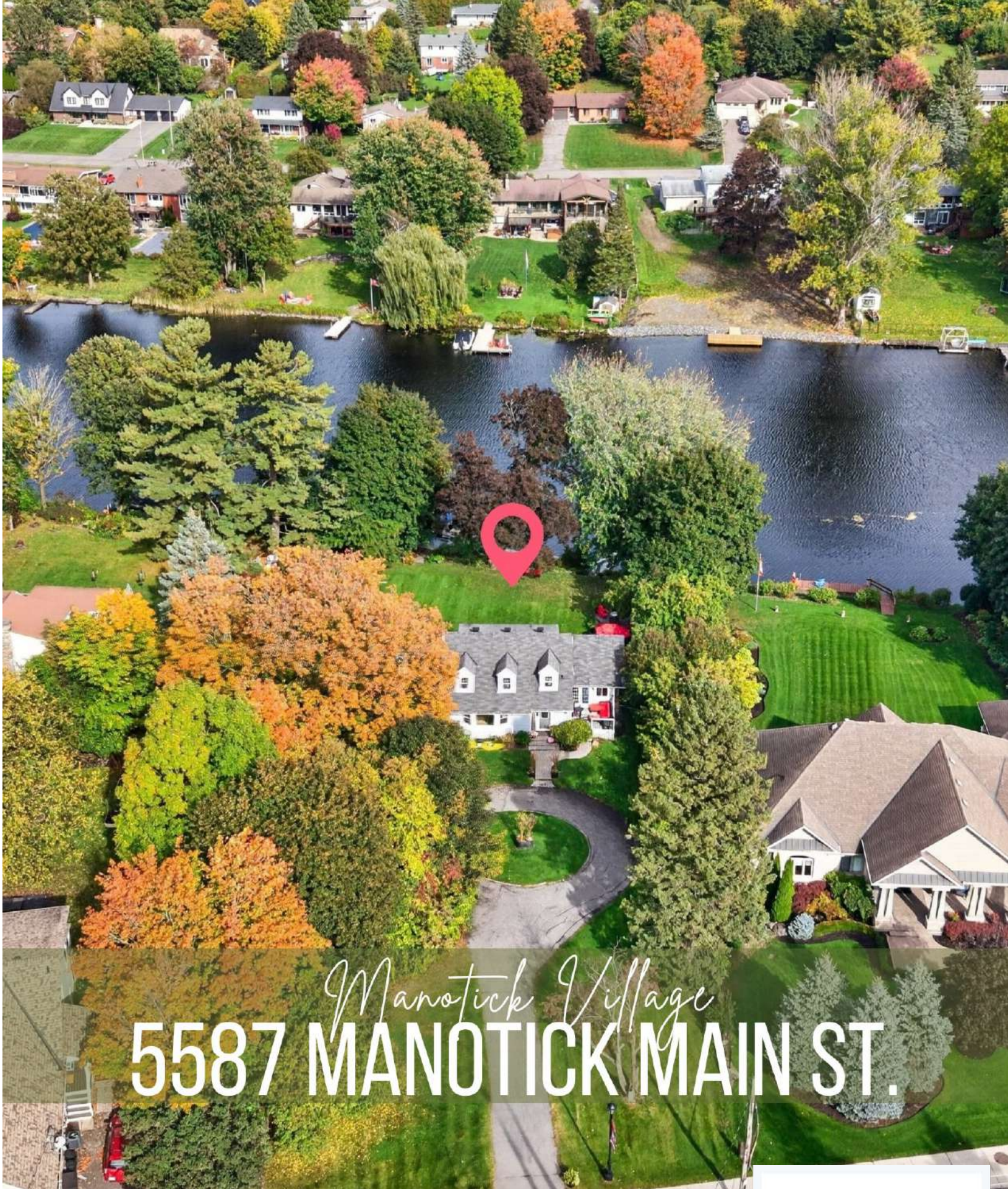




Manotick Village
5587 MANOTICK MAIN ST.

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100 FEET OF RIDEAU RIVER WATERFRONT IN THE VILLAGE OF MANOTICK

With approximately 100 feet of waterfront on the Rideau River, this remarkable property stretches from Main Street all the way to the water, creating an exceptional sense of space and privacy in one of Manotick's most distinctive settings. Mature trees, broad lawns and direct access to deep water give the

property the feel of a private river retreat, yet the restaurants, cafés and shops of the village remain within an easy walk.

A long circular drive winds through mature trees to a charming Cape Cod-inspired home set well back from the road. Beyond the house, the property opens beautifully toward the river, with expansive lawns, towering maples, established gardens and a series of outdoor spaces that invite you to spend as much time outside as in.



A HOME THAT EMBRACES ITS SETTING

- The 3-bedroom, 1.5-bath home underwent an extensive main-level renovation in 2018, creating a warm, open interior that is bright from all sides, with greenery and water views from virtually every window.
- White oak flooring and decorative ceiling beams add warmth and character through the principal living spaces. The custom kitchen features beautifully crafted cabinetry with dovetail drawers, quartz counters, stainless steel appliances, two sinks and a substantial breakfast bar with seating.
- The adjoining dining area easily accommodates larger gatherings and opens directly to the large rear deck. Beside it, a striking glass-enclosed, temperature-controlled wine room with custom bottle storage becomes a feature in its own right.
- The living room has a character all its own, with a soaring wood-clad cathedral ceiling, a stone fireplace surround and windows on three sides overlooking the grounds. Sliding doors open to the rear deck, while French doors provide access to the front porch, creating an easy connection between the interior and the surrounding landscape.
- A main-floor laundry/mudroom with side-door access and a powder room add everyday practicality.
- Upstairs are three charming dormered bedrooms with original hardwood flooring and a four-piece bath. The primary bedroom includes both closet storage and a private vanity with sink.
- The finished lower level adds flexible recreation or guest space with luxury vinyl flooring, pot lights and four built-in bunk beds.

LIFE ON THE RIDEAU

- At the shoreline, a private dock provides direct access to deep water and one of the most celebrated stretches of the Rideau Canal.
- From here, head out by boat and enjoy nearly 40 kilometres of the Rideau's renowned Long Reach—the longest lock-free section of the historic canal system. With miles of uninterrupted boating ahead, days on the water can begin and end right at home.
- Morning swims from the dock, afternoons boating or paddling the river and evenings spent beside the water become part of the natural rhythm of the property.
- Closer to the house, the rear deck, patio, hot tub and firepit area create several places to gather outdoors, while mature trees and established greenery provide privacy throughout the grounds. The changing seasons add another layer of character: shade and greenery in summer, spectacular colour in autumn and, come spring, the opportunity to tap the mature maple trees and gather around a fire while the season's syrup boils.

VILLAGE LIFE. RIVER LIFE.

- Perhaps the most compelling part of this property is the contrast it offers.
- Enjoy dinner and drinks in the village, stroll home along Main Street, and moments later be surrounded by the privacy, nature and deep waters of your own Rideau River setting.
- It is a remarkable combination: the energy and convenience of village living with the space, privacy and freedom of a private riverfront property.
- Adding to its long-term appeal is the ability to connect to the City of Ottawa sewer system—an important infrastructure advantage for a setting that otherwise feels remarkably removed from its village location.

Top 1% in Canada for Royal LePage



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NOTABLE FEATURES & IMPROVEMENTS

- Approximately 100 feet of Rideau River waterfront
- Private dock with direct access to deep water
- Property extending from Main Street to the Rideau River
- Nearly 40 km of lock-free boating along Long Reach
- Long circular driveway
- Mature, tree-filled setting with broad lawns and established gardens
- Multiple outdoor living areas including large rear deck, patio, front (side) porch, hot tub and firepit area
- Walkable access to Manotick village restaurants, cafés and shops
- Bright interior with greenery and water views from virtually every window

2015

- House roof shingles

2018 – Extensive Main-Level Renovation

- Custom kitchen, quartz countertops, new appliances, pot lights
- Glass enclosed, temperature-controlled wine room
- White oak flooring
- Laundry with washer and dryer
- Living Room French doors & two windows
- Updated powder room
- Custom glass cupboard
- Light fixtures
- Upgraded electrical panel
- Hot tub

2019

- Gas furnace
- Central air conditioning

2021

- Backyard patio and firepit area
- Garage roof shingles
- Lower-level luxury vinyl flooring, four built-in bunk beds, pot lights

2024

- Briggs & Stratton whole-home generator
- Owned tankless hot water heater

2026

- Septic system pumped – Spring 2026



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INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Microwave
- Central Vac & Accessories
- Hot Tub
- Tankless Hot Water Heater
- Briggs & Stratton Standby Generator

EXCLUSIONS:

- 3 wall mounted televisions
- All removable/floating docs

Lot Size:

94.38' FR x 102.29' Waterfront x 304.42' north side x 261.88' south side (as per MPAC)

2026 Property Taxes:

\$6,846.04

Heating:

Forced Air/Natural Gas

Cooling: Central Air



LEVELS	ROOMS	DIMENSIONS
Main	Entry	
Main	Living Room	17'3" x 11'4"
Main	Dining Room	20'4" x 10'5"
Main	Lounge/Sitting Area	8'4" x 8'1"
Main	Wine Cellar	
Main	Powder Room	5'4" x 4'0"
Main	Laundry/Mud Room	
Second	Primary Bedroom	13'7" x 10'2"
Second	Closet/Vanity	6'10" x 4'8"
Second	Bedroom 2	17'2" x 13'0"
Second	Bedroom 3	9'9" x 9'3"
Second	4 Piece Bathroom	6'10" x 6'3"
Basement	Recreation Room	
Basement	Office Area	
Basement	Sleeping Quarters—	
Basement	4 Built-in Bunk Bed	
Basement	Utility and Storage	

*Some Room Measurements +/- Jogs.



