

FEATURES & UPGRADES



6065 KNIGHTS DRIVE



MANOTICK



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

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2025 Property Tax Amount: \$14,141.44

2025 Approximate Monthly Utilities: Enbridge \$400; Hydro \$800; Water/Sewer \$50

Inclusions: Cooktop, Wall Oven, Microwave, Warming Oven, Built-in Refrigerator in Kitchen, Refrigerator in basement, beverage fridge in pantry, BBQ, Washer, Dryer, All Light Fixtures, All Window Coverings, Auto Garage Door Openers & Remotes, Hot Tub & Accessories, Swimming Pool & Accessories, Pool Table & Accessories, All Audio Equipment, Central/Built-In Vacuum & accessories, Underground Sprinklers, Creston System, Doorbell Ring System including Camera, Home Automation and Sound System, Home Theatre and all of the components with 8K projector, screen and sound, 4 TVs and wall mounts.

Rental Equipment : HWT x 2 \$60/M; Alarm - \$40/M

PROPERTY INFO:

UPGRADES:

- Two new furnaces in 2024
- Finished gym area with feature wall and mural
- Built 6 person sauna
- Added 200A in power with two EV chargers
- Built full-size tennis court with privacy fencing, interlock pathways, and additional landscaping
- Built sound-proof movie theatre
- Added glass fencing in dining patio, outdoor primary patio, and hot tub patio
- Hot tub purchased 2022
- Converted pool house bar to living area
- Added seating accents and custom shelving in mudroom hallway
- Crestron and Sonos home automation system - can control 22 different 'rooms' in and around the house

