

FOR SALE



The Wright Team

792McManus.com

792 McManus Avenue

4 BEDS | 4 BATHS



MANOTICK

Located in the heart of Manotick, moments from the village's charming restaurants, boutique shops, street-front cafés, and local amenities, this exceptional bungalow enjoys a prime setting in a picturesque community.

Step inside this beautifully appointed four-bedroom, four-bathroom residence, where timeless style is complemented by rich hardwood flooring, coffered and tray ceilings, expansive windows, and refined finishes throughout. A sophisticated neutral colour palette, thoughtful architectural details, and abundant natural light create an elegant and inviting atmosphere, while a dramatic floor-to-ceiling fireplace anchors the living room.

The kitchen is both impressive and inviting, with two-tone cabinetry, abundant storage, sleek brass hardware, statement pendant lighting, and a striking tile backsplash. A generous quartz island with waterfall-edge detail provides a beautiful centrepiece and natural gathering place, while the adjacent dining room offers a formal setting for entertaining.

The primary bedroom features a spacious walk-in closet and spa-inspired ensuite, while two additional bedrooms share a Jack-and-Jill bathroom. A convenient laundry room and interior access to the three-car garage add to the functionality of the main level.

The finished lower level continues the quality and attention to detail found throughout the main floor, with a recreation room featuring a linear fireplace, a bar and adjoining flex space, an additional bedroom, and a full bathroom.

Outdoors, the manicured grounds provide a natural extension of the home's living spaces. A covered porch overlooks the landscaped setting, while the fenced yard and surrounding greenery create a private backdrop for enjoying the outdoors.

Living Room and Kitchen





Key Updates & Points to Note

- Custom built property by Omega Homes.
- Custom kitchen with appliance cupboard and mixer lift, ample storage, pantry pull-out drawers, dedicated garbage and recycling drawers.
- 9Ft ceilings in the kitchen and 14Ft ceiling in the living room.
- Central vacuum system with three built-in hose connections, including one at each end of the home and one in the basement.
- Direct garage access to the basement.
- Pedestrian door from the garage to the backyard.
- Permanent covered rear deck with glass railings and privacy screen.
- Interlock and landscaping.
- Irrigation system servicing the front yard, backyard, and four garden beds.
- Three hose attachments, including one in the garage and two exterior connections.
- Permanent Gemstone Christmas lighting along the front roofline.

Dining Room,
Primary Suite
and Ensuite





Additional
Bedrooms,
Laundry Room
and Bathroom





Recreation Room, Flex Space and Additional Bedroom





Property Dimensions

Main Floor

Foyer 10'10" x 12'4"
Living Room 17'0" x 19'5"
Dining Room 11'10" x 15'5"
Kitchen 14'3" x 18'0"
Breakfast Area / Flex Space 14'3" x 11'2"
Primary Bedroom 15'1" x 18'0"
W.I.C. 10'1" x 6'7"

Bathroom 10'1" x 11'1"
Bedroom 14'0" x 15'10"
Bathroom 7'11" x 7'10"
Bedroom 11'7" x 14'8"
Bathroom 5'2" x 6'0"
Laundry 8'6" x 15'5"

Lower Level

Recreation Room 18'4" x 36'3"
Bar 4'10" x 2'6"
Flex Space 11'7" x 16'8"

Bedroom 14'3" x 11'3"
Bathroom 14'3" x 6'5"





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: Bungalow

Neighbourhood: Manotick

Lot Size: 114.93ft FR (Irregular), 0.48 acres

Taxes/Year: \$8,682.29 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$148 (Equal Billing)

Approximate Gas Expense: \$136 (Equal Billing)

Inclusions:

All light fixtures. All blinds. Fridge/freezer. Wall oven. Microwave convection oven. Induction cooktop. Hood fan. Dishwasher. Washer. Dryer. Garage door openers and operators. Water

softener. RO. Iron & sulphur filter. Central vacuum and all attachments. Irrigation system. Bar fridge. Alarm system.

Exclusions:

Wall mounted TVs (bracket to remain). Garden hose reel. Basement speakers.

Rental Equipment:

HWT - Vista \$36.86/month (2026). Rent to own.

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

P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

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"