

\$3,180,000 - 1180 River Road, Ottawa

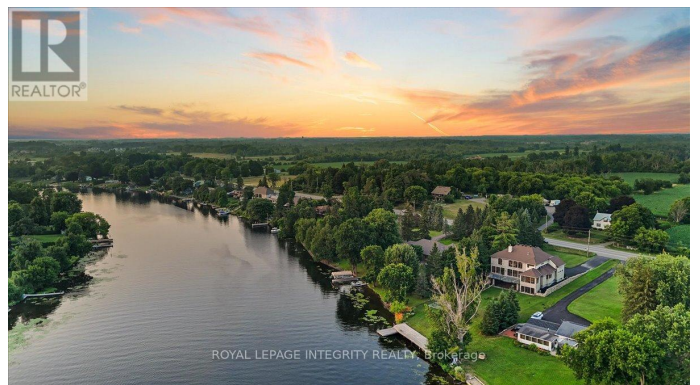
MLS® #X12311671

\$3,180,000

5 Bedroom, 6.00 Bathroom,
Single Family on 0.00 Acres

8005 - Manotick East to Manotick Station,
Ottawa, Ontario

Perched along the serene Rideau River, this magnificent Italian-style villa seamlessly blends timeless elegance with modern luxury. Spanning over 7,400 sq. ft. of meticulously crafted living space, the residence delights at every turn with breathtaking river views, exquisite craftsmanship, and luxurious amenities. Beyond the dramatic 20-foot marble foyer that makes an unforgettable first impression, the home unfolds with graceful elegance. Soaring 10-foot ceilings and rich hardwood flooring flow throughout the main level, while multiple rooms showcase exquisite tray ceilings with recessed lighting, creating an ambiance of refined warmth. The formal dining room impresses with its 14-foot arched ceiling and stunning arched window that fills the space with natural light while framing picturesque outdoor views. The gourmet kitchen features a 13-foot granite island, top-tier Viking appliances, and custom walnut and Pashmina White cabinetry, complemented by a walk-in pantry for effortless entertaining. The adjoining breakfast area and family room bathe in natural light and offer panoramic water views, enhanced by a convenient wet bar and rough-in elevator. The main floor also includes a spacious executive office with private balcony access, along with a full bathroom that doubles as a guest suite. Upstairs, four bedroom suites each boast generous walk-in closets and spa-like Ensuite offers a massage shower & granite counter



tops. The walkout basement serves as a versatile retreat, featuring high ceilings, oversized windows, a fifth bedroom, and a full bath. Enjoy whole-home indoor & outdoor audio system. Outside, the home's full stone facade exudes sophistication, while the expansive 650 sq. ft. balcony and private dock invite you to enjoy the breathtaking riverfront setting. Every detail of this exceptional residence has been thoughtfully designed to deliver an extraordinary living experience.

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Essential Information

Listing #	X12311671
Price	\$3,180,000
Bedrooms	5
Bathrooms	6.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1180 River Road
Subdivision	8005 - Manotick East to Manotick Station
City	Ottawa
Province	Ontario
Postal Code	K4M1B4

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity
Features	Level, Sump Pump
Parking Spaces	11
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Oven - Built-In, Range, Water Heater, Water purifier, Water Treatment, Cooktop, Dishwasher, Hood Fan, Oven, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	4
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone
Lot Description	100 x 240 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE INTEGRITY REALTY
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