

FOR SALE



2 ACRE 2 STOREY MANOTICK HOME

2377 PINE AVENUE

More Info



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ROYAL LePAGE
Team Realty
Independently Owned and Operated Brokerage



2377 PINE AVENUE, MANOTICK

This beautiful home in Manotick is a must see! Set on a scenic 1.98-acre lot with mature trees, this well-appointed 4 bedroom two-storey home offers privacy, comfort, and style just 5 minutes from the Village of Manotick and a short walk to Rideau River access to launch your kayak, canoe or paddle board.

As you enter the front door, you are greeted with a bright spacious interior with a grand 2 story foyer featuring marble tiled floors, 9 ft ceilings and transom windows throughout. To the right of the foyer, is a main floor home office and to the left, a formal dining room welcomes large family gatherings with easy access to the kitchen. The bright, spacious eat-in kitchen, complete with island, quartz countertops, stainless steel appliances, bakers pantry, and butlers pantry with coffee bar opens to the sun-lit living room which showcases a gas fireplace and a wall of windows that overlook the tranquil backyard retreat. Step outside to the 1,000 sq ft cedar deck with pool, hot tub, fire pit and a peaceful wooded yard, with a greenhouse and fruit trees - ideal for the avid gardener. Upstairs, the primary suite includes a 5-piece ensuite and walk-in closet, while an oversized 2nd bedroom can serve as a teen lounge or media room. A third and fourth bedroom, a 5-piece bath and convenient second-floor laundry complete the layout. The fully finished lower level is ideal for entertaining, featuring a full bath, wine cellar, den, home gym, rec room & oversized cold storage rm - complete with a separate entry from the attached oversized double car garage. Professionally landscaped exterior with irrigation system, charming front porch and curb appeal, this property invites you into relaxed outdoor living. Many updates including: roof (2025); basement finishing (2022); kitchen reno (2021); AC (2021); furnace (2017) and more. See Feature Sheet. Pride of ownership throughout - Service on furnace, a/c, water treatment and hot tub, ductwork cleaning (2025).

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OVERVIEW

2 storey home, 4 bedrooms, 4 bathrooms

Oversized double attached garage with inside entry + shed + greenhouse, fruit trees & irrigation.

Lot Frontage: approx 129 feet

Taxes/Year: \$6960/2024

Year Built: 2002

Septic (2002, located left yard), recently pumped (2024), **Drilled Well** (cap located front of property).

Approximate Monthly Utilities:

- Hydro \$200
- Gas \$200

IMPROVEMENTS

- Roof w/ 15 year warranty, transferrable - house and shed (2025)
- HRV (2025)
- Stone Patio (2025)
- Renewed R20 attic insulation (2024)
- New wifi enabled garage door opener, door bell and handle (2024);
- Washer (2023)
- Basement finished with full bathroom, wine cellar, office/den, large recreational room and home gym (2022)
- New flooring throughout, walnut hardwood, marble in entry way, porcelain tile in half bath, refinished stairs and updated stair case (2021)
- Freshly painted (2021)
- Kitchen Reno (island, all new appliances, quartz countertop, backsplash, updated hardware (2021)
- 1/2 bath Reno (2021)
- All toilets replaced (2020-22)
- Caulking (2021)
- AC (2021)
- Pool (2020)
- Pool deck (2020)
- Hot Water Heater (2020)
- Weber Genesis II Gas BBQ (2019)
- Greenhouse (2019)
- Landscaping (2019) including fruit trees (apples, plums, cherries and a new fig tree), raspberries and blueberries and grapes used to make home made wine.
- Furnace (2017)
- Dryer (2015)

MAINTENANCE

- Duct cleaning (2025)
- Furnace serviced (2025)
- Water Treatment System serviced (2025)
- Irrigation System serviced (2024)
- Septic Pumped (2024)
- Hot Tub serviced (2025)

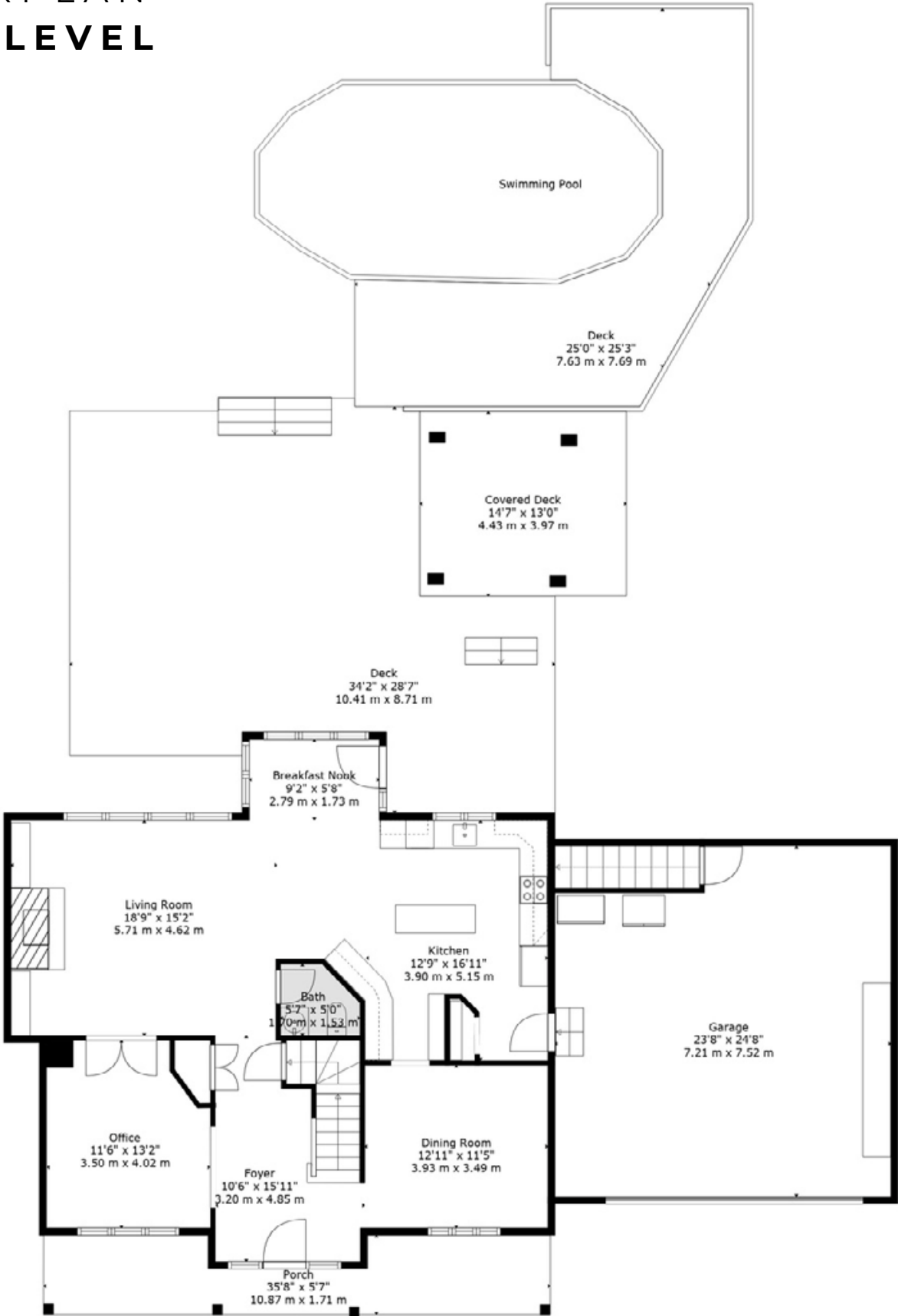
EXCLUSIONS

Bird houses on property

INCLUSIONS

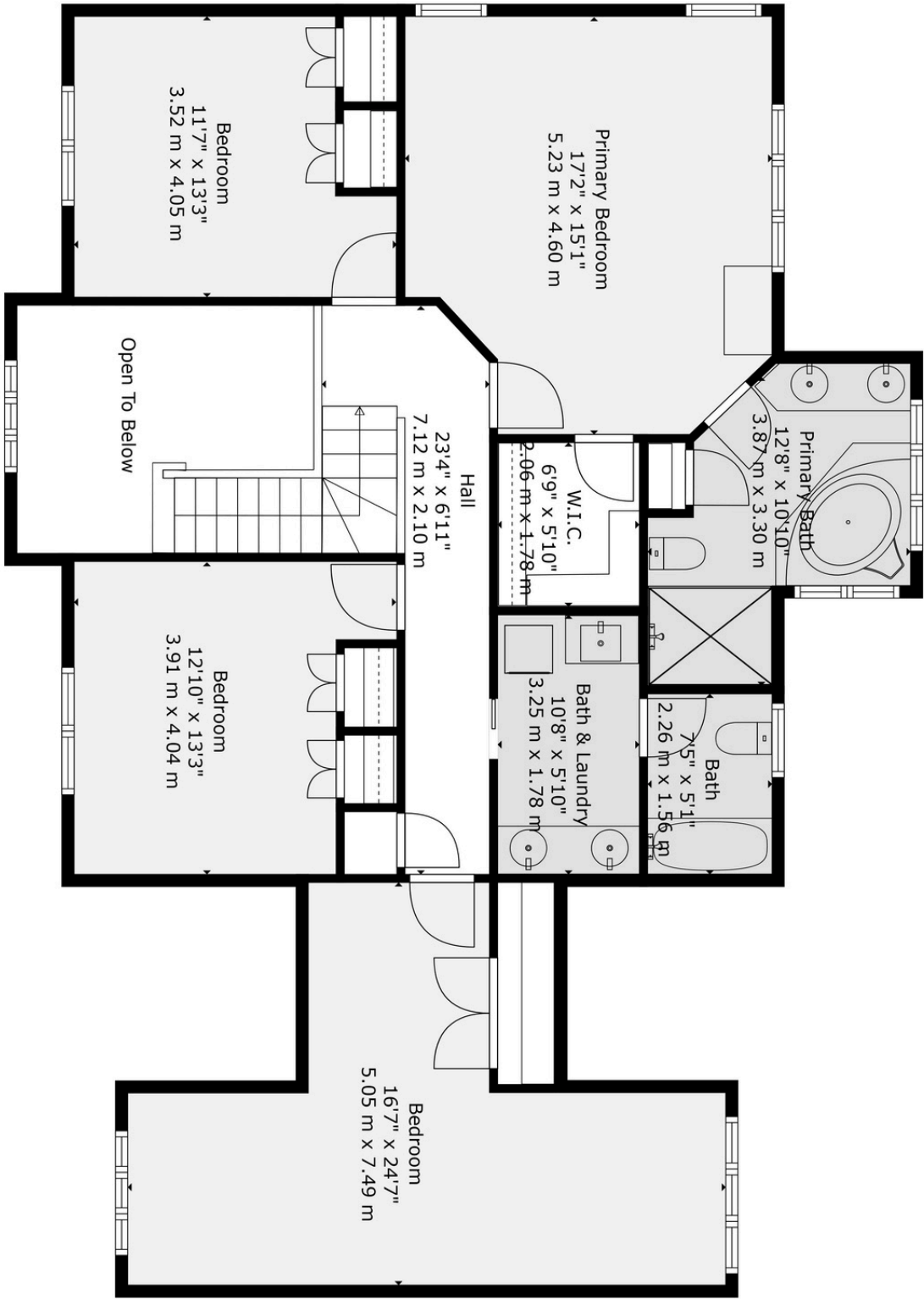
Fridge; Dishwasher; Stove; Range Hood; Microwave; Washer; Dryer; Water Treatment System (Softener, iron filter, reverse osmosis for kitchen sink/fridge line); Irrigation System; BBQ; Central-vac (rough-in only); Above ground pool sold as-is and related equipment (salt water above ground pool, approx 15'x30'/4100L with sand filter, brush vacuum, net, winter cover/tarp); Sump pump; Central AC; HRV; Hot Tub; Natural Gas Fireplace; Natural Gas Exterior BBQ Hook-up; Shed; Greenhouse; Hot Water Heater; Freezer (garage).

FLOORPLAN
MAIN LEVEL



Measurements Are Deemed Highly Reliable But Not Guaranteed.

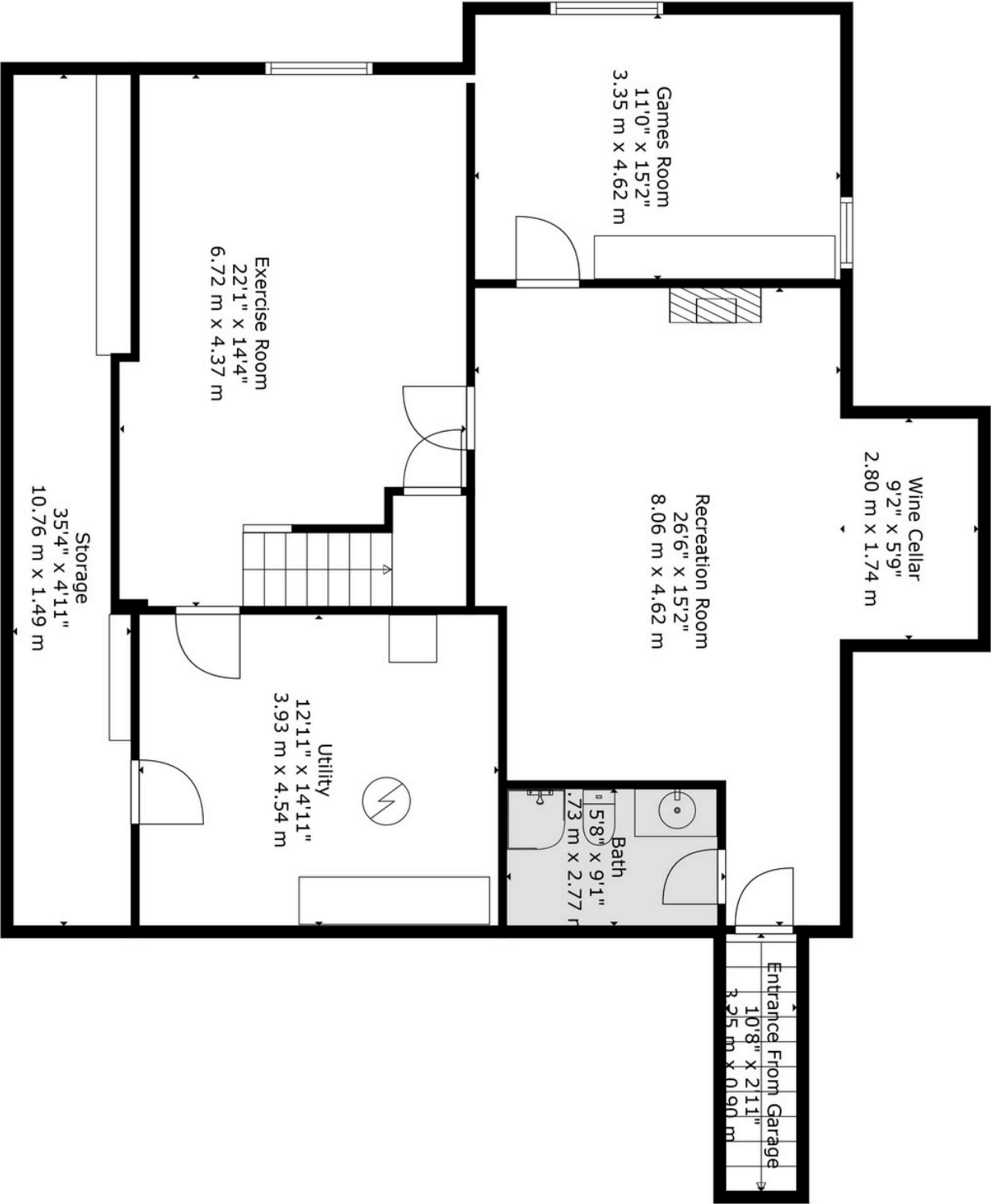
FLOORPLAN
SECOND LEVEL



Measurements Are Deemed Highly Reliable But Not Guaranteed.



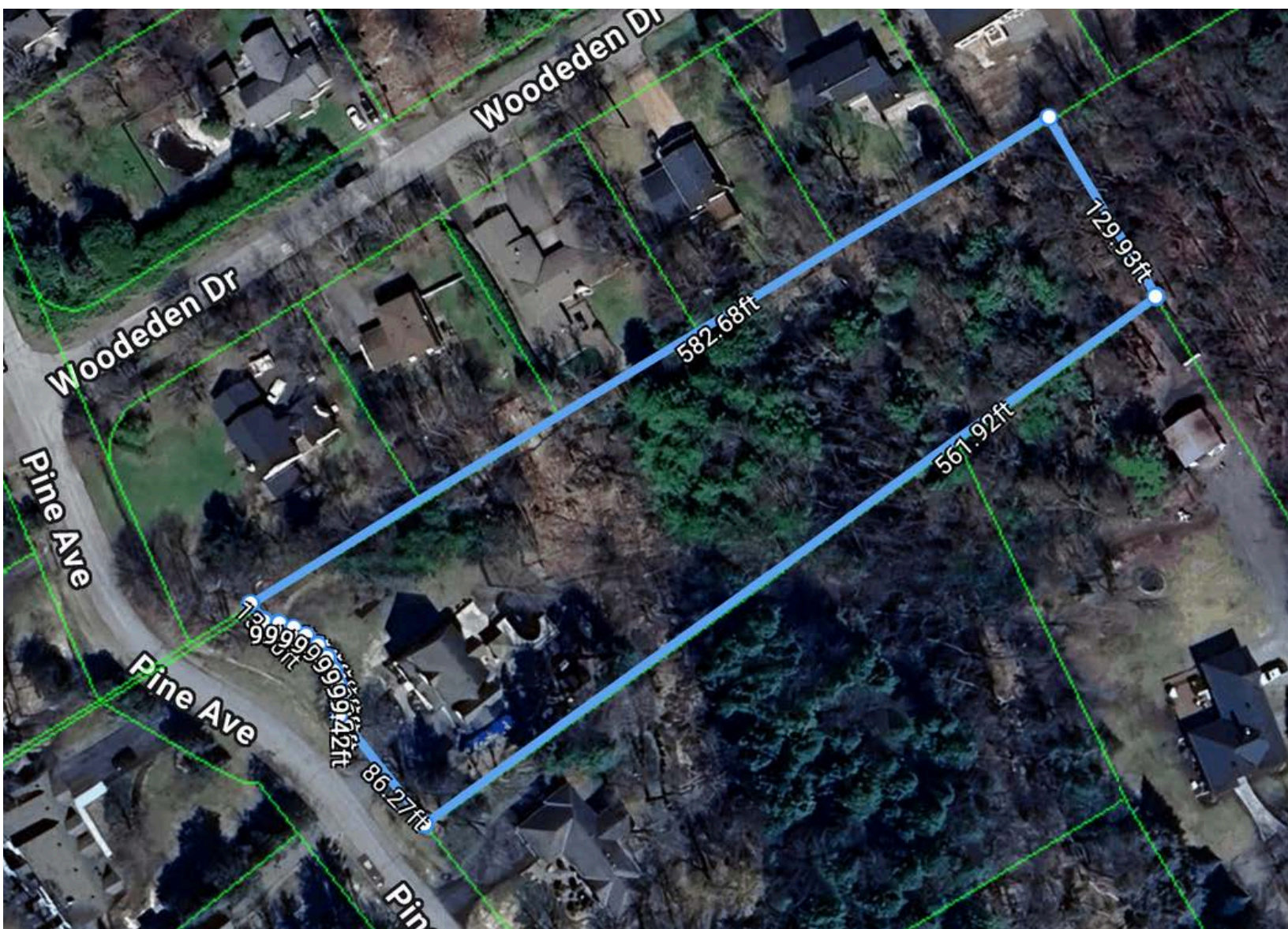
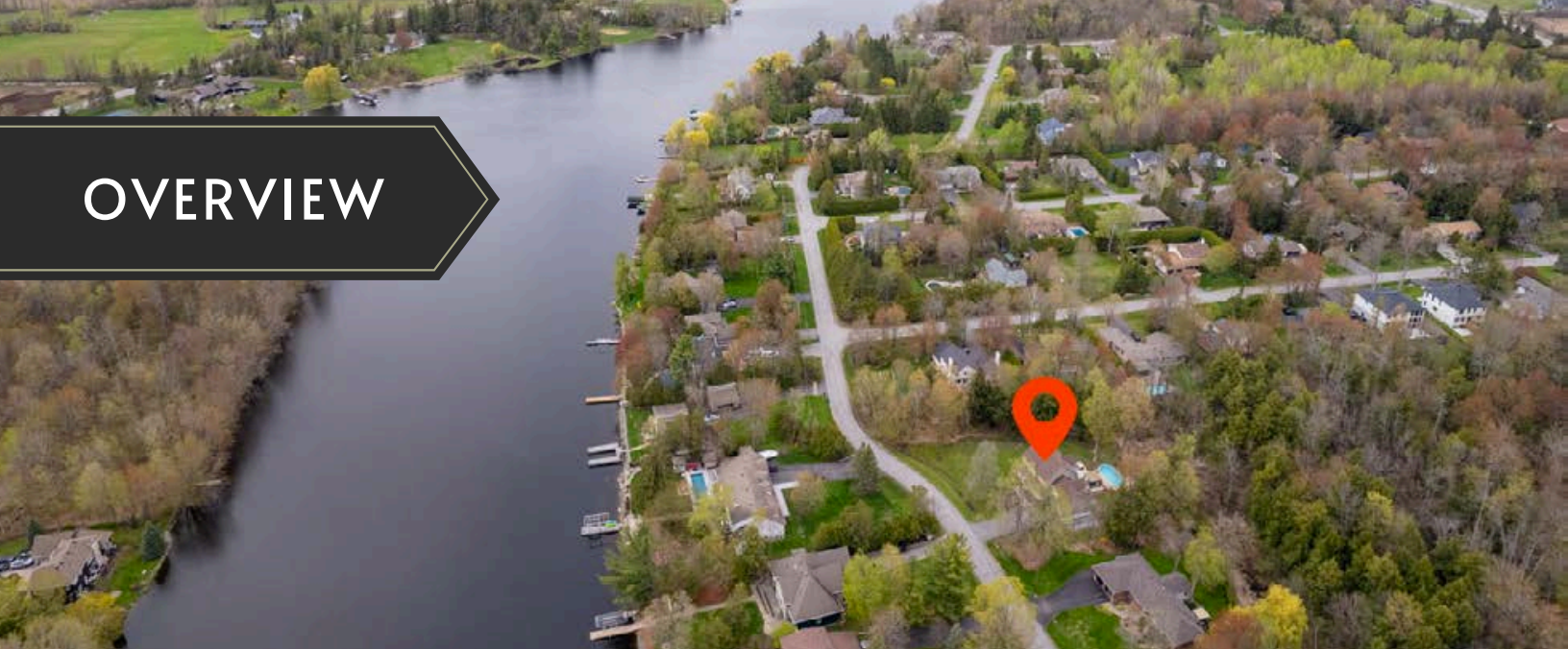
FLOORPLAN
LOWER LEVEL



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OVERVIEW



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EXTERIOR



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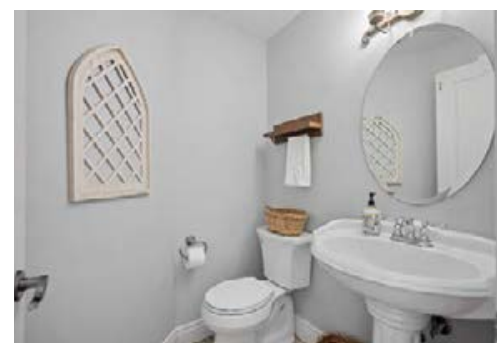
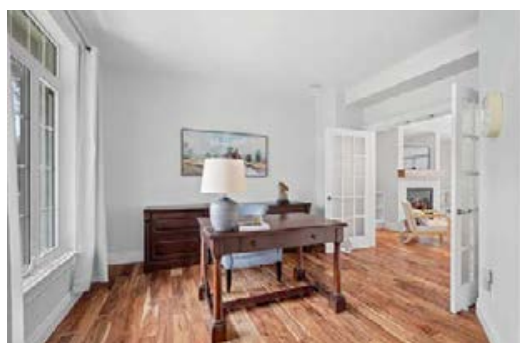
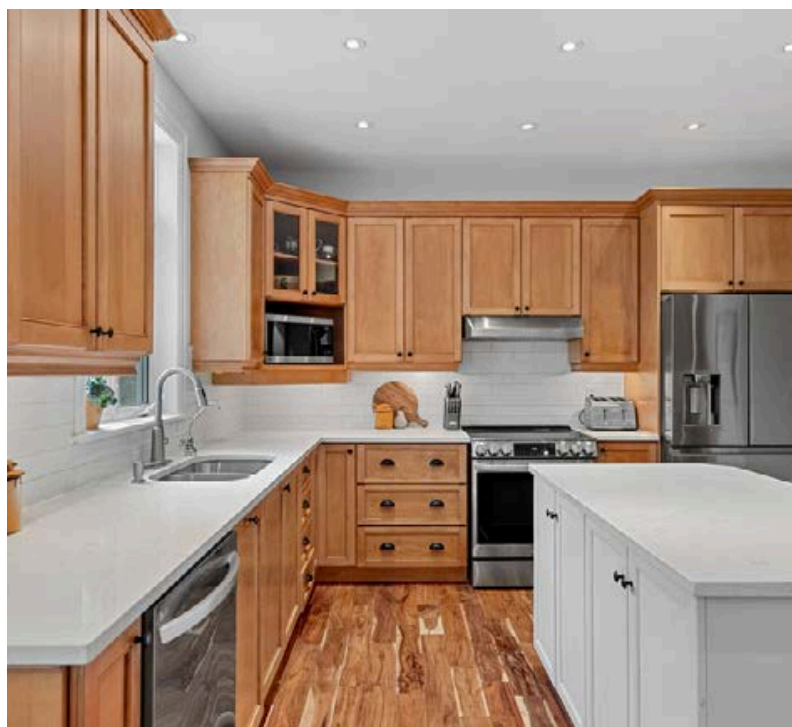
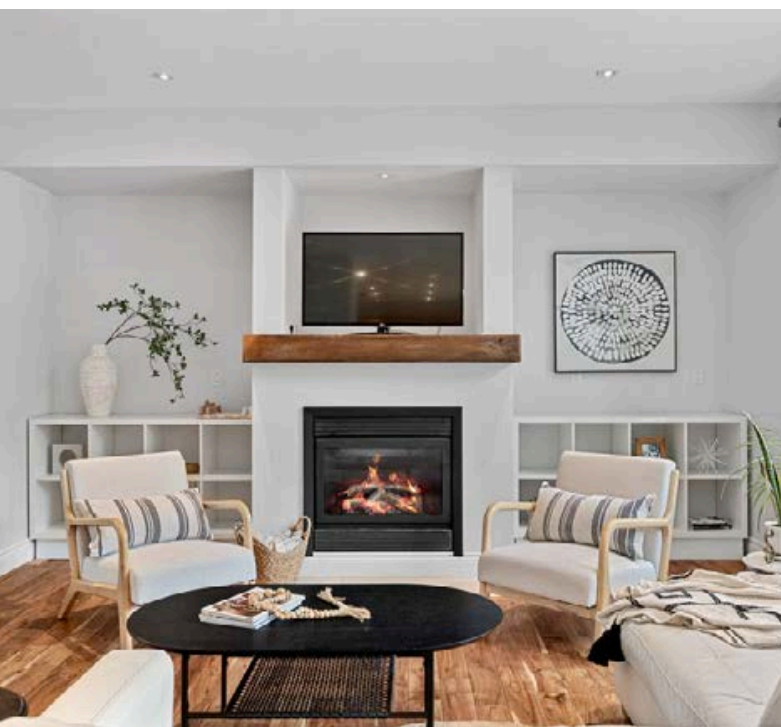
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MAIN LEVEL



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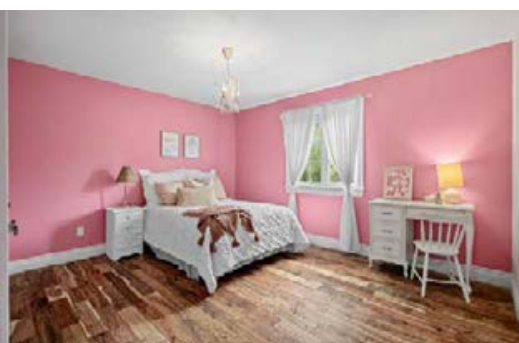
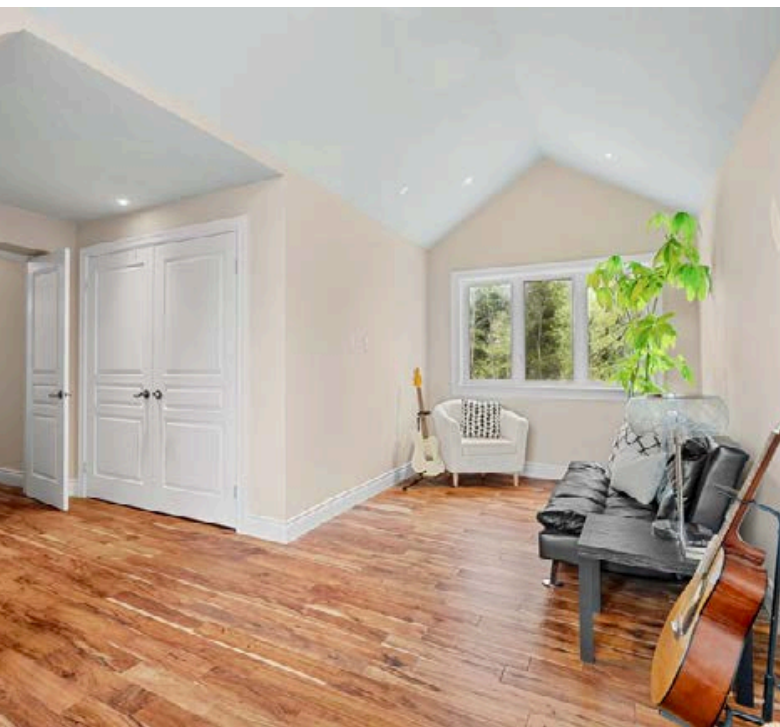
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UPPER LEVEL



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