

FOR SALE



Wright
The Team

1095IslandView.com

1095 Island View Drive

4 BEDS | 3 BATHS



MANOTICK

An exceptional craftsman style home that effortlessly blends architectural details with an atmosphere of luxury. Located on an established family-oriented subdivision, only moments to the Rideau River and Manotick Village. This custom-built property offers tremendous curb appeal with natural materials, stone accents, cedar shakes, and impressive landscaping that adds to the appeal.

The interior features a beautiful design with warm tones, clean lines, and an open plan layout that maximizes space and natural light. Details include elegant moldings, vaulted and tray ceilings, hardwood floors, and a stunning floor-to-ceiling natural gas fireplace with a stone façade. The spacious kitchen is a chefs delight, with sophisticated earth tones, an abundance of cabinetry, granite countertops, and premium stainless-steel appliances. A large centre island anchors this area and highlights a farmhouse sink and space for casual dining.

Two bedrooms and a full bathroom are featured on the main level, with the primary bedroom incorporating a large walk-in closet, and a luxurious 4-pc ensuite in the design.

Downstairs, the finished lower level offers a welcoming extension, and is ideal for family gatherings and entertaining. Retreat to the recreation room that features a wet bar with appliances, spend time in the home theatre, or in the flexible gym. Two additional bedrooms and a full bathroom are provided and create additional space for overnight guests.

Outside, the backyard invites you to relax and unwind in the lovely setting. This spectacular outdoor oasis includes a heated inground saltwater pool, expansive stone patios, greenspace, and perennial gardens that enhance the natural beauty of the surroundings.

Living Room,
Dining Room
and Kitchen





Updates & Points to Note

- Custom-built bungalow, constructed in 2015.
- Lovely curb appeal is offered from the front covered porch, concrete masonry stone, and the craftsman style architecture.
- Situated moments from amenities including restaurants and quaint shops in the charming village of Manotick.
- There is a partial river view from the rear exterior of the home.
- Beautifully designed kitchen by Cuisine Idéale.
- A vaulted ceiling is featured in the living room, with a tray ceiling featured in each of the main floor bedrooms.
- The primary bedroom highlights a 4-pc ensuite featuring two vanities with granite counters, and an abundance of cabinetry. A barrier free, accessible curbless shower is featured.
- The primary bedroom walk-in closet houses the Wi-Fi, television sound equipment and services.
- The family entrance offers plenty of storage with floor-to-ceiling cabinetry. A built-in 60" stainless-steel fridge/freezer, granite countertops, stainless steel utility sink, and a stacked stainless-steel washer and dryer are provided. The family entrance provides interior access to the attached garage.
- The garage offers three parking spaces, with a tandem parking configuration. Wi-Fi connected garage door openers are featured, along with a rear workshop with a workbench, shelves, and a separate overhead door. Additional parking is provided beside the garage which is ideal for leisure or hobby vehicles.
- Heating system: Wi-Fi connected gas fired boiler supplying hydronic air handler, and hydronic floor heating to the bathrooms, lower level, and garage.
- Air conditioning unit supplying refrigeration coil in hydronic air handler.
- Recirc pump and pipe loop for domestic hot water.
- Deep well, submersible pump and water treatment/softener.
- LED light fixtures are featured throughout the interior and exterior, controlled by Wi-Fi connected switches with local on/off, dimming, and scheduled control.
- Wi-Fi connected, room by room Sonos sound systems with recessed ceiling speakers. This provides individual zoned music streaming via the Sonos application.
- Wall mounted televisions are featured in the living room, primary bedroom, secondary bedroom, and in the lower-level home gym.

Updates & Points to Note (continued)

- The lower level was professionally finished in 2017 and features 9-ft ceilings, engineered hardwood flooring, and large windows. The staircase landing features 10ft windows which fill both levels of the home with natural light.
- The theatre on the lower level highlights a large screen, projector, surround sound, and reclining seating for eight people.
- Professionally hardscaped and landscaped backyard. A heated oval saltwater pool is featured, approximately 26' x 14'8" x 7' deep, with surrounding patios, a fire pit, and a pool equipment shed.
- Lawn irrigation system, with maintenance performed annually.
- Professionally maintained grounds including weed control, fertilizing and aeration.
- Title to the property includes shared community ownership of three recreational lots. Two recreational lots are located across the street, along with one waterfront parcel. The use of the community access point on the Rideau River is limited to residents of Island View Drive, and offers a boat launch, dock, and greenspace for community activities. The community association expense is \$250 per year.

Services:

- Hydro One - 120/240V 200A automatically backed up by a 22KW gas fired generator.
- Enbridge – delivers the natural gas for the boiler, domestic hot water, gas stove, fireplace, barbecue, and the pool heater.
- Tertiary treatment septic system. Septic maintenance is required, and the system has been professionally maintained, with testing and maintenance performed annually.
- An evaporative humidifier is mounted on the return air duct.



Primary Suite,
Ensuite and
Additional
Bedrooms



Lower Level





Property Dimensions

Main Floor

Foyer: 5'7" x 14'1"
 Dining Room: 11'8" x 14'4"
 Living Room: 20'10" x 19'1"
 Kitchen: 11'9" x 18'11"
 Laundry/Family Entrance: 9'2" x 14'1"
 Primary Bedroom: 18'4" x 18'8"
 Walk-in Closet: 6'1" x 16'9"

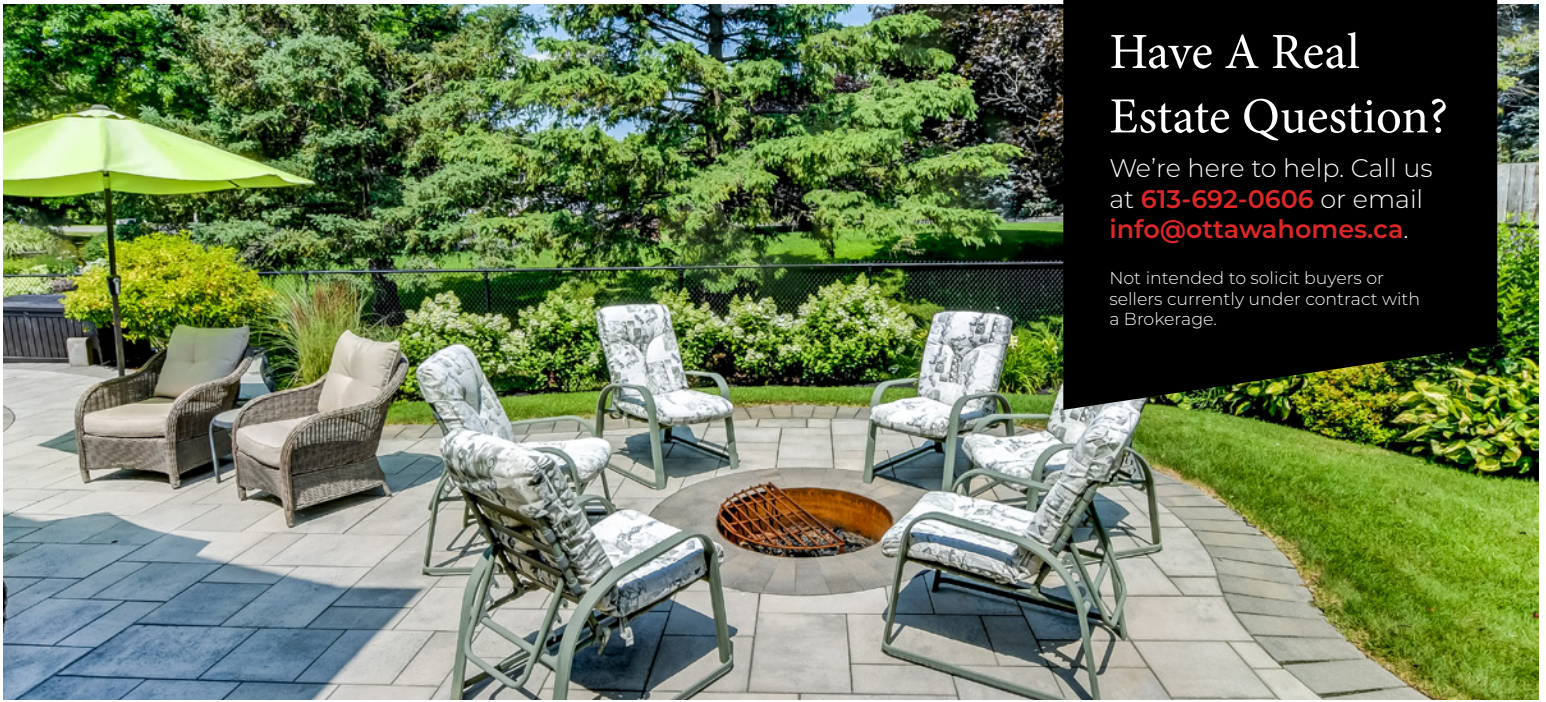
Bath/Ensuite: 10'3" x 10'8"
 Bedroom: 15'6" x 12'6"
 Walk-in Closet: 4'11" x 6'9"
 Bath: 8'1" x 8'8"

Lower Level

Recreation Room: 32'9" x 22'1"
 Wet Bar: 8'0" x 4'2"
 Gym: 14'8" x 13'3"
 Theatre: 15'1" x 15'10"

Bedroom: 11'7" x 12'10"
 Bedroom: 13'8" x 12'9"
 Bath: 6'9" x 7'10"
 Storage: 34'3" x 14'3"





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

It's All In The Details

Neighbourhood: Manotick

Lot Size: 114.67 ft x 141.54 ft (Irregular)

Taxes/Year: \$7,417 / 2023

Heating: Forced Air, Natural gas, high-efficiency boiler system

Year Built: 2015 / Approximately

Utilities:

Approximate Hydro Expense: \$2,900 per year

Approximate Enbridge Gas Expense: \$2,700 per year

Inclusions:

Theatre room furniture included with exception of two round tables. Theatre equipment: Screen, Surround sound speakers, chairs, projector, subwoofer, in ceiling speakers. Pressure tank. Hot water storage tank. Boiler. Basement appliances: GE fridge, Bosch dishwasher, Panasonic microwave. Humidifier.

Lawn sprinkler system. 22kw Generac whole house generator. Pressure tank. Softener and conditioner. KitchenAid 5 burner gas stove. KitchenAid fridge/freezer. KitchenAid dishwasher. Miele convection microwave. Miele built-in coffee maker. KitchenAid hood fan. Frigidaire fridge and freezer oversized. LG washer and dryer. Garage workbench and fixed shelving. All wall mounted televisions. Outdoor speaker (rock). All pool equipment: zodiac pool cleaner. Two garage door openers and remotes. Alarm equipment.

Exclusions:

Antique telephone in the basement. Two round theatre room tables. Receivers excluded (property of Bell). Free standing shelves in garage and basement. Spare bedroom TV.

Rental Equipment:

Alarm monitoring – the alarm monitoring is with Telus, an expense of \$42 per month.

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- An evaporative humidifier is mounted on the return air duct.

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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