

FOR SALE



**The Wright Team**

[511Anchor.com](http://511Anchor.com)

**511 Anchor Circle**

5 BEDS | 4 BATHS





# MANOTICK, MAHOGANY

This exceptional property is situated on a welcoming streetscape in Mahogany, Manotick, offering a charming location that perfectly blends community warmth with modern design.

The Minto Magnolia 5-bedroom model features a bright and airy layout designed for family living and effortless entertaining. Hardwood flooring extends throughout the main level, connecting the den/living room to the open-concept dining room, family room, and kitchen. The family room centres around a natural gas fireplace framed by a striking floor-to-ceiling quartz surround, creating a warm and inviting space to relax. The kitchen opens to the breakfast area and showcases quartz countertops, stainless steel appliances, and a large centre island illuminated by elegant lighting.

Upstairs, the luxurious primary suite serves as a peaceful retreat, complete with three walk-in closets for ample storage and a well-appointed five-piece ensuite. Four additional bedrooms and two full bathrooms provide generous accommodation for family and guests.

This spacious, move-in ready home is located just moments from amenities including parks, restaurants, boutique shops, the Rideau River, and the Manotick Walk—a scenic path that connects directly to the heart of the village.



Living Room,  
Dining Room,  
Family Room  
and Kitchen







## Key Updates & Points to Note

- Minto Magnolia 5-Bedroom Model, Elevation B.
- 8-foot interior doors.
- Flat ceilings.
- Hardwood flooring on the main level and stairs.
- Metal spindle staircase railing.
- Formal dining room and front den/living room.
- Kitchen featuring an LG refrigerator, Samsung stove, dishwasher, nautical-style range hood, quartz countertops, pantry, and a large centre island.
- Second-level laminate flooring.
- Primary suite with three walk-in closets, quartz countertops in the ensuite, tile surround shower, and a freestanding bathtub.
- Quartz countertops featured in the main bathrooms.
- Jack and Jill second-level bathroom.
- Basement has rough-in plumbing, large windows, and laundry amenities.
- All light fixtures and blinds included.
- Central air conditioning.
- Garage door opener installed.





Primary Suite,  
Ensuite and  
Additional  
Bedrooms





# Property Dimensions

## Main Floor

- Foyer 9'7" x 16'2"
- Den/Living Room 9'4" x 13'5"
- Breakfast Area 17'6" x 7'3"
- Kitchen 17'6" x 10'6"
- Dining Room 22'5" x 12'2"
- Family Room 17'7" x 13'5"
- Family Entrance 9'7" x 7'9"
- Bathroom/WC 6'7" x 6'2"

## Second Level

- Primary Bedroom 18'4" x 16'11"
- W.I.C. 6'4" x 7'3"
- W.I.C. 6'1" x 5'5"
- W.I.C. 6'1" x 3'5"
- Primary Bathroom 10'6" x 9'2"
- Bedroom 16'11" x 10'4"
- Bedroom 11'2" x 8'11"
- Bathroom 11'2" x 6'3"
- Bedroom 17'2" x 13'11"
- W.I.C. 5'1" x 4'2"
- Bedroom 16'0" x 11'10"
- Bathroom 6'4" x 9'3"







## Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **[info@ottawahomes.ca](mailto: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:** 4

**Property Type:** Two-Storey

**Neighbourhood:** Manotick

**Lot Size:** 45.27 ft x 92.63 ft

**Taxes/Year:** \$7,284.73 / 2025

**Heating:** Forced Air, Natural Gas

### Inclusions:

All light fixtures. All window coverings. Washer. Dryer. Fridge. Stove. Dishwasher. Hood fan. Garage door openers and remotes.

### Exclusions:

Microwave.

### 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.

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**ROYAL LEPAGE**  
**Team Realty**  
Independently Owned and Operated, Brokerage

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