

FOR SALE



The Wright Team

6599Marina.com

6599 Marina Drive

3 BEDS | 2 BATHS



MANOTICK - CARLETON GOLF & YACHT CLUB

Set along the main channel of the Rideau River, this beautifully appointed waterfront home enjoys a picturesque setting with sweeping river views and landscaped grounds. Located within an established community just moments from the shops, restaurants and amenities of Manotick Village, the property offers an exceptional waterfront setting with the convenience of village amenities close at hand.

Custom built by John Gerard Homes, the property has a distinctive design that takes full advantage of its surroundings. The main level features nine-foot ceilings, while hardwood flooring, refined architectural details, generous windows and open sightlines contribute to a bright and inviting interior.

At the heart of the main level, the kitchen is spacious and well appointed, with extensive cabinetry, granite countertops and a large centre island. The adjoining dining and living spaces provide plenty of room for gathering and entertaining. The family room offers a welcoming setting, with captivating views across the grounds and water.

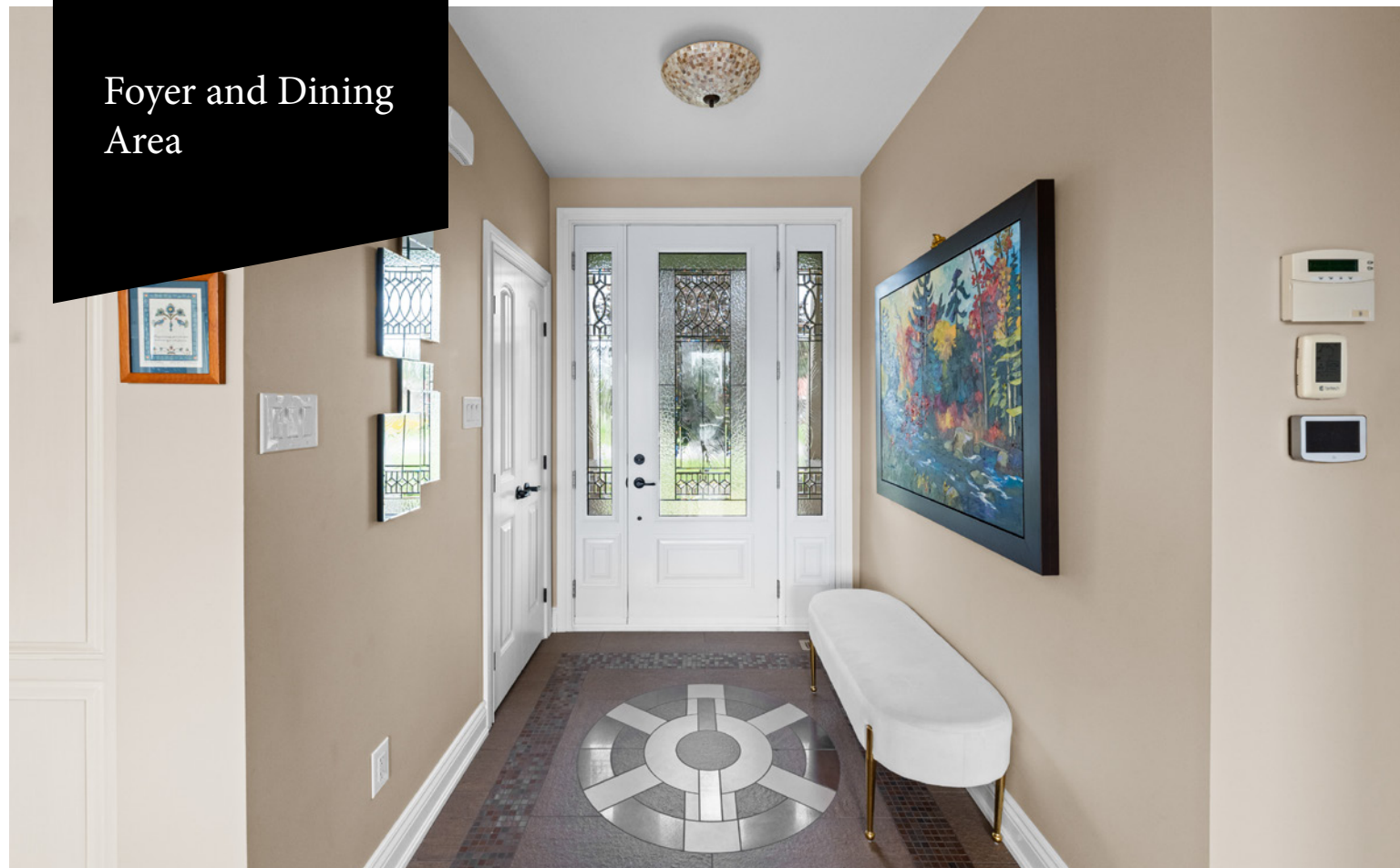
Two bedrooms and a full bathroom are located on the main level, adding flexibility to the home's layout.

Upstairs, the primary suite is set apart in its own private space, with a spacious bedroom, walk-in closet and ensuite. A separate office and dedicated laundry room complete this level.

The finished lower level offers additional space with a generous recreation room.

Outside, the river takes centre stage. A deck and spacious patio provide inviting areas for relaxing, dining outdoors or entertaining, with the interlock pathway, established gardens and open lawn extending toward the shoreline. A private dock completes the waterfront experience, with the surrounding landscape providing a picturesque backdrop throughout the seasons.

Foyer and Dining Area





Key Updates & Points to Note

- Waterfront property on the main channel of the Rideau River.
- Picturesque river views.
- Private dock.
- Custom built by John Gerard Homes.
- Nine-foot ceilings throughout the main level.
- Main-level bedroom with walk-in closet plumbed for a washer and dryer, plus a fan.
- Second-level primary suite with walk-in closet and ensuite.
- Second-level office.
- Second-level laundry room.
- Natural gas fireplace.
- California shutters in all bedrooms.
- Remote-controlled blinds in the dining room and TV room.
- Blackout blinds in the TV room.
- Finished lower-level recreation room.
- Crawl space beneath the family room, accessed from the wall leading to the basement stairs.
- Attached two-car garage.
- Generac partial-home generator.
- Irrigation system.
- Dining area features custom cabinetry with a wine rack, bar fridge and floor-to-ceiling storage.

Key Updates & Points to Note (continued)

- Kitchen island provides additional storage on the reverse side for larger appliances.
- Built-in hardwood cutting board located in the utility drawer beneath the pantry shelving.
- Central vacuum and alarm systems have been roughed in but are not currently operational or monitored.
- Additional storage with shelving located beneath the basement stairs.
- Gas fireplace located in the lower level.
- Path lighting around the patio and along the deck stairs.
- Garage includes an additional smaller overhead door providing direct access to the rear patio.
- Magnetic gates on both sides of the house provide access to the backyard from the driveway and front yard.
- 10' x 14' garden shed provides additional storage for yard equipment.
- Located within a no-wake zone.
- New sump pump in 2026.
- New composite decking installed in August 2026.
- Roof, furnace, central air conditioning and windows updated in 2015.
- Well pump updated in 2015.
- Water softener, UV light and reverse osmosis system.
- ClearStream system added to the original septic system in 2015.





Family Room
and Bedrooms







Property Dimensions

Main Floor

- Foyer 6'0" x 8'1"
- Living Room 14'4" x 14'10"
- Dining Area 11'7" x 12'7"
- Kitchen 22'3" x 9'11"
- Family Room 14'5" x 14'2"
- Bedroom 14'5" x 10'11"
- Bedroom 12'10" x 9'5"
- W.I.C. 5'7" x 7'10"
- Bathroom 9'5" x 6'2"

Second Level

- Primary Bedroom 20'0" x 13'11"
- Primary Bathroom 10'7" x 9'3"
- W.I.C. 9'1" x 8'2"
- Office 14'4" x 11'3"
- Laundry 10'3" x 5'5"

Lower Level

- Recreation Room 22'1" x 21'0"





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: Two-Storey

Neighbourhood: Manotick - Carleton Golf & Yacht

Lot Size: 100.00 ft x 157.00 ft

Taxes/Year: \$8,012.53 / 2026

Heating: Forced Air, Natural Gas. Split heat pump in primary bed for extra cooling.

Utilities:

Approximate Hydro Expense: \$167/month.

Approximate Gas Expense: \$93/month.

Inclusions:

All light fixtures, all blinds, fridge/freezer, double wall oven, induction cooktop, microwave hood fan, dishwasher, washer, dryer, automatic garage door openers and remotes (on both doors), Generac generator (partial home), water softener,

UV, RO, humidifier on furnace, HRV, irrigation system, shed, dock, Natuzzi basement couch, bar fridge, primary bedroom wardrobe, Murphy bed in upstairs office.

Exclusions:

Wall-mounted TVs (brackets to remain), wave runner dock (plastic one), firepit, basement shelving.

Rental Equipment:

Hot water tank, Enercare, \$45/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.

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ROYAL LEPAGE
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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"