



820 McManus Avenue

Manotick



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Discover elegance and comfort in the prestigious community of Manotick Estates. This meticulously crafted 4-bedroom, 3.5-bathroom residence offers the perfect balance of sophistication and family-friendly living. The sunlit main level features gleaming hardwood floors, a versatile den ideal for a home office, and timeless formal living and dining rooms designed for entertaining. At the heart of the home, a chef's dream kitchen boasts expansive countertops, premium KitchenAid appliances, and an open layout flowing seamlessly into the inviting family room, anchored by a striking stone-clad gas fireplace with views of manicured lawns. Upstairs, four spacious bedrooms provide comfort and privacy, with three offering walk-in closets and ensuite access. The primary suite is a true retreat, featuring a luxurious spa-inspired bath with dual vanities and soaking tub. Step outside to resort-style living with a new in-ground pool, hot tub, outdoor kitchen, gas fireplace, and al fresco dining area—an entertainer's paradise. Perfectly located near top schools, boutique shops, and parks, this move-in-ready gem is waiting for you to call it home.



PROPERTY FEATURES

- Prestigious Manotick Estates
- 4 Bedrooms, 3.5 Bathrooms
- Beautiful hardwood flooring
- Main level den/home office
- Formal living & dining rooms
- Main floor family room
- Chef's kitchen with KitchenAid appliances
- Family room with stone gas fireplace
- 3 Walk-in closets + 2 ensuite baths, plus cheater ensuite
- Primary bedroom retreat with spa-like ensuite
- Resort-style backyard: pool, hot tub, outdoor kitchen & fireplace



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Room Dimensions:

Main Level:

- Foyer 13'8" x 6'8"
- Living Room 13'4" x 12'8"
- Dining Room 14'8" x 12'5"
- Kitchen 19'10" x 11'8"
- Breakfast Nook 20'4" x 8'5"
- Family Room 19'2" x 7'7"
- Den 13'5" x 10'5"
- Laundry Room 14'1" x 6'6"
- 2pc Bathroom 5'6" x 4'5"
- Primary Bedroom 29'0" x 15'6"
- 5pc Ensuite 14'7" x 9'11"
- Walk in Closet 10'5" x 7'7"
- Bedroom 15'8" x 14'8"
- Bedroom 13'5" x 13'4"
- 4pc Ensuite 11'6" x 6'0"
- Walk in Closet 6'0" x 5'3"
- Bedroom 16'0" x 13'5"
- Walk in Closet 7'0" x 5'2"
- 4pc Bathroom 11'0" x 10'4"



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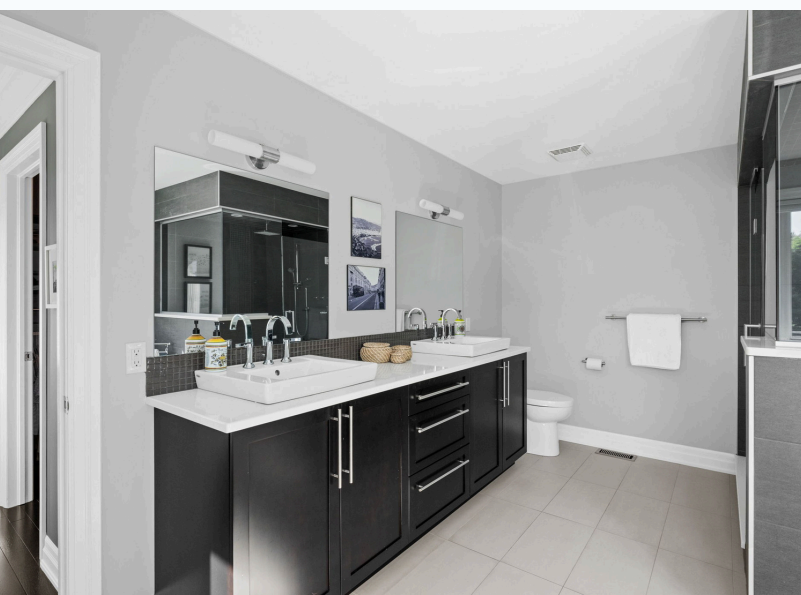
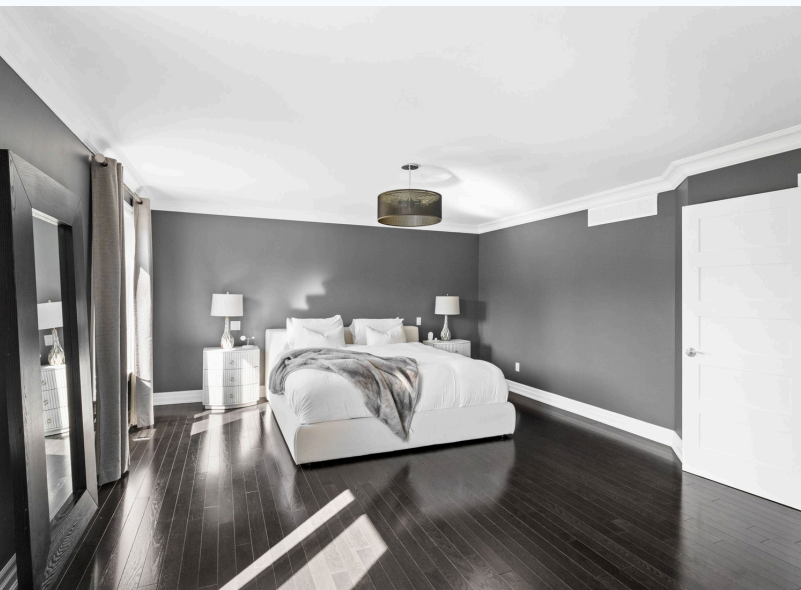


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FULL LIST OF INCLUSIONS:

- 2 x Fridges
- Cooktop
- Built/In Oven
- Hood Fan
- Dishwasher
- Wine Fridge
- Washer
- Dryer
- All Window Treatments & Blinds
- All Light Fixtures
- Built in Shelving & Credenza in Office
- Built in Speakers
- Nest Camera & Doorbell
- Alarm System Hardware
- 2 Garage Door Openers plus
2 Remotes
- Red Built in BBQ
- Hot Tub
- Pool & Pool Equipment including
Pool Vacuum
- Irrigation System

TAXES: \$10,680/2025

AVERAGE MONTHLY UTILITIES:

Hydro: \$185; Gas: \$174; Hot Water Tank Rental: \$48.52

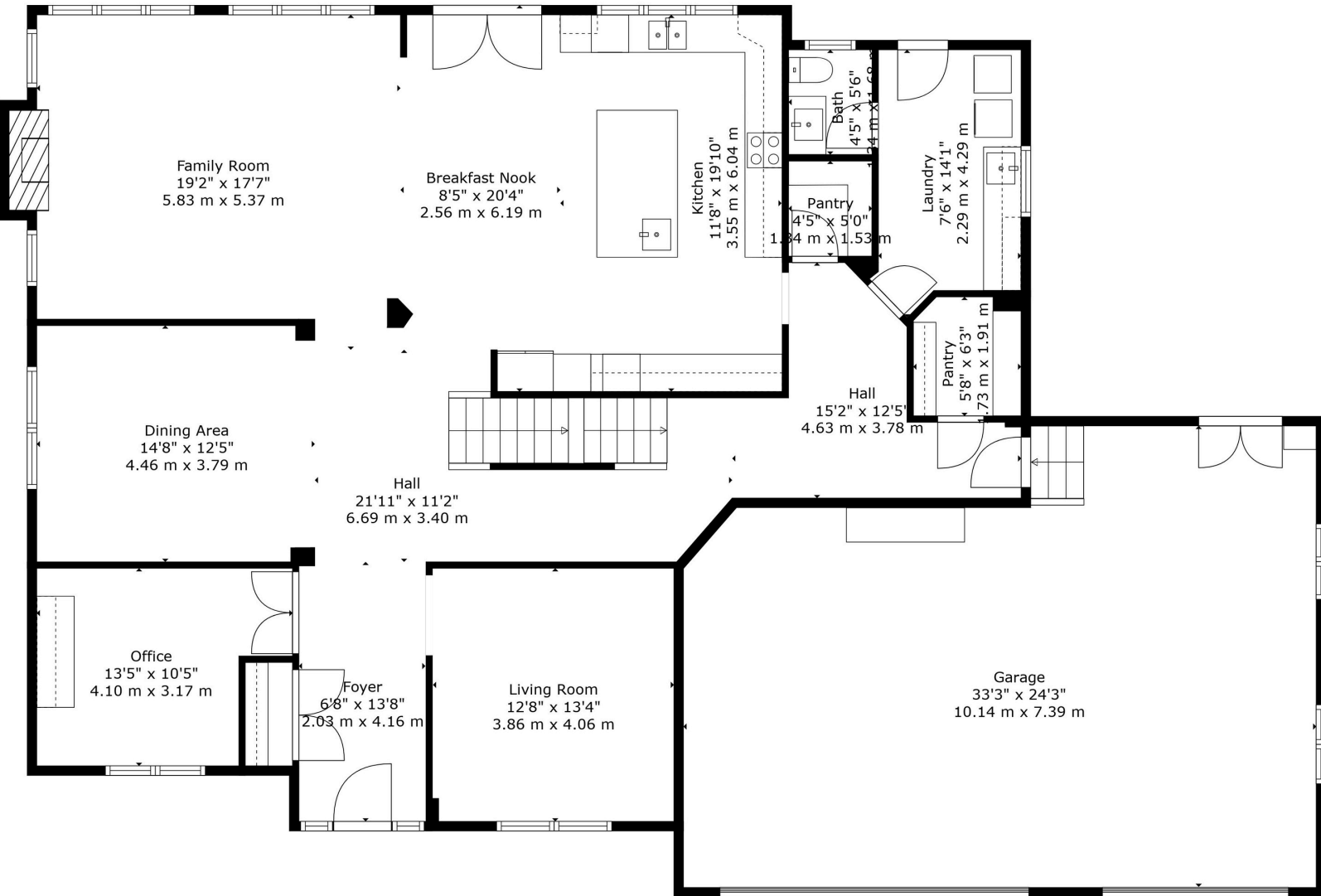


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TOTAL: 3665 sq. ft, 340 m2

BELOW GROUND: 85 sq. ft, 8 m2, FLOOR 2: 1833 sq. ft, 170 m2, FLOOR 3: 1747 sq. ft, 162 m2
EXCLUDED AREAS: BASEMENT: 1750 sq. ft, 163 m2, GARAGE: 725 sq. ft, 67 m2, FIREPLACE: 9 sq. ft, 1 m2,
OPEN TO BELOW: 43 sq. ft, 4 m2
WALLS: 318 sq. ft, 30 m2

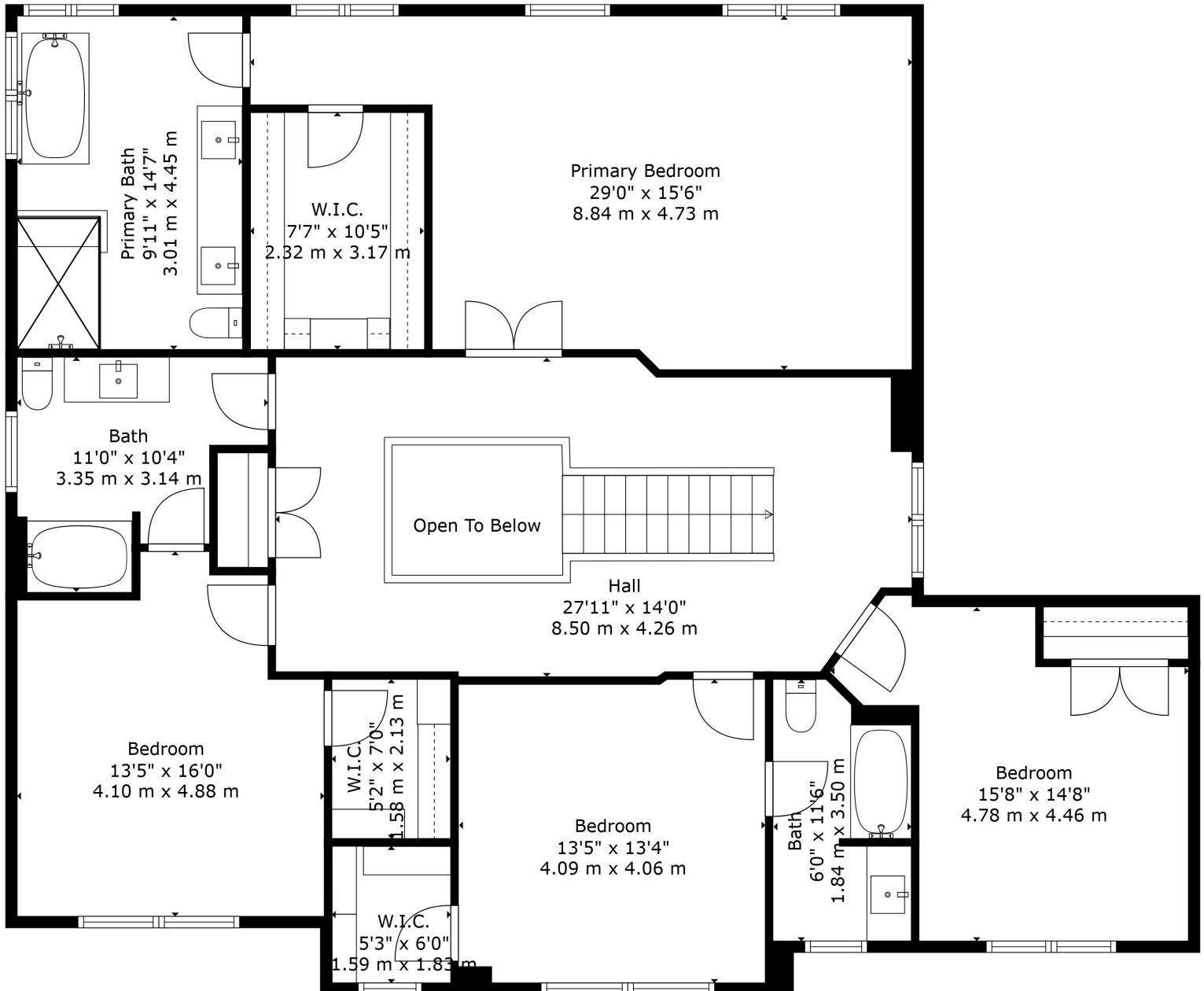


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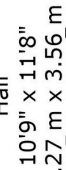
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Basement
53'2" x 42'5"
16.22 m x 12.93 m

Hall
10'9" x 11'8"
3.27 m x 3.56 m



3.27 m x 3.56 m

10'9" x 11'8"

Hall

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Updates

- Pool 2023
- Air Conditioner 2018
- Hot Water Tank 2018
- Roof 2011
- Windows 2011
- Furnace 2011
- Septic 2011
- Well 2011

Presented By:



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That's the bottom line...



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