

FOR SALE



The Wright Team

5533SouthIslandPark.com

5533 South Island Park Drive

🏠 4 BEDS | 🛁 4 BATHS



MANOTICK, SOUTH ISLAND

Discover a remarkable lifestyle with this beautifully appointed two-storey residence, ideally situated in the heart of Manotick. Set along South Island Park Drive, the property offers 139 feet of water frontage, boasts captivating views of the Rideau River, and enjoys close proximity to recreation, schools, the Manotick Public Library, restaurants, shops, and inviting streetfront cafés.

Designed with families in mind, the home features a seamless layout that suits both daily living and entertaining. The main level includes a dedicated office, a sunroom with serene water views, and a family room that opens to the eat-in kitchen. The kitchen is equipped with granite countertops, premium appliances, generous storage, a centre island, and a tray ceiling with crown moulding and recessed lighting.

Upstairs, the primary bedroom serves as a private retreat with tranquil water vistas, a walk-in closet, and a five-piece ensuite. Three additional bedrooms are also offered, one featuring a private two-piece ensuite. A full bathroom, a versatile loft area, and secondary laundry amenities complete the second level.

The basement provides additional living space with a finished recreation room.

Outside, a tranquil waterfront sanctuary awaits. Nestled among mature trees and meticulously manicured grounds, the outdoor space provides a serene backdrop with sweeping views of the Rideau River. A spacious deck invites both quiet relaxation and entertaining, while the heated saltwater pool and patio offer an inviting retreat to unwind. Thoughtfully maintained landscaping enhances the natural surroundings, creating an elegant complement to the home's setting.

Living Room,
Dining Room
and Kitchen





Key Updates & Points to Note

Interior Features

- New hardwood flooring (2024).
- Flooring replaced (2024).
- Two gas fireplaces upstairs.
- Main floor office with closet.
- Second level linen closet with attic access.
- Basement floor painted.
- Wood-burning fireplace in basement.

Kitchen Appliances

- KitchenAid fridge (2023).
- Bosch dishwasher (2022).
- KitchenAid oven (2017).
- KitchenAid cooktop (2017).

Mechanical and Utilities

- Furnace replaced (2024).
- Pressure tank (2023).
- Air conditioner (2010).
- Central vacuum.
- Reverse osmosis system.
- Whole home Briggs & Stratton generator.
- Water softener (rented, Reliance).
- Hot water tank (rented, Reliance).
- Sump drains to river.

Key Updates & Points to Note (continued)

Construction and Updates

- Built in 1983.
- Patio door (2023).
- Front door (2021).
- Roof replaced (2017).

Garage and Storage

- Oversized double garage.
- Additional storage behind garage with direct access to the backyard and basement.

Exterior and Property Features

- Offers 139 feet of water frontage.
- Pool liner replaced (2025).
- Pool: new pump, heater, and solar blanket (2024).
- Pool: 18x36 ft with deep and shallow ends.
- Septic pumped (Fall 2024).
- Sprinkler system (front and back, maintained by the homeowner by Yates).
- Well head extension with new submersible pump (2021).





Family Room,
Sunroom and
Office





Primary Suite,
Ensuite and
Additional
Bedrooms







Recreation Room
and Exterior





Property Dimensions

Main Floor

- Foyer 10'2" x 5'4"
- Living Room 17'2" x 13'1"
- Dining Area 11'0" x 19'6"
- Kitchen 15'2" x 15'10"
- Breakfast Nook 9'8" x 13'10"
- Family Room 17'2" x 17'11"
- Office 11'4" x 19'3"
- Bathroom 6'0" x 5'4"
- Sunroom 11'4" x 13'9"
- Laundry / Family Entrance 7'10" x 13'9"

Second Level

- Open To Below 17'2" x 18'3"
- Primary Bedroom 15'10" x 16'9"
- Primary Bath 10'9" x 10'7"
- W.I.C. 10'9" x 6'11"
- Bedroom 14'1" x 11'1"
- Bathroom 5'9" x 5'8"
- Bedroom 12'5" x 11'11"
- Bedroom 13'10" x 14'9"
- Bath 6'5" x 4'6" / 6'5" x 5'11"
- Laundry 5'1" x 3'3"

Lower Level

- Recreation Room 32'3" x 18'1"
- Cold Storage 23'11" x 2'11"





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: 101.67 ft x 240.68 ft (Irregular) - 0.740 acres

Taxes/Year: \$10,606 / 2024

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$2,103 per year.

Approximate Gas Expense: \$2,163 per year.

Inclusions:

KitchenAid fridge. KitchenAid oven. Bosch dishwasher. KitchenAid cooktop. Central vacuum. Briggs & Stratton whole home generator. Pool Equipment: Liner, Heater,

Pump, Solar Blanket. All window coverings. Light fixtures. Washer. Dryer.

Exclusions:

None.

Rental Equipment:

Water softener & Hot water tank – Reliance

\$64.39 monthly cost for hot water tank & water softener.

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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