



For Sale

5576 South River Drive



**Manotick South
Island**



1 + 3 & Den



3



97' x 197'



8+

Positioned on a remarkable waterfront lot, this mid-century modern bungalow pairs direct water access, sunset views and exceptional outdoor amenities with the ease of single-level living. Heated saltwater pool, waterfront dock & unique boathouse storage optimize the perks of this setting. Distinctive architecture, oversized double garage, and a long driveway create strong curb appeal. Soaring cedar ceilings, expansive windows & warm wood accents establish the home's character. Foyer opens into the main living & dining areas, where parquet flooring and a striking stone-clad asymmetrical wood-burning fireplace create a natural focal point. Expansive windows span the rear wall, framing water views and filling the space with natural light, while sliding doors open onto a glass-railed balcony stretching the full width of the home for seamless indoor-outdoor living. Updated kitchen features granite countertops, a centre island & generous storage. Primary retreat with water views and a spa-inspired ensuite featuring a fireside soaking tub, separate shower, double vanity, walk-in closet, and adjoining sitting room. Walk-out lower level with three bedrooms, full bathroom and a spacious rec room. Reconstructed underground boathouse and workshop beneath the garage. Located along the Rideau River just mins from the heart of Manotick, this location combines waterfront living with everyday convenience.

Manotick South Island

Located along the Rideau River just minutes from the heart of Manotick, this location combines waterfront living with everyday convenience. Enjoy easy access to the village's renowned restaurants, cafés, boutiques, bakeries, grocery stores, & year-round community events, along with nearby golf courses, parks & recreation.



Inclusions

- Kitchen appliances: refrigerator (2025), stove (2012), dishwasher (2026), microwave (2021), basement refrigerator (1991)
- Washer (2011), dryer, all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote (+ 1 wifi enabled in box/unused), water treatment, boathouse heater/electrical for pool, generator (2023), all pool equipment

Approximate Utility Costs

- Natural gas (Enbridge): \$150/month
- Electricity (Hydro Ottawa): \$180/month
- Hot water heater (Reliance): \$23/month
- Property taxes \$7,289/2026

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.



Waterfront Lot

- Mid-century modern bungalow
- Direct water access & beautiful sunset views
- Home is setback from the road allowing for exceptional front & rear yard space
- Long driveway with an oversized double car garage
- Welcoming interior with soaring cedar ceilings
- Expansive windows & warm wood accents
- Foyer opens into the main living & dining areas
- Striking stone-clad asymmetrical wood-burning fireplace creates a natural focal point
- Vaulted cedar ceiling on main level
- Expansive windows span the rear wall, framing spectacular water views & filling the space with natural light
- Sliding doors open onto a glass-railed balcony stretching the full width of the home for seamless indoor-outdoor living
- Updated kitchen
 - Granite countertops
 - Centre island
 - Generous storage
 - Newer appliances (refrigerator 2025, dishwasher 2026)
 - Pass-through opening that maintains connection to the main living spaces
- Screened in Muskoka room just beyond the kitchen providing another place to relax & enjoy the waterfront setting



Distinctive Architecture

- Primary bedroom retreat feels like a true sanctuary
 - Relaxing water views
 - Spa-inspired ensuite bathroom featuring a fireside soaking tub, separate shower, double vanity & walk-in closet
 - Adjoining sitting room offering a quiet space for reading, relaxation or an expanded dressing area
- Completing the main level is a separate den, laundry & powder bathroom
- Walk-out lower level provides excellent flexibility
 - Three bedrooms
 - Full bathroom
 - Spacious recreation room featuring large windows, painted exposed brick, wood ceilings and a wood-burning fireplace
- Access to the reconstructed underground boathouse & workshop beneath the garage
 - A rare & highly functional feature that sets this property apart
- Exceptional outdoor amenities
 - Heated saltwater pool
 - Lush landscaping & abundant green space
 - Stone patios sit directly off the home and at the water's edge
 - Waterfront dock providing direct access to the Rideau River



Features, Systems & Updates

approximate ages

- Built in 1963
- Roof - asphalt shingles, 2012
- Furnace, forced air - natural gas, 2018
- Central air conditioning, 2026
- Hot water heater, 2019
- Block foundation
 - Poured concrete in furnace room only
- Double attached garage with interior access
- Brick, stone & wood exterior
- Driveway paved, 2023
- Artificial stone in front of home, 2015
- Drilled Well
 - Front of home
 - Softener - Nelson Water systems, 2015
- Septic system, 1963
 - Located at the back of the home
 - Pumped every 5 years
 - Last pumped - Nov 2023
 - Sanigrind pump, 2023
- Boat house/garage renovation – 2019-2021
 - Done by Dumont
- Pool, in ground - saltwater, 2006
 - Pool filter, 2026
 - Heater, 2025
 - Sunbubble - 5 year gold solar blanket, 2022
 - Aqua pure salt system, 2020
 - Safety cover – blue arctic Armor Mesh, 2015
 - Maintained by Pure Water Services
- Waterfront dock
 - Can be taken out and put back in
- Retaining garden wall
- Shoreline restoration - DeepShore, 2017
- Dock, 2017
- Windows
 - Stairwell & recreation room - Big City, 2015
 - Other windows replaced as rooms were renovated, all since ownership
- Doors
 - Front & porch - Big City, 2015
- Back upper deck railings & tempered glass, 2014
- Kitchen renovation, 2012
- Fireplaces
 - Wood burning x 2
 - Natural gas x 1



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

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