

Nancy O'Dea  
ExceptionalProperties.ca



*Welcome to  
1125 Waterpark Place*

Exceptional Service for Exceptional Clients



Royal LePage Performance Realty  
165 Pretoria Ave, Ottawa, ON K1S 1X1

# Welcome to 1125 Waterpark Place



*Nancy O'Dea, M.Ed. Sales Representative*

Office: 613-238-2801

Fax: 613-238-4583

nancyodea@exceptionalproperties.ca

www.exceptionalproperties.ca



165 Pretoria Avenue  
Ottawa, ON  
K1S 1X1



Welcome to 1125 Waterpark Place in beautiful Manotick on Long Island.

This newer constructed home sits handsomely on a more than 1/2 acre lot and offers an outstanding lifestyle. It is walking distance to the charming Village of Manotick and all the amenities the village has to offer. A home that boasts plenty of family space throughout, it features a wonderfully designed open concept kitchen accented with granite, cherry cabinetry and sunken family room that is warmed by a fireplace. Easy access to the rear deck from this space makes all season BBQ'ing an option for the adventurous gourmand. Seasonal outdoor entertaining in this property is enhanced with a hot tub and salt water pool in the large scaled rear garden a great space to run around with a soccer ball!

Nicely finished throughout, this home offers high ceilings, hardwood and ceramic floors and a dramatic front entrance. Thoughtfully designed with a busy family in mind the large scaled mud room off the 3 car garage has a separate side entrance and is a great place to organize around the family's outdoor wear. The laundry room conveniently located next to this space eliminates unnecessary traffic that will track mud and dirt into the rest of the house.

Well scaled, this 4 bedroom, 4 bath home will provide a family with a comfortable upscale life style. The master boasts a 5 piece ensuite and large walk in closet. A home office on the main level and a play area on the lower level with ample storage below there is nothing to do in this home, but move in and be ready for a summer of relaxing and pool side entertainment!

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## Description

<b>Neighbourhood:</b>	Manotick
<b>Legal Description:</b>	PCL 6-1, SEC 4M-761; LT 6, PL 4M-761; S/T LT684173, LT742536 RIDEAU
<b>Lot Size:</b>	100.83 ft x 211.99 ft
<b>Style:</b>	Detached, 2 Storey
<b>Year Built:</b>	2003
<b>Exterior:</b>	Stone, Stucco
<b>Parking:</b>	3 Car Attached Garage, Inside Entry
<b>Fireplace(s):</b>	1, Gas Burning
<b>Heating:</b>	Forced Air / Natural Gas
<b>Cooling:</b>	Central Air Conditioning
<b>Water:</b>	Drilled Well
<b>Sewer:</b>	Septic Installed
<b>Taxes:</b>	\$6,729/ 2010



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## Features

- Well scaled family home
- Beautiful open concept kitchen, eating area and family room
- Mud room and laundry room off the 3 car garage
- Exceptional finishes throughout
- Great home office area on the main level
- Large master bedroom with 5 piece ensuite
- Seasonal outdoor entertaining with hot tub, salt water pool and spacious yard
- Finished lower level with plenty of storage



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## Main Level

Foyer:	12.07 x 11.04
Living Room:	15.06 x 12.02
Dining Room:	15.08 x 12.02
Kitchen/Eating Area:	24.03 x 22.07
Family Room:	19.08 x 18.00
Den/Office:	10.00 x 10.00
Powder Room: 2-piece	5.11 x 5.06
Laundry:	12.07 x 5.06
Mud Room:	11.00 x 10.08

## Dimensions

## Second Level

Master Bedroom:	18.05 x 18.05
Walk-In Closet:	12.04 x 5.06
Ensuite: 5-piece	13.00 x 9.00
Bedroom:	18.00 x 13.09
Bedroom:	15.03 x 12.00
Cheater Bathroom: 3-piece	10.06 x 8.00
Bedroom:	14.02 x 11.08
Bathroom: 4-piece	8.10 x 4.11

## Dimensions

## Lower Level

Recreation Room:	23.07 x 19.05
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## Dimensions



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## Inclusions

- Fridge, Stove, Microwave, Hood-Fan, Dishwasher
- Washer Dryer, Central Vacuum & Attachments, Garage Door Opener & Remotes
- Swimming Pool (Salt Water) Equipment, Hot Tub
- All Light Fixtures, All Window Coverings (except where excluded), Central Alarm Monitoring Equipment
- Invisible Fence, Water Softener, Air Exchanger, Hot Water Tank



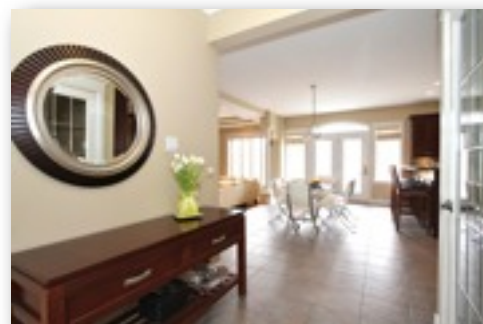
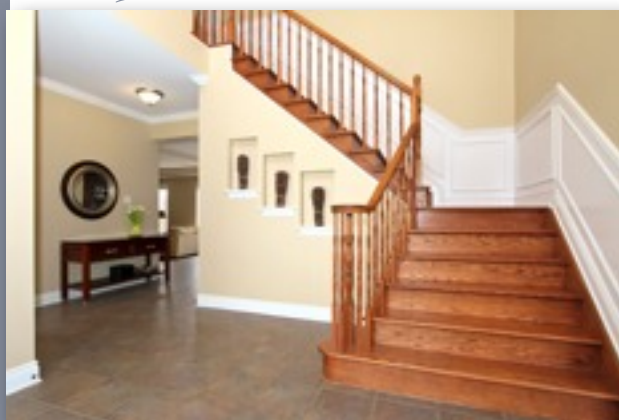
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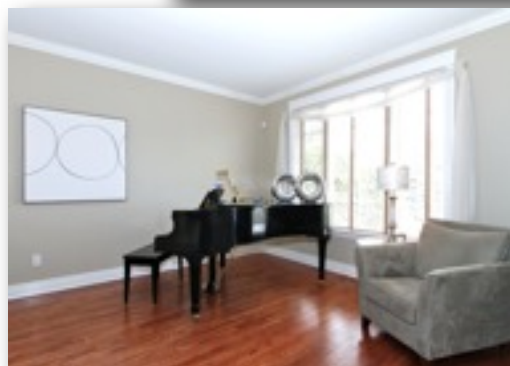
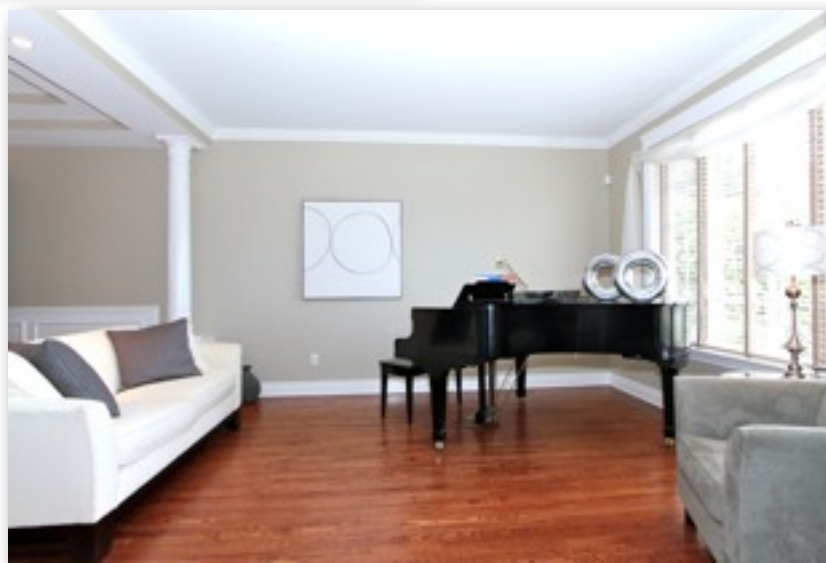
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## Exceptional Entertaining Areas...



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## Exceptional Kitchen...



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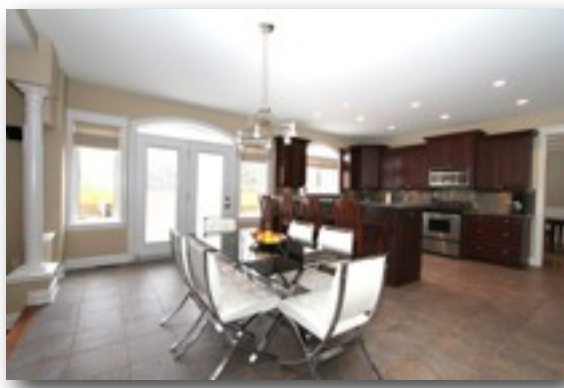


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## Exceptional Family Areas...



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## Master Bedroom & Ensuite...



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## Bedrooms & Baths...



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## Back Garden & Patio...



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# Our Team at **ExceptionalProperties.ca**



**Nancy O'Dea** *Sales Representative*

As Lead agent for ExceptionalProperties.ca Nancy has been a member of Royal LePage's prestigious National Chairman's Club recognizing the top 1% of Royal LePage Producers nationally. She has also been recognized with the Top 10 Individual Award in 2008 and 2009. Nancy leads the team with a proven track record and a commitment to results.



**Janice Grant** *Administrative Support*

Janice's years in the real estate field are an invaluable asset to our team, most especially when it comes to the fact finding process and due diligence required when investing in real estate. Research is critical when working at determining value and Janice is a great resource in this regard.

*Collectively, all of us at ExceptionalProperties.ca work together as a cohesive team to honour our mission statement and adhere to our values of "Integrity, Respect for the Individual, Responsibility, Communication and finally our Commitment to Results"*

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