

FOR SALE



The Wright Team

6495Marina.com

6495 Marina Drive

🏠 3 BEDS | 🛀 4 BATHS



CARLETON GOLF & YACHT

Discover the allure of waterfront living at its finest! Nestled on the main channel of the Rideau River, this beautifully appointed property achieves the perfect balance of a desirable community, close at hand amenities, and picturesque River views.

As you step inside you are greeted by expansive windows that invite the outdoors in. The spaces are enhanced by numerous professional renovations, and generously portioned rooms that beckon for memorable gatherings. From the stunning exterior spaces, hardwood floors, natural gas fireplace, updated lighting, renovated bathrooms and laundry room, and the eat-in kitchen adorned with granite countertops and stainless-steel appliances, no space has been overlooked.

Perfect for extended family members or as a second option for a primary suite, a main level bedroom is featured with a full ensuite bathroom positioned beside. The second level is improved with two bedrooms and two bathrooms, including the primary suite with a walk-in closet and a beautifully designed ensuite. Adding to the appeal is the finished lower level with a recreation room, and two flex rooms.

Outside, your future paradise awaits on the Rideau River's Long Reach. Wake up to beautiful water vistas and unwind in the spectator backdrop. This serene setting is complete with a fully fenced backyard, a deck, an interlock patio, manicured grounds, perennial gardens, a fire pit, and a waterfront dock.

Dining Room,
Living Room and
Breakfast Room





Updates & Points to Note

- A charming, cape cod style home situated on a family-friendly street in the Carleton Golf & Yacht community. The location is moments from Manotick Village and surrounding amenities.
- The front entry features an Alabaster Flush Mount light fixture.
- Upgraded lighting is featured from Arevco Lighting Ottawa, and Hubbardton Forge.
- Most of the main level has had the stippled ceiling removed.
- Water treatment: Softener, Iron and Sulphur filter, reverse osmosis, UV light.
- Sump pump with a backup pump system.
- A sprinkler irrigation system is featured in the front and backyard.
- There is a permanent fence in the backyard, with a temporary fence installed to the rear of the property near the crown land (in the event removal is needed).
- The land at the waterfront is registered as Crown Land.
- Renovations, updates and work performed by professional, licensed contractors from the homeowners include the following items:
 - Garage door opener (2024)
 - Parging (2024)
 - Fireplace and built-ins (2023).
 - Septic pumping (June 2023).
 - Main level powder room/laundry. The laundry room was completely renovated, and rebuilt. (2022).
 - Dishwasher (2022).
 - LG washer and dryer (2021).
 - 52 LED pot lights.
 - Second level windows (2021).
 - Shed (2021).

Updates (continued)

- Dock - Deep shore marine, permanent (2020).
- Full house Generac generator (2017).
- Interlock in the backyard – a large interlock patio extends from the deck into this area (2017).
- Walkway, steps to front landscaping, front landscaping – Designed and implemented by Abloom Landscape Contractor, to include front gardens and planting (2017).
- Waterproofing and weeping tiles (2017) – A small trickle of water was in the basement, sellers opted to re-do all the weeping tiles and waterproofing.
- Septic risers and new tank lids and covers (2017).
- Additional hardwood installed through the main level and the second level (2016).
- Lower-level carpet (2016).
- Second level ensuite - Floors, shower, granite top, faucet, toilet (2016).
- Main floor ensuite refreshed (2016).
- Pressure tank (2015).
- Bay window (2014).
- Roof- 50-year shingles (2014).
- Garage – Replaced with a concrete slab floor, interior walls and ceiling were drywalled, and new windows were installed. (2013 approximately).
- Trex two-level deck with a pergola and a glass railing installed (2013).
- Main bathroom (2012). The main bathroom was completely renovated, and rebuilt.
- Eaves soffits and siding (2012).
- Some masonry repointing (2012).
- Side mounted garage door opener.
- Main floor ensuite – Onyx pendant lighting, flooring, granite top, sink, taps undermount plumbing, shower head, toilet.
- The following kitchen appliances were also replaced: Microwave, wall oven, cook top, fridge.





Main Floor
Bedroom,
Primary Suite and
Ensuite





Additional
Bedroom, Rec
Room and Flex
Rooms





Property Dimensions

Main Floor

Foyer: 5'9" x 17'6"
 Dining Room: 12'2" x 18'0"
 Kitchen: 16'11" x 12'0"
 Breakfast Room: 11'8" x 12'3"
 Family Room: 9'9" x 12'6"
 Laundry/Bath: 9'1" x 9'8"
 Bedroom: 11'11" x 17'2"
 Bath/Ensuite: 9'1" x 7'1"

Second Level

Primary Bedroom: 11'8" x 22'3"
 Walk-in Closet: 6'7" x 3'6"
 Bath/Ensuite: 9'8" x 16'7"
 Bedroom: 12'0" x 13'3"
 Bath: 7'7" x 15'8"

Lower Level

Recreation Room: 20'5" x 20'7"
 Flex Room: 14'11" x 10'11"
 Flex Room: 17'1" x 17'2"

Cold Storage: 10'9" x 8'11"
 Storage: 10'9" x 10'11"
 Utility: 17'9" x 12'7"





Have A Real Estate Question?

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Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 3

Bathrooms: 4

Property Type: Two-Storey

Neighbourhood: Manotick - Carleton Golf & Yacht

Lot Size: 99.91 ft x 179.04 ft (Irregular)

Taxes/Year: \$5,896.73 / 2024

Heating: Forced Air, Natural Gas

Year Built: 1969 / Approximate

Utilities:

Approximate Hydro Expense:

\$160 per month.

Approximate Gas Expense: \$126 per month.

Inclusions:

Bosch dishwasher. Panasonic built-in microwave. KitchenAid Built-in oven. KitchenAid refrigerator. LG Washer. LG Dryer. Automatic garage door opener and two remotes. All light fixtures including the dining room chandelier and all ceiling fans. Bathroom mirrors. Water treatment system. Central air conditioner. Storage shed. Permanent dock. Generac Generator. In-ground

sprinkler system. River pump. Window blinds. Window sheers and rod in the dining room. KitchenAid Cooktop. Fixed alarm equipment. Central vacuum and all attachment. Wall mounted TV and brackets. Hot water on demand. Permanent dock. Wall shelving in basement office.

Exclusions:

Garage shelves. Garage freezer.

Rental Equipment:

None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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