

FOR SALE



Wright
The Team

6005Earlscourt.com

6005 Earlscourt Crescent

4 BEDS | 5 BATHS



RIDEAU FOREST

Gated country estate, Rockcrest Manor. Easy access to downtown and the airport.

Situated on a 2.11-acre estate lot in Manotick's Rideau Forest, this exceptional property embodies refined living. Enveloped by mature trees and thoughtfully landscaped grounds, it offers a rare blend of privacy, elegance, and natural beauty.

The home's bright and expansive interior features timeless architectural details, including soaring ceilings, clerestory windows, hardwood floors, recessed lighting, and crown mouldings. The flowing layout on the main level is perfect for both family living and entertaining, with large windows that invite natural light.

On the second level, four generously sized bedrooms include a distinguished primary suite with dual walk-in closets and a luxurious ensuite. The finished lower level offers additional living space to enjoy. The dedicated indoor pool has sealed access from the main home. Enjoy year round for aqua fitness, hydro therapy, relaxation and family fun.

The exterior is equally impressive, blending landscaping and hardscaping within a peaceful woodland setting. Interlock stone walkways and patios provide elegant outdoor spaces for relaxation and entertaining, while meandering paths lead to a tranquil stone-edged pond, gardens, gazebos, and a greenhouse, creating a serene retreat. Additional features include a storage outbuilding, a detached garage that is ideal for a workshop, and an attached three-car garage.

Located just moments from boutique shops, restaurants, and cafés of the charming village of Manotick, this remarkable property strikes the perfect balance of luxury and convenience.

Living Room,
Breakfast Nook
and Kitchen





Key Updates & Points to Note

Interior Features

- Oak hardwood flooring on the main floor and staircase. The second level features oak and maple hardwood.
- Great room features 18-foot ceilings, and a natural gas fireplace.
- Kitchen cabinetry by Deslaurier Custom Cabinets.
- Sunroom includes telescoping windows, sliding door, radiant heater, and speakers.
- Primary bedroom includes two walk-in closets.
- Built-in speakers in the sitting room, dining room, primary bedroom, ensuite, and throughout the basement.
- Intercom system installed.
- Electric radiant floor heating in ensuite bath.
- Supplementary heater located in the Jack and Jill bathroom, and in the basement bathroom.

Garage

- Triple garage with epoxy floor finish.
- One single garage bay is partitioned and used as a mudroom, with radiant heating, a wash-up sink, and a manually operated garage door.
- Stairs from the garage lead to a lower-level mudroom with laundry and a full bathroom.
- A detached garage also located on the property.

Indoor Pool (Added 2010)

- Accessed from the basement, separate from the main house.
- 8'x15' Pool with Endless Pool current machine. The pool is heated and has a security cover.
- Pool building includes a deck area, change room, and shower.
- Separate sump pump installed for the pool house.
- The pool building is temperature and humidity controlled.
- In October 2024, the vinyl liner, circulating pump, skimmer, current motor, and submersible hoses were replaced.

Key Updates & Points to Note (continued)

Mechanical & Systems

- Grundfos pressure tank installed.
- Boiler system (installed 2010) provides radiant floor heat to the house basement and registers in the mudroom, as well as air heat for the pool house. Maintained annually by the homeowner through Swallow Heating.
- 17 kW Generac generator (installed 2010), maintained annually by the homeowner through Gentech.
- Furnace and air conditioning unit (installed 2003); original systems, maintained annually by the homeowner through Swallow Heating. Furnace reported to be in good condition.
- Natural gas line installed for BBQ.
- Security system with three keypads (front door, garage, and workshop entries), door sensors, sump water alert, glass break, motion and heat sensors. Alliance Security monitoring contract may be retained to the new owner if a land line is available.
- Eight exterior cameras connected to a DVR.
- Whole-home surge protection system in place.
- Bell fibre internet connected.
- Rogers cable is connected.
- Eureka central vacuum system on all three floors of the home.



Key Updates & Points to Note (continued)

Roof, Well & Water Systems

- Roof replaced in 2017 with a multi-year Golden Pledge warranty.
- Deep well pump replaced in 2020.
- Water heater in the house basement replaced in 2016.
- Well located in the front garden.

Outbuildings & Outdoor Features

- Workshop includes propane heater, extractor fan, and separate panel (not connected to backup power).
- In-ground lawn and flower bed irrigation on Rain Bird controller.
- Storage shed located behind the workshop.
- Greenhouse equipped with water, a 4 kW heater, and R4 insulation.
- Two gazebos: one near the house and one by the fishpond with firewood storage.
- Trails with lighting wind through the cedar forest.
- Vegetable garden and greenhouses are accessible via the trails.
- Exterior water taps connected to garden hoses.
- Split rail fence borders the property.
- Front gates controlled by keypad, phone, and remotes.





Family Room,
Sun Room,
Primary Suite
and Ensuite





Additional
Bedrooms
and Finished
Basement





Finished
Basement and
Exterior





Property Dimensions

Main Floor

Foyer 8'6" x 13'10"
Living Room 14'4" x 13'3"
Dining Area 13'5" x 18'10"
Kitchen 12'2" x 14'9"
Breakfast Nook 11'9" x 11'5"
Closet/Pantry 5'6" x 5'4"
Sun Room 14'8" x 12'5"
Bath 6'7" x 5'8"
Pool Room 18'1" x 26'11"
Bath: 3'4" x 8'3"

Second Level

Primary Bedroom 24'1"x 20'5"
Primary Bath 10'9" x 13'9"
W.I.C. 7'10" x 4'6"
W.I.C. 7'10" x 5'8"
Bath 10'9" x 13'9" / 5'6" x 2'8"
Bedroom 17'5" x 14'3"
Bath 4'10" x 5'11"
Bath 8'3" x 6'3"
Bedroom 13'5" x 13'7"
Bath 3'11" x 6'3"
W.I.C. 3'11" x 5'11"
Bedroom 13'1" x 11'6"
Bath 7'8" x 4'10"
W.I.C. 5'1" x 4'11"

Lower Level

Recreation Room 26'3" x 40'4"
Room 18'0" x 20'3"
Bath 11'4" x 6'2"
Laundry 11'10" x 12'8"
Utility Room 13'4" x 22'9"

Garage

Attached Garage 22'9" x 22'7"
Attached Garage/Mud Room 22'9" x 12'10"
Detached Garage: 22'9" x 22'10"





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: 5

Property Type: Two-Storey

Neighbourhood: Manotick, Rideau Forest

Lot Size: 383.20 ft x 327.75 ft (Irregular) – 2.11 Acres

Taxes/Year: \$8,750.41 / 2024

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$3,319 per year.

Approximate Gas Expense: \$2,090 per year.

Inclusions:

Iron and sulphur filter. Softener. HWT. 17KW generator. Central vacuum. Dacor microwave. Dacor oven. Dacor warming drawer.

Miele dishwasher. Miele cooktop. Built-in hood fan. GE fridge/freezer. HRV.

Exclusions:

Garden ornaments. Planters. Two green coveralls (portable garage shelters) from Cover-Tech. Pool table.

Rental Equipment:

Propane 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.

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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