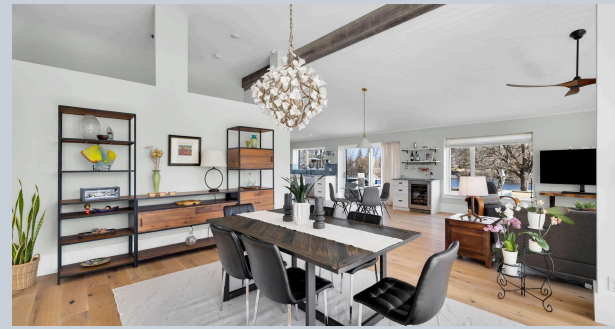


Welcome to

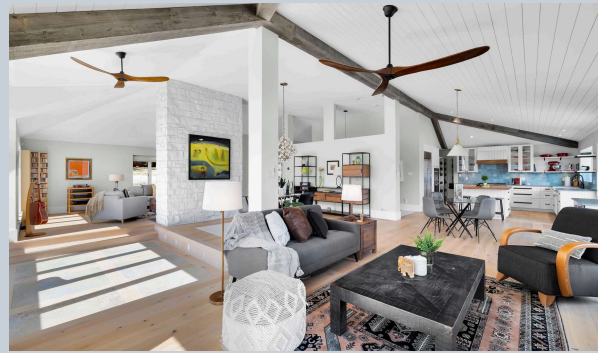
5567 South Island Park Drive



CHELL
TEAM



Welcome to this extraordinary, fully reimagined luxury waterfront bungalow on Manotick's sought-after Long Island, offering over 3,200 sq ft of beautifully curated living space above grade, set against the serene backdrop of the Rideau River. Combining polished modern design with a warm, rustic undertone, finished with premium white-oak hardwood flooring that extends throughout the entire space. The principal living spaces are truly stunning, with soaring vaulted ceilings, a striking stone fireplace, and an impressive wall of skylights and windows spanning the entire wing encompassing the living room, dining room, family room & mudroom - bathing the home in natural light while framing captivating river views. The Chef's kitchen is complete with premium SS appliances, Dekton countertops, a centre island with breakfast bar & walk-in pantry. A thoughtfully designed layout places the bedrooms in a private wing, including a luxurious primary retreat with spacious walk-in closet & spa-like ensuite featuring heated floors, heated towel bar, dual sinks, and an oversized glass shower. The fully finished basement is designed for both relaxation & entertainment, offering a rec room, games room, wet bar, climate controlled wine cellar, full bathroom, and home gym. Outdoors, discover a resort-calibre waterfront lifestyle. A substantial dock invites boating, paddleboarding & sunset lounging, while the expansive yard features a fully equipped outdoor kitchen with DCS BBQ and burners, a hot tub/swim spa, gazebo, integrated outdoor sound system & professionally landscaped grounds with irrigation. Whether hosting summer gatherings or enjoying quiet mornings by the water, this property offers an unparalleled connection to nature and leisure. All of this, just moments from Manotick's charming village core - renowned for its historic character, boutique shopping, local dining & scenic walking trails - making this a rare opportunity to experience luxury waterfront living at its finest.





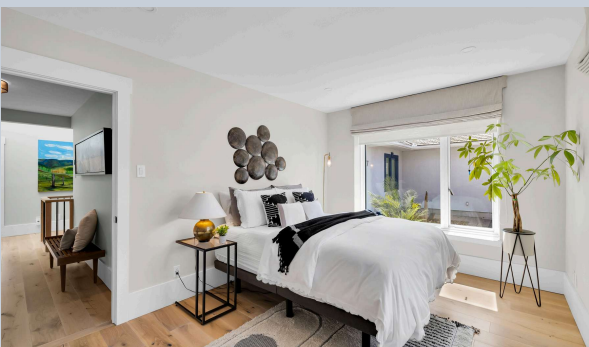
MAIN LEVEL

Foyer	
Living Room	21'6" x 13'4"
Dining Room	15'10" x 11'10"
Den/Office	14'8" x 13'2"
Family Room	17'11" x 13'3"
Kitchen	15'0" x 11'10"
Pantry	4'7" x 4'5"
Eating Area	13'3" x 6'9"
Mudroom	13'6" x 8'11"
Bathroom	2-piece
Primary Bedroom	20'0" x 17'0"
Ensuite	4-piece
Walk-in Closet	10'0" x 7'6"
Bedroom	14'0" x 10'11"
Bedroom	14'4" x 10'0"
Bedroom	10'8" x 9'11"
Bathroom	3-piece
Laundry	

Bedrooms: 4 Bathrooms: 4
 Neighbourhood: Long Island - Manotick
 Year Built: 1983
 Possession: TBA
 Lot size: Irregular
 Style: Detached, Bungalow
 Exterior: Stucco
 Parking: 8
 Garage: Double Car Attached
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Taxes: \$10,602.76 / 2025

BASEMENT

Recreation Room	27'6" x 11'6"
Games Room	27'7" x 16'3"
Wine Cellar	8'7" x 7'5"
Exercise Room	24'4" x 17'7"
Bathroom	3-piece
Office	10'10" x 7'11"
Laundry	





CHELL
TEAM



CHELL
TEAM



INCLUSIONS/EXCLUSIONS

5567 South Island Park Drive

INCLUSIONS

Refrigerator, Gas Cooktop, Built-in Oven, Built-in Dishwasher, Hood Fan, Two Washers, Two Dryers, Beverage Fridge, All Window Blinds, All Curtains, Ceiling Fans, Upright Freezer in Basement, Patio Table and Chairs, TV in Gym, TV Bracket in Family Room & Primary Bedroom, Water Treatment System, Wine Cellar, Natural Gas BBQ, Generac, Two Auto Garage Door Openers & Remotes, EV Outlets in Garage, Space Heater in Garage, Pool Table, Central Vacuum, Gazebo, Irrigation System, Hot Tub/Swim Spa, Hot Water Tank

EXCLUSIONS

Home Theater System (Projector, Screen, Speakers) Data Equipment, Gym Speaker, Pizza Oven, Two Lounge Chairs in Backyard, Large Half Moon Patio Furniture Chair, Fire Stand



CHELL
TEAM

UPGRADES LIST

5567 South Island Park Drive

Complete renovation in 2021

- New HVAC, HEPA, AC, Humidifiers - dual system
- Complete rewire on the 200 AMP service done by Powertek - 2022
- All new plumbing lines run by Tackle plumbing on both levels with leak alarm installed
- Culligan water treatment and whole home reverse osmosis installed late 2024
- New alarm system throughout
- CAT6 wired throughout the house - terminated at PoE switch in the basement
- Whole home wifi included (Unifi system) with PoE switch
- Media room wired and ready
- Outdoor speaker and wire to 3 locations from the data room
- Rotel DACS sound system included to power and feed outside speakers (6 speakers) in the garden
- Bell Fiber to the house - dual fiber feed to the house - business and residential service
- All bathrooms and kitchen new in 2021
- New wood flooring throughout the house
- Outside Kitchen with DCS BBQ and Burners - fridge ready
- Hydropool swim spa installed 2021 (16 feet)
- Back deck for pool spa redone in 2021
- Drapes and Blinds new and done by Elite Draperies
- Mudroom extension completed in 2021
- Septic tank 2021
- Dock rebuilt in 2022
- Irrigation system by Yates 2022
- Landscape lighting by Yates 2024
- Cedar roof 2012
- Mudroom addition roof and area with the skylights on the south side 2021
- All windows, sliding doors, garage doors, garage access 2021
- Stucco and outside redone in 2021
- Cooling system for wine cellar installed in 2021

Counters are Dekton from Cossetino

Kitchen and Bathrooms were done by Ottawa Valley Kitchens

Tile - Euro tile

Hardwood Floors - white oak from KJP Select Hardwoods

Kitchen Wolf and Cove appliances purchased at Universal Appliance

Outdoor DCS BBQ and Cooktop purchased at Universal Appliance





*Designated Representatives

Patti Brown*
BROKER

Susan Chell*
BROKER

Martha Howard
REALTOR®



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



Ottawa,
it's our
home too!