

FOR SALE



**W**right  
The Team

5440Wadell.com

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5440 Wadell Court

🛏️ 4 BEDS | 🚿 4 BATHS



# MANOTICK ESTATES

Located on a quiet cul-de-sac in the desirable Manotick Estates neighbourhood, this exceptional residence combines a prime location with an inviting lifestyle.

Inside, the generously proportioned layout is perfect for family living and entertaining. A striking two-storey foyer welcomes you, featuring a staircase with wrought iron railings. The main floor showcases French doors, hardwood flooring, and crown mouldings, with an open-concept kitchen and family room that includes a natural gas fireplace and views of the backyard. The kitchen is equipped with granite countertops, stainless steel appliances, and a centre island with a raised breakfast bar.

Upstairs, the primary bedroom suite includes a walk-in closet and an ensuite with a separate shower, a relaxing bathtub, and a dual sink vanity. Three additional bedrooms share a full bathroom, while the bonus room, featuring direct stair access to the garage, offers excellent flexibility for a home office or additional living space. The partially finished lower level provides additional living space, complete with a recreation room, office, bonus room, and a bathroom.

The backyard is well suited for gatherings, featuring a deck, hot tub, above ground pool, and a mature cedar hedge for privacy. A triple attached garage completes this offering.

Ideally situated, this home is just moments from the unique restaurants, boutiques, and street-front cafés of the charming village of Manotick.

Living Room,  
Dining Room  
and Family Room





## Points to Note & Key Updates

- Located in an excellent community setting that is just moments from the Rideau River, parks, walking and cycling paths, and village amenities, with easy access to urban conveniences and Highway 416.
- Hayward Salt Cell 2026.
- Fridge: 2024
- Oven: 2023
- Hot Tub: 2023
- Furnace: 2022
- Pool Heater: 2017
- Pool: 2016
- Air Conditioning: 2016
- Roof: 2011

Kitchen, Primary Suite and Ensuite





Additional  
Bedrooms and  
FLEX Room







# Property Dimensions

## Main Floor

Foyer 9'3" x 19'6"  
 Living Room 14'0" x 11'7"  
 Dining Room 14'6" x 12'3"  
 Kitchen 17'8" x 21'2"  
 Pantry 5'10" x 1'3"  
 Family Room 20'8" x 17'4"  
 Laundry 5'10" x 8'2"  
 Bathroom 7'10" x 6'6"

## Second Level

Primary Bedroom 14'0" x 15'1"  
 Primary Bathroom 14'0" x 10'0"  
 W.I.C. 10'4" x 10'2"  
 Bedroom 11'6" x 10'2"  
 Bedroom 12'10" x 10'2"  
 Bedroom 14'6" x 12'3"  
 Bathroom 10'4" x 7'11"  
 FLEX Room 22'10" x 23'3"

## Lower Level

Recreation Room 14'8" x 21'3"  
 Bathroom 5'9" x 11'10"

Office 14'2" x 15'0"  
 FLEX Room 12'11" x 14'1"





## 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:** 4

**Bathrooms:** 4

**Property Type:** Two- Storey

**Neighbourhood:** Manotick Estates

**Lot Size:** 135.89 ft Frontage (Irregular) - 0.520 ac

*Full Lot Measurements:* 221.58 ft x 130.33 ft x 135.75 ft x 81.32 ft

**Taxes/Year:** \$8,811.62 / 2025

**Heating:** Forced Air, Natural Gas

### **Utilities:**

Approximate Gas Expense: \$170/month.

Approximate Hydro Expense: \$268/month.

### **Inclusions:**

Smartfridge. Stove. Dishwasher. Microwave cooktop. Oven. Three garage door openers and two remotes. Central vacuum with two hoses and attachments. Water softener (as-is). Alarm system. Outdoor cameras and doorbell. Bathroom mirrors.

All window coverings. All light fixtures. Above ground pool. NG hot tub. Pool equipment: Deck boxes and all pool accessories, NG heater, skimmer, pump, stairs, any remaining pool and hot tub chemicals. Basement Fridge/freezer. Garage Freezer. Washer and dryer (in as-is condition).

### **Exclusions:**

Kitchen bar fridge.

### **Rental Equipment:**

Hot Water Heater.

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.

# The Wright Team

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