

FOR SALE



The Wright Team

1264Potter.com

1264 Potter Drive

4 BEDS | 3 BATHS



MANOTICK ESTATES

Situated in the heart of Manotick Estates, this four-bedroom, three-bathroom two-storey home is ideally positioned just moments from Mahogany Harbour, parks, walking trails, local shops, restaurants and the inviting streetfront cafés of Manotick Village.

Set within an established community, the home's classic brick exterior, centre-hall design and welcoming covered entrance create a timeless first impression.

Inside, the well-balanced layout offers a combination of defined principal rooms and comfortable gathering spaces. Features include hardwood flooring on the main level, 9-ft ceilings, wainscoting, three fireplaces, French doors and generous windows that bring in natural light. The formal living and dining rooms provide inviting spaces for hosting, while a separate main-floor office offers flexibility for working from home, reading or study.

The kitchen features abundant cabinetry, generous counter space and a central peninsula with cooktop. A series of windows provides views of the backyard, while the adjoining breakfast area offers a casual place to dine. From here, the layout continues naturally into the family room, where a brick fireplace creates a warm focal point and sliding doors provide direct access to the deck and backyard. Main-floor laundry and interior access to the two-car garage add everyday convenience.

Upstairs, four bedrooms are arranged around a spacious central landing. The primary bedroom features its own fireplace, walk-in closet and four-piece ensuite, while the additional bedrooms share a full bathroom. The partially finished lower level adds further living space with a generous recreation area and flexibility for a variety of uses.

Outside, the spacious deck provides a comfortable setting for outdoor dining, entertaining or simply enjoying the surroundings. Mature trees and established greenery frame the backyard, creating a peaceful and private setting with plenty of space to enjoy the outdoors.

Living Room,
Dining Area and
Kitchen



Key Updates & Points to Note

- 9' Ceilings.
- Wood-burning fireplace in the living room.
- Gas fireplace in the family room.
- Main-floor powder room.
- The primary ensuite features a walk-in tub, walk-in shower and oversized single vanity.
- Wood-burning fireplace in the primary bedroom, currently not in use.
- Main Bathroom renovation (approx. 2014).
- Staircase to the basement.
- Partially finished lower level with a recreation room.
- Two-car attached garage.
- Furnace (approx. 2009).
- Heat pump.
- Gas generator.



Breakfast Nook,
Family Room,
Office and
Laundry Room





Primary Suite,
Ensuite and
Additional
Bedroom







Property Dimensions

Main Floor

- Foyer 9'1" x 23'2"
- Living Room 15'6" x 18'1"
- Dining Area 13'7" x 14'7"
- Kitchen 12'6" x 14'2"
- Breakfast Nook 9'5" x 13'10"
- Family Room 19'10" x 14'3"
- Office 12'3" x 13'4"
- Bathroom 5'8" x 4'8"
- Laundry Room/Mud Room 13'1" x 8'8"

Second Level

- Primary Bedroom 15'6" x 18'6"
- Primary Bathroom 11'7" x 6'7" / 5'7" x 6'0"
- W.I.C. 5'8" x 6'0"
- Bedroom 11'1" x 13'0"
- Bedroom 12'3" x 13'0"
- Bedroom 12'3" x 13'10"
- Bathroom 9'1" x 7'9"

Lower Level

- Recreation Room 13'11" x 31'9"





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: 3

Property Type: Two-Storey

Neighbourhood: Manotick Estates

Lot Size: 98.43 ft x 277.72 ft (Irregular)

Taxes/Year: \$7,384.85 / 2026

Heating: Forced Air, Natural Gas

Inclusions:

Fridge, wall oven, microwave, cooktop, dishwasher, electric awning, washer, dryer, alarm, shelves in upstairs bedroom, central vacuum, water softener and conditioner, reverse osmosis, basement freezer (as is), generator, 2 dehumidifiers.

Exclusions:

None.

Rental Equipment:

Hot water tank.

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"