

FOR SALE



The Wright Team

5572Carrison.com

5572 Carrison Drive

 5 BEDS |  5 BATHS



MANOTICK ESTATES

Nestled in the heart of Manotick Estates, this magnificent property exemplifies exceptional design and thoughtful craftsmanship. From the moment you arrive, its presence is unmistakable. A true retreat for everyday living or refined entertaining, every element has been carefully considered, both inside and out.

Step inside to discover a meticulously designed interior that blends classic elegance with modern comfort. Beautifully proportioned rooms featuring coffered, tray and vaulted ceilings, hardwood flooring, and stone masonry fireplaces enhance the living spaces. The chef's kitchen opens to the breakfast area and flows seamlessly into the main living areas, including an impressive living room, family room, and a formal dining room. The private primary suite offers peaceful views, wood ceiling detail, a generous walk-in closet, and a luxurious five-piece ensuite.

Upstairs, two spacious bedrooms each have their own ensuites. A second-floor office, complete with a masonry fireplace and cedar closet, provides a quiet and character-rich workspace. The lower level adds flexibility with a recreation and entertainment area and a temperature-controlled wine cellar finished in Old Chicago brick. A guest wing with two additional bedrooms and a full bathroom offers ample space for visitors.

At the end of the driveway, a charming two-storey retreat enhances the property's versatility combining functionality with character. It features a two-car garage, a large potting shed, storage space, a perimeter deck, balcony, and a second-floor temperature-controlled gym with integrated speakers.

Outside, the property opens into a private sanctuary. The landscaped grounds are designed for both relaxation and entertaining, with a saltwater pool, hot tub, covered porch with retractable screens, outdoor kitchen with a built-in Napoleon barbecue and range hood, pergola, and a firepit area. Set on a private ravine lot with western exposure, the grounds offer serene views in every season and a natural backdrop for outdoor living.

Foyer, Living Room and Dining Room





Key Points to Note

- Detached building includes a garage, potting shed, perimeter deck, storage, and upstairs gym with integrated speakers. Served by separate furnace and air conditioning system.
- Electrical power is supplied to the shed, detached building, and pergola.
- Unique architectural finishes throughout the home include salvaged tin ceiling in the laundry room, salvaged beams used as fireplace mantles, stone masonry fireplaces, Old Chicago brick masonry in fireplaces and wine cellar, and wood ceiling details in the primary bedroom and dining room.
- Covered porch features retractable screens and an outdoor kitchen with sink, built-in barbecue, and range hood.
- Multiple fireplaces: gas fireplaces in the family room and screened porch; wood-burning fireplaces in the eating area and living room; a stone masonry fireplace in the second-floor office.
- The main house is equipped with two furnaces and two air conditioning units; the detached building has its own furnace and air conditioning system.
- Two electrical panels service the main house.
- Independent electrical panel in the detached building.
- Steam humidifier and UV light on the main furnace; a humidifier on the secondary furnace.
- Exceptional pool and landscaping.
- Remote control Silhouette blinds are installed in the primary ensuite and second-floor south end bedroom.

A comprehensive list of renovations and upgrades is available upon request.

Kitchen, Primary Suite and Ensuite



Family Room
and Additional
Bedrooms





Office, Wine
Cellar, Rec Room
and Family Room









Property Dimensions

Main Floor

Foyer 8'8" x 4'8"
 Living Room 18'11" x 21'2"
 Dining Room 14'11" x 11'9"
 Kitchen 13'4" x 15'10"
 Breakfast Nook 12'5" x 18'10"
 Family Room 18'8" x 24'3"
 Laundry 7'8" x 6'6"
 Pantry 5'3" x 12'4"
 Bathroom/WC 5'2" x 4'7"
 Primary Bedroom 23'9" x 15'0"
 W.I.C. 9'4" x 5'9"
 Primary Bathroom 14'10" x 10'3" / WC 5'2" x 4'1"

Second Level

Office 15'2" x 25'4"
 Bedroom 15'7" x 10'3"
 W.I.C. 3'7" x 4'7"
 Bathroom 9'11" x 10'3"
 Bedroom 18'10" x 13'8"
 W.I.C. 6'2" x 7'7"
 Bathroom 11'2" x 11'2"

Lower Level

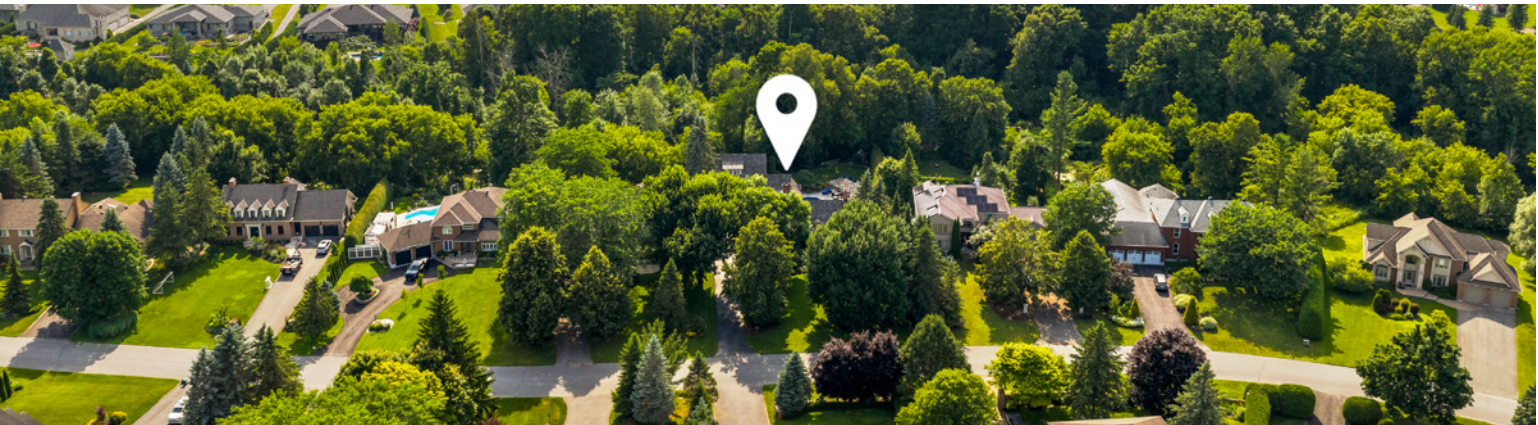
Recreation Room 22'10" x 18'7"
 Family Room 18'11" x 20'5"
 Bedroom 12'3" x 18'8"
 W.I.C. 7'6" x 5'3"
 Bedroom 14'1" x 18'8"
 Bathroom 8'8" x 7'7"
 Wine Cellar 3'8" x 7'1"

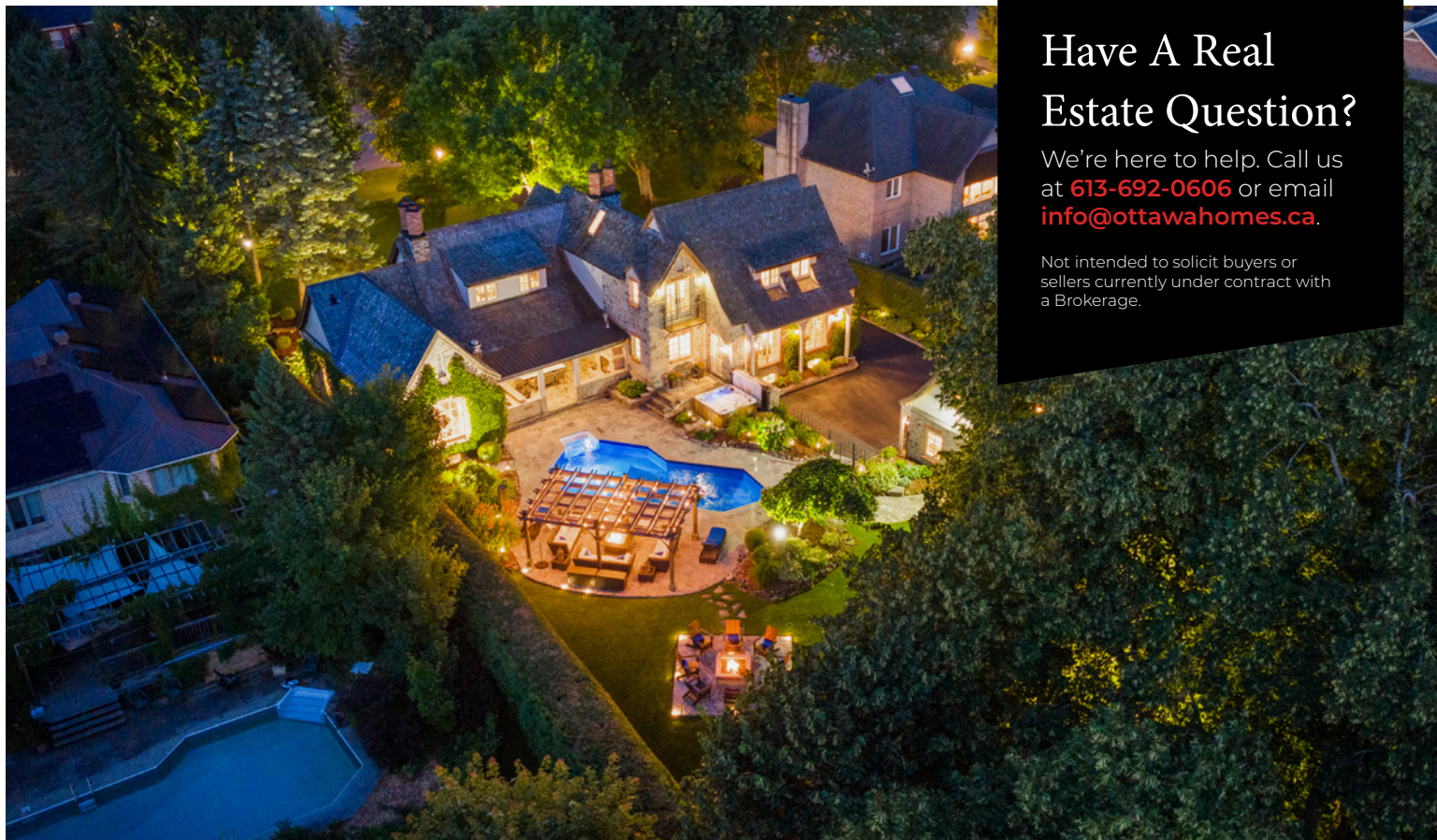
Detached Building, Main Level

Garage 18'7" x 19'0"
 Potting Room 9'6" x 14'8"
 Deck 28'3" x 8'3"
 Deck 18'4" x 31'5"

Detached Building, Second Level

Home Gym (above Garage) 14'0" x 28'9"
 Balcony 14'4" x 16'9"r





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: Two-Storey

Neighbourhood: Manotick Estates

Lot Size: 98.43 ft x 286.75 ft (Irregular) – 0.874 Acres

Taxes/Year: \$10,254.76 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$5284.68

Approximate Gas Expense: \$3,262.93 per year.

Inclusions:

Built in coffee maker Miele, in as-is condition. Brigade microwave. Viking fridge/freezer, Brigade double French door wall oven, Brigade gas cooktop, Zephyr range hood. Basement Microwave and secondary fridge, marble top table with chairs in screened porch (cushions not included), outdoor bbq, and range hood, outdoor kitchen bar fridge, outdoor speakers, outdoor lighting, hot tub, sprinklers, all Sonos speakers and components,

steam humidifier and regular humidifier, UV light on furnace, 6 wall mounted televisions, chest freezer, Generac whole home generator, pool cleaner, nest cameras, softener, iron and sulphur, UV light. Reverse osmosis (in second furnace room) serves kitchen sink. Central Vac As Is – no attachments.

Exclusions:

Cushions for the chairs in the screened porch.

Rental Equipment:

Hot Water Heater, \$544.08. Alarm Contract, Alliance \$542.28.

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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