

FOR SALE

  
CARRIAGE  
TRADE



**The Wright Team**

[5987Knights.com](http://5987Knights.com)

5987 Knights Drive

5 BEDS | 4 BATHS





# RIDEAU FOREST

Set on a sprawling 2.5-acre estate lot in Manotick's Rideau Forest, this custom-built bungalow offers an exceptional lifestyle in a setting defined by mature trees and natural beauty. The property seamlessly blends timeless design with a thoughtful layout ideal for both relaxed family living and refined gatherings.

Inside, the home features elegant architectural elements, including cathedral and tray ceilings, hardwood flooring, recessed lighting, and a striking fireplace that anchors the main living area. Expansive windows fill the interior with natural light and offer peaceful views of the surrounding landscape.

The eat-in kitchen is beautifully appointed with rich wood cabinetry, granite countertops, stainless steel appliances, a centre island, a distinctive backsplash, and a walk-in pantry. Adjacent formal and informal living areas offer flexibility for everyday living and hosting.

Three bedrooms are located on the main level, including a private primary suite with its own fireplace, walk-in closet, and a luxurious five-piece ensuite. The fully finished lower level offers impressive space and mirrors the quality of the main floor. It features a large recreation room with a refreshment station/ wet bar, two additional bedrooms, a full bathroom, a home office, and flexible areas that can adapt to a variety of needs.

Outdoors, the property unfolds into a private oasis that invites you to unwind. Professionally landscaped, it features multiple patios and an inground saltwater pool, all surrounded by a backdrop of mature woodland that ensures privacy.

A truly exceptional residence, located just moments from amenities in the charming village of Manotick.



Living Room and Kitchen







# Key Updates & Points to Note

## Updates & Systems

- Three new, insulated garage doors installed (June 2025).
- Tankless hot water system (owned, August 2024).
- New sound system (2024).
- Well Mate fibreglass pressure tank, 30-gallon (July 2023).
- Sewage pump replaced (February 2023).
- Additional sump pit and sump pump added (December 2022).
- Two furnaces, two humidifiers, and two air conditioning units.
- Water treatment.

## Property & Exterior Features

- Private 2.5-acre lot in Rideau Forest, bordered by mature woodland.
- Professionally landscaped with specimen evergreen and deciduous trees.
- Low-maintenance landscape design.
- In-ground sprinkler system and solid underground drainage from downspouts.
- Extensive interlock and large terrace surrounding the pool, extending to a raised and partially covered sitting area.
- Stone and stucco exterior.
- Exterior feature lighting, soffit plug and garage lights on timers, and built-in security cameras.
- Exterior fencing upgraded to meet current bylaw standards. The property extends beyond the fenced area.
- Garden/storage shed with adjacent outdoor sink.
- The exterior has been wildlife proofed.



# Key Updates & Points to Note (continued)

## Pool

- Mermaid in-ground saltwater pool (28' x 14', Roman style, installed 2015).
- New pool pump (August 2022).
- Pool is heated, has a winter cover, and is fenced to code.

## Garage

- Oversized, insulated triple garage with parking for five vehicles.
- Direct interior staircase access from garage to the finished lower level.

## Additional Property Features

- Finished basement professionally completed with permits by the original builder (2015).
- Basement includes Drycore subflooring and interior access to garage.
- Generator wiring in place.
- Eight-foot solid interior doors.
- Custom built-in closet systems.





Sitting Room,  
Primary Suite  
and Ensuite







Additional  
Bedrooms







Finished Lower Level











# Property Dimensions

## Main Floor

Foyer 11'8" x 12'6"  
Living Room 13'0" x 14'3"  
Sitting Room 8'3" x 11'1"  
Dining Area 13'7" x 14'6"  
Family Room 25'6" x 20'2"  
Kitchen 15'9" x 16'3"  
Pantry 5'2" x 7'10"  
Breakfast Area 14'8" x 8'4"  
Laundry 15'0" x 9'1"

Bedroom 11'4" x 12'1"  
W.I.C. 5'2" x 3'11"  
Bath 7'11" x 15'5"  
Bedroom 11'11" x 12'1"  
WIC 5'8" x 3'11"  
Bath 4'6" x 7'10"  
Primary Bedroom 17'9" x 24'9"  
W.I.C. 13'6" x 17'10"  
Primary Bath 14'0" x 16'3"

## Lower Level

Recreation Room 64'8" x 23'3"  
Wet Bar 6'0" x 5'0"  
Family Room 17'10" x 24'6"  
Sitting Room 13'10" x 17'7"  
Bedroom 13'5" x 17'11"

Bedroom 13'6" x 16'2"  
Office 13'11" x 9'1"  
Flexible 17'11" x 14'8"  
Bath 7'8" x 9'1"







## 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: 4

Property Type: Bungalow

Neighbourhood: Manotick, Rideau Forest

Lot Size: 463.48 ft x 451.07 ft (Irregular) - 2.572 Acres

Taxes/Year: \$11, 431.60 / 2025

Heating: Forced Air, Natural Gas

### Utilities:

Approximate Hydro Expense: \$2,811 per year.

Approximate Gas Expense: \$2,883 per year.

### Inclusions:

Thermador six-burner gas cooktop. Micro-convection oven.

Convection oven. Warming drawer. Dishwasher. Coffee maker. Bosch fridge and freezer. KitchenAid wine cooler. Danby fridge on the lower level. LG washer and dryer. Upright freezer in the garage. Three garage door openers and operators. All window coverings. All light fixtures. Bathroom mirrors. Mirror in the walk-in closet at the family entrance. Samsung TV and speakers in the lower family room. Small Samsung TV in the games area. Samsung TV with sound bar in the sitting area with the fireplace. Alarm system with nine exterior cameras. Tower with equipment for the sound system. Cat-6 system. Hot water tank on demand. Water softener. Conditioner. Filter. UV system. Reverse osmosis system. Two

sump pumps. Back-up battery and alarm for the sump pumps. Eureka central vacuum with attachments and powerhead. Pool equipment: pump, filter, gas heater, salt water system, cover. Exterior speakers. In-ground sprinkler system. All outside planters and fountain.

### Exclusions:

Benches on the front porch and in the front and rear gardens. Bose sound bar in the lower level family room. Wall sconces in the lower foyer. Pool table light, frame, and pool table cues. Wood brackets with coat hooks in the garage, stairwell from the garage to the lower level, and pantry.

### Rental Equipment:

Alarm Monitoring – City Security System \$406.12 per year.

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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