

# \$3,200,000 - 325 Berry Side Road, Ottawa

MLS® #X12139335

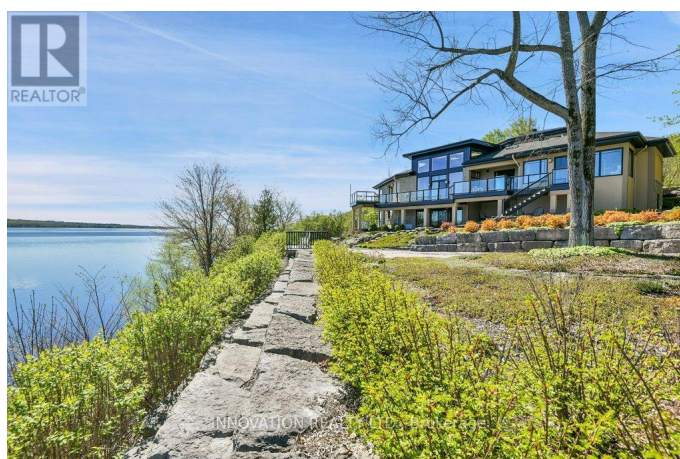
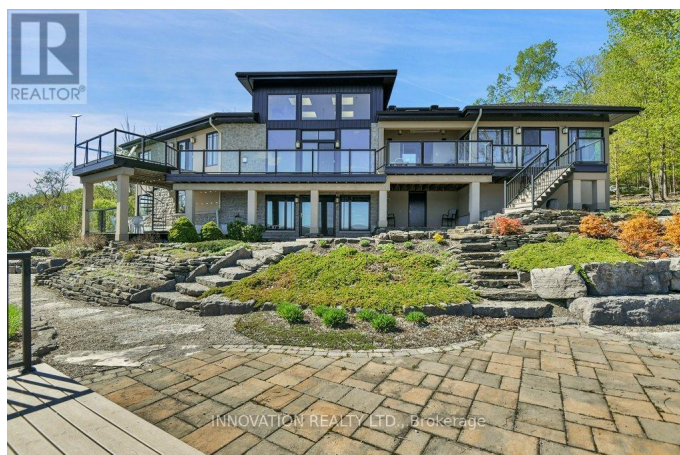
**\$3,200,000**

5 Bedroom, 6.00 Bathroom,  
Single Family on 0.00 Acres

9006 - Kanata - Kanata (North East), Ottawa,  
Ontario

## EXCEPTIONAL RIVERFRONT PROPERTY

Perched safely above the Ottawa River this substantial highly customized home is designed to capture breathtaking views with private river access. Very private 1.59 acre property with 200ft riverfront. 180 degree views up & down river with fabulous city skyline vistas to the east. 4960 sqft of living space above grade plus almost 2000 sqft finished space in the walkout lower level. Unassuming entry loft level opens to large open concept space as you descend the stairs giving an indication to the scale of this home. Artisan built natural stonewalls respect the rocky terrain. Customized at every corner & curve each space takes advantage of walls of windows to feature views of river & Gatineau Hills and the customized gardens all around the property. Great Rm has lofty ceilings w/skylights, fireplace, and circular staircase to the Recreation Room below. Kitchen is central to Dining & Family Rm. This well equipped Kitchen is perfect for entertaining. Very large Dining Room is accented by natural stone walls and arches. Family Room next to the Kitchen offers lovely garden views with afternoon sun & a fireplace. Spa space offers hot tub, sauna, rain shower + bathroom. Primary Bedroom suite has it all: corner windows w/views of the city skyline, deck, sunken Library, 5pc Ensuite & spacious Walk-in. 2 main level secondary Bedrooms each have Walk-ins, 3 piece Ensuities & loft



spaces accessed by spiral stairs. Finished walkout lower level provides for a 2nd Family Room with a bar, Recreation Room, Media Room, 2 additional Bedrooms, a 3 piece Bathroom, and another Office. There is also a workshop, two utility rooms, and several storage areas. Extensive landscaping w/rock gardens, Trex decks, stairs to rocky shore & dock. Rare offering. 4 bay drive through garage. Generac generator for automatic transfer to the whole home if Hydro goes out. Located in Rural Kanata North along millionaires row, just minutes to many amenities. (id:6289)

### Essential Information

Listing #	X12139335
Price	\$3,200,000
Bedrooms	5
Bathrooms	6.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	325 Berry Side Road
Subdivision	9006 - Kanata - Kanata (North East)
City	Ottawa
Province	Ontario
Postal Code	K0A1T0

### Amenities

Amenities	Golf Nearby, Fireplace(s)
Features	Cul-de-sac, Sloping
Parking Spaces	14
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	River view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Hot Tub, Water Heater, Water softener, Central Vacuum, Dishwasher, Dryer, Freezer, Washer, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Stucco
Lot Description	199.8 x 349.4 FT ; 1 1/2 - 1.99 acres
Foundation	Concrete

## Listing Details

Listing Office	INNOVATION REALTY LTD.
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