



\$3,000,000

1338 Scharfgate Drive, Manotick, Ontario K4M 1C3



◆ **Property Information**

- ◆ **Property Type:** Residential
- ◆ **Property Style:** 2 Storey

- ◆ **Beds:** 5
- ◆ **Baths:** 5

- ◆ **Taxes:** \$10,080 / 2022
- ◆ **Year Built:** 2017
- ◆ **MLS®:** 1349715



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All information regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No Warranty thereof and same is submitted to possible errors and omissions.



◆ Property Features

- ◆ Alarm system
- ◆ Central Vacuum
- ◆ Lower Level In-Law Suite
- ◆ Upper Level Sun Filled Loft Area
- ◆ Underground Sprinklers
- ◆ Automatic garage door opener
- ◆ Wet bar
- ◆ Thermador Appliances in Kitchen
- ◆ Imported German Custom Front Door
- ◆ Heated Insulated Garage

◆ Property Description

You enter through a beautiful imported German custom door to a magnificent home. The foyer is welcoming & inviting with soaring 20' ceilings. Exquisite light fixtures, vaulted ceilings, feature walls & contemporary finishes throughout. A fabulous entertaining kitchen with Thermador appliances & ample space for serving & creating. Oversized windows throughout, computer nook. The upper level offers a sun-filled loft area with unencumbered views of the mature gardens including two gorgeous 150-year-old Maple trees. The primary offers a huge walk-in closet as well as a beautiful ensuite. Lower level in-law suite with a private entrance. Heated insulated garage fits four cars is & designed to accommodate a car lift.

