

FOR SALE



The Wright Team

1246Potter.com

1246 Potter Drive

🏠 4 BEDS | 🛁 3 BATHS



MANOTICK ESTATES

Situated in the heart of Manotick Estates, this beautifully maintained home is just steps from parks, walking trails, shops, restaurants, and inviting streetfront cafés.

Built by Robert Eaton, a respected builder renowned for quality craftsmanship, this classic centre hall residence features a full-brick exterior, intricate trim work, and a spacious, thoughtfully designed interior. The landscaped lot is enhanced by mature trees and established perennial gardens, adding to its strong curb appeal.

Inside, the generous floor plan balances space with character. It offers four bedrooms, a main floor office, a finished lower level, and an attached two-car garage. A neutral colour palette flows throughout, complemented by hardwood flooring, elegant mouldings, French doors, two fireplaces, and large windows that fill the space with natural light.

The eat-in kitchen connects seamlessly to the breakfast area, while the formal dining room provides ample space for gatherings. Upstairs, the primary suite serves as a peaceful retreat with a walk-in closet and an updated five-piece ensuite. Three sizeable secondary bedrooms and a full bathroom offer flexibility for family and guests.

Outside, the deck and patio offer comfortable spaces to unwind or entertain. The inground swimming pool enhances the private, tranquil setting, and is framed by mature trees and well-established gardens.

Foyer, Living
Room, Dining
Room and
Kitchen





Key Updates & Points to Note

- Basement recreation room and craft room finished with luxury vinyl flooring and pot lighting (2025).
- New air conditioner installed (2025).
- Furnace serviced (2025).
- Seven thermopane windows replaced (2024).
- Kitchen counters and backsplash updated (2023).
- Exterior parging completed (2022).
- Washing machine replaced (2022).
- Pool pump replaced (2022).
- Rear gardens re-landscaped (2021).
- Gas pool heater installed (2020).
- Foundation crack at southwest corner repaired with epoxy injection by Bassi Construction (2018; no warranty, no water penetration since).
- Furnace replaced (2018).
- Main bathroom and primary ensuite fully renovated (2017).
- Upper bathroom windows replaced (2017).
- Pool liner replaced (2017).
- Pool filter replaced (2015).

Key Updates & Points to Note (continued)

- Roof shingles replaced (2012).
- Patio door replaced (2010).
- Chimney repair completed (2008).
- Septic system replaced (August 1997; files available).
- Septic tank lids located near the front steps under flagstone walkway in an underground wooden enclosure.
- Inground chlorine pool installed (2001).
- Pool winter cover, water bags, and leaf cover included.
- Entire back garden is fenced.
- Pool area is fenced separately.
- Gazebo is outfitted with roll-down screens and has wiring in place for a light fixture, but it is not currently connected to a power source.
- Two basement windows not connected to the alarm system.







Additional
Bedrooms and
Recreation Room





Property Dimensions

Main Floor

Foyer 9'9" x 5'0"
Dining Room 13'3" x 15'9"
Family Room 13'2" x 17'6"
Living Room 13'1" x 21'0"
Kitchen 13'3" x 15'0"
Breakfast Nook 12'4" x 12'4"
Office/Den 14'6" x 13'11"
Laundry 7'1" x 10'2"
Bathroom 3'2" x 8'9"

Second Level

Primary Bedroom 13'3" x 22'5"
W.I.C. 6'11" x 8'5"
Primary Bathroom 10'3" x 14'9"
Bedroom 13'0" x 13'10"
W.I.C. 5'1" x 5'2"
Bedroom 12'11" x 12'8"
W.I.C. 5'8" x 5'2"
Bedroom 12'3" x 10'0"
Bathroom 8'1" x 8'5"

Lower Level

Recreation Room 25'7" x 18'6"
Room 13'2" x 20'0"
Storage 13'3" x 31'2"

Storage 12'0" x 12'5"
Utility 29'4" x 13'11"





Have A Real Estate Question?

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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: 3

Property Type: Two-Storey

Neighbourhood: Manotick Estates

Lot Size: 104.99 ft x 338.85 ft (Irregular) - 0.778 Acres

Taxes/Year: \$7,301.88 / 2024

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$3,684.00 per year.

Approximate Gas Expense: \$2,125.00 per year.

Inclusions:

Whirlpool Cooktop. Samsung Dishwasher. GE Wall Oven. Amana Fridge/Freezer. Maytag Washer and Dryer. Magic Chef Fridge. Alarm System. Two Garage Door Openers and Operators. All Light Fixtures, Except as Excluded Below. All

Bathroom Mirrors. Generlink Transfer Switch. Water Softener. Central Vac and Attachments. Hot Water Tank. Pool Equipment: Natural Gas Heater. Pump. Filter. Leaf Net. Pool Cover. Water Bags.

Exclusions:

Dining Room Chandelier.

Rental Equipment:

Alarm monitoring –Telus, \$675.84 per year.

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