

FOR SALE



The Wright Team

1282Fairway.com

1282 Fairway Drive

3 BEDS | 2 BATHS

CARLETON GOLF & YACHT CLUB

A beautifully maintained bungalow set on a manicured lot backing onto the Carleton Golf & Yacht Club. Offering a peaceful setting just steps from the Rideau River and minutes from the shops, restaurants, and amenities of Manotick Village, this home has been thoughtfully updated and lovingly cared for, creating a warm and inviting atmosphere with interiors that connect naturally with the surrounding landscape.

The flowing layout includes three bedrooms, two full bathrooms, two fireplaces, and a finished lower-level recreation room. Formal and open spaces blend seamlessly throughout the home, with comfortable living areas highlighted by the living room's striking floor-to-ceiling stone fireplace, expansive windows, and views of the private backyard.

The eat-in kitchen features sleek white cabinetry, stainless steel appliances, granite countertops, and a functional layout. The spacious primary bedroom offers a private retreat with direct access to the deck, a walk-in closet, and an ensuite bathroom featuring a glass walk-in shower, a vanity with generous counter space, and a modern design.

The main level is completed by a convenient laundry room and interior access to the two-car garage.

Mature greenery and thoughtfully maintained landscaping create a tranquil outdoor setting, complemented by a deck, patio, and an inground saltwater pool. Set against the scenic backdrop of the Carleton Golf & Yacht Club, this property offers a peaceful connection to the outdoors.

Kitchen, Dining
Area and Living
Room





Key Updates & Points to Note

- Located on a 100 ft x 150 ft lot.
- Two fireplaces, including a propane fireplace and a wood-burning fireplace.
- Generator serviced in July 2026.
- Septic system was last pumped in 2025.
- Living room and primary bedroom additions are constructed on a slab-on-grade foundation with duct work.
- Eavestroughs are equipped with gutter guards.
- 2 Person far infrared sauna.
- Saltwater pool with a 12 ft deep end. Pool liner is approximately 12 years old, and the pump/filter system is approximately 5 years old. Pool is not heated.
- Property is subject to a registered easement for golf cart path and maintenance access purposes. Survey available upon request.



Property Dimensions

Main Floor

Foyer 4'9" x 11'9"
Living Room 14'6" x 18'10"
Dining Area 18'0" x 11'1"
Kitchen 16'4" x 14'1"
Family Room 21'7" x 13'5"
Primary Bedroom 15'11" x 18'10"
W.I.C. 8'6" x 8'7"
Bathroom 8'6" x 9'11"
Bedroom 10'0" x 10'10"
Bedroom 13'0" x 14'0"
Bathroom 7'3" x 7'6"
Laundry 5'1" x 7'9"
W.I.C. 5'1" x 5'11"

Lower Level

Recreation Room 21'6" x 14'11"





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: 3

Bathrooms: 2

Property Type: Bungalow

Neighbourhood: Manotick - Carleton Golf & Yacht

Lot Size: 100.00 ft x 150.00 ft

Taxes/Year: \$5,911.15 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$190 per month

Approximate Gas Expense: \$89 per month

Approximate Propane Expense: \$500 per year

Inclusions:

All light fixtures. All blinds. Drapes and accessories. Fridge/freezer. Stove. Hood fan. Microwave. Washer.

Dryer. Garage door opener and operators. Kohler generator. Water softener. Battery backup on sump pit. Shed. 2 Person far infrared sauna.

Exclusions:

None.

Rental Equipment:

Propane tank, \$120 per year, approximately.

Hot water tank, \$32.67

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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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"