

\$3,500,000 - 2318 Summerside Drive, Ottawa

MLS® #X12404457

\$3,500,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

8005 - Manotick East to Manotick Station,
Ottawa, Ontario

Imagine sipping coffee on your private dock in the morning, bathed in the glow of a stunning Manotick sunset. This state-of-the-art, fully renovated home, crafted by a high-end builder with visionary input from a renowned architect-Andre Godin, is now offered for sale. Nestled on the waters edge, it blends modern elegance with tranquil surroundings. Every detail, from premium finishes to thoughtful design, exudes sophistication. Perfect for discerning buyers seeking an exclusive waterfront lifestyle. Inside, you'll find exquisite tile work throughout, radiant heated flooring (10 individually controlled zones), and soaring light-filled spaces designed for comfort and versatility. A flex space above the garage offers endless options perfect for a private office, studio, or guest suite. Purpose built laundry chute in laundry room. Fully equipped with, 3 natural gas furnaces and AC units with Wi-Fi controls, a 600-amp service, dual HRV and humidity systems, and a fully integrated Sonos sound system (12 independent zones). Security and peace of mind are built-in with a professional video surveillance setup and advanced alarm system. Craftsmanship is evident in every detail from masonry stone by Arriscraft, stucco by Dryvit Systems, and custom millwork by Alaska Wood Industries, to award-winning tile, slab, and fireplace finishes by Urbano Design. Energy efficiency is prioritized with spray foam insulation throughout and Pella professional series



windows (25-year warranty). Exterior features a standing seam metal roof (40-year warranty) and a two-car attached garage + radiant glycol-heated tiled flooring. Outdoors, the Rideau River provides a serene backdrop for every seasonwhether entertaining by the water, enjoying peaceful mornings, or watching the sunset reflect off the river. This is more than a home it's a statement of luxury, technology, and timeless design on one of Ottawa's most coveted waterfronts. *2 parcels being sold together; 2318 & 2316 Summerside Dr.* (id:6289)

Essential Information

Listing #	X12404457
Price	\$3,500,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2318 Summerside Drive
Subdivision	8005 - Manotick East to Manotick Station
City	Ottawa
Province	Ontario
Postal Code	K4M1B4

Amenities

Amenities	Golf Nearby, Marina, Fireplace(s)
Features	Irregular lot size, Carpet Free, Sauna
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	View, Lake view, River view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool, Outdoor pool

Interior

Appliances	Garage door opener remote(s), Water Heater, Water softener, Dishwasher, Dryer, Garage door opener, Oven, Range, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	4
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Lot Description	118.3 x 423.9 Acre
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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