

FOR SALE



Wright
The **Team**

5517Cedar.com

5517 Cedar Drive

🛏️ 4 BEDS | 🛁 4 BATHS



MANOTICK

Set within an established subdivision in Manotick South, this well-maintained home is situated on a treed estate lot of just over two acres. Positioned well back from the road, it offers a quiet, private setting just minutes from the Rideau River and the family-oriented amenities of Manotick Village.

This energy-efficient, airtight home was designed by Bruce Gough of Energy Building Group and features triple-glazed windows, R40 insulation in the exterior walls, R60 insulation in the attic, and the basement wrapped in R20 styrofoam to ensure excellent thermal performance.

Designed with everyday living in mind, the interior offers a thoughtful layout with light-filled rooms, four bedrooms, and four bathrooms. The main floor includes inviting living areas accented by decorative mouldings, a kitchen with quartz countertops, a dedicated laundry room, and a practical family entrance with direct access to the attached two-car garage. A fireplace adds warmth and character to the home, while the finished lower level provides additional versatile space to accommodate a range of uses.

On the second level, you will find four generously sized bedrooms and a main bathroom. The primary suite features a walk-in closet and an ensuite bathroom.

Outdoors, a spacious, low-maintenance composite deck with a natural gas hookup for a barbecue creates an ideal area for entertaining. Surrounded by mature trees and natural landscaping, this welcoming exterior space offers a quiet and relaxing retreat.

Foyer, Living Room, Dining Room and Kitchen





Key Updates & Points to Note

Construction and Energy Efficiency

- Designed to R2000 standards by Bruce Gough of Energy Building Group (1983). While certification was not pursued, the home did pass the air infiltration test.
- 12-inch double exterior walls with R40 insulation.
- R60 insulation in the attic.
- 4-inch rigid foam insulation on the foundation and under the slab.
- Triple-glazed windows throughout most of the home (installed circa 2008–2009; garage excluded).
- Gas furnace replaced approximately 2016.
- Roof replaced in 2014.
- Gutter Helmet system installed on eavestroughs for reduced maintenance.
- Sump pump with back-up.

Power Backup

- Automatic natural gas generator (Briggs & Stratton, 2022). Supports mechanical room, fridge and freezer, family room, garage doors, and several light circuits.
- Provides security and comfort during power outages.

Interior Features

- Architectural detailing includes multi-level ceilings, stained glass window in foyer, wide window sills, wainscoting, chair rails, porcelain doorknobs, and ample electrical outlets in every room.

Key Updates & Points to Note (continued)

Interior Features (continued)

- Spacious solid wood kitchen updated in 2022. Features painted cabinetry, upgraded counters, appliance garage, three lazy Susans, pull-out cutting board, built-in cookbook shelving, pantry with pull-out shelves, and broom closet.
- Powder room off the family entrance with updated sink and counter.
- Two mudroom doors, and the front door have been replaced.
- Access to the garage is provided from the main level and the basement.

Water Supply

- Private well (186 feet deep), producing approximately 15 gallons per minute.
- Water column rises to about 30 feet from the surface.
- Pump suspended approximately 160 feet down on a pitless adaptor.

Septic System

- New 'state-of-the-art' septic system installed in 2024.
- All topsoil areas recently hydroseeded.
- The driveway was repaired, and professionally recoated.





Additional
Bedrooms
and Finished
Basement



Property Dimensions

Main Floor

Foyer 12'10" x 14'2"
Living Room 15'0" x 15'2"
Dining Room 13'7" x 12'3"
Kitchen 14'5" x 13'7"
Breakfast Nook 9'2" x 12'3"
Family Room 9'11" x 15'1"
Laundry 12'1" x 7'8"
Bathroom 7'9" x 2'10"

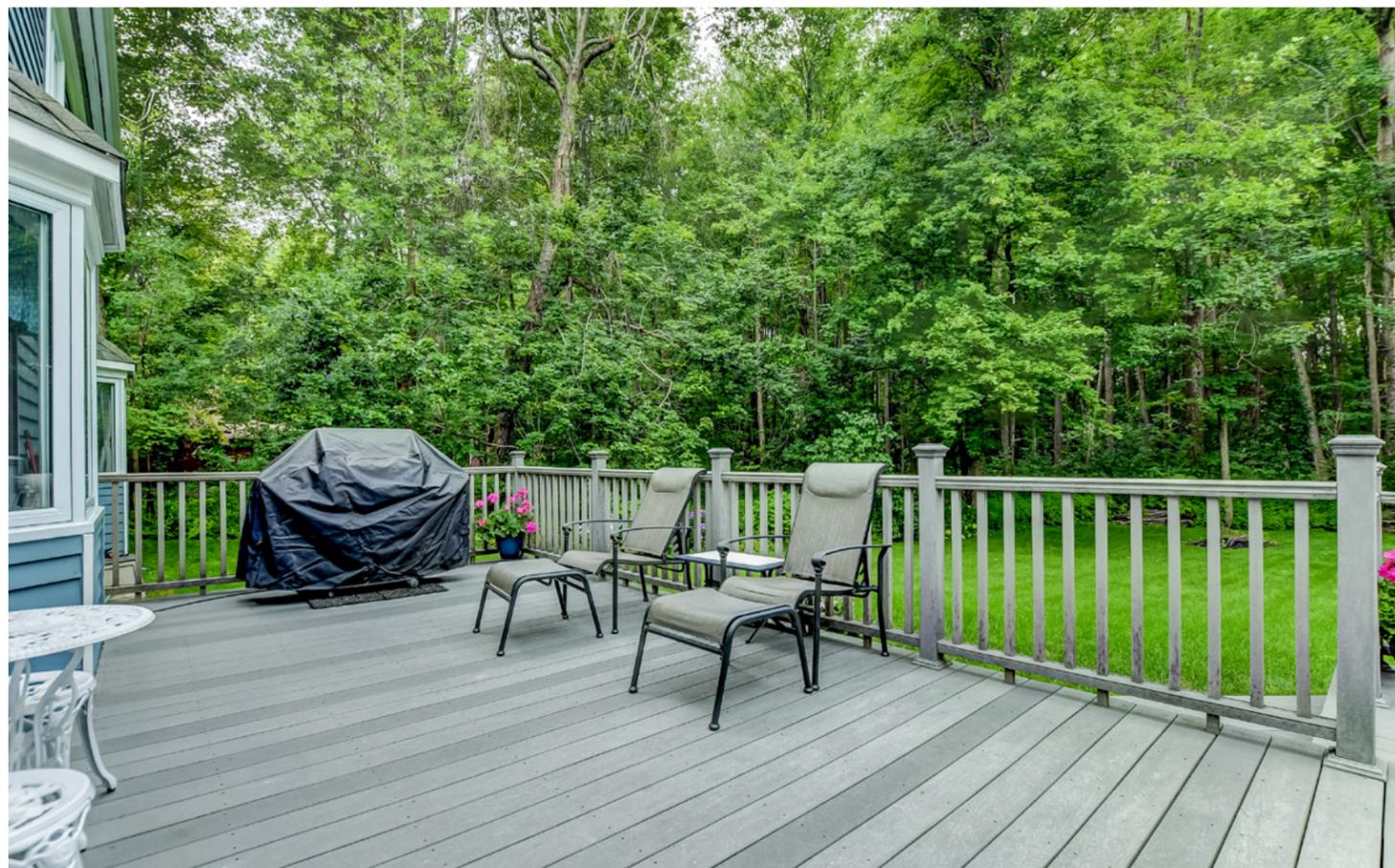
Lower Level

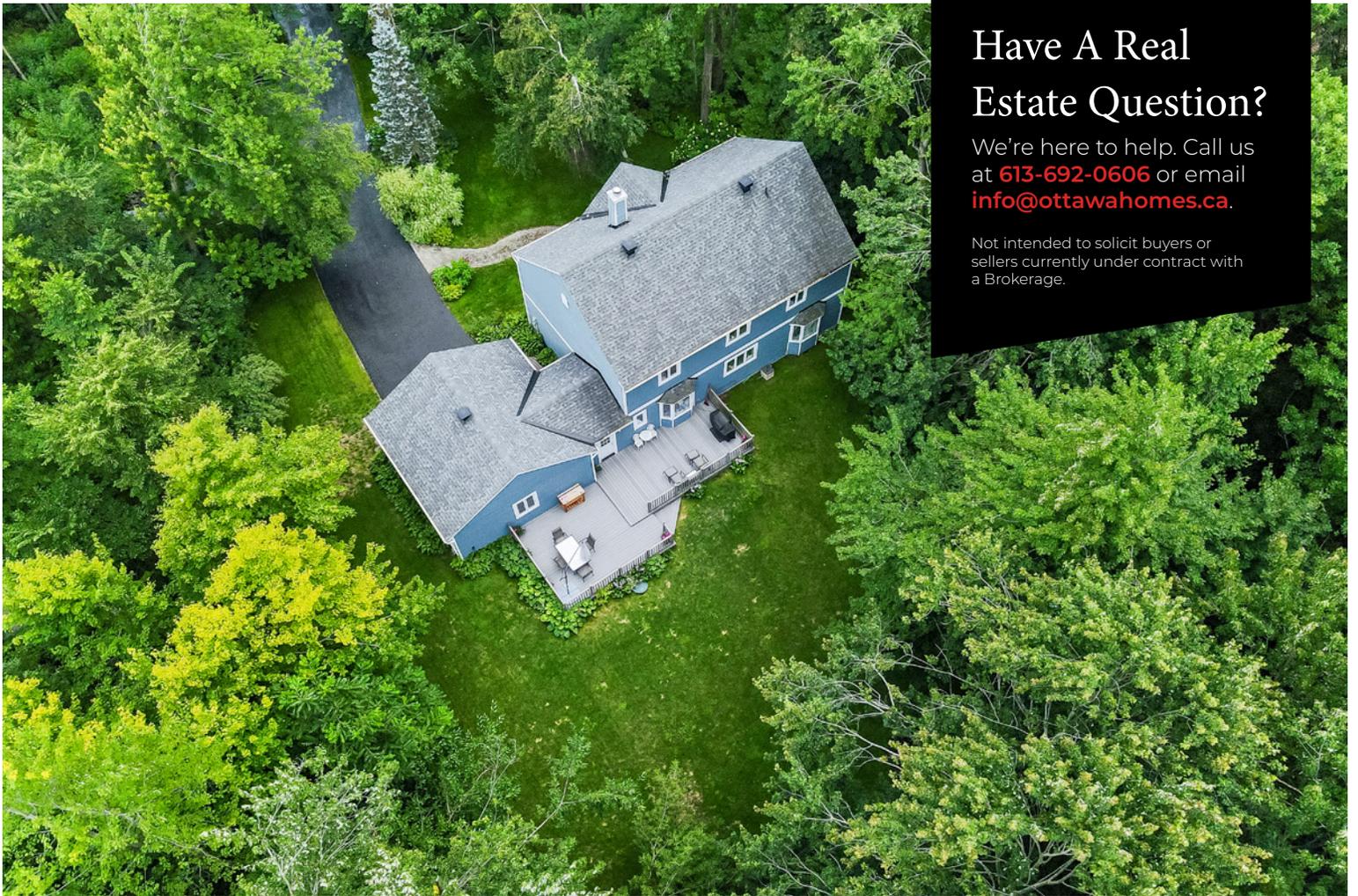
Recreation Room 27'8" x 13'7"
Room 15'1" x 14'0"
Room 13'1" x 8'7"

Second Level

Primary Bedroom 15'1" x 22'9"
W.I.C. 5'11" x 4'8"
Bath 8'2" x 4'11"
Bedroom 10'2" x 9'8"
Bedroom 12'6" x 13'10"
Bedroom 9'4" x 13'7"
Bath 5'8" x 9'8"

Bathroom 5'3" x 5'1"
Electrical Room 13'1" x 19'0"
Storage 9'11" x 12'3"





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: 4

Bathrooms: 4

Property Type: Two-Storey

Neighbourhood: Manotick

Lot Size: 184.83 ft x 473.04 ft - 2.009 acres

Taxes/Year: \$7,293.46 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$1,569 per year.

Approximate Gas Expense: \$1,131 per year.

Inclusions:

Stove. Fridge. Dishwasher. Microwave. Two garage door openers and operators. Alarm system. Briggs & Stratton gas generator. Light fixtures. Window coverings. Washer and dryer.

Freestanding wooden shelving units.

Exclusions:

Freezer in the basement. Basement Fridge.

Rental Equipment:

Hot water tank, approximate cost of \$275.

Water softener, approximate cost of \$466.

Alarm monitoring, approximate cost of \$373.

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.

The Wright Team

P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage