

5842 Knights Drive

Design

Model home built by respected builder John Gerard
Private, treed 2.3 acre forested property in Ottawa's Rideau Forest
Spacious corner lot
9 foot ceilings on main floor
8 foot ceilings on upper level

Exterior

Full brick facade
Triple car garage
Extra long laneway bordered with interlock pavers
3M Anti-glare UV reduction window film on all windows
In-ground sprinkler system with 9 zones
Numerous mature perennial gardens and a variety of unique tree species
Private, groomed forest trails for hiking, snowshoeing and cross country skiing
Beautifully landscaped
Backyard courtyard and interlock seating space inside and outside gated pool area
Spectacular salt-water in-ground pool with diving rock and waterfall
Hot tub located within enclosed pool area
Stately wrought iron fencing completely encloses the pool area from the main yard

Foyer

Grand foyer welcomes you and your guests
Hardwood curved staircase leads to the second level
Crescent shaped slate tile foyer entry
Dual windows and sidelight flank the front door
Spacious step-in front hallway closet
Smooth ceilings

Living Room

Substantial, extra-deep crown moulding and wainscoting detail
Pot lighting
Warm, site finished oak flooring
Smooth ceilings
Dual french doors with glass transom

Dining Room

Extra-deep crown moulding detail
Substantially sized trim
Elegant dining room light fixture
Triple bay window overlooking side treed yard

Impressive archway and pillars
Warm, site finished oak flooring

Kitchen

Functional and well-appointed kitchen
Large palladian window
Treed vistas
Extensive pot lighting
Hand-forged custom light fixture in eat-in area
Corner glass cabinet detail
Crown moulding detail on cabinetry
Stainless steel appliances
Wide, full depth refrigerator
Substantial granite counters
Two sets of banks of drawers
Deep over the fridge storage
Dual undermount stainless steel sinks
Valence lighting
Central vac kickplate for easy clean up
Neutral ceramic backsplash
Massive kitchen island with breakfast bar seating for three
Spacious eat-in area
Panoramic views to the courtyard patio and pool area
Opens directly to family room and eating area

Office

Dual french doors with glass transom
Warm, site finished oak flooring
Large and low window overlooks front yard
Bright and sunny westerly exposure

Family Room

Open to kitchen, front and rear halls
Classic gas fireplace mantle and surround
Substantial crown moulding detail
Gorgeous views to the rear yard forest
Large and low windows overlook the wooded, private backyard
Warm, site finished oak hardwood

Powder Room

Adjacent to mud room,
Slate tile flooring
Pedestal sink
Two mirrors included
Glass transom allows for natural light

Mud Room

Direct access to rear yard and triple car garage

Neutral tile flooring

Extra large closet

Master Bedroom

Vistas of private forest

Natural, oak hardwood flooring

Beautiful crown moulding detail

Natural gas fireplace with granite surround and hearth

Spacious walk-in closet with customized built-in storage

Dual windows flank fireplace and overlook rear yard

Blinds and ceiling fan are included

Master Ensuite

Beautiful quartz counter with his & hers undermount rectangular sinks

New squared faucets

Hotel inspired wall-to-wall full height mirror

Modern light fixture and subtle pot light detail

Large step-in shower

Full bank of drawers and deep under the sink storage

Deep jacuzzi roman tub

Gorgeous California shutters

Updated faucets with hand-held wand.

Bidet

Dual storage units with open shelving

Private, treed vistas

Bedrooms

Bedroom 2 offers a spacious double closet and a large window overlooking the front yard

Bedroom 3 and 4 offer double closets and large windows overlooking the pool

All blinds are included

All ceiling fan / light fixtures included

Warm oak hardwood flooring

Loft

Three large windows overlook the front yard

Generously sized space for computer nook, library, play area, etc

Family bathroom

Generously sized vanity and countertop
Bank of drawers & lots of under cabinet storage
Easy to clean acrylic surround bath/shower
Full height mirror with light fixture
Large window finished with California shutters

Laundry Room

High efficiency front loading washer and dryer included
Stainless laundry sink with under cabinet storage
Extensive upper cabinetry
Oversized linen closet

Lower Level Recreation Room

Cozy gas fireplace
Smooth ceiling finish
Extensive pot lights
Tile flooring
Alcove perfect for media unit
Lower level nook offers many different uses including exercise area, yoga space, library, play area, and more

Lower Level Bedroom

Double door entry
Warm carpet
Smooth ceiling finish
Large double closet

Lower Level Bathroom

Large vanity with bank of drawers
Easy to clean acrylic surround step in shower
Tile flooring

Unfinished Basement

Children's swing system included with 7 different swing attachments
Foam flooring and mirrors included

Garage

Triple car garage
3 Automatic garage door openers
Direct access to mud room
Staircase access directly to lower level
Man door to rear yard

Sprinkler system controls located in the garage
Central vac canister also located in the garage

Heating and Ventilating

Gas forced air
Central air conditioning

Electrical System

200 amp electrical service
Smoke detectors
15 kW Natural Gas powered auxiliary generator
Three supplementary 220V outlets in garage

Inclusions

Fridge, stove, microwave/hood fan combo, dishwasher, washer, dryer
Basement refrigerator
Central air conditioner
Gas furnace
Air exchanger
Water treatment system and UV filter
Hot water tank
Alarm system
All light fixtures
All draperies and drapery tracks
All blinds
All bathroom mirrors
Three automatic garage door openers and remotes
Central vacuum cannister and attachments
Sprinkler system
Hot tub
All pool accessories including winter pool covers and 3 piece solar blanket
Large outdoor storage bin for pool accessories
Wooden shelving in swing area
Shelving in secondary bedroom
Shelving in Recreation Room
Humidifier
Portable dehumidifier
Sump pump and backup sump pump

Septic system located in left rear yard
Drilled well located in the front yard flower bed

Exclusions

Electric fireplace in Living Room
Breakfast bar stools
Lawn decor

Hooks in Garage

Workbench in basement with backing board tool holder

Negotiable Items

Smart TV in basement and speaker system

Trampoline

Basketball net

Sauna

Ping pong table

Husqvarna riding lawn mower and accessories

Neighbouring Manotick

Rideau Forest is very close to the historic Village of Manotick (5 minute drive), a picturesque community nestled along the Rideau River Waterway. Manoticks' friendly people create the charm that makes this village so popular. Amalgamated as the rural portion of the City of Ottawa, Manotick boasts top notch public and separate schools, and is home to many physicians, optometrists and dental practices

Shopping

Manotick offers many quaint shops, boutiques and top notch eateries - soon to become your favourites. There is a large Independent Grocer, an LCBO, three excellent pharmacies and upscale hair salon/spas.

The Third World Bazaar is located adjacent to Bakkers General Store (2 minute drive) which draws shoppers from the entire Ottawa region to their annual month long shopping extravaganza. The Bakker family shops the world and brings spectacular 'finds' to the Bazaar each and every year!

Activities

Pique Dance Studio, Driving Range, Rinaldo Hair & Spa, Tony Greco Fitness Centre and Montessori Private School are all located on the corner of Longshadow/Dozois/Mitch Owens Road. (2 minute drive)

In the Village of Manotick, you'll find activities for all ages, including a recreation facility with a hockey rink, curling club, tennis courts, outdoor pool, soccer & baseball fields and a skateboard park just to name a few.

Playground

Nestled in Phase One of Rideau Forest located on Scobie Crescent, complete with toddler play structure, older children's play structure, soccer/ball field, basketball court and tennis courts! (2 minute drive)

Golf

Emerald Links Golf & Country Club (3 minute drive) is a prestigious 18 hole golf course located at Mitch Owens Road. Nearby courses: Manderly on the Green, Rideau Golf Club, Stonebridge Golf and Country Club, Cedarhill Golf and Country Club, Ottawa Hunt Club, Carleton Golf & Yacht Club

Highway Access

Rideau Forest is located seven minutes from the 416 highway. The Ottawa International Airport is approximately 15 minutes away.