort style, private back garden with a wonderful saltwater pool, hot tub, kids club house, cedar finished pool house, outdoor kitchen area and a large terrace with multiple sitting areas. Two home theatres, gym and sauna, playroom and library, as well as Control4 lighting, media, security and a commercial grade HIK security camera are included in the long list of amenities. This is truly a wonderful family home... just move in and enjoy!

A large wrap around porch with cedar finished overhang welcomes you to this home.

The front entrance has sidelights and a transom highlighted with leaded lights. The impressive foyer vaults two stories and has an upper window that allows the flow of natural light. Slate tile flooring with radiant heat at the entrance. Double closet with auto door open lighting. A sweeping oak staircase with oak railings and iron spindles leads to both the second and lower levels.

Points to Note

- The exterior of the home is finished with stone, stucco, cedar, and cedar shakes
- Professionally landscaped exterior by Williams Landscaping
- Extensive armor stone retaining walls
- The front walkway and steps are finished in natural stone and cobblestone
- Paved driveway, artistically highlighted with cobblestone
- Foundation plantings to the front garden, river stone feature in some beds
- The private back garden oasis has been designed with care, taking full advantage of the setting
- The 40x20 large irregular shaped saltwater pool has a custom designed natural stone waterfall and a diving rock, built using rocks excavated from the property
- The pool area is enclosed with black iron and chain link fencing

Points to Note (continued)

- A cobblestone patio area surrounds the pool and extends to a raised terrace with an outdoor kitchen finished in stone with a granite counter and equipped with a Vermont Castings 5 burner barbecue with infrared rotisserie. Natural gas connection.
- The Arctic Spa hot tub with cedar cladding is located off the terrace
- The landscaping includes plantings of deciduous and evergreen shrubs and trees as well as perennials and green space
- The property is adjacent on the east side to a well treed area about 0.1 of an acre, which provides additional privacy and the impression of a large side yard area.
- Oversized triple car garage, drywall finished, insulated with basement entry door and a stairway leading to the family entrance/laundry room.
- Extensive multi-level exterior perimeter soffit lighting
- Feature lighting. Front yard lighting includes custom installed lighting to highlight the street number which is engraved in stone, and a concealed outlet to allow for connection of holiday or other lighting that is connected to the operation of the front yard light.
- All lighting, audio, video, and main thermostat are controllable by the Control4 automation system. Lighting programs include outside and inside night lighting, automatic shut off or dimming of lights at preset times. Keypads and remotes throughout the home allow for one button control of various systems including lighting and audio/video.
- Eight programmable plug controllers provide up to sixteen extensions for custom programming for lamps or lights, or any appliance that plugs in. A great feature for one button and automatic control of holiday lights both inside and outside the home.
- Pool Liner (2023)
- Septic – All new, 2 Ecoflo tanks and all related components (2021)
- Pool saltwater chlorinator – Hayward (2020)
- Roof – all new including the metal over porch and the turret (2019)



Living Room,
Dining Room
and Kitchen



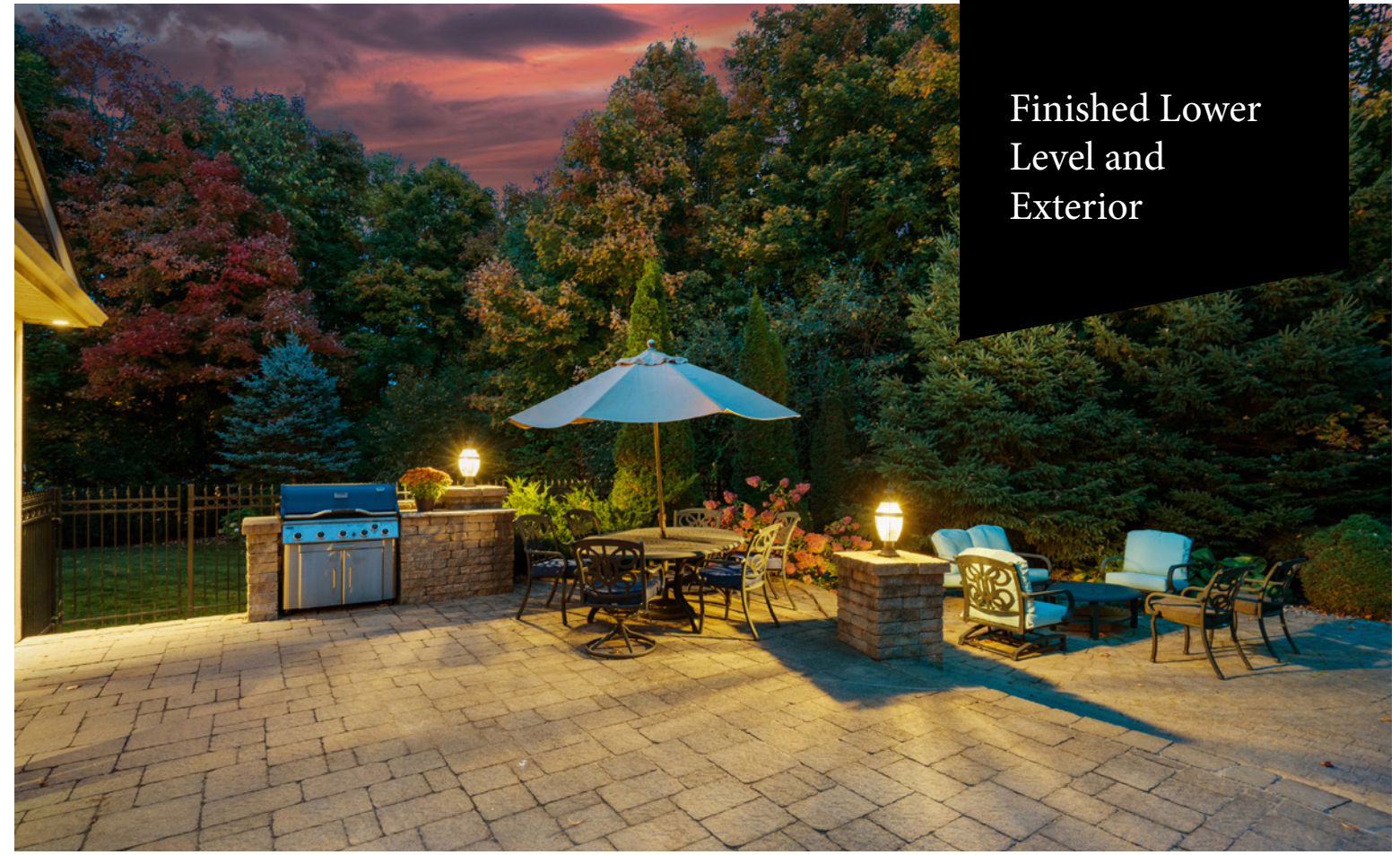
Kitchen,
Breakfast Area
and Family Room



Sunroom,
Primary Suite
and Ensuite







Finished Lower Level and Exterior



Property Dimensions & Descriptions

Main Level

2-PC BATHROOM 4'10" X 6'10"

The powder room is conveniently located off the main foyer and has a furniture style vanity with a granite counter. Feature mirror and lighting. W.C. Crown mouldings. Slate tile flooring with radiant heat.

LIVING ROOM 14'1" X 13'10"

A square archway opens from the foyer to the living room which has a triple window that overlooks the front porch. A coffered ceiling is highlighted with crown moulding. Squared, architectural columns flank the archway that opens from the living room to the dining room.

DINING ROOM 14'2" X 13'10"

The well-proportioned dining room has space to host a large dining room suite and windows on two walls that overlook the gardens. Crown mouldings. Feature lighting.

OFFICE 13'6" X 11'11"

A French door opens from the foyer to the private, main floor office which extends into a large bay window that overlooks the porch. Crown mouldings. Ceiling fan/light.

KITCHEN 15'8" X 21'4"

The kitchen is fitted with custom oak cabinets with a rich, dark walnut finish. The upper cabinets are highlighted with crown mouldings. Glass fronted feature cabinets, display shelving, lower cabinets, and drawers. A large center island provides additional cabinets, drawers and a wine rack and extends into a breakfast bar. Granite counters. Quartz mosaic backsplash. Double under mounted deep stainless-steel sink with faucet spray. Separate small sink on the island. Pendant lights and extensive pot lighting. Crown mouldings. Bose in-ceiling stereo speakers and in counter ready connection for Control4 connected TV. Inset slate flooring has radiant heating. Jenn-Air stainless steel appliances include a: Gas six burner and griddle range with double ovens, stove hood with dual heat lamps and stainless fan filters, double wall ovens, 48" side-by-side refrigerator/freezer with integrated ice maker, and dishwasher. Panasonic convection microwave, and built-in wine cooler. The large pantry with a dark

walnut finished entry door has ample storage with about 35 feet of linear shelf space. Room adapting Control4 remote for lighting control and access to all audio and video described in the Home Technology section.

EATING AREA 9'2" X 11'7"

The bayed eating area extends from the kitchen and has four windows as well as large double glass paned doors and overhead glass transom that allows an unobstructed view to the sunroom and beyond to the outdoor terrace. Crown mouldings. Feature lighting.

SUNROOM 18' X 21'10"

The four-season sunroom has windows with screens on three walls, including 14' of custom wood trimmed, Anderson sliding patio doors that open to the terrace. The floor has radiant heating and is finished with large-format porcelain tile. A wood burning fireplace has a stone facing and hearth. The exterior facing walls and ceiling are finished in natural cedar wood. The interior walls are finished with stone and stucco as they are part of the house. Pot lighting with two switched ceiling rough ins for additional lighting or fans.

FAMILY ROOM 20'2" X 20'1"

The truly dramatic family room opens from the kitchen area and vaults two stories. A gas fireplace is faced with stone from floor to ceiling and has a stone, raised hearth. Tall windows flank the fireplace with additional large, south-facing windows that bring lots of natural light into the room. The family will surely enjoy the custom designed, seamlessly integrated home theatre. Home Theatre One includes an 85" 4K Sony Bravia Smart TV, Muraudio electrostatic stereo speakers, Velodyne Optimum 12 subwoofer, Niles Soundstage IW2770LCR center channel and IW770FX surround speakers. With a total power output of 3,400 Watts, this audiophile grade home theatre is state of the art. Professionally installed by Signature Audio Video. All audio and video equipment are described in the Home Technology section. Lighted display shelving, storage cabinet, and drawers' custom built by Cabinets by Design who have also done work at many CHEO dream homes. Feature pot lighting and wall sconces. Room adapting Control4 remote for lighting and access to all audio and video described in the Home Technology section.

Rich walnut-stained hardwood extends throughout the main floor excluding the areas finished with slate.

FAMILY ENTRANCE/LAUNDRY AREA 11'7" X 16'4"

The well-designed family entrance/laundry room has access to both the side yard and the garage. Ample storage includes double closets with configurable

Second Level

The upper foyer has balconies that overlook the foyer and the family room. Crown moulding and pot lighting.

PRIMARY BEDROOM 18' X 17'9"

The large primary suite includes a spacious, uniquely shaped bedroom that has a coffered ceiling and large windows that overlook the back garden. Crown mouldings. Pot lighting. Walk-in closet. In ceiling wiring ready for connection to stereo speakers and TV, for access to all audio and video sources described in the Home Technology section.

5-PC ENSUITE 14'7" X 17'10"

The 5-pc ensuite bathroom is located in a turret, irregular in size, with a circular coffered ceiling. A large circular form whirlpool tub sits in this prime location. Two single vanities are finished with a vanilla glaze and have travertine marble counters and Kohler under mounted sinks. Feature mirrors and lighting. A separate makeup vanity has identical finishes. The oversized double shower has cream coloured, honed finish travertine marble backsplash and flooring, tempered glass door, and Delta XO jetted shower fixtures with set once temperature control and massage spray jets. Venetian bronze plumbing fixtures complement the neutral tone finishes. A private enclosure houses the water closet. Travertine marble flooring with radiant heating.

BEDROOM 20'4" X 11'7"

The second bedroom is irregular in dimensions and extends into a bay window. Double closets. Feature lighting.

3-PC ENSUITE 8'2" X 9'2"

The 3-pc ensuite bathroom has a large single vanity with a black granite counter and a Kohler

storage shelving, and a deep single closet with auto open-door lighting. The laundry area has a large, built-in oak vanity with a black Silgranit sink and granite counters that extend to a folding counter. Stainless steel backsplash and Kohler fixture. Full height upper cabinets. Kenmore Elite washer and dryer with steam features. Feature lighting. Slate tile flooring with radiant heating.

extra wide under-mounted sink. The shower has feature lighting, floor to ceiling black travertine marble backsplash, floor highlighted with pebbles, a tempered glass door and a Delta XO jetted shower fixture in a stainless finish with set once temperature control and massage spray

BEDROOM 17' X 16'2"

The third bedroom has great character featuring a vaulted cathedral ceiling and a bay window with a built-in window seat. Ceiling fan/light. Pot lighting. Walk-in closet.

5-PC, JACK AND JILL ENSUITE 10' X 10'7"

A Jack and Jill 5-pc ensuite bathroom is shared with both bedrooms. A full wall includes a double vanity with built-in shelving and Carrera marble counters with surface mounted raised bowl Kohler sinks. Feature mirrors and lighting. The oversize deep tub/shower has a white travertine marble backsplash. Delta XO jetted shower fixture in a chrome finish with a Set One temperature control. A separate enclosure houses the water closet. White travertine marble flooring throughout.

BEDROOM 31'6" X 20'4"

At over 350 sq. ft., the fourth bedroom is like a suite, extending to vaulted cathedral ceilings. An interesting circular window is highlighted with leaded lights and is flanked with built-in bookshelves and a window seat. The bedroom also includes a great play corner. Ceiling fan/light. Pot lights. Walk-in closet.

Neutral high-grade wall to wall carpeting extends throughout the upper foyer and all bedrooms.

Property Dimensions & Descriptions

Lower Level

The professionally designed lower level extends the living space. Radiant heated floors throughout the entire lower level provide evenly distributed natural heat, and Roxul insulated walls and ceilings provide high quality sound proofing. Solid wood doors and extensive trim detailing.

BEDROOM 13'6" X 14'6"

The bedroom has two large windows. Walls are highlighted with a wainscoting detail. Double closets with auto door open lighting. Ceiling fan light fixture.

4-PC BATHROOM 9'8" X 9'11"

The 4-pc bathroom has a furniture style vanity with a quartz counter. Feature mirror and lighting. One piece tub/shower. Water closet. Pot lighting. Ceramic radiant heated tile flooring. Accessible from the bedroom, as well as the lower foyer.

GYM 8'7" X 11'10"

The gym is finished with commercial grade black rubber flooring, a ceiling fan, and pot lighting. Niles CM-750 in-ceiling stereo speakers and wall-mounted 26" Sony Bravia LCD TV. Room adapting Control4 remote for lighting control and access to all audio and video described in the Home Technology section.

SAUNA 11'8" X 7'

Enjoy a custom built fully cedar lined sauna and companion cedar lined cool down area with bench and under-mount storage drawers. Niles CM-750 in-ceiling mono-sum stereo speaker. Wall sconces. Room adapting Control4 remote for lighting and fan control and access to all audio described in the Home Technology section.

RECREATION ROOM 32'9" X 40'1"

The bright, beautifully finished recreation room has two large windows. Great trim detailing creates a wainscoting. Built-in bookshelves and Niles CM-750 in-ceiling stereo speakers complement the library. A contemporary gas fireplace with brushed stainless steel facing provides an interesting focal point. Home Theatre Two features a 46" Sony Bravia LCD TV, Paradigm 9 driver sound bar, Klipsch in-ceiling surround speakers, Mirage LF-150 600W subwoofer,

and Yamaha RX-V2400 840-Watt 7.1 amplifier. A custom finished 8' high by 14' wide espresso finished hardwood enclosure surrounds the fireplace and TV, work done by Cabinets by Design. Pot lighting, center overhead lighting, wall sconces. Room adapting Control4 remote for lighting and fireplace control and access to all audio and video described in the Home Technology section.

PLAYROOM 23' X 13'3" + BAY 10'4" X 6'

The versatile playroom is a child's dream. The craft area has ample built-in storage cabinets and large format ceramic tile flooring. One full wall has been designed with closets that contain extensive shelving for storing toys and games. All closet storage doors include auto door open lighting. Niles CM-750 in-ceiling stereo speakers, wall-mounted 32" Sony Bravia LCD TV. Room adapting Control4 remote for lighting control and access to all audio and video described in the Home Technology section. A large window provides natural light.

WORKSHOP 11' X 12'

The custom designed workshop includes a heavy duty 20' perimeter wrap-around work surface with lower-level storage shelving. Extensive flush-mount in-ceiling lighting provides a bright work area. All ceiling and wall surfaces are drywall finished. In-wall central vac access and ample A/C power outlets at workbench height complete this well-designed space. Rubberized commercial grade flooring is radiant heated. Concealed in-wall whole home cabling access panel houses CAT5 and coaxial cables to all rooms throughout the house. The integrated home security system control panel is also accessible behind a cabinet door. A staircase provides access to the garage.

Quality, neutral wall to wall carpeting extends throughout the hallway, bedroom, recreation room and playroom.

The storage room with extensive built-in multi-level shelving also includes a Wood's upright freezer. The central utility room houses heating, ventilation and air purification systems described in the HVAC Systems section. The second storage room houses water purification systems described in Water Systems section.

Home Technology Systems

The home is extensively customized with multi-zone audio and video, remote control, programmable lighting with scene controls, climate control, as well as security and camera systems. Control4 whole home automation provides control of all systems via room adapting remote controls.

A full height commercial grade Middle Atlantic equipment rack is installed behind a cabinet door in Home Theatre One and includes the following equipment:

1. Audio and Video Sources
 - a. Two Bell Fibe TV Receivers
2. Power Handling
 - a. Two American Power Conversion J15 Uninterruptible Power Supplies provide battery backup and power conditioning for all equipment.
 - b. Middle Atlantic thermal cooling system with temperature readout.
3. Networking and Control
 - a. Control4 HC300 processor
 - b. 24 channel Gigabit network switch
 - c. Bell Fibe HC3000 Network Router
4. Audio and Video Distribution
 - a. Sony Model CAV-CVS12ES 12 channel Video Switcher for distribution of all video sources throughout the home.
 - b. Control4 16 channel Audio Matrix and Amplifier for distribution of all audio sources throughout the home.
5. Pioneer Elite SC-07 7.1 Amplifier – the heart of the Family Room home theater, providing up to 980 Watts of power. Room audio correction features program the built in 9 band EQ for optimal sound.

HVAC Systems

Gas Water Heating – Buderus Logamax Plus GB142 ultra high efficiency condensing BTU gas boiler provides heat for all Warm-Rite IPEX water source radiant in-floor heating systems and is interconnected to a Buderus Logalux ST300/2 Series indirect fired domestic hot water tank. Running at 96% efficiency, using modulating technology, this advanced boiler matches operation to the actual heat demand, resulting in significantly lower heating costs than a typical heating system.

Furnace - Lennox G71 high efficiency DC motor natural gas furnace. The DC motor allows the fan to circulate air throughout the home all year long using very little hydro. Combined with a Lennox Harmony 3 zone control system with three thermostats, heating and

Water Systems

Drinking Water - A Kinetico K5 multi stage reverse osmosis water treatment system provides purified drinking water directly to a dedicated faucet in the kitchen and to the ice maker in the Jenn-Air refrigerator. Quick-flo technology provides a high flow rate and the multi flex-filter design provides extensive filtering features.

Well - A Grundfos variable speed submerged water pump with a Grundfos CU301 controller delivers water throughout the home at consistent pressure levels. Unlike conventional tank based systems that trigger only when a reduction in pressure occurs, the Grundfos system maintains constant pressure by using a variable speed pump motor. This provides consistent high pressure at all fixtures throughout the home, regardless of the demand. For example, this means that the sprinkler system performs at peak capacity as do multiple showers and other fixtures even if they are all operating at the same time.

Water Softener - North Star Professional Advantage High Capacity Programmable.

Sprinkler System – Rainbird 8 zone in-ground lawn and garden watering system with ESP Modular Programmable Controller.

Septic System - Two Ecoflo biofilters are used in conjunction with a standard septic tank installation to provide optimal, energy free filtering. These organic treatment tanks work with a peat based filter, providing sustainable and eco-friendly water treatment using a minimal footprint on the property.

cooling needs throughout the home are efficiently managed.

Air Conditioner – Lennox XC high efficiency.

Humidifier - Lennox Model 5000 Healthy Climate flow-through furnace humidifier.

Air Filtration – Lennox HEPA-60 whole home air filtration system, constantly filters return air, ensuring the best possible air quality throughout the home.

Heat Recovery Ventilator - VanEE 2000 HE Heat Recovery Ventilator, allows for the consistent exchange of internal and external air, providing fresh air throughout the home even during the winter months.



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: 5

Property Type: Two-Storey

Neighbourhood: Manotick Estates

Lot Size: Frontage (ft) - 124.02 - 0.496 Acres

Taxes/Year: \$12,415.72 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2006 / Approximately

Utilities:

Approximate Hydro Expense & Enbridge Gas Expense: \$631 (combined)

Inclusions:

All light fixtures. Ceiling fans. Window coverings. Jenn-air double ovens. Refrigerator/freezer. Six burner gas cooktop. Dishwasher. Stove hood. Panasonic convection microwave. Wine cooler. All audio and video equipment in both home theatres and all equipment described in home technology. Water and HVAC systems. Central vacuum with attachments and powerhead. Kenmore Elite washer and dryer. All bathroom mirrors. In-ground sprinkler system. Two electronic garage door openers and operators. Garage entry keypad. Vermont castings barbecue in outdoor kitchen. Hot tub. All pool equipment

to include: pump, filter, heater (pool heater is in as-is condition), solar cover. John Deere la-140 riding lawn mower. Wood's upright deep freezer.

Exclusions:

All Bell alarm equipment, including doorbell.

Rental Equipment:

Boiler system, \$160.45 per month. The rental term duration is 84 months, beginning October 2023.

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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