FOR SALE



The Wright Team

6591Marina.com

6591 Marina Drive

4 BEDS | 3 BATHS



CARLETON GOLF & YACHT

Set along the main channel of the Rideau River, this waterfront walkout bungalow enjoys a beautiful setting with picturesque river views and a generous backyard stretching toward the shoreline. Established gardens and open green space create an inviting backdrop, all within a welcoming community just moments from the shops, restaurants and amenities of Manotick Village.

Inside, large windows capture the river views and fill the principal living spaces with natural light. Brick detailing and two wood burning fireplaces add character throughout the home, while the kitchen features generous cabinetry and a centre island. The adjoining breakfast area opens directly to the elevated rear deck, creating a natural extension outdoors.

Offering four bedrooms and three bathrooms across two finished levels, the home includes three bedrooms, two bathrooms and laundry on the main level. The finished walkout lower level adds substantial living space, with an expansive recreation room highlighted by a full brick fireplace and a generous primary suite with a walk-in closet and ensuite.

Outside, the expansive elevated deck provides an inviting place to relax or gather while enjoying the waterfront views. The walkout lower level opens directly to the backyard, where the lawn extends toward the shoreline, permanent dock and Rideau River beyond.

Foyer, Living Room, Dining Area and Kitchen







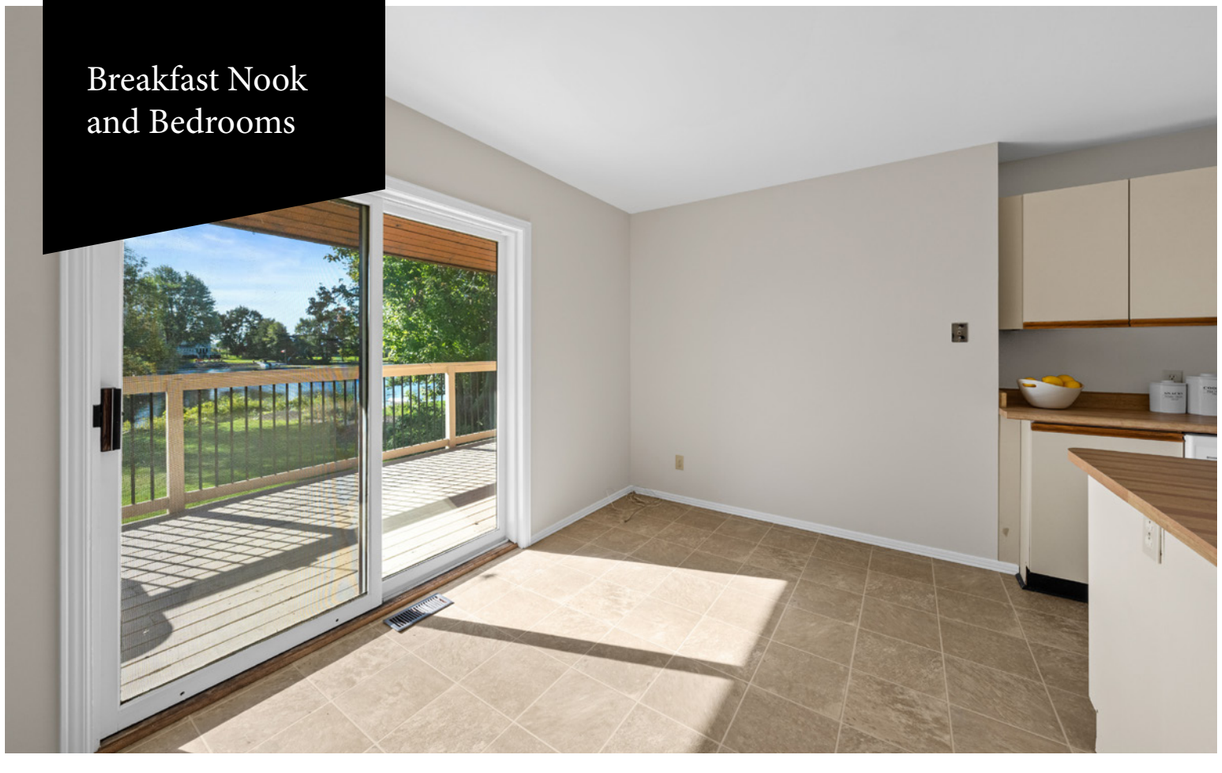


Key Updates & Points to Note

- Waterfront walkout bungalow on the main channel of the Rideau River.
- Picturesque river views.
- Permanent dock.
- Four bedrooms and three bathrooms.
- Versatile main-level layout with three bedrooms, two full bathrooms and laundry, including a bedroom with its own bathroom and walk-in closet.
- Two wood burning fireplaces.
- Finished lower level with a spacious recreation room.
- Lower level primary suite with walk in closet and ensuite featuring a bathtub, walk in shower and double vanity.
- Attached two car garage.
- Stairs from the deck provide direct access to the backyard.
- Central air conditioning approximately three years old.
- Furnace (2014).
- Roof approximately twelve years old.
- Three windows have been replaced, with the remaining windows original.



Breakfast Nook and Bedrooms











Property Dimensions

Main Floor

Foyer 12’11” x 9’11”
Living Room 14’7” x 18’10”
Dining Area 14’7” x 8’0”
Kitchen 13’5” x 10’4”
Breakfast Nook 12’2” x 8’2”
Bedroom 12’0” x 16’7”

Bathroom 7’1” x 7’10”
W.I.C. 7’3” x 6’3”
Bedroom 10’7” x 14’7”
Bedroom 10’5” x 14’7”
Bathroom 6’9” x 8’2”
Laundry 7’3” x 3’9”

Lower Level

Recreation Room 27’0” x 31’8”
Primary Bedroom 19’5” x 17’1”

Primary Bathroom 13’2” x 6’7”
W.I.C. 9’10” x 7’4”







Have A Real Estate Question?

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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: Bungalow

Neighbourhood: Manotick - Carleton Golf & Yacht

Lot Size: 100.00 ft x 180.00 ft

Taxes/Year: $6,625.02 / 2026

Heating: Forced Air, Natural Gas

Utilities:
Approximate Hydro Expense: $108 per month.

Approximate Gas Expense: $107 per month.

Inclusions:
Fridge, stove, dishwasher, hood fan, microwave, washer and dryer (both as is), shed (as is), permanent dock, water softener, hot water tank.

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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ROYAL LEPAGE Team Realty
Independently Owned and Operated, Brokerage

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