

FOR SALE



**The Wright Team**

[5856RedCastle.com](http://5856RedCastle.com)

**5856 Red Castle Ridge**

5 BEDS | 5 BATHS





# RIDEAU FOREST

Nestled on two acres in Manotick’s Rideau Forest, this custom bungalow offers a thoughtful balance of privacy, timeless design, and refined living. Surrounded by mature trees and professionally landscaped grounds, it provides a tranquil setting just minutes from the amenities of Manotick village.

From the moment you step inside, a warm, neutral palette and elegant finishes set the tone for a home that reflects modern sophistication. The spacious interior is filled with natural light and designed for both everyday living and entertaining. Engineered hand-scraped wide-plank flooring, detailed coffered and beamed ceilings, transom windows, and rich wood accents add character and depth throughout.

At the heart of the home is the great room, anchored by a striking two-sided stone fireplace that flows seamlessly into the kitchen. The chef’s kitchen is equipped with leathered granite countertops, full-height cabinetry, professional-grade appliances, a walk-in pantry, and a large centre island ideal for gathering.

The main level includes three well-appointed bedrooms, including a serene primary suite with a linear fireplace, a walk-in closet, and a luxurious five-piece ensuite.

The finished lower level continues the living space with exceptional comfort and versatility. It features a spacious recreation room with a fireplace and a custom entertainment area with a wet bar, two additional bedrooms, two bathrooms, a home office, and flexible rooms that can serve as a gym or hobby space.

Outdoors, the backyard serves as a natural extension of the home, offering a peaceful retreat for unwinding or entertaining. A thoughtful blend of hardscaping and softscaping defines the space, with patios, a covered timber-frame pavilion, and manicured gardens creating a private, beautifully designed setting.



Great Room and Kitchen







## Key Points to Note

- Custom-built bungalow by John Gerard Homes.
- Situated on 2.017 acres in Rideau Forest.
- California shutters.
- All full bathrooms feature heated floors.
- Heated towel bar in the primary ensuite.
- Ceiling fans installed in all bedrooms.
- Central vacuum system with retractable hose.
- Security cameras included with the property.
- Finished lower level with two large bedrooms, both with soundproofing insulation.
- Basement bathroom with heated floors and steam shower.
- Plumbing rough-in in the hobby/storage area.
- Full foam insulated interior foundation.
- Backup battery for the sump pump.
- Constant pressure water system.
- Water softener and conditioner.



## Key Points to Note (continued)

- Full irrigation system for landscaping.
- Full-house Generac generator.
- Furnace with HRV system. Air conditioning.
- Oversized three-car garage with finished floors and gas heat.
- Side entrance from garage.
- Side-mount garage door operators.
- Interlock patio approximately 18 ft x 18 ft.
- Covered timber-frame pavilion with power and gas, on matching interlock patio.
- Well located near the pavilion.
- Shed with electrical service.







Primary Suite,  
Ensuite and  
Recreation Room  
with Wet Bar











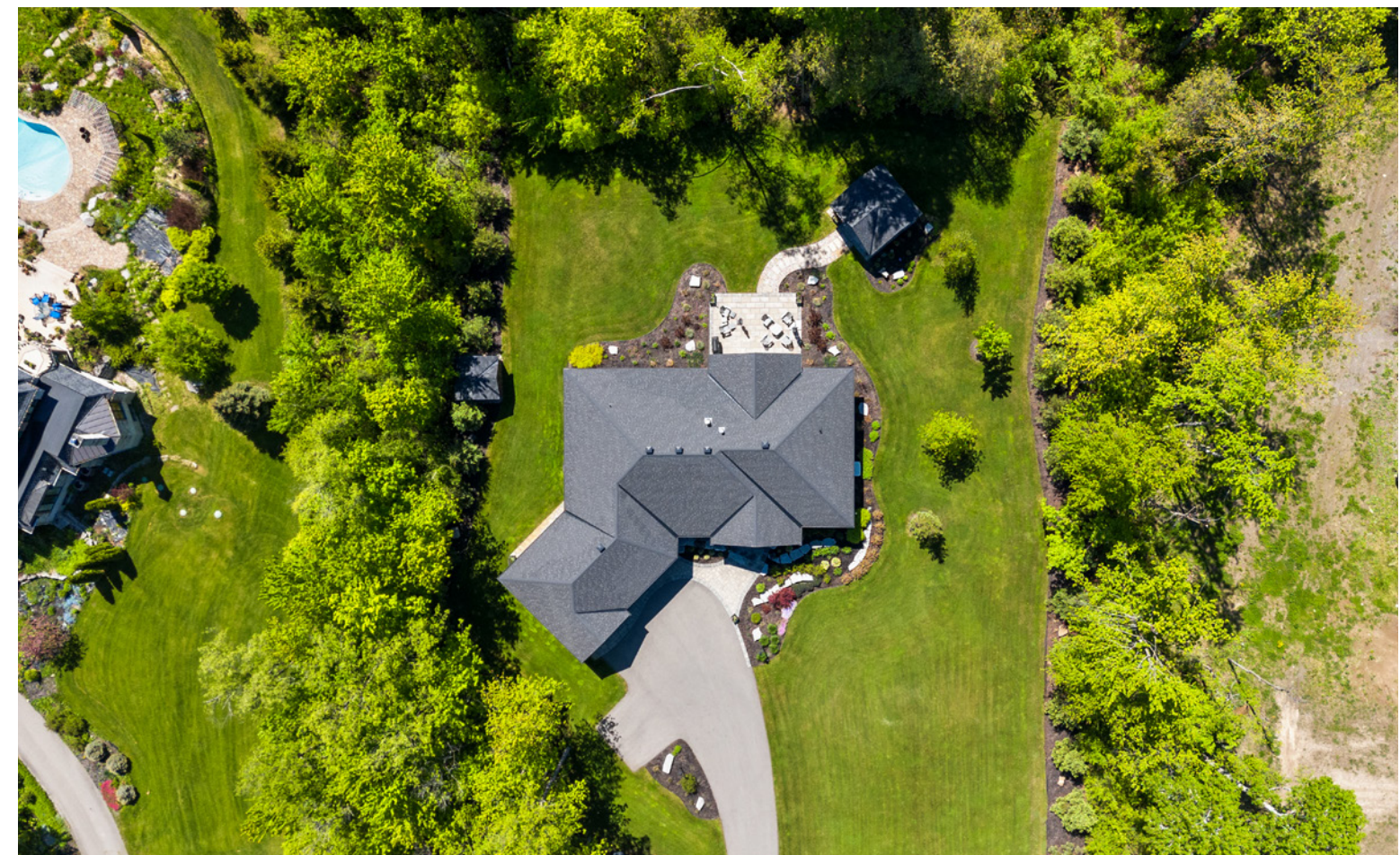
# Property Dimensions

## Main Floor

Great Room 20'7" x 26'4"  
 Dining Area 15'9" x 9'3"  
 Kitchen 15'3" x 15'7"  
 Pantry 8'1" x 5'2"  
 Laundry 7'10" x 8'3"  
 Bathroom 5'6" x 5'2"  
 Bedroom 13'11" x 12'2"  
 W.I.C. 5'7" x 5'7"  
 Bath 9'7" x 10'8"  
 Bedroom 13'11" x 12'7"  
 Primary Bedroom 14'5" x 16'9"  
 Primary Bath 9'11" x 17'4"  
 W.I.C. 9'10" x 14'2"

## Lower Level

Recreation Room 22'11" x 28'9"  
 Wet Bar 11'10" x 8'10"  
 Sitting Room 14'4" x 16'10"  
 Exercise Room 14'3" x 16'5"  
 Office 11'0" x 14'8"  
 Bath 5'4" x 10'6"  
 Bedroom 17'4" x 12'9"  
 W.I.C. 6'4" x 4'3"  
 Bedroom 14'0" x 17'2"  
 Bath 8'9" x 12'9"







## 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:** 5

**Bathrooms:** 5

**Property Type:** Bungalow

**Neighbourhood:** Manotick, Rideau Forest

**Lot Size:** 223.79 ft x 426.29 ft (Irregular) - 2.017 Acres

**Taxes/Year:** \$9,533.74 / 2025

### Utilities:

Approximate Hydro Expense: \$2,292 per year.

Approximate Gas Expense: \$1,690 per year.

### Inclusions:

Jenn Air Fridge. Jenn Air Freezer. Dishwasher. Wall Oven. Speed Oven/Microwave. 5 Burner Induction Cooktop. Built in Range Hood. Garage Heater. Garage Door Openers and Remotes. Central Vacuum with Retractable Hose and Attachments. Basement Fridge. Backup Battery for Sump. Water Softener. Iron and Sulphur Filter. Irrigation System. Generac. Security

Cameras. All Light Fixtures. All Window Coverings. Washer. Dryer. Outdoor Speakers.

### Exclusions:

Wall Mounted Televisions. Sound Bars. Basement Microwave. Indoor Speakers.

### Rental Equipment:

Hot Water Tank.

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

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