

FOR SALE



**The Wright Team**

6043Knights.com

6043 Knights Drive

5 BEDS | 5 BATHS



## RIDEAU FOREST

Set on a picturesque estate lot in Rideau Forest, this custom built walkout bungalow is surrounded by mature trees, lush gardens, and a pond with fountain, offering a serene sense of privacy and natural beauty.

Designed with timeless appeal and thoughtful craftsmanship, the home features elegant architectural details throughout, including cathedral and coffered ceilings, arched openings, hardwood floors, expansive windows, transom windows, as well as a natural gas fireplace with custom built-in niches. Natural light fills the interior, while three raised decks spanning the rear of the home create seamless connections to the landscaped grounds from the kitchen, great room, and primary suite.

The eat-in kitchen opens to a sunroom style breakfast area framed by panoramic windows overlooking the property and is appointed with rich wood cabinetry, updated quartz countertops, stainless steel appliances, and a centre island that serves as a casual gathering space. The main level also includes a private office and three bedrooms, including a spacious primary suite featuring a fireplace, private balcony, dual walk-in closets, a sun filled sitting area with panoramic windows, and a luxurious five-piece ensuite highlighted by an oversized glass shower with three shower heads. The two additional bedrooms are connected by a Jack and Jill bathroom.

The finished walkout lower level extends the living space with a recreation area, two additional bedrooms each with walk-in closets and ensuites, added ceiling lighting, seamless walkout access to the outdoors, and secondary direct access to the three-car garage.

Outside, the grounds are designed for both relaxation and entertaining, featuring an interlock patio, pergola-covered sitting area, fire pit, natural stone accents, and manicured lawns, all set against mature woodland surroundings. This remarkable residence delivers an exceptional lifestyle in a peaceful setting, just moments from the boutiques, dining, and amenities of the charming village of Manotick.

Living Room,  
Kitchen and  
Breakfast Nook





## Key Updates & Points to Note

- Three pergolas added in 2025, 2023 and 2014.
- Deck boards replaced in western red cedar on all three decks in 2024.
- Septic system last pumped in 2024.
- Updated garden lighting installed in 2023.
- Humidifier replaced in 2023.
- Duct cleaning completed in 2022.
- Both high efficiency furnaces replaced in 2021.
- Air conditioning replaced in 2019 (approximately).
- Bedroom fireplace assembly replaced in 2019.
- Garage wall cabinets and tool storage added in 2018.
- Rental water heater replaced in 2016.
- Kitchen renovated in 2015 with updated counters and backsplash.
- Garage floor finished with Kromotec surface in 2013.
- Basement porcelain tile flooring installed in 2013.
- Well pump replaced in 2013.
- Water treatment system added in 2013 for hardness, iron and sulphur.
- Glass railings installed on all three decks in 2013.
- Custom shelving added to basement bedrooms in 2011.
- Additional ceiling lighting added in basement in 2011.
- Custom blinds in great room, kitchen and basement bedroom.
- Two natural gas fireplaces.
- Three-car garage with interior access to the home from the main level laundry room, plus the basement area.
- Private pond with fish and fountain feature.
- Mature landscaping and well-maintained gardens surrounding the property.
- Nine-zone irrigation system updated as gardens matured.

Office, Primary Suite and Ensuite







Rec Room,  
Additional  
Bedrooms and  
Exterior



# Property Dimensions

## Main Floor

Foyer 8'11" x 12'4"  
Office 13'1" x 16'10"  
Kitchen 15'5" x 15'1"  
Breakfast Nook 15'0" x 9'0"  
Living Room 21'4" x 19'11"  
Dining Room 13'5" x 13'10"  
Primary Bedroom 17'9" x 24'6"  
Primary Bathroom 14'3" x 15'2"

W.I.C. 7'3" x 10'7"  
W.I.C. 4'9" x 16'8"  
Bedroom 17'9" x 10'10"  
Bedroom 14'4" x 12'1"  
Bathroom 14'4" x 5'9"  
Laundry 15'11" x 17'5"  
W.I.C. 5' x 5'  
Bathroom 7'6" x 4'8"

## Lower Level

Recreation Room 23'6" x 22'2"  
Bedroom 15'0" x 23'4"  
Bathroom 10'0" x 7'6"  
W.I.C. 3'9" x 7'6"

Bedroom 11'10" x 24'6"  
W.I.C. 5'6" x 5'10"  
Bathroom 5'6" x 9'3"





## 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:** Bungalow

**Neighbourhood:** Manotick, Rideau Forest

**Lot Size:** 183.73 ft x 485.76 ft - 2.05 Acres

**Taxes/Year:** \$10,688.10 / 2025

**Heating:** Forced Air, Natural Gas

**Utilities:**

Approximate Hydro Expense: \$1,800.60 (12-month total)

Approximate Gas Expense: \$2,733.20 (12-month total)

**Inclusions:**

All light fixtures, blinds, drapes and accessories, fridge/freezer, gas cooktop, hood fan, pot filler, double wall oven, dishwasher, bar fridge, washer, dryer. Built-in sound system with record player, CD player, receiver, SONOS, pad controls in many rooms, speakers throughout the house and several outdoors. Wall-mounted remote, garage door openers and remotes, garage built-ins, garden tool hanging wall, alarm system, pergola (x3), water softener and water filter, two furnaces, humidifier, basement fridge. Bathroom mirrors.

**Exclusions:**

Wall-mounted TVs (brackets to remain). Electric heater in the lower level bedroom. All stained glass in the primary bathroom and closet. Wooden herb planter on the deck. All garden ornaments and sculptures. Two flowerpots at front of house. Two flowerpots on middle deck.

**Rental Equipment:**

Water Heater - Reliance. Bee Security alarm monitoring.

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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