

FOR SALE



**The Wright Team**

[5811Longhearth.com](http://5811Longhearth.com)

**5811 Longhearth Way**

5 BEDS | 5 BATHS



# SOUTH POINT, MANOTICK

Nestled in the South Point community of Manotick, this beautifully designed family home is set on an approximately 1.3-acre lot, offering both privacy and convenient access to boutique shops, restaurants, and cafés in the charming village of Manotick.

The spacious layout boasts hardwood floors on the main and second levels, elegant mouldings, a living room enhanced by a coffered ceiling and natural gas fireplace, and a formal dining room well suited to family gatherings.

The kitchen opens to the breakfast room and is appointed with custom cabinetry, granite countertops, a centre island, and a Butler's pantry. A wall of windows fills the space with natural light, creating a bright and welcoming atmosphere. A main-level office offers a quiet, dedicated space for working from home.

The primary bedroom is privately located on the main floor and includes a walk-in closet and a well-appointed five-piece ensuite. Upstairs, three additional bedrooms and two full bathrooms, including one ensuite, provide comfortable accommodations for family and guests.

The lower level expands the living space with a large recreation room, a full bathroom, a bedroom, and a flexible room in the finished design.

Completing the property is a serene outdoor living space that includes a screened-in porch, ideal for quiet moments overlooking mature trees and a peaceful backyard. The exterior patio offers a comfortable setting for alfresco dining or gathering with friends, surrounded by landscaped gardens and natural greenery.

Foyer, Living  
Room, Dining  
Room and  
Kitchen





## Key Updates

- Stove replaced (2025).
- Fridge/freezer replaced (2025).
- Microwave replaced (2025).
- Driveway sealed (2025).

Breakfast Area,  
Office, Primary  
Suite and Ensuite





Additional  
Bedrooms and  
Flex Room





Finished Lower Level





# Property Dimensions

## Main Floor

Foyer 11'5" x 11'11"  
 Office 12'5" x 10'10"  
 Dining Room 13'3" x 15'5"  
 Kitchen 19'10" x 13'3"  
 Breakfast Nook 16'4" x 7'0"  
 Pantry 4'9" x 6'2"  
 Butler's Pantry 6'8" x 7'0"  
 Living Room 20'2" x 15'0"  
 Primary Bedroom 16'1" x 21'3"  
 W.I.C. 10'8" x 9'3"  
 Primary Bathroom 13'5" x 12'4"  
 Screened Porch 13'4" x 8'9"  
 Laundry 10'10" x 14'1"  
 Bathroom / WC 4'9" x 5'3"

## Second Level

Bedroom 13'6" x 16'8"  
 Bedroom 13'10" x 11'1"  
 Bedroom 12'5" x 15'7"  
 Bathroom 5'6" x 10'4"  
 Bathroom 6'0" x 10'4"

## Lower Level

Recreation Room 50'10" x 27'9"  
 Bathroom 14'11" x 6'5"  
 Bedroom 12'5" x 13'5"  
 Flex 15'11" x 15'7"





## 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

**Lot Size:** 262.66 ft x 218.08 ft (Irregular)

**Taxes/Year:** \$9,240.25/ 2025

**Heating:** Forced Air, Natural Gas

**Utilities:**

Approximate Hydro Expense:

\$2,735.87 per year.

Approximate Gas Expense:  
\$2,198.47 per year.

### Inclusions:

All light fixtures. All blinds. Drapes and rods. Fridge/freezer. Stove. Hood fan. Microwave. Dishwasher. Washer. Dryer. Garage door opener and operators. Wine fridge. Irrigation system. Water softener. RO. Battery backup. Generator. HRV.

### Exclusions:

None.

### Rental Equipment:

Hot Water Tank, \$48.30 per month - Enercare.

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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