

\$1,599,000 - 6099 James Bell Drive, Ottawa

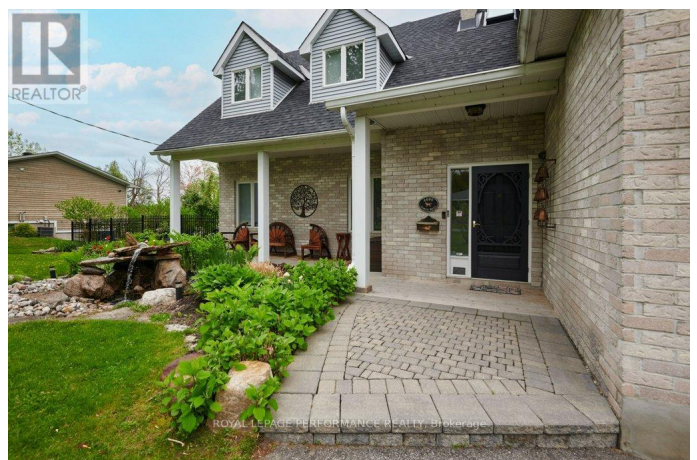
MLS® #X12396177

\$1,599,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

8004 - Manotick South to Roger Stevens,
Ottawa, Ontario

Discover the perfect blend of luxury, comfort, and breathtaking waterfront views in this stunning 5-bedroom, 5-bathroom home, just minutes from Manotick. Nestled on a quiet dead-end street and across from Rideauview Golf Club, this meticulously updated home offers high-end finishes and thoughtful design throughout. Enjoy miles of lock-free boating from your clean shoreline and new dock (Summer 2024). The fully landscaped, fenced backyard is an oasis featuring a gazebo with a hot tub, a deck with a retractable awning, and lush perennial gardens perfect for relaxing or entertaining. Elegant & Spacious Interior with 5 Generous Bedrooms Above Grade (including a main-floor bedroom with a full bath nearby, currently used as an office) 4 Full Spa-Like Bathrooms + 1 Powder Room, Grand Kitchen Spanning half the width of the home, offering stunning water views, Soaring Ceilings & Open Loft Area overlooking the living room, ideal for a study or lounge space. Primary Suite Retreat featuring a luxurious ensuite spa bath and a striking tile focal wall. Prime Location & Exceptional Features Located just minutes from Manoticks charming shops and restaurants, this home is designed for both convenience and tranquility. See attached list of upgrades and inclusions, there is truly nothing left to do but move in and enjoy! INCLUDED: Washer, Dryer, Gas Stove, Wall Oven, Refrigerator, Dishwasher, Microwave, Light Fixtures, Ceiling Fans, Window



Coverings, Retractable Awning, Central Vacuum, Irrigation System, On-Demand Hot Water Tank, Generac Generator. Don't miss this rare opportunity. Schedule your private tour today! (id:6289)

Essential Information

Listing #	X12396177
Price	\$1,599,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6099 James Bell Drive
Subdivision	8004 - Manotick South to Roger Stevens
City	Ottawa
Province	Ontario
Postal Code	K4M1B3

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Wireless, Electricity Connected, Natural Gas Available, Telephone
Features	Sloping, Flat site, Sump Pump
Parking Spaces	5
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2
View	View of water, River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Garage door opener remote(s), Water Heater - Tankless, Water Heater, Water Treatment, Water softener, Oven - Built-In, Central
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	Vacuum
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Aluminum siding
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	100 x 150 FT
Foundation	Concrete, Block

Listing Details

Listing Office ROYAL LEPAGE PERFORMANCE REALTY



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