

5575 South Sunset Drive, Manotick

FEATURES SHEET

This property was **completely rebuilt in 2025**, with top-of-the-line materials and systems. Every detail was thoughtfully executed to create a highly efficient, durable, and beautiful forever home.

STRUCTURE

- **Deceivingly spacious**, with over 3,200 sq.ft. of above-ground finished living space and plenty more available to finish in the basement.
- **Complete rebuild** from the inside out, including all studs and supports, by *Capital Home Building*.
- **Metal beams** installed to fully open the main floor layout.
- All floors and ceilings **straightened and reinforced**.
- Foundation **excavated and waterproofed** with a professional waterproof membrane.
- **New subfloors**, vapour barrier, and drywall installed throughout.

HVAC SYSTEMS & INSULATION

- **State-of-the-art all-electric heating and cooling systems** installed by *Francis Heating & Cooling* (over \$43,000 invested). All equipment is under warranty and on a service plan.
- **High-efficiency wood-burning stove** and rebuilt chimney by *The Fireplace Shoppe* (over \$12,000). WETT certified and under warranty.
- **Napoleon electric fireplace** in the living room for supplemental heat.
- **All ductwork replaced and re-routed** for optimal efficiency, including modern cold air returns.
- Heating system includes a **modern electric heat pump, heat exchanger, HRV ventilation system, humidifier**, and a **dedicated Heat/AC pump on the third floor**.
- **Ecobee thermostat** with secondary sensor ensures even heating between floors.

- **Spray foam insulation** on the third floor, in dormers, and slanted ceilings for maximum efficiency; upgraded insulation throughout the rest of the home.
- Home operates exclusively on electricity—**no natural gas**. Combined with insulation upgrades, the wood and electric fireplaces can comfortably heat the home on most winter days.
- Future-ready for **solar panels** on the garage roof to further reduce hydro costs.

WINDOWS & DOORS

- **All new Elite Windows and Doors** with black frames inside and out, featuring drywall returns for a clean, Scandinavian look.
- **Enlarged window openings** on the main floor to maximize natural light.
- **Oversized sliding patio door** in the dining area (Elite).
- **Velux skylight** installed on the third floor by *ACR Roofing*.
- **High-end wood-grain fiberglass front door**, French style with dual operation (over \$15,000).
- **New mudroom door** with keypad entry (Elite).

INTERIOR FEATURES

- **Custom wide-plank oak flooring** throughout all three storeys, made in Canada by *Logs End* (easy to source matching planks).
- **Custom cabinetry** in the kitchen, mudroom, bathrooms, and main floor office by *Harpstone Kitchens*(Kemptville).
- **Modern oversized trim and baseboards**, solid wood interior doors, and increased door heights throughout.
- **Quartz countertops** in kitchen and bathrooms (*Artisan Grey* by *Hanstone*, Canadian).
- **High-end bathroom finishes**: European tiles, standalone bathtub, glass shower enclosures, Riobel matte black fixtures, and custom maple vanities (Harpstone).
- **Forno appliances** (Canadian brand).

- **Third-floor flex space** features wood floors, a skylight, spray foam insulation, and independent heating/cooling.
- **Basement** professionally waterproofed inside and out, with bathroom rough-in and septic pump installed—ready to finish.

ELECTRICAL

- All work by *AK347 Electrical*.
- **Service upgraded to 200 amp** underground (from 100 amp).
- **New wiring** throughout the entire home.
- **Pot lights** installed throughout, including exterior soffit lighting on house and garage.

PLUMBING

- All work by *Blake Watters / H2Os Plumbing*.
- **Complete replacement and upgrade** of all plumbing systems.
- **Riobel fixtures** throughout (Canadian, lifetime warranty), sourced via *EMCO Plumbing*.
- **60-gallon electric hot water tank** (owned).
- **Water treatment system** including softener, iron tank, and reverse osmosis filter (kitchen spigot), installed and serviced by *The Water Purifier*.

EXTERIOR

- **Standing seam lifetime metal roof** on house and garage by *ACR Roofing*, with new soffit, fascia, eaves, and snow guards (over \$100,000, with warranty).
- **Mitten insulated vinyl siding** on dormers, sides, and garage (Canadian).
- **Landscaping** includes asphalt driveway, grading, interlock walkways, steps, and garden features.
- **Back deck**, fresh sod and seed for lawn.

GARAGE

- **Newly built in September 2025** with poured concrete foundation (*Manotick Concrete*).
- **Double front and single back doors**, quiet automatic openers, and high-end door finishes.
- **Roof trusses by Cornwall Truss**; roofing, eaves, and soffit by *ACR Roofing*.
- **Soffit pot lights** installed.

OTHER FEATURES TO NOTE

- Area behind the garage is **cleared and ready for a future in-ground pool** (no underground wires).
- **Single economical hydro bill** thanks to efficient electrical systems and insulation—significantly cheaper than natural gas.
- **Garage roof is solar-ready**, designed to support panels for near-net-zero operation.
- Garage placement **maximizes natural light** through enlarged side windows.
- **Septic (2018)**: Waterloo Biofilter on annual service plan.
- **Original well** with submersible pump.
- This home was renovated to “**forever home**” **standards** with top-quality materials and workmanship. It is truly **turn-key**—nothing left to do but move in.