

# 5435 MANSEL CRESCENT

Manotick Estates



## FEATURING

**6 BEDROOMS**  
**4 FULL BATHROOMS**  
**3 CAR HEATED GARAGE**

**PRIMARY BEDROOM RETREAT**  
**IN-LAW SUITE**  
**PROFESSIONAL LANDSCAPING**  
**BACKYARD OASIS**  
**INGROUND POOL**

**LOT SIZE: 115' X 213.72'**  
**CORNER LOT**

## GRAND CUSTOM HOME

Plenty of room for entertaining indoors & outdoors

Stunning interior design by Courtney Turk & skillful build by Baessi, offers striking style, impressive scale & gorgeous stature. Grand entryway opens into spacious magazine-worthy home filled with natural light, two-storey ceilings, large Palladian windows & high-end finishes. Oversized white porcelain & european white oak sweep through main level which boasts two living spaces, formal dining, full bathroom & space for home office or bedroom. Gourmet kitchen features white quartz counters, custom wood cabinetry, built-in appliances, pantry & eat-in-nook with picturesque bay windows. Second level boasts 4 bedrooms & 2 bathrooms including impressive primary retreat with breathtaking walk-in closet & spa-like ensuite. Lower-level houses rec room & in-law suite with separate entry through heated garage. Supreme backyard oasis with abundance of space, inground pool, stone patio and exquisite gardens.



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# Courtney Turk Interior Design

Built by Baressi, 2002

## SLEEK & MODERN

Beautifully appointed home

- Gourmet kitchen features crisp white quartz countertops & custom solid wood cabinetry finished with crown moulding
- Oversized white porcelain tile
- Large centre island with ample seating, storage and counter space
- Undermount sink with gooseneck faucet in front of large window
- Eat-in area with built in quartz table & coffered ceiling alongside picturesque bay window overlooking yard
- Direct access to backyard from eat-in area
- Walk-in pantry for plenty of storage
- Under cabinet lighting
- Built in appliances
  - Two convection wall ovens
  - 5 burner gas cooktop
  - dishwasher
  - fridge/freezer
  - microwave
- High-quality cabinets, pots & pans drawers, tray cupboard, fronted display cabinets



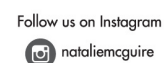
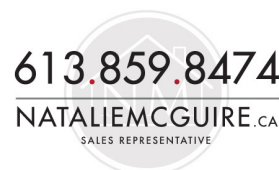
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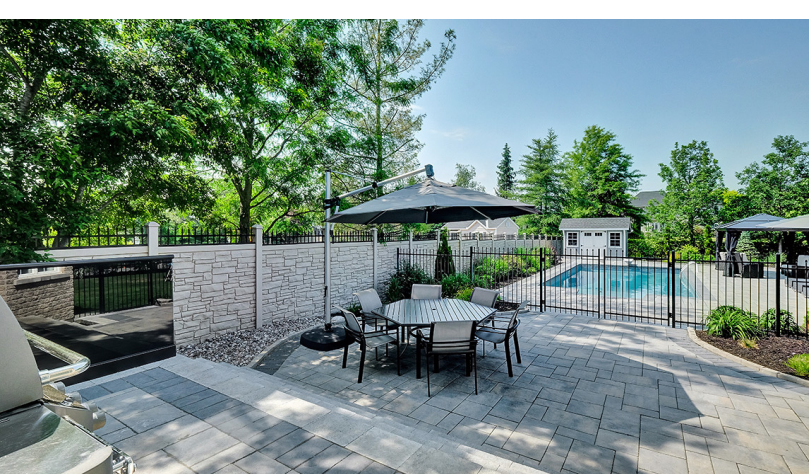
# EXCEPTIONAL LAYOUT

- Grand foyer with soaring two-storey ceilings and curved staircase
- Magnificent arched windows
- White Russian oak hardwood flooring throughout home
- Formal living & dining room with 9 ft ceilings
- Versatile space perfect for home office or main floor bedroom
- Full bathroom and laundry-room with storage conveniently located on main floor
- Sunken family room off kitchen features two-storey ceilings with large windows & natural gas fireplace surrounded in porcelain tile
- Second floor offers four expansive bedrooms
- Primary bedroom retreat features:
  - sitting area adorned by bay windows overlooking backyard
  - Custom walk in closet with cabinetry, granite centre island & crown molding
  - Spa-like ensuite bath including double vanity, soaker tub, glass shower with rain head and separate toilet room with sink
- Basement hosts in-law suit including:
  - recreation room with wide plank laminate flooring
  - full kitchen
  - separate bedroom
  - full bath with glass shower
  - finished storage room
  - can be accessed through separate entrance off garage



# LUXURY UPGRADES

- Saltwater Inground pool
- Oversized heated garage
- Custom blinds
- Tastefully chosen lighting & pot lights
- Cold storage room
- Playroom
- Built in quartz kitchen table
- Sunken living room with two-storey windows
- Security surveillance cameras inside & out
- Grand curved hardwood staircases
- Primary bedroom custom walk in closet
- Two electrical panels (200 amps)
- Carpet-free home & smooth ceilings



# BACKYARD OASIS

- Inground saltwater pool
- Interlock stonework & pool surround nosing
- Large deck and substantial stone patio
- Natural gas hookup
- Fenced vegetable garden with hidden inground hose
- Irrigation system, all hooked up to drip line
- Professionally landscaped and maintained
- Exquisite gardens and lots of green space
- Ample space for entertaining
- Exterior lighting
- Hauser outdoor furniture, negotiable

## *Manotick Estates*

Perfectly situated in desirable neighbourhood with many parks & walking trails, close proximity to shops & restaurants of Manotick Village, banks of Rideau River & easy access to 416.



## 5435 MANSEL CRES

### INCLUSIONS

Kitchen appliances: 2 built-in ovens, cooktop, hoodfan, dishwasher, microwave, 3 refrigerators, stove & hoodfan in basement  
Washer & dryer  
All light fixtures  
All in-dow coverings  
Bathroom mirrors  
Built-in shelving affixed to walls  
Security system  
Auto garage door opener & remote  
Central built-in vacuum  
External natural gas hookup  
BBQ  
In-law suite kitchenette & appliances  
Intercom & video  
Sump pump  
Wall mounted TV  
Water treatment

### NEGOTIABLE

All interior and exterior furniture  
Generator

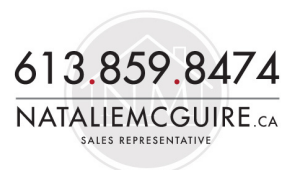
### APPROXIMATE UTILITY COSTS

Natural Gas (Enbridge): \$250/month  
Electricity (Hydro Ottawa): \$250/month  
GSW Hot Water Heater Rental : \$50/month  
Property taxes \$9000/2020



*Heated three  
car garage*

Fully insulated & heated +  
entrance to in-law suite



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