

FOR SALE



The Wright Team

465Lockmaster.com

465 Lockmaster Crescent

🏠 5 BEDS | 🚿 6 BATHS



An Exceptional Manotick Family Home

Located in the Miller's Point community of Manotick, this custom-built home offers an exceptional location, quality finishes, and a spacious layout with incredible natural light. Pride of ownership is displayed throughout this luxurious property featuring five bedrooms, six bathrooms, a private main floor home office, a fully finished lower level, and a heated five-car garage. The inviting interior provides the perfect mix of formal and intimate living spaces, a neutral colour palette, hardwood floors, and a gourmet kitchen with custom cabinetry, premium stainless steel appliances, granite countertops and a large entertainment island with space for seating. Retreat to the primary suite, that features an elegant tray ceiling, a large walk-in closet, and a 5-pc ensuite. Outside, the exterior is enhanced by professionally landscaped, resort-style grounds. This remarkable space includes a 45' x 16' inground pool, an expansive interlock patio and a spectacular covered porch that shares the two-sided fireplace with the interior great room.

Dining Room,
Office and Great
Room





Our Favourite Home Features, Updates & Points to Note

- Situated in a desirable location that is moments from recreation, elementary schools, restaurants and boutique shops in the picturesque village of Manotick.
- Spacious floor plan with five bedrooms, six bathrooms, and a private main floor office
- Lovely front curb appeal with a stone and shake façade, manicured grounds, a cobblestone front walkway and retaining walls for garden beds
- Light-filled interior spaces are featured with windows that overlook the quiet, family-friendly streetscape
- Custom designed front and rear porches
- Exterior soffit lighting
- Oversized five-car garage. Insulated, drywalled, Polyaspartic concrete coated floor. Natural gas heater, three front doors, one rear door with automatic openers; staircase access to the basement.
- Natural gas, whole house generator that will run most of the home in a power outage
- Premium, quality interior finishes
- Carefully selected light fixtures from Marchant Lighting
- All interior doors on the main and second levels changed to wood in the Arts and Craftsman style and upgraded with Baldwin hardware
- Ceramic flooring and refinished hardwood are featured throughout the entire home
- Beautiful Hardwood staircase
- Custom cabinets by Kitchen Craft and granite counters
- Gas hook-up is available for the stove, dryer and BBQ
- Professionally finished lower level
- Fiberglass in-ground pool by San Juan 45' x 16' irregular, with 8' deep end and 4' shallow end; saltwater system, gas heater
- Note: There are some minor stains on the inner walls and on the base of the fiberglass pool.

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

- Cobblestone apron around the pool
- Pool house 14'6" x 10' (stone and stone brick)
- Cobblestone patio 24' x 25' irregular
- Exterior serving station with granite counter
- Remodeled outdoor fire pit
- Natural stone retaining walls
- Completely fenced back garden
- In-ground sprinkler system
- Oversized paved driveway
- Cobblestone front walkway and retaining walls for garden beds
- Deciduous and evergreen trees. Professional landscaping and hardscape
- Painting in the foyer, upper foyer, basement, and secondary bedrooms (2024)
- Water filtration tank (2023)
- Water pressure tank (2023)
- Reverse osmosis system (2023)
- Septic tank pumped (2023)
- Maytag washer and dryer (2023)
- Bosch dishwasher (2023)
- GE Profile oven with induction range (2023)
- Main floor interior painting (2023)
- Primary suite interior painting (2023)
- Landscaping improvements – the pool was professionally winterized (2023)
- The sprinkler system was inspected, improvements were made, and was professionally winterized (2023)



Breakfast Area,
Primary Suite
and Ensuite





Additional
Bedrooms and
Laundry Room



Recreation Room
and Additional
Bedroom



Property Dimensions & Descriptions

Main Level

FOYER: 15' X 14'11"

The large, central foyer has ceramic flooring with artistic detailing. An oak dog's leg staircase, with oak railings and metal spindles, leads to the second floor and lower level. Crown moulding. Double closets. Feature lighting.

GREAT ROOM: 18'8" X 23'6"

The great room opens from the kitchen area. The beautifully proportioned room has a natural gas fireplace with slate facing and traditional mantel, which is double-sided, shared with the covered porch. Large windows flank the fireplace. Two additional, large windows take in the exterior views. A tray ceiling is highlighted with crown mouldings. Pot lighting. Built-in speakers. Hardwood flooring. Feature lighting.

Double, French doors open from the great room to a quiet retreat bonus room. A versatile space that is connected to the adjacent great room. 8'9" x 11'10"

DINING ROOM: 14'4" X 13'5"

The dining room will host a large dining room suite. A niche provides a suitable location for a buffet. Crown moulding. Hardwood flooring. Feature lighting.

OFFICE: 14' X 11'9"

A single, French door, with frosted glass, opens from the foyer to the private main floor office. Two large windows provides ample natural light and views of the quiet streetscape. Ceramic flooring that resembles hardwood. Crown moulding. Pot lighting. Ceiling fan/light.

KITCHEN: 21'10" X 14'11"

The spacious, well-designed kitchen is fitted with custom cabinets by Kitchen Craft. The

upper cabinets are finished with a crown moulding. Lower cabinets, drawers, pot drawers, pull-out spice and oil cupboard, double pantry with pull-out drawers. The 9'5" x 5'6" centre island extends into a breakfast bar and has additional cupboards and drawers, double sink and faucet/spray. Granite counters. Travertine backsplash. Pot lighting, pendant lighting. Hydrotech four-stage reverse osmosis drinking water system.

EATING AREA: 8'1" X 14'11"

The large eating area extends from the kitchen and has a wall of windows overlooking the back garden. Additional side window and a garden door give access to the covered porch and pool oasis. Feature lighting.

Crown moulding and ceramic tile extends through both the kitchen and eating area.

FAMILY ENTRANCE: 12' X 8'11"

The family entrance has double California custom closet and access to the garage. Feature lighting.

POWDER ROOM: 3'5" X 8'11"

The powder room is located adjacent to the family entrance. Single, furniture-style vanity with a marble counter. Water closet.

Ceramic flooring throughout the family entrance and powder room.

PORCH: 15'9" X 12' PLUS 8' X 7'6"

The covered porch has a high cedar wood ceiling and pillars, and is finished with trim detailing, pot lighting and built-in speakers. Relax in the shade and enjoy all the activities in the pool.

Second Level

UPPER FOYER:

The spacious upper foyer has an oak railing and iron spindles that extend around the stairwell. Crown moulding. Pot lighting. Feature lighting.

LAUNDRY ROOM: 10'11" X 14'11"

The convenient second floor laundry room is complete with custom, built-in cabinets by Kitchen Craft. Granite counters. Laundry sink. Ceramic tile backsplash and flooring.

PRIMARY BEDROOM: 13' X 23'3"

The primary bedroom suite has two large windows that overlook the back garden. A tray ceiling is highlighted with crown moulding. Pot lighting. Ceiling fan/light. Walk-in closet with a custom California closet.

5-PC ENSUITE: 12'11" X 12'

The 5-pc ensuite bathroom has a large, double vanity, granite counter and under-mounted sinks. A lighted valance highlights the mirrors. Soaker tub. Oversized shower with a ceramic backsplash, tempered glass door and walls. Water closet. Travertine flooring and wainscoting. Pot lighting.

WALK-IN CLOSET: 6'11" X 7'10"

BEDROOM: 14'9" X 11'8"

The second bedroom extends into a dressing area with two sets of closets. A large window overlooks the front garden. Crown moulding. Ceiling fan/light.

4-PC ENSUITE: 5'5" X 7'11"

The ensuite has a single vanity with a granite counter. Tub/shower with a ceramic backsplash. Water closet. Ceramic tile flooring and wainscoting.

BEDROOM: 19'5" X 11'11"

BEDROOM: 19'3" X 11'11"

Both the third and fourth bedrooms extend into a dressing area with double closets. Both have crown mouldings, ceiling fan/lights and large windows.

3-PC ENSUITE: 7'10" X 5'

3-PC ENSUITE: 7'11" X 5'

Both bedrooms benefit from their own private ensuite bathroom. Each ensuite details a single vanity with a granite counter. Shower with a ceramic backsplash and tempered glass doors. Water closet. Ceramic tile flooring and wainscoting.

Hardwood flooring extends through the upper foyer into all the bedrooms.

Property Dimensions & Descriptions

Lower Level

RECREATION ROOM: 25'4" X 37'9"

This bright, spacious area details a natural gas fireplace with a cultured stone facing. Large windows bring natural light into the area. Pot lighting. Engineered hardwood flooring.

BEDROOM: 10'11" X 11'6"

Double custom walk-in closet. Engineered hardwood flooring.

4-PC BATHROOM:

The 4-pc bathroom has a single vanity with a granite counter. Tub/shower with a ceramic backsplash. Water closet. Ceramic tile flooring and wainscoting.

BONUS ROOM: 14'9" X 14'

This versatile space would work well for a home theatre, gym, or craft area. Engineered hardwood flooring.

COLD STORAGE ROOM: 7'4" X 11'2"

STORAGE ROOM: 15'1" X 7'7"





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: 6

Property Type: Two-Storey

Neighbourhood: Miller's Point, Manotick

Lot Size: 122.55 ft x 227.03 ft (Irregular) - 0.574 acres

Taxes/Year: \$9,670.79 / 2023

Heating: Forced Air, Natural Gas

Year Built: 2009 / Approximately

Utilities:

Approximate Hydro Expense: \$2,300 per year

Approximate Enbridge Gas Expense: \$2,100 per year

Inclusions:

All light fixtures. Ceiling fans. Blinds. Stove. Refrigerator/freezer. Dishwasher. Microwave. Washer. Dryer. Central vacuum and attachments and power head. Three electronic garage door openers and operators. Central air conditioning. Air exchanger. Natural gas generator. Alarm system. UV System.

In-ground sprinkler system.

Projector screen, television and bracket from primary bedroom, located in home storage area.

All pool equipment to include gas heater, saltwater system and kooky krawler (in as is condition). Iron filter. Reverse Osmosis System. Security cameras.

Exclusions:

None

Rental Equipment:

Enercare Hot water tank and water softener, \$80.24 per month Alarm system monitoring, \$22.00 per month

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.

Wright
The **Team**

P: 613-692-0606

E: info@ottawahomes.ca

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