

FOR SALE



The Wright Team

6152Knights.com

6152 Knights Drive

🏠 5 BEDS | 🚿 4 BATHS



MANOTICK, RIDEAU FOREST

Situated on a 2.45-acre estate lot in Manotick's Rideau Forest, this property offers refined living in a prime location.

The custom-built bungalow is designed for family living and entertaining, featuring five bedrooms, four bathrooms, a private main floor office, and a blend of formal and open-concept living spaces. The interior is filled with natural light and showcases cathedral and tray ceilings, hardwood floors, detailed craftsmanship, and a feature natural gas fireplace with stone surround. The kitchen offers ceiling-height cabinetry with glass display accents, stainless steel appliances, a feature backsplash, granite countertops, and a large centre island with an undermount sink, perfect for casual dining. The adjoining breakfast area provides seamless access to the outdoor living spaces and overlooks the backyard.

Three bedrooms are located on the main level, including a spacious primary suite with dual walk-in closets and a luxurious five-piece ensuite. An oversized three-car garage provides interior access to both the main level and the basement. The finished lower level extends the living space and includes a large recreation room, a full bathroom, and two additional bedrooms, each with its own walk-in closet.

Outside, the property unfolds into a private oasis featuring a patio with a covered awning, manicured grounds, landscaped perennial gardens, and a backdrop of mature woodland that provides privacy and a natural setting.

Located just moments from the boutiques, dining, and amenities of the charming village of Manotick, this home offers a balance of privacy and convenience.

Entry, Dining Room, Living Room and Office





Key Updates & Point to Note

- Roof replaced in 2025.
- Two fireplaces, one natural gas, one electric.
- Access to basement from garage.
- Heated flooring in basement.
- Irrigation system.

Family Room,
Kitchen and
Breakfast Nook





Primary Suite,
Ensuite and
Additional
Bedrooms





Rec Room and
Additional
Bedrooms



Property Dimensions

Main Floor

Foyer 8'1" x 10'9"
Living Room 15'1" x 14'2"
Dining Area 12'0" x 15'11"
Family Room 24'1" x 17'7"
Kitchen 15'5" x 15'9"
Breakfast Nook 15'4" x 7'8"
Office 10'11" x 16'5"
Laundry 10'11" x 9'1"
W.I.C. 5'10" x 5'11"
Family Entrance 9'10" x 8'7"

Bathroom 6'0" x 4'10"
Primary Bedroom 14'9" x 21'3"
W.I.C. 7'6" x 4'6"
W.I.C. 6'11" x 4'10"
Primary Bathroom 13'4" x 10'1"
Bedroom 14'2" x 12'10"
W.I.C. 5'5" x 4'6"
Bedroom 14'2" x 10'9"
Bathroom 6'8" x 8'7"

Lower Level

Recreation Room 35'7" x 25'4"
Bedroom 12'9" x 11'0"
W.I.C. 3'5" x 6'5"

Bedroom 13'4" x 17'2"
W.I.C. 6'8" x 3'7"
Bathroom 8'11" x 8'1"





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: 225.13 ft x 468.37 ft

Taxes/Year: \$8,594.59 /2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$1,675 (12-month total)

Approximate Gas Expense: \$2,064 (12-month total)

Inclusions:

All light fixtures. All blinds. Jenn-Air fridge/freezer. Induction Electrolux cooktop. Hood fan. Jenn-Air wall oven and microwave convection oven. Bosch dishwasher. Washer. Dryer. Built-in speakers (one of the two in the kitchen is not functioning). Wall-mounted TV. Central vacuum with hose and wand. Awning. Shed. Garage door openers & remotes. 2 hot water

tanks (one for heated floors). HRV. Humidifier. Battery backup for sump. Water softener. Water filters. Irrigation system. Portable Generator and cable for electrical backup.

Exclusions:

None.

Rental Equipment:

None.

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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