



For Sale

5633 Watterson Street



Manotick Estates



4 + 1



4



104.99' x 229.69'



6

Set within the prestigious enclave of Manotick Estates this classic custom residence is perfectly positioned on a beautifully treed lot backing directly onto protected forest with no rear neighbours. Long driveway pulls the home well back from the road, creating a grand first impression framed by impressive professionally established gardens, stone walkways and an oversized double garage. Hardwood floors pair with crisp white walls & tall ceilings, creating bright comfortable spaces. Private main floor office, formal living room with fireplace connects seamlessly to the dining room. Kitchen is impressively sized, centred around a large u-shaped island & supported by extensive cabinetry & granite countertops. Generous breakfast area sits beneath skylights and along a full wall of windows overlooking the backyard, showcasing peaceful views of the surrounding trees. Primary suite offers a spacious retreat with a custom-fitted walk-in closet & ensuite bath. Finished basement adds flexibility with a bright recreation area, an additional bedroom & full bath complete with sauna. Backyard is a standout feature - partially covered wood patio, separately fenced in-ground pool, firepit - all framed by mature trees & the peaceful backdrop of protected forest. Home has benefited from numerous important upgrades over the years, including a master bathroom renovation & custom walk-in closet (2015), basement bathroom installation & basement laminate flooring (2018), extensive window replacements including North Star windows (2012), kitchen tile flooring (2020), main roof - 40-yr shingles & 2 skylights (2006), replacement of the septic bed (2021-2022), installation of a Generac gas generator (2019), new furnace & air conditioning (2020), wool carpeting (2021), pool liner (2021), epoxy garage flooring (2021) & so much more!

Manotick Estates

Located within the sought-after village of Manotick, enjoy a rare blend of privacy & convenience. Parks & recreation, including the Manotick Recreation Centre are nearby + pathways & cycling-friendly streets. Boutiques, cafés & restaurants of Manotick Village are just minutes away, while excellent schools & scenic spaces along the Rideau River complete a lifestyle that balances prestige, community & natural surroundings.



Inclusions

- Kitchen appliances (2020): refrigerator, built-in oven, cooktop, dishwasher, microwave (2026), deep freezer in storage room
- Washer & dryer, all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, alarm system, auto garage door opener & remote, central built-in vacuum, external natural gas hookup, play structure, sauna, storage shed, water treatment, inground pool, pool equipment, pool safety cover, pool maintenance chemicals, wood storage racks in basement storage room, wood shelves & cabinets in garage, gas powered generac generator, wall storage/organization system in the garage, firewood, basketball hoop in driveway, AC unit

Excluded

- Select garden decor & pots, upright freezer in storage room, children's room & office light fixtures

Negotiable

- Snow blower

Approximate Costs

- Natural Gas (Enbridge): \$225/month
- Electricity (Hydro Ottawa): \$158/month
- Hot Water Heater (Enercare): \$43/month
- Property taxes: \$7,200/2025



Classic Family Home

- Positioned on a beautifully treed lot
- Backing directly onto protected forest
 - No rear neighbours
- Grand first impression
 - Long driveway pulls the home well back from the road
 - Framed by impressive professionally established gardens & stone walkways
 - Oversized double garage with generous parking
- Spacious foyer provides a welcoming introduction and can be closed off from the main living areas for added privacy
- Elegant curved staircase anchors the home's classic layout
- Light to mid-tone hardwood floors
- Bright, comfortable spaces that balance traditional room separation with openness
- Private main floor office
- Formal living room with fireplace connecting seamlessly to the dining room
 - Ideal setting for entertaining
- Rear of the home opens into a bright, family-focused layout overlooking the backyard & showcasing peaceful views of the surrounding trees
- Impressively sized kitchen
 - Large u-shaped island with seating
 - Extensive cabinetry
 - Granite countertops
 - Generous breakfast area sits beneath skylights & along a full wall of windows
- Family room offers a comfortable gathering space anchored by a fireplace & large windows

Expansive Layout

- Primary suite offers a spacious retreat
 - Custom-fitted walk-in closet
 - Ensuite featuring a freestanding soaker tub, oversized glass shower & double vanity
- Three additional bedrooms
- Relaxing second full bathroom
- Conveniently located laundry room
- Finished basement
 - Valuable flexibility with a bright recreation area suited to multiple uses
 - Additional bedroom
 - Full bathroom complete with cedar sauna
- Standout backyard oasis framed by mature trees & the peaceful backdrop of protected forest
 - Stepping from the breakfast area onto a large wood patio sized for dining & lounging
 - Partially covered to extend use through lots of weather
 - Separately fenced (solid iron) in-ground pool of excellent size surrounded by generous lounge space
 - Stone pathways connect multiple outdoor zones, including a firepit area & wide open grassy area
 - 3 sunny raised garden beds perfect for cultivating a vegetable garden
- Front & backyard are professionally landscaped with established trees, bushes & perennials
 - Extensive lush hostas, hydrangeas 2 apple trees, multiple lilacs, raspberry plants & more!



Home Features, Systems & Upgrades

Approximate ages

- Custom build, 1988
- Brick exterior
- Poured concrete foundation
- Primary ensuite bathroom renovation, 2015
- Primary bedroom custom walk-in closet, 2015
- Basement bathroom installed, 2018
- Basement laminate flooring, 2018
- Windows, 2012
 - North Star Windows, 20-year warranty
- Skylights x 2, 2015
 - Manotick Doors & Windows
- Skylights x 2, 2006
- Windows by front door, 2022
- Kitchen tile flooring, 2020
- Roof, asphalt shingles
 - Main roof - 40 year shingles, 2006
 - Breakfast nook roof, 2002
- Generac gas generator & subpanel, 2019
 - Generator serviced, 2020 & 2021
- Wool carpet on upper level & stairs, 2021
- Furnace, forced air - natural gas, 2020
 - Napoleon, warranty to 2030
- Central air conditioning, 2020
 - Napoleon, warranty to 2030
- In ground pool
 - Pool liner - 25 year warranty, 2021
 - Pool pump, 2021
 - Hayward gas pool heater, 2021
- Double attached garage with interior access
 - Garage floor epoxy, 2021
- Insulation above garage, 2021
- Resurfaced & stained hardwood flooring in front hall & back family room, 2026
- Interior painting, 2021
- Electrical wiring - NMD90
 - Electrical touch-ups + added switches, plugs, fixtures, 2021
- Select upgraded light fixtures, 2021
- Alarm system upgraded
- Hunter Douglas blinds in kitchen & family room, 2013
- 3 Fireplaces - inspected & cleaned, 2021
 - Wood burning in living room
 - Natural gas in family room, 1998
 - Natural gas in primary bedroom
- Hot water heater (rental), 2017
- Doors, 2012
- Ducts cleaned, 2021



Home Features, Systems & Upgrades

Approximate ages

- Drilled well - front yard, beside large rock
 - Well pressure tank, 2021
- Water treatment system, 2021
- Hydromatic sump pump, 2021
 - Runs predominantly in spring when snow is melting or during heavy rain
- Back up sump pump 2017
 - Basement utility room
- Septic - back yard, 2019
 - Septic bed replaced, 2021/2022
 - Septic tank inspected, 2021
 - Septic tank pumped, Nov 2025

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



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

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

