

# \$2,200,000 - 2659 River Road, Ottawa

MLS® #X12341712

**\$2,200,000**

6 Bedroom, 6.00 Bathroom,  
Single Family on 98.00 Acres

8005 - Manotick East to Manotick Station,  
Ottawa, Ontario

Nestled in a peaceful setting, this beautiful home effortlessly combines warmth and elegance, making it ideal for both single families and multi-generational living. Upon entering, you'll be greeted by stone wall accents and impressive wood-vaulted cathedral ceilings that create an inviting atmosphere. At the heart of the home is the great room, featuring floor-to-ceiling windows that frame stunning views of the surrounding countryside. This versatile space is perfect for cozy evenings by the fireplace or lively gatherings, with an advanced home audio system that includes speakers throughout the house and outdoor areas. Enjoy classical music in the great room while rocking out on the veranda; the system allows for different input/output options in each space. The formal dining room stands out with three walls of windows, allowing natural light to flood the space and offering captivating views of the outdoors. Its an ideal environment for families to come together over meals and foster lasting bonds. Adjacent to the dining area, the gourmet kitchen is a delight, equipped with Viking Pro appliances and generous counter space, making cooking enjoyable for everyone. The family eating area opens seamlessly to a deck, perfect for outdoor dining and entertaining during warm months. Designed for flexibility, this home includes multiple bedrooms, ensuites, and comfortable sitting rooms. And a dog washing station for



the family pet! The second-level lounge and lower-level gym can easily be converted into two extra bedrooms, accommodating single families or multi-generational setups. In this exceptional property, the thoughtful layout supports various living arrangements, creating a welcoming environment where families can create cherished memories. Whether you are a single family or a multi-generational group, this home is a perfect fit, blending comfort, elegance, and practicality. (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12341712     |
| Price      | \$2,200,000   |
| Bedrooms   | 6             |
| Bathrooms  | 6.00          |
| Half Baths | 2             |
| Acres      | 98.00         |
| Type       | Single Family |
| Sub-Type   | Freehold      |

Community Information

|             |                                          |
|-------------|------------------------------------------|
| Address     | 2659 River Road                          |
| Subdivision | 8005 - Manotick East to Manotick Station |
| City        | Ottawa                                   |
| Province    | Ontario                                  |
| Postal Code | K4M1B4                                   |

Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Marina, Fireplace(s)                             |
| Features       | Irregular lot size, Open space, Dry, Guest Suite |
| Parking Spaces | 12                                               |
| Parking        | Attached Garage, Garage                          |
| # of Garages   | 2                                                |
| View           | View                                             |

Interior

|            |                                                                  |
|------------|------------------------------------------------------------------|
| Appliances | Barbeque, Water Heater, Water softener, Water Heater - Tankless, |
|------------|------------------------------------------------------------------|

Oven - Built-In, Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Microwave, Oven, Stove, Washer, Refrigerator

|                 |                                         |
|-----------------|-----------------------------------------|
| Heating         | Other Radiant heat                      |
| Cooling         | Central air conditioning, Air exchanger |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| # of Stories    | 2                                       |
| Has Basement    | Yes                                     |
| Basement        | Walk out                                |

## Exterior

|            |               |
|------------|---------------|
| Exterior   | Stucco, Stone |
| Foundation | Concrete      |

## Listing Details

Listing Office ZOLO REALTY



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