



For Sale

174 Spindrift Circle



**Manotick
Mahogany**



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52.66' x 112.26'



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Immaculate single family home combines elegance & ease of living! Fronting onto beautifully wooded park & built in 2019, bursting with upgrades. Grand impressions begin at the front door – spacious foyer, curved hardwood staircase, upgraded flooring, 9ft ceilings on main & 2nd level + recessed lighting & stylish fixtures throughout. Extra added windows spread sunlight through open concept main level with formal dining room featuring coffered ceiling. Spacious living area anchored by gas fireplace, separate den + stunning kitchen maximizing eye appeal & function - two-toned cabinetry, pantry cupboards, white quartz counters & elongated centre island with overhang seating. Upstairs awaits spacious & serene primary retreat with walk in closet & spa like ensuite boasting double vanity, gorgeous freestanding tub & glass walk in shower. Three additional well-proportioned bedrooms, second full bathroom & convenient laundry room complete the second level. Basement features enormous lookout windows & has been partially finished with framing + electrical, offering both endless possibilities for customization & a potential easy finish. Outside, private backyard fully fenced with cedar & walk out deck offers a place for entertaining & play.

Manotick Mahogany

Perfectly located on a quiet circle in sought-after family neighbourhood. Quick walk to Rideau River for kayaking, SUP boarding & more. Mere minutes to picturesque Manotick Centre for daily needs including shopping, dining & recreation.



Inclusions

- Kitchen appliances: built-in oven, cook top, refrigerator, microwave, hood fan, dishwasher
- Washer, dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, external natural gas hookup, central built-in vacuum

Approximate Utility Costs

- Natural Gas \$146/month
- Electricity (Hydro Ottawa): \$116/month
- Water/wastewater: \$75/month
- Hot Water Heater, Rental (Enbridge): \$47/month
- Property taxes: \$6,100/2023



Immaculate Family Home

- Immaculate single family home
- Combines elegance & ease of living
- Fronting onto beautifully wooded park
- Meticulously maintained
- Offers peace & tranquility
- Feels just like new but without the wait
- Bursting with upgrades
- Grand impressions begin at the front door
- Spacious foyer with ample space for organization
- Delicately curved hardwood staircase
- Contemporary spaces & neutral toned walls
- Upgraded flooring
- 9ft ceilings on main & 2nd level
- Recessed lighting
- Stylish light fixtures throughout
- Basement features enormous lookout windows
 - Partially finished with framing + electrical
 - Offering endless possibilities for customization & a potential easy finish
- Expansive backyard fully fenced with cedar
 - Walk out deck offers a place for entertaining & play



Elegant Style

- Additional windows create a custom feel & spread sunlight through open concept main level
- Formal dining room featuring coffered ceiling
- Spacious living area anchored by gas fireplace
- Separate den perfect for a home office
- Stunning kitchen maximizing eye appeal & function
 - Fit for the chef at heart
 - Two-toned cabinetry including upgraded pantry cupboards provide endless storage
 - Higher end stainless steel appliances
 - Glistening white quartz countertops
 - Elongated centre island with overhang seating
- Four well-proportioned bedrooms
- Laundry conveniently located on second level
- Spacious & serene primary bedroom retreat
 - Walk in closet finished by custom Ikea organization
 - Spa like ensuite bathroom
 - Double vanity
 - Gorgeous freestanding tub
 - Glass walk in shower



Home Features, Systems, & Upgrades

- Built by Minto in 2019
 - Sugar plum model
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Central air conditioning
- Municipal city water
- Eavestroughs installed
- Double attached garage with interior access
- Natural gas fireplace
- KWP exterior siding
- Main floor den
- Large lookout basement windows
- 9 ft ceilings on main & second level
- Trim, doors & hardware
- Kitchen pantry
- Large patio door
- Flooring
- Additional windows on main floor
- Wired speaker system
- Pre wired alarm system
- Cedar fenced yard
- Upper & lower level staircases
 - Curved hardwood staircase
 - Open basement stairwell
 - Plus runner added
- Cabinetry in laundry room
- Cabinetry in primary walk in closet
- Bathtub in primary ensuite bathroom
- Coffered ceiling in dining room



**Are you ready
to make this
house a *home*?**

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