

FOR SALE



ROYAL LEPAGE  
Team Realty  
Independently Owned and Operated Brokerage

2018 BUILT MINTO 'ASPEN' MODEL  
MANOTICK'S MAHOGANAY COMMUNITY

149 Spindrift Circle

More Info



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suekennedy.ca



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149 SPINDRIFT CIRCLE, MANOTICK

## 2018-BUILT DETACHED BUNGALOW

Outstanding 4 Bed / 3 Bath Manotick bungalow in sought-after Mahogany Community w/ over 40k in upgrades & quality finishes!

This 2018 Minto 'Aspen' model is set on a unique pie shaped lot bringing plenty of curb appeal with an all-brick exterior, covered front porch and the largest backyard on the street. Many high-end selections throughout including timeless hardwood floors, a gas fireplace, impressive 9 ft ceilings and standout 8 ft doorways creating a bright and spacious atmosphere. Three main floor bedrooms including an oversized primary retreat with custom 5-piece ensuite and walk-in closet. The luxe eat-in kitchen features custom cabinetry, an oversized island, quartz countertops, a double door pantry and connects to the mudroom/laundry room with inside access to the double car garage. Fully finished basement a fourth guest bedroom, 3rd full bathroom and ample storage space. Fenced and fully landscaped yard with oversized gazebo and custom 'Summit' shed. This home is even on city services! Steps from the picturesque Rideau River, Mahogany's public dock, walking and bike & trails, leading you to the charming village of Manotick, filled with restaurant and all the amenities you need.

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## OVERVIEW

- Bedrooms: 3+1 / Bathrooms: 2+1
- Property Type: Single / Bungalow
- City Services (sewer and water)
- Neighbourhood: Manotick - Mahogany Community
- Lot Size: Irregular shape, Area: 9,063.20 ft<sup>2</sup> (0.208 ac), Dimensions Approx: 135' x 97' x 53' x 112'
- High 9ft ceilings & 8ft doorways
- Taxes/Year: \$5,891.00/2023
- Furnace, AC, Roof, Windows, Hot Water Heater all 2018
- Heating: Forced Air, Natural Gas
- Central Air Conditioning
- Year Built: 2018
- 100 amp electrical
- Approximate Monthly Utilities:
  - Hydro \$100
  - Gas \$140
  - Water \$60

## UPGRADES

Over 40k in builder upgrades including:

- Custom Kitchen Cabinetry
- Oversized Island, Quartz Countertops
- Timeless hardwood throughout entire main floor
- Additional shower pot lights with dimmers
- Custom glass shower in ensuite,
- Additional insulation between living room and primary bedroom
- 3/4" plywood subfloor on main level
- Central vac
- Soundproofing insulation added to basement ceiling for home theatre (note: home theatre and equipment NOT included)

## APPLIANCES

- GE Gas range and hood fan (2018)
- GE french-door SS fridge (2018)
- Bosch Dishwasher (2018)
- Panasonic Microwave (2018)
- LG Washer and Dryer (2018)

## LANDSCAPING

- Oversized back deck with gazebo
- Natural Gas Hookup for BBQ
- Fully fenced yard
- Fully landscaped with numerous perennials, shrubs and trees
- Custom 'Summit' Storage shed included
- Walking distance to Rideau River, public dock, walking and bike trails all adjacent to the charming village of Manotick.





PRIMARY



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MAIN LEVEL



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# Lower Level



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# Exterior



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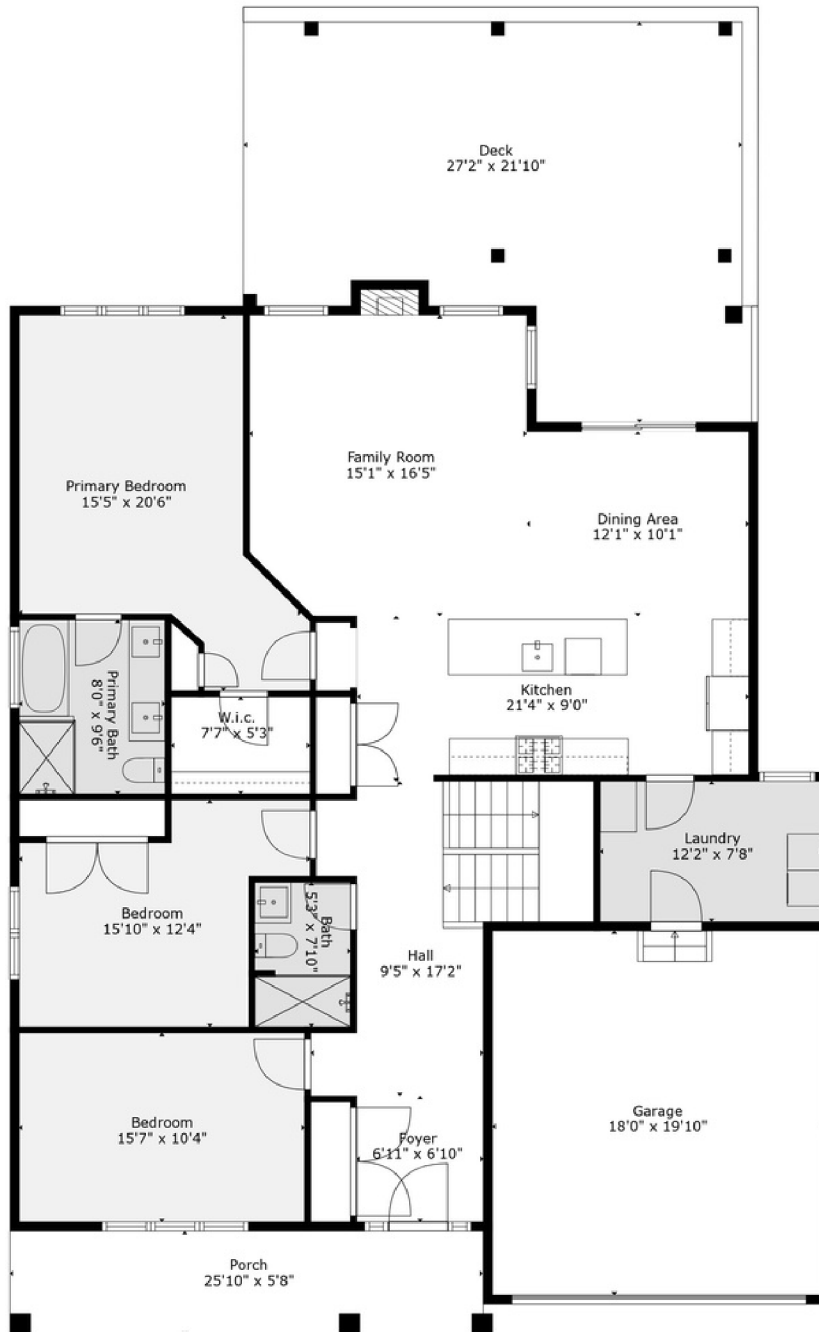


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# FLOORPLAN - MAIN LEVEL



**TOTAL: 2898 sq. ft**

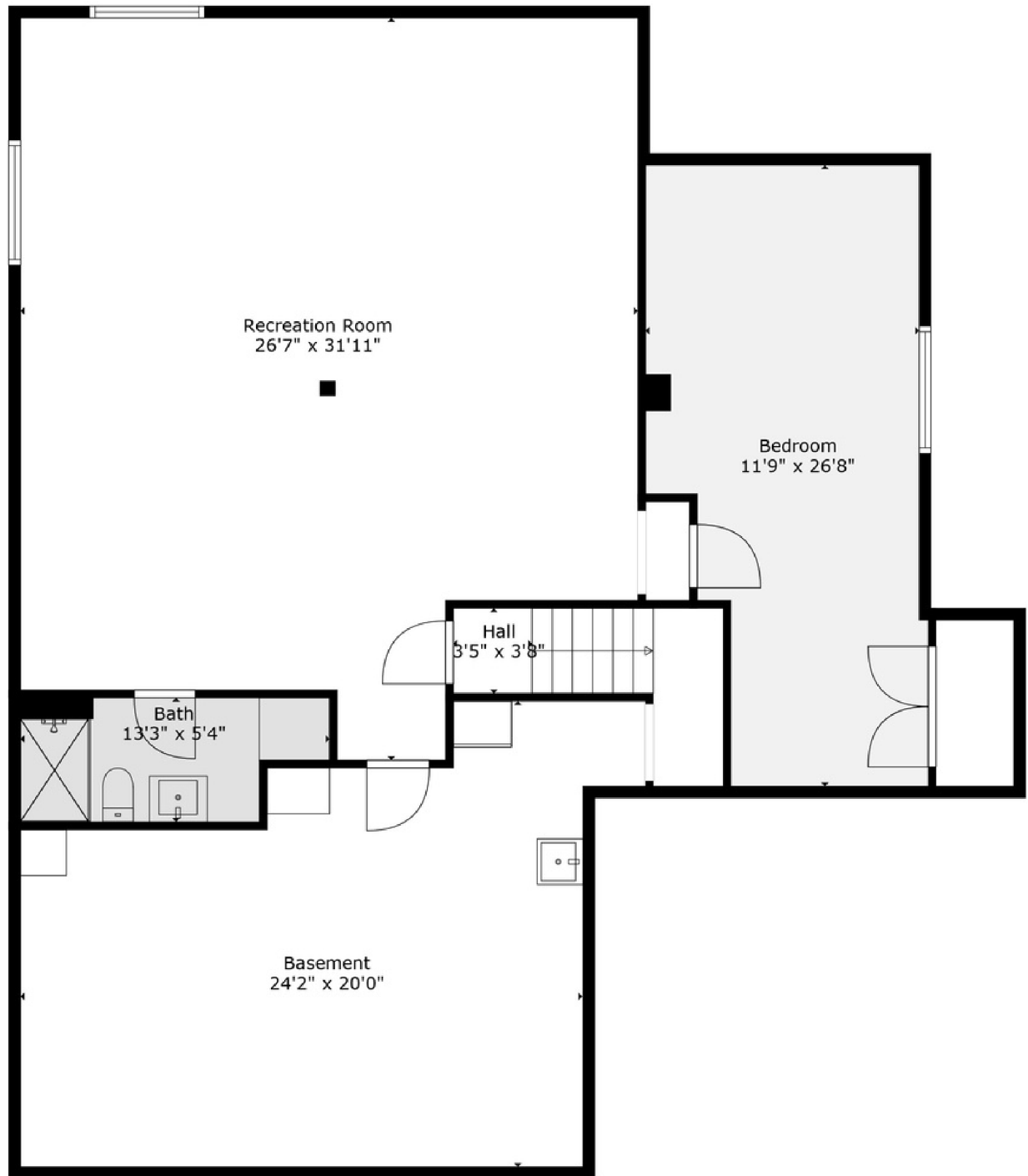
Below Ground: 1213 sq. ft, FLOOR 2: 1685 sq. ft

EXCLUDED AREAS: BASEMENT: 413 sq. ft, GARAGE: 358 sq. ft, PORCH: 146 sq. ft,  
DECK: 528 sq. ft, FIREPLACE: 3 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed. Sqft "total Scanned Area"



# FLOORPLAN - LOWER LEVEL



**TOTAL: 2898 sq. ft**

Below Ground: 1213 sq. ft, FLOOR 2: 1685 sq. ft

EXCLUDED AREAS: BASEMENT: 413 sq. ft, GARAGE: 358 sq. ft, PORCH: 146 sq. ft,  
DECK: 528 sq. ft, FIREPLACE: 3 sq. ft

Measurements Are Deemed Highly Reliable But Not Guaranteed. Sqft "total Scanned Area"



## CONTACT US

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