

FOR SALE



The Wright Team

1140Meadowshire.com

1140 Meadowshire Way

🏠 4 BEDS | 🚿 5 BATHS



RIDEAU FOREST

Set on approximately 1.6 acres in the Rideau Forest community of Manotick, this exquisite bungalow offers an exceptional blend of style and sophistication.

From the moment you step inside, elegance is evident in every detail. Thoughtfully designed architectural elements include coffered ceilings, detailed mouldings, site finished hardwood flooring, stone accents, and fireplaces, all complemented by a timeless neutral décor. Expansive windows frame the surroundings, filling the spaces with natural light.

The generous floor plan features four bedrooms, five bathrooms, and a dedicated home office with custom built-ins overlooking the front streetscape. The award-winning NKBA kitchen is a statement of craftsmanship, with extensive cabinetry, custom millwork and a Butler's pantry.

Three main-level bedrooms provide private retreats, including the primary bedroom with a luxurious ensuite and a walk-in closet. The secondary bedrooms each have walk-in closets and individual sink areas, while sharing a Jack-and-Jill bathroom. The lower level mirrors the quality of the main level, with large windows, a spacious recreation room, a theatre room, a secondary bedroom, and a full bathroom.

Outside, the backyard offers a picturesque retreat, set against a backdrop of mature trees. Thoughtfully designed with a blend of landscaping and hardscaping, it features a covered porch, a spacious patio, and raised armour stone accents.

This magnificent property captures the essence of luxury living and offers a location that is only moments from boutique shops, restaurants, and cafés in the charming village of Manotick.

Foyer, Dining
Room and Living
Room



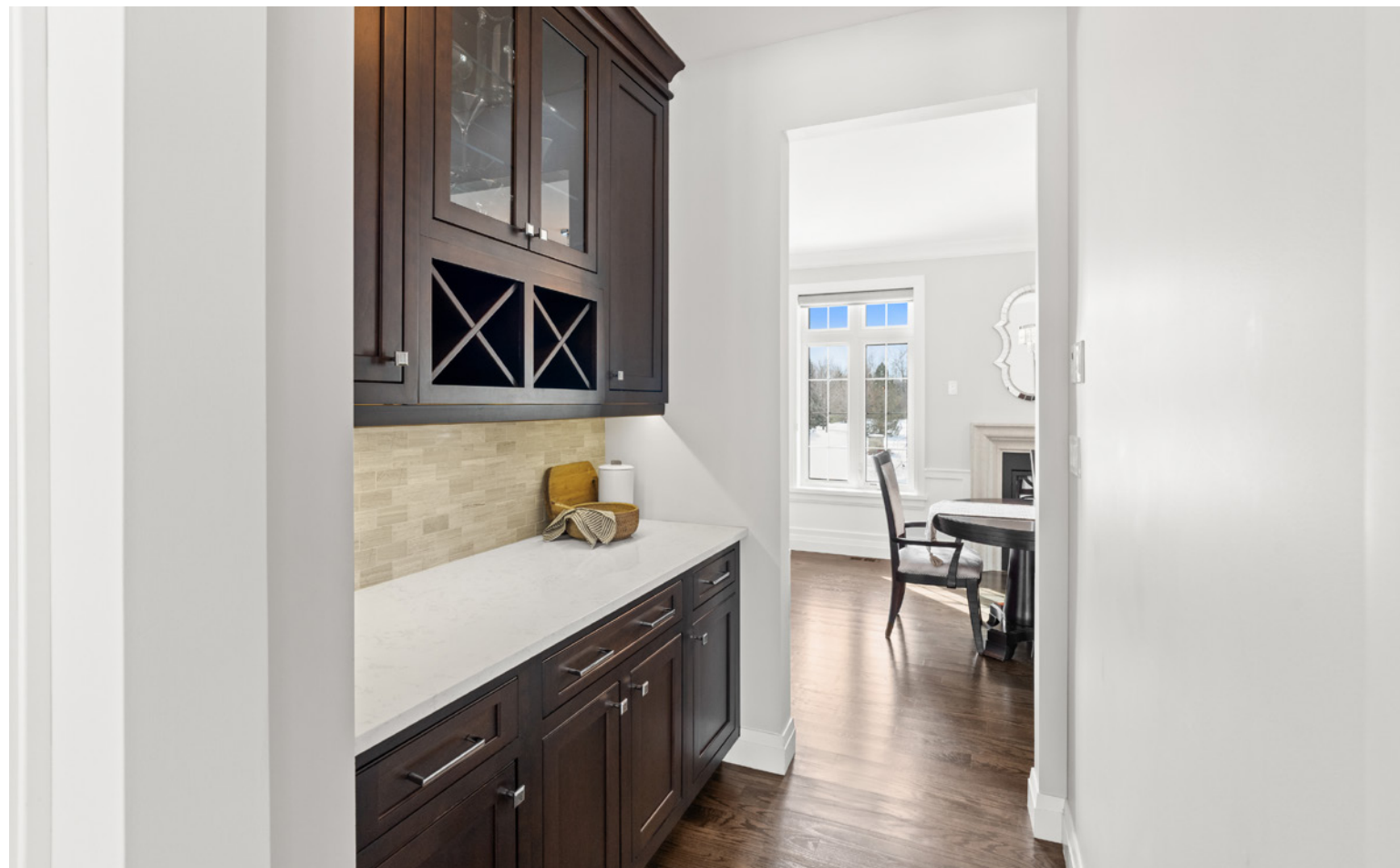


Key Points to Note

- Custom-built bungalow by Ottawa Carleton Construction, led by Frank Porcari.
- 9-ft ceilings are featured throughout the main level and in the lower level of the home.
- 8-ft interior doors.
- Award-winning kitchen honoured by the National Kitchen & Bath Association (NKBA).
- Built-in speakers are featured throughout main living areas and in the primary ensuite.
- The primary bedroom features a tray ceiling, California shutters, pot lights, and a feature light fixture.
- The primary ensuite offers built-in speakers, heated floors, a freestanding tub, an oversized double vanity with a central makeup counter, and a glass-enclosed shower with a rain showerhead, independent controls, and a built-in seat.
- The Jack-and-Jill bathroom features heated flooring.
- Oversized three-car garage for ample storage & parking.
- The lower level includes secondary access to the garage.
- The lower level bathroom offers heated floors for added comfort.
- The reverse osmosis system supplies filtered water to the fridge and dedicated kitchen faucet.
- Spacious storage closets provide ample room for family needs.
- Outdoor speakers enhance the entertainment space.
- A sprinkler system is installed in both the front and back yard.
- Gas BBQ hookup for convenient outdoor cooking.
- Pre-installed gas connection provided in the lower grass area for a future pool.
- Gas fire pit.
- Automatic dusk-to-dawn lighting for enhanced visibility.
- Septic Contract: \$381.94 (mandated effluent sampling and pumping not included).

Kitchen and
Breakfast Nook







Additional
Bedrooms and
Recreation Room



Property Dimensions

Main Floor

Foyer 12'4" x 16'9"
Office 11'0" x 11'4"
Dining Room 18'2" x 10'9"
Living Room 23'7" x 28'8"
Kitchen 10'0" x 18'2"
Pantry 4'1" x 6'2"
Breakfast Nook 11'10" x 18'2"
Laundry 11'0" x 6'1"
Family Entrance 17'8" x 9'1"
Bath 8'7" x 6'5"
Primary Bedroom 17'6" x 16'11"
Primary Bath 11'9" x 18'10"
WC 5'2" x 2'9"

Bedroom 13'11" x 13'6"
Walk in Closet 4'9" x 6'3"
Bath 5'5" x 6'3"
Shared Section 15'5" x 5'0"
Bedroom 13'7" x 13'8"
Walk-in Closet 4'11" x 4'9"
Bath 4'9" x 5'0"

Finished Lower Level

Recreation Room 26'3" x 17'8"
Theatre Room 29'1" x 20'2"
Bedroom 15'6" x 26'2"
Bath 9'4" x 10'8"





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

It's All In The Details

Bedrooms: 4

Bathrooms: 5

Property Type: Bungalow

Neighbourhood: Manotick, Rideau Forest

Lot Size: 164.51 ft x 420.79 ft (Irregular) - 1.617 acres

Taxes/Year: \$9,540.97 / 2024

Heating: Forced Air, Natural Gas

Year Built: 2012 / Approximately

Utilities:

Approximate Hydro Expense: \$217 per month.

Approximate Gas Expense: \$207.30 per month.

Inclusions:

GE Monogram fridge/freezer. Wall oven. Microwave convection. Dacor 6-burner gas cooktop. Built-in hood fan. Indoor and outdoor speakers. Sprinkler system. Water treatment system with softener. Iron and Sulphur filter. UV filter. Reverse osmosis. All window coverings. LG washer and dryer. Video doorbells.

Theatre room with projector. Screen. Speakers. Central vacuum. Bosch dishwasher. HAI Automation components. Gas fireplace. Garage door opener. Den built ins. All light fixtures.

Exclusions:

Wall mounted televisions. Two LED mirrors, one in the bedroom, one in the bathroom.

Rental Equipment:

Hot water tank: Enercare – \$48.08 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.

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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright*, Jessica Wright*, Sarah Wright*, Michelle Lang**, Kim Seguin*, Jennifer Taylor* & Andrea Kelly*, *Realtor*, **Broker