

FOR SALE



The Wright Team

760Shoal.com

760 Shoal Street

4 BEDS | 5 BATHS



MANOTICK, MAHOGANY

Located in Mahogany, Manotick, this welcoming community offers a blend of neighbourhood charm, modern amenities, and natural surroundings. Enjoy convenient access to Mahogany Harbour, parks, walking trails, and the local shops and restaurants of Manotick Village, with the scenic Manotick Walk connecting directly into the heart of the village.

This beautifully appointed Elderberry II model by Minto offers a spacious and thoughtfully designed layout featuring four bedrooms, five bathrooms, a private main floor office, and an extensive selection of upgrades throughout. Generous principal rooms, elegant architectural details, and a well-designed floor plan enhance the home's overall appeal and functionality.

Striking curb appeal welcomes you with modern exterior architecture, and a premium interlock stone driveway, and a front covered porch. Inside, 9-foot ceilings on the main and second levels, hardwood flooring, and a timeless neutral palette complement the thoughtfully designed interior. The formal sitting room and dining room provide elegant spaces for hosting, while the living room features a coffered ceiling, natural gas fireplace, and windows overlooking the backyard.

The kitchen blends style and functionality with extensive cabinetry, a spacious centre island with waterfall quartz on both sides, an oversized undermount sink, custom pull-out drawers, a generous walk-in pantry, and a convenient servery.

A spiral hardwood staircase leads to the second level, where the primary suite offers a comfortable retreat with two walk-in closets and a spa-inspired five-piece ensuite. Three additional bedrooms, each with its own walk-in closet, include one with a private ensuite, while the remaining two share a Jack-and-Jill bathroom. A convenient second-level laundry room featuring a sink and cabinetry completes this level.

Downstairs, the beautifully finished lower level provides versatile additional living space with a generously sized recreation room, recessed lighting, a stylish wet bar, and a powder room.

The fully fenced backyard features a spacious deck with gazebo and a well-maintained lawn, offering a comfortable setting for outdoor enjoyment.

Dining Room
and Kitchen





Key Updates & Points to Note

- Elderberry II model by Minto, offering a generous floor plan across all levels.
- Upgraded kitchen cabinetry, backsplash, and lighting.
- Butler pantry and walk-in pantry for added storage and functionality.
- Main floor office.
- Smooth, vaulted and coffered ceilings are featured.
- Upgraded pot lights throughout.
- Custom blinds.
- Primary bedroom featuring two walk-in closets.
- Upgraded primary ensuite features a dual sink vanity, soaker bathtub, and a glass-enclosed shower.
- Upstairs laundry room.
- Finished basement, completed in 2025, with wet bar.
- Basement powder room with a shower rough-in, offering flexibility for future finishing possibilities.
- Year-round exterior lighting installed on the front and both sides of the home.
- Interlock walkway extends to the backyard gate.
- Family entrance with interior access to the two-car garage.
- Serviced by municipal water and sewage services which maximizes the yard's usable space.

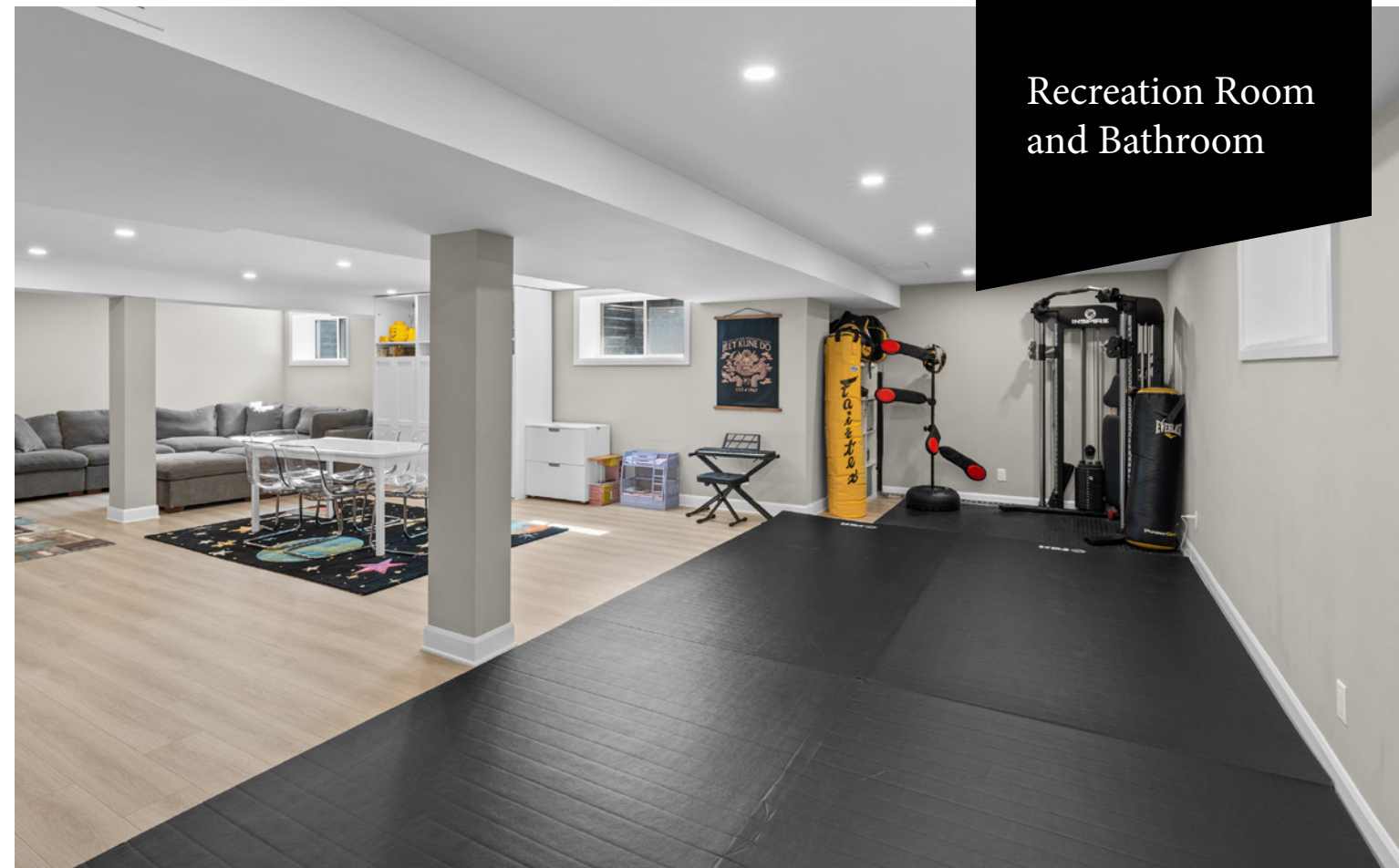
Living Room,
Office, Primary
Suite and Ensuite





Additional
Bedrooms and
Bathroom







Property Dimensions

Main Floor

- Foyer 11'4" x 9'8"
- Sitting Room 10'8" x 9'8"
- Dining Area 10'8" x 12'11"
- Kitchen 10'8" x 20'6"
- Pantry 5'6" x 4'11"
- Servery / Butler Pantry 4'10" x 4'11"
- Living Room 16'1" x 29'9"
- Office 9'8" x 10'3"
- Bathroom 4'6" x 7'2"
- Walk-In Closet 4'6" x 4'10"
- Family Entrance 9'7" x 4'10"

Lower Level

- Recreation Room 37'1" x 35'6"
- Bathroom 4'7" x 5'11"

Second Level

- Primary Bedroom 17'5" x 12'6"
- Walk-In Closet 4'10" x 7'6"
- Walk-In Closet 6'1" x 6'5"
- Primary Bathroom 10'8" x 13'2"
- Bedroom 10'8" x 10'3"
- Walk-In Closet 4'3" x 6'5"
- Bathroom 5'0" x 7'2" / 5'4" x 7'2"
- Bedroom 16'6" x 10'8"
- Walk-In Closet 5'7" x 5'7"
- Bedroom 17'5" x 11'4"
- Bathroom 5'8" x 10'2"
- Walk-In Closet 4'8" x 10'2"
- Laundry 6'5" x 10'2"





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: 5

Property Type: Two-Storey

Neighbourhood: Manotick

Lot Size: 52.56 ft x 95.14 ft

Taxes/Year: \$8,013.85 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$200 per month.

Approximate Gas Expense: \$50 per month.

Inclusions:

All light fixtures, all blinds, drapes and accessories, fridge/freezer, stove, hood fan, dishwasher, washer, dryer, gazebo with lighting string, garage door openers & remotes, cabinetry in

basement rec room.

Exclusions:

Wall-mounted TVs with brackets, microwave.

2 Range extenders (laundry & downstairs). Internet modem. Deep freezer in garage. Portable washing machine.

Rental Equipment:

Hot water tank (Reliance) \$54/ Month Approximately.

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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ROYAL LEPAGE
Team Realty
Independently Owned and Operated Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"