



5406 MANSEL CRESCENT
MANOTICK



CHRIS SCOTT TEAM
REAL ESTATE SERVICES



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DESCRIPTION



4,233 Sq. Ft



5 Bedrooms



4 Bathrooms



1346915

Uncover the pinnacle of luxurious living within this exceptional 5-bedroom, 4-bathroom home, flawlessly positioned on a premium ravine lot in charming Manotick. Every aspect of this custom home has been meticulously designed, leaving no detail overlooked. Radiating with charm, the main level boasts an open-concept great room, complemented by an extraordinary gourmet kitchen featuring custom Cabico cabinetry, a 48-inch Jenn-Air range top, pot filler, quartz countertop, and a walk-in pantry that will leave you in awe. And that's just the beginning! With an office, mudroom, and formal dining room, this space offers the utmost in functionality and style. This warm and inviting space, exuding a charming European farmhouse-inspired design. The tasteful integration of white oak flooring, beams, and open shelving infuses the home with a touch of rustic elegance. The simplicity and clean lines further enhance the inviting atmosphere, while everything harmoniously blends together, creating an environment that you want to spend time in and feels like home!

Ascending to the second level, you'll find a generously sized primary retreat, adorned with cathedral ceilings and shiplap walls, accompanied by a cozy fireplace that sets the perfect ambiance. The magazine-worthy ensuite and walk-in closet provide a luxurious haven within your own home. Additionally, four more sizable bedrooms and a convenient laundry room grace this level, ensuring ample space for your family's needs.

As you venture to the lower level, a partially finished basement is awaiting your personal touches, this space holds untapped potential to become your dream entertainment area or whatever your heart desires. It is has a roughed in bathroom, stairway to garage, and a large open area that would be a great recreation space.

Step into a truly remarkable living experience where the indoor seamlessly merges with the outdoor. The living space effortlessly extends to a terrace adorned with a captivating stone fireplace, offering a picturesque view of manicured lawns and a serene private ravine setting. The beautifully designed gardens, meticulously maintained and equipped with an irrigation system, add a touch of natural splendor. The current owners have also taken the future pool area into careful consideration, ensuring the potential for further enjoyment and relaxation in this extraordinary property.

INCLUSIONS

- Fridge
- Freezer
- Stove
- Dishwasher
- Washer
- Dryer



LIVE THE MANOTICK LIFESTYLE

Experience the timeless charm of Manotick, a picturesque village nestled along the Rideau River just south of Ottawa. With its well-preserved heritage, enchanting stone buildings, and inviting main street filled with hidden treasures, Manotick welcomes you with open arms. Explore breathtaking landscapes, indulge in outdoor recreation along the graceful river, and immerse yourself in a vibrant community spirit. Highly regarded schools, a safe environment, and a range of family-friendly activities make Manotick the perfect place to thrive. And with Ottawa's cultural scene just a short drive away, you'll enjoy the best of both peaceful village living and urban amenities. Discover the simple pleasures and strong sense of community that make Manotick truly special—a place where you'll feel right at home from the moment you arrive.



COFFEE

- 692 Coffee and Bar
- Morning Owl Manotick
- Take Another Bite

RESTAURANTS

- Angelina
- Black Dog Bistro
- The Olive Branch
- Swan on the Rideau
- Kelly's Landing
- The Mill Tavern
- Babbos Cucina Italiana
- Pizza All'Antica

PARKS & REC

- David Bartlett Park
- Mill Steet Park
- Walter Upton-Collins Park
- Carleton Golf & Yacht Club
- Rideau View Gold Club
- Manderley on the Green

Primary Bedroom & Ensuite

- Custom ceiling mill work in primary bedroom
- Cozy Fireplace
- Six piece spacious ensuite
- Luxurious stand alone tub
- Steam room shower
- Built in vanity
- Spacious walk in closet connected to the ensuite
- Stunning windows providing an abundance of natural light
- Primary suite featuring sound-proofing for extra privacy



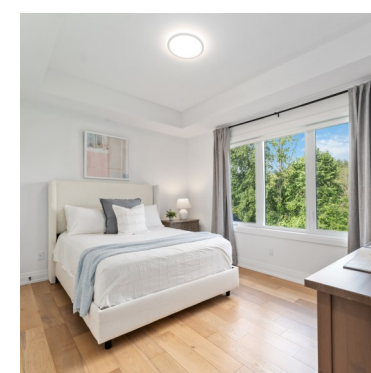
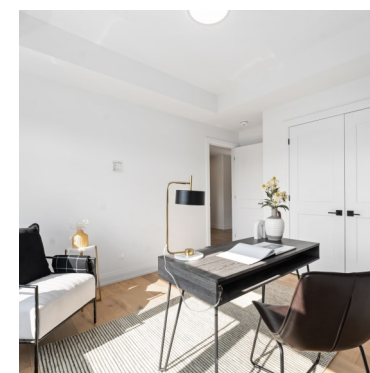
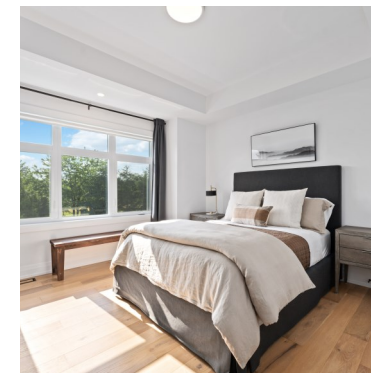
Bathrooms & Laundry

- In floor heating in all full bathrooms
- Double sinks featured in ensuite
- Every bathroom includes luxury finishes
- Upstairs laundry with ample counter space
- Built in spacious laundry sink
- An abundance of cupboard space featured in the laundry room
- Half bathroom located on main floor for conventional use
- The half bathroom features sound-proofing for extra privacy

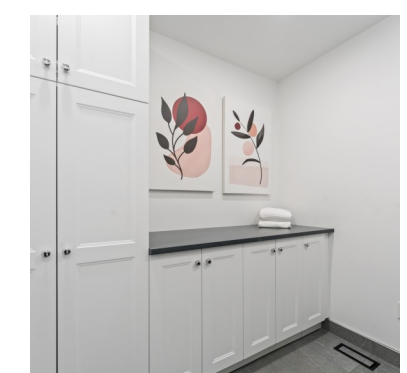
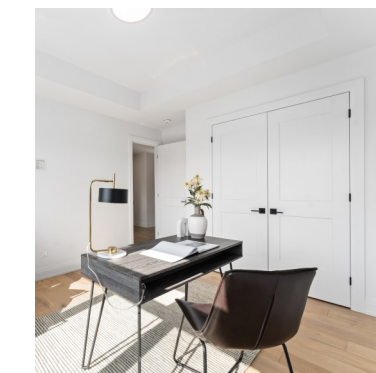


Additional Bedrooms

- Four spacious bedrooms
- Beautiful windows that offer an ample supply of natural light
- Gorgeous built in closets
- Convenient Jack and Jills

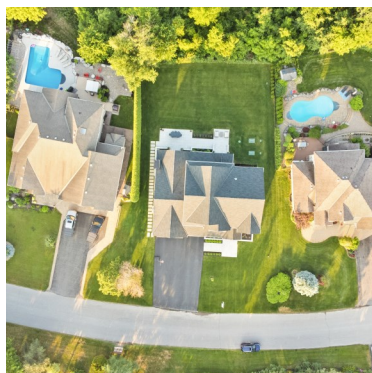
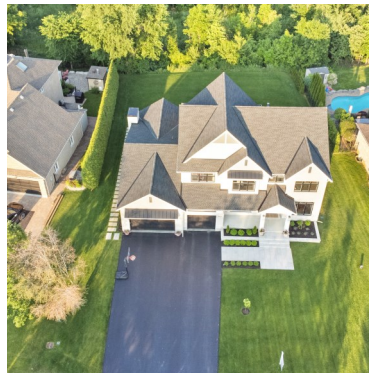


Additional Photos



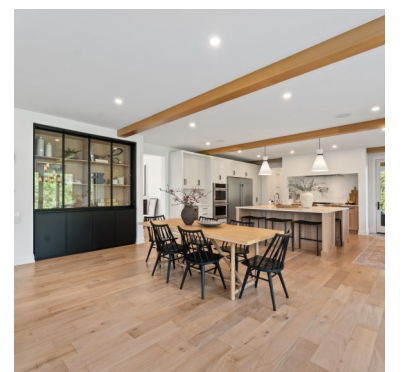
Features

- Built in Russound speaker system inside home with smart phone control
- Smart thermostats
- 2 Furnaces for maximum home comfort
- 2 AC units for maximum home comfort
- Lighting dimmer throughout home
- 40amp Generlink to accommodate powering the entire home in case of power outages on 200 amp service
- Built-in retractable hose central vacuum with multiple ports throughout home
- Cat 6 Ethernet wiring run throughout



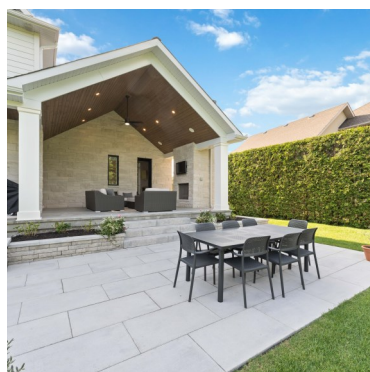
Chef's Dream Kitchen

- Forty eight inch Jennaire range top
- Pot filler faucet above range
- Quartz countertops that continue into the luxury walk in pantry
- Inset custom cabinetry built by exclusive Cabico complete with slow close drawers, doors and garbage pull outs
- Sixty six inch fridge and freezer
- Built in bar fridge
- Built in spacious double oven
- Large kitchen island including a prep sink
- Professional size sink under kitchen window



Outdoor Living

- Back covered porch with stone and gas fireplace
- Front covered porch
- Built in Russound speaker system outside home with smart phone control
- Interlocked walkways and patio
- Full irrigation system
- Security system with remote operating enabled including ring cameras
- Ravine lot with plenty of privacy surrounding the home



Living & Dining Room

- Brass in floor outlets in great room
- High-end lighting throughout
- Custom metal, glass wood & Cambrian quartz bar
- Eight foot tall doors on main floor
- White oak wide plank floor throughout entire home
- White oak ceiling beams in principle area on main floor
- Wall molding in dining room and office

