



*Carlingwood*  
**774 MANITOU DRIVE**

**Rob Kearns**  
SALES REPRESENTATIVE

**Patrick Morris**  
BROKER

613-238-2801  
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

**MORRIS**  
HOMETEAM.com  
Small team. Big results.™



## Spacious Design, Updated Living, Choice Location

Move-in ready, beautifully maintained, and perfectly suited for a growing family, this spacious 4-bedroom home offers generous living space, quality updates, and an exceptional location in popular Carlingwood. Great curb appeal sets the tone with a handsome stone façade, engineered wood siding, and attractive stone steps and walkway leading to the front entrance. Inside, a welcoming foyer opens to bright, well-proportioned principal rooms that balance everyday comfort with space for entertaining.

### Bright Principal Rooms & Gathering Spaces

To the left of the entry, a grand living room with a wood-burning fireplace stretches from front to back, with windows at each end filling the space with natural light. The formal dining room easily accommodates large family gatherings and special occasions.

### A Kitchen That Connects and Performs

The renovated kitchen is both functional and inviting, featuring floor-to-ceiling cabinetry, pantry storage, quartz countertops, quality appliances, recessed lighting, and excellent prep space. Open to the casual eating area and sun-filled family room with an electric fireplace and stone surround, this is the true heart of the home, with direct access to the backyard.

### Outdoor Living & Everyday Functionality

Step outside to enjoy a large deck with custom pergola, custom awning, natural gas BBQ hookup with BBQ included, and a private backyard ideal for relaxing or entertaining. Two additional sheds add flexibility—one currently used as a workshop that could also make a wonderful playhouse, plus a cedar garden shed. A powder room and practical mudroom with inside access from the oversized single garage and direct access to the front walkway complete the main level.

### Four Bedrooms Upstairs

Upstairs offers four generously sized bedrooms, including the primary suite with a walk-in closet and a well-appointed 3-piece ensuite with quartz vanity. The secondary bedrooms share a spacious 5-piece bath with double sinks and quartz counters, while a large upper hallway and linen closet add everyday functionality.

### Finished Lower Level Flex Space

The finished basement expands the living space with a recreation room featuring vinyl plank flooring, included TV, and theatre chairs—perfect for

movie nights at home. A separate study or craft room with access to a 2-piece bath offers flexibility for work, hobbies, or guest use. Laundry, workshop, storage, and mechanical areas are all exceptionally clean and well organized.

### A Location Families Love

Set in a choice location with access to top-rated schools including Broadview Public School and Nepean High School, this home is steps to parks, transit, shopping at Carlingwood Shopping Centre and Fairlawn Plaza, local cafés, the library, and everyday conveniences. Enjoy close proximity to Dovercourt Recreation Centre, the JCC, nearby Westboro, and the Ottawa River pathways.

A wonderful opportunity to own an impeccably maintained family home in the heart of Carlingwood.

LEVELS	ROOMS	DIMENSIONS
Main	Entry Hall	8'1" x 6'9"
Main	Living Room	26'9" x 14'3"
Main	Dining Room	15'3" x 10'10"
Main	Kitchen	11'8" x 11'4"
Main	Eating Area	11'3" x 10'7"
Main	Family Room	11'7" x 10'0"
Main	Powder Room	4'0" x 3'10"
Main	Mudroom	7'1" x 5'6"
Second	Primary Bedroom	19'8" x 10'10"
Second	Walk-in Closet	7'3" x 5'6"
Second	3 Piece Ensuite Bath	7'3" x 4'10"
Second	Second Bedroom	12'7" x 11'4"
Second	Third Bedroom	11'10" x 11'4"
Second	Fourth Bedroom	11'7" x 10'4"
Second	5 Piece Bathroom	11'4" x 7'1"
Basement	Recreation Room	21'11" x 14'5"
Basement	Study/Craft Room	14'6" x 10'10"
Basement	Laundry Room	13'7" x 6'7"
Basement	Powder Room	6'0" x 4'5"
Basement	Workshop/Storage	14'10" x 10'0"
Basement	Mechanical/Storage	

\*Some Room Measurements +/- Jogs.



Rob Kearns  
SALES REPRESENTATIVE

Patrick Morris  
BROKER

613-238-2801  
mail@morrishometeam.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED

**MORRIS**  
HOMETEAM.com  
Small team. Big results.™

# Key Renovations and Upgrades from 2004-2026

## ROOFS

**2025:** Supply and installation of rolled tar shingles on flat roof over front walkway, Kovar Contracting

**2018:** Supply and installation of new 50 yr shingles for house roof, Rydel Roofing

**2009:** Supply and installation of new roof shingles (25 yrs) installed on back/addition section of house, Dennis Schnob Roofing Ltd.

## HVAC

**2021:** Supply and installation of new Lennox System by Francis Home Environment Gas Furnace, Air Conditioner, and Smart Thermostat

## KITCHEN

**2018:** Complete custom renovation of kitchen, incl. Imprezza wood cabinets (maple) - Design, supply and installation by Lowe's and other contractors for electrical work, lighting, quartz counter, removal of old hood fan and installation of new pipes, etc, for exhaust fan.

**2020:** Repairs and re-stippled ceiling in kitchen and family room and new recessed lighting

## NEW BATHROOMS

**2020:** Complete custom renovation of ensuite for master bedroom, incl. quartz counter Design, supply and installation by Westend Bath and Kitchen Centre

**2010:** Complete custom renovation of main bathroom second floor, double sinks, quartz counter. Design, supply and installation by Westend Bath and Kitchen Centre

**2008:** Reno of main floor Powder Room

**2009 and 2025:** Reno and refresh of powder room in basement

## FRONT WALKWAY AND LANDSCAPING

**2024:** Complete reno of front walkway and landscaping, installation of handrail. Design, supply and installation by Hardscape Ottawa.

**2019:** Installation of new custom garage door with digital entry, Ottawa Garage Systems

**2013:** New asphalt driveway

## NEW WINDOWS AND DOORS

**2006-2020:** Majority of windows and exterior and interior doors have been replaced

## NEW ENGINEERED WOOD SIDING AND CHIMNEY REPAIR

**2019:** Replacement of vinyl siding with installation of layer of Ener Air insulation and engineered wood siding. Also, removal of chimney (on addition section/backyard) and installation of new bathroom vents, Valley Siding & Windows

**2018:** Chimney cap, Repointing of brick around chimney at front of house, Gillespie Handyman Services

## BASEMENT WATERPROOFING

**2024:** Foundation waterproofing membrane and restoration of basement wall, and reset of 2 window wells by EC Foundations

## BACKYARD DECK AND PERGOLA

**2010:** Rebuilt deck and added pergola, off family room. Deck boards replaced 2024. Installation of gas line for BBQ, Holmes Heating, and 2020 installation of custom awning on deck by House of Canvas.

## BACKYARD SHEDS

**2019:** White shed built with siding matching house. Currently used as a workshop. Could be used as a playhouse for kids.

**2009:** Cedar garden shed built

## NEW SEAMLESS EAVESTROUGH, FASCIA AND SOFFITS

**2025:** Front walkway

**2011:** Backyard

## FLOORING

**2012-2025:** Various new flooring installed through out house - hardwood, ceramic tiles, wood laminate

## INCLUSIONS:

- KitchenAid Refrigerator
- KitchenAid Induction Stove
- Hood Fan
- Dishwasher
- Washer & Dryer
- Auto Garage Door Opener & Remote
- Basement Refrigerator
- Curtain Rod
- Window Blinds
- Basement TV & 4 Theatre Chairs
- Electric Fireplace

- Deck Furniture
- Custom Awning
- Pergola Blinds
- 2 Storage Sheds
- Natural Gas BBQ

## EXCLUSIONS:

- Curtains in all bedrooms & basement recreation room
- Microwave
- Wall speakers in recreation and study/craft room
- Solar panel on top of the pergola

## Heating:

Forced Air/Natural Gas

**Cooling:** Central Air

## Rented Equipment:

Hot Water Heater:  
(\$24.18/mth, Reliance)

**Parking:** Oversized single attached garage with inside entry plus 4 driveway spaces

## Lot Size:

55 ft FR x 107 ft D

**Year Built:** 1963

## Property Taxes:

\$9,605.80 [2025]

## Monthly Utility Costs:

Costs on average:  
Hydro: \$151.20/mth  
Gas/Heat: \$121.22/mth  
Water: \$73.38

**Rob Kearns**  
SALES REPRESENTATIVE

**Patrick Morris**  
BROKER

613-238-2801  
mail@morrishometeam.com

**MORRIS**  
HOMETEAM.com

Small team. Big results.™



**MORRIS**  
HOMETEAM.com  
Small team. Big results.™

Top 1% in Canada for Royal LePage

**ROYAL LEPAGE**  
Performance Realty  
Brokerage, Independently Owned and Operated