



CHRIS SCOTT TEAM  
REAL ESTATE SERVICES



612 Besserer Street



**Part 1**

# **Property Upgrades**

612 Besserer Street

Ottawa, ON

## Summary

Discover the perfect blend of sophistication and style in this breathtaking luxury home, offering 5 bedrooms and 6 bathrooms across over 4,500 sq ft+ of meticulously designed living space. Nestled on a quiet dead-end street with no neighbours on one side and a view of the Rideau River, this home exudes elegance throughout and has a unique elevated private vantage point overlooking the Rideau River. The heart of the home is a chef's dream kitchen, complete with modern finishes, a butler's pantry, and ample additional storage in the oversized walk-in pantry. Multiple spacious living areas, including a formal living room and family room, feature high ceilings that enhance the sense of space and light. The primary suite is a true retreat, boasting an expansive layout, a spa-like ensuite, and exclusive access to a balcony with picturesque views. Thoughtful details like ground-floor laundry and ample storage make this home as practical as it is elegant. Outside, the property offers tranquil outdoor living, with two balconies where you can enjoy the serene surroundings and an exterior hot tub to unwind while taking in stunning views of the Rideau River. The secluded location feels like an escape, yet it's just steps from downtown amenities. This home offers everything you need for a refined lifestyle in the heart of Ottawa. Make this stunning property your own and experience the pinnacle of luxury living in Ottawa.

612 Besserer Street

Ottawa, ON

# Upgrades & Highlights

## Exterior & Basement

Hot tub (2023) with adjoining deck (2024).

Retaining wall to be rebuilt this spring (included).

New Furnace (2023)

## Main Floor:

Ground-floor lighting system, Murphy bed, and roll shutters at the back (2022).

Perfect for guests or office space with a bedroom, full bathroom, walk-in closet, and laundry.

## Second Floor:

Induction Stove (2023)

10-ft ceilings with natural light and hardwood throughout.

Open-concept family room, formal dining, and gas fireplace.

Chef's kitchen with maple cabinetry, granite counters, and butlers pantry.

Balcony overlooking greenery.

## Third Floor:

Spacious primary retreat with large walk-in closet, 5-piece ensuite, and private balcony.

Three additional bedrooms and two full bathrooms.

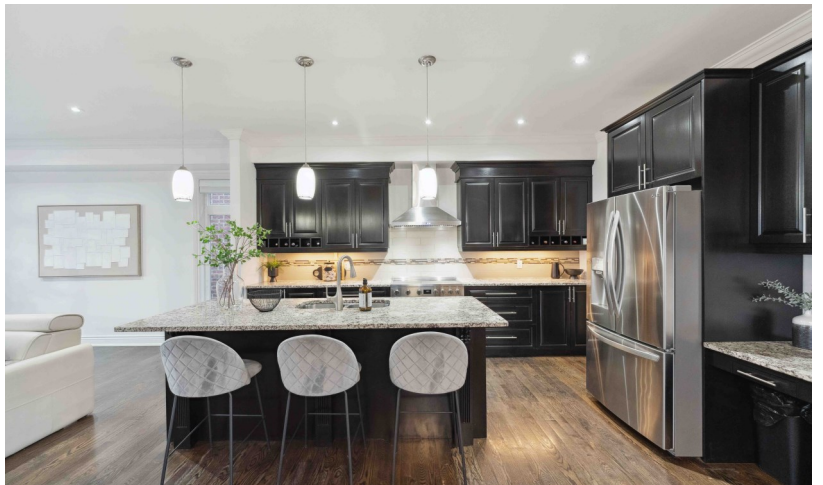
Part 2

The  
**Property**

Ground Floor

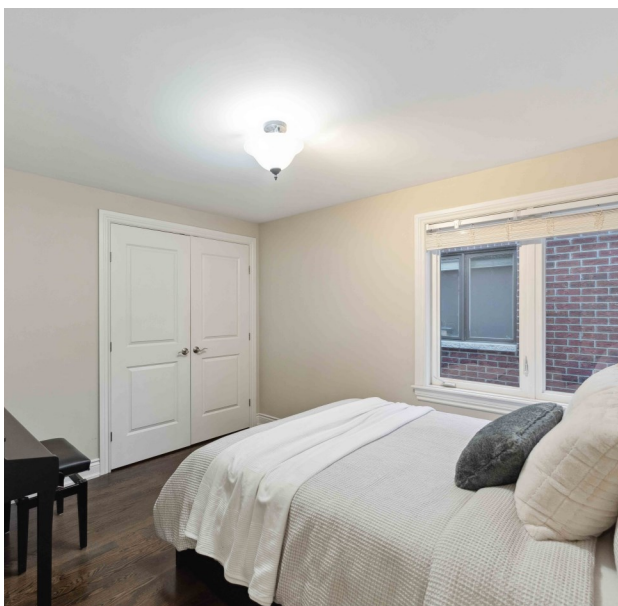
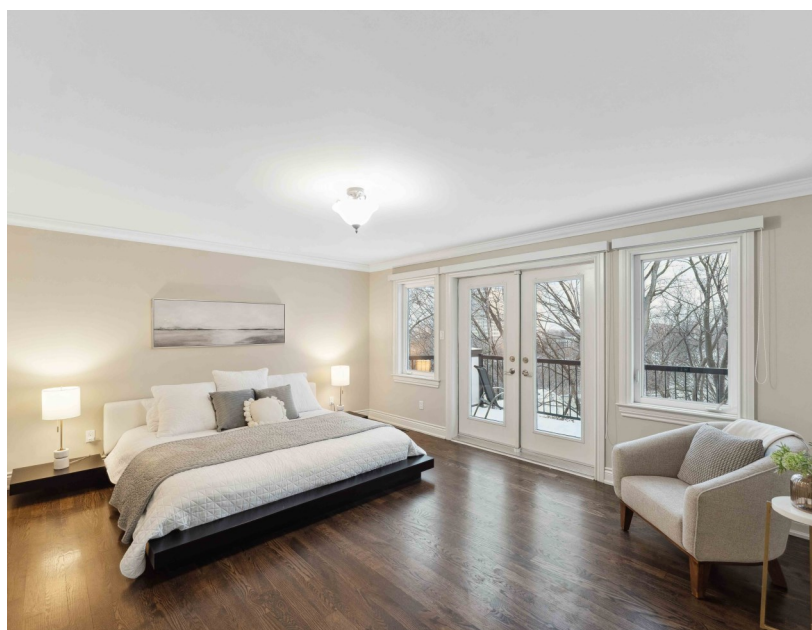


Second Floor

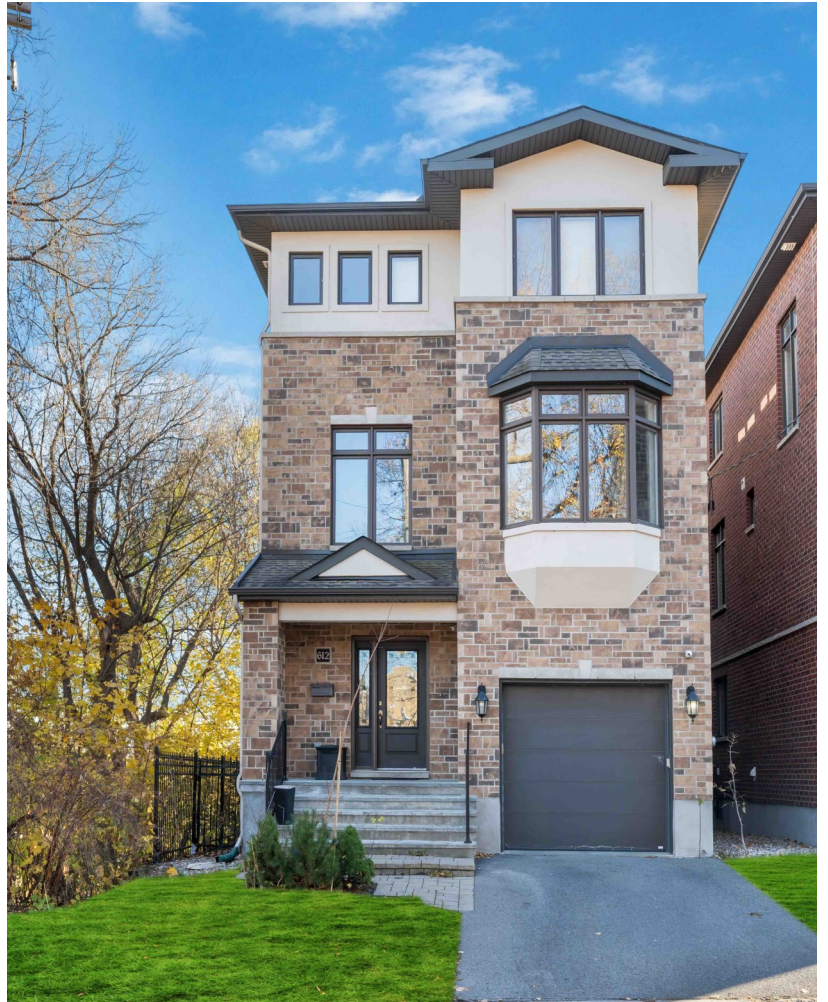
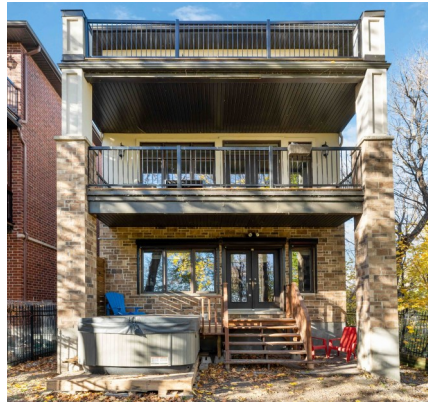




Third Floor

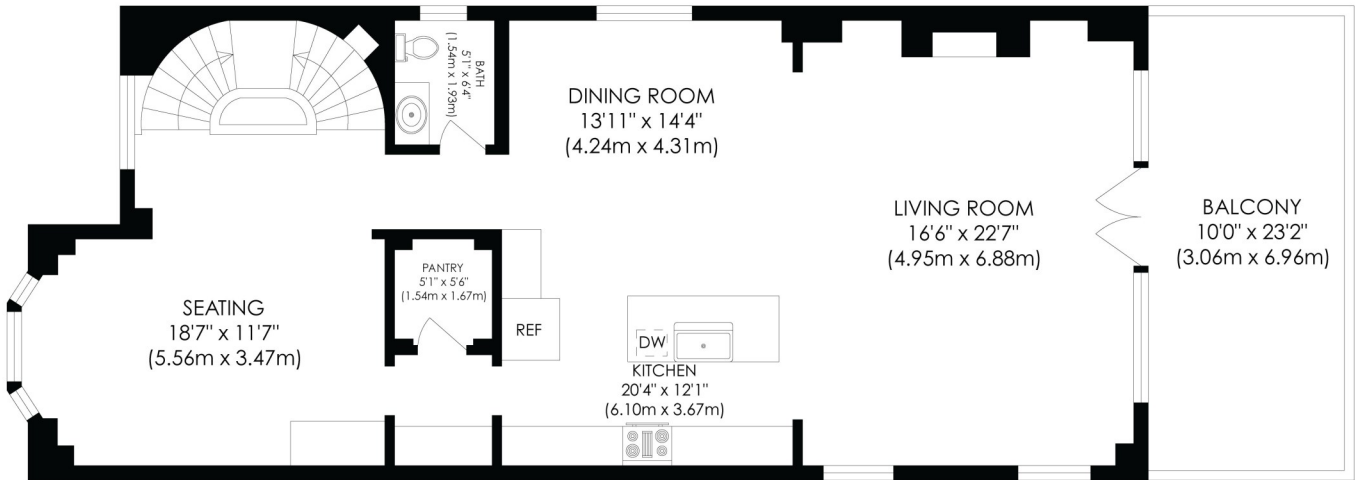


Basement & Exterior

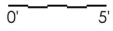


**Part 3**

# **Floor Plans**



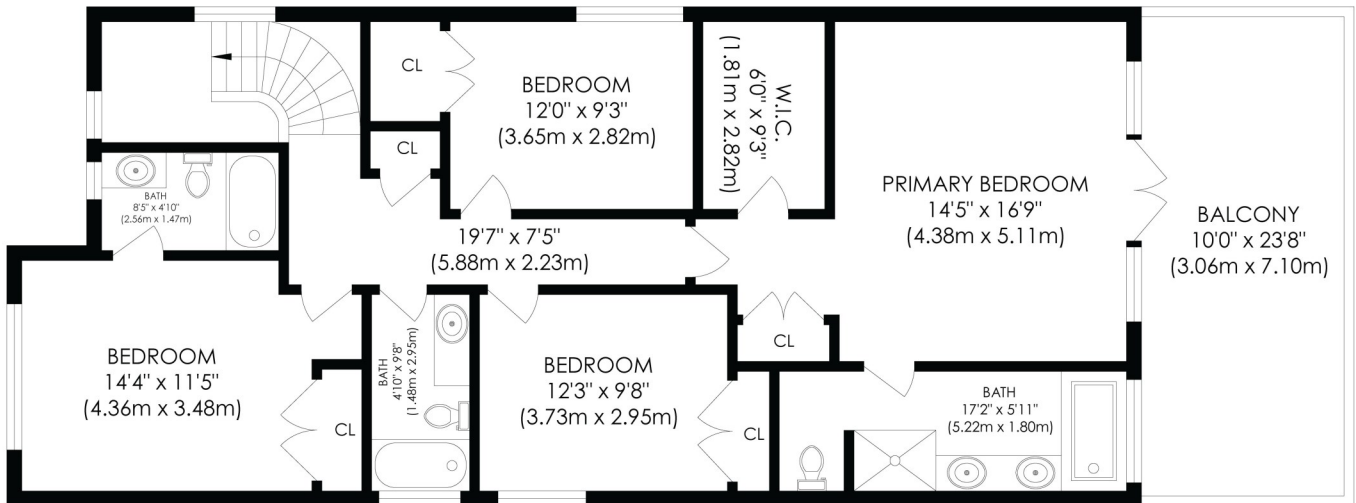
**SECOND LEVEL**



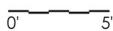
FLOOR PLAN AREA 1,216 sq.ft.

APPROXIMATE SQUARE FOOTAGE  
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

612 BESSERER STREET, OTTAWA, ON



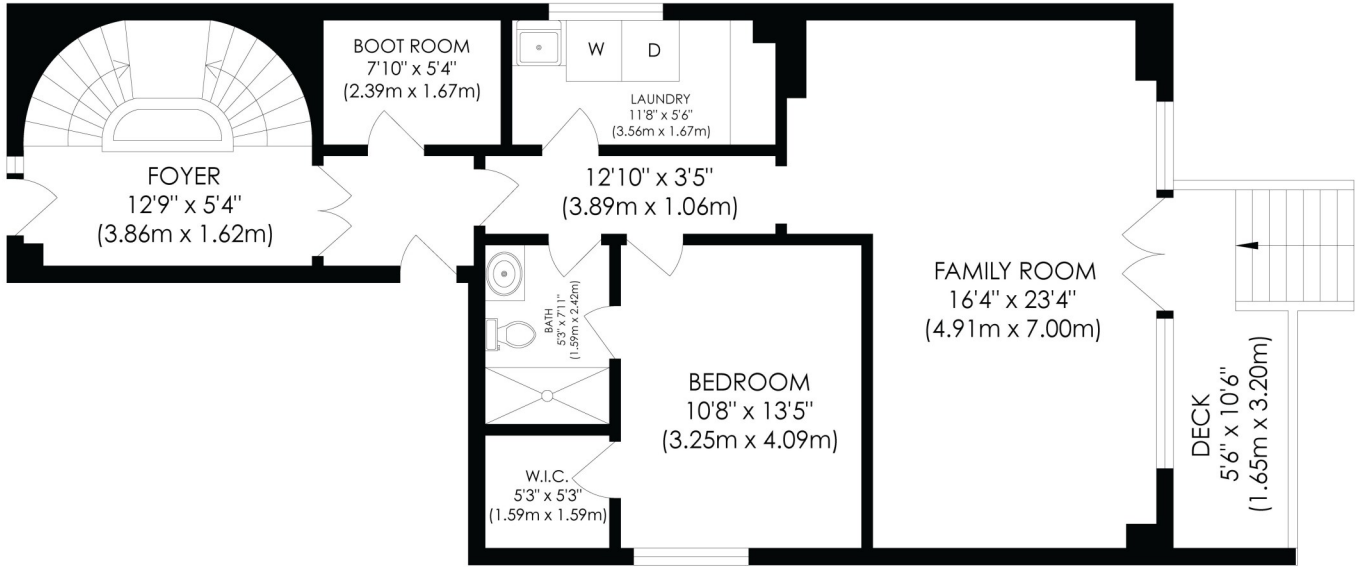
**THIRD LEVEL**



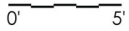
FLOOR PLAN AREA 1,219 sq.ft.

APPROXIMATE SQUARE FOOTAGE  
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

612 BESSERER STREET, OTTAWA, ON



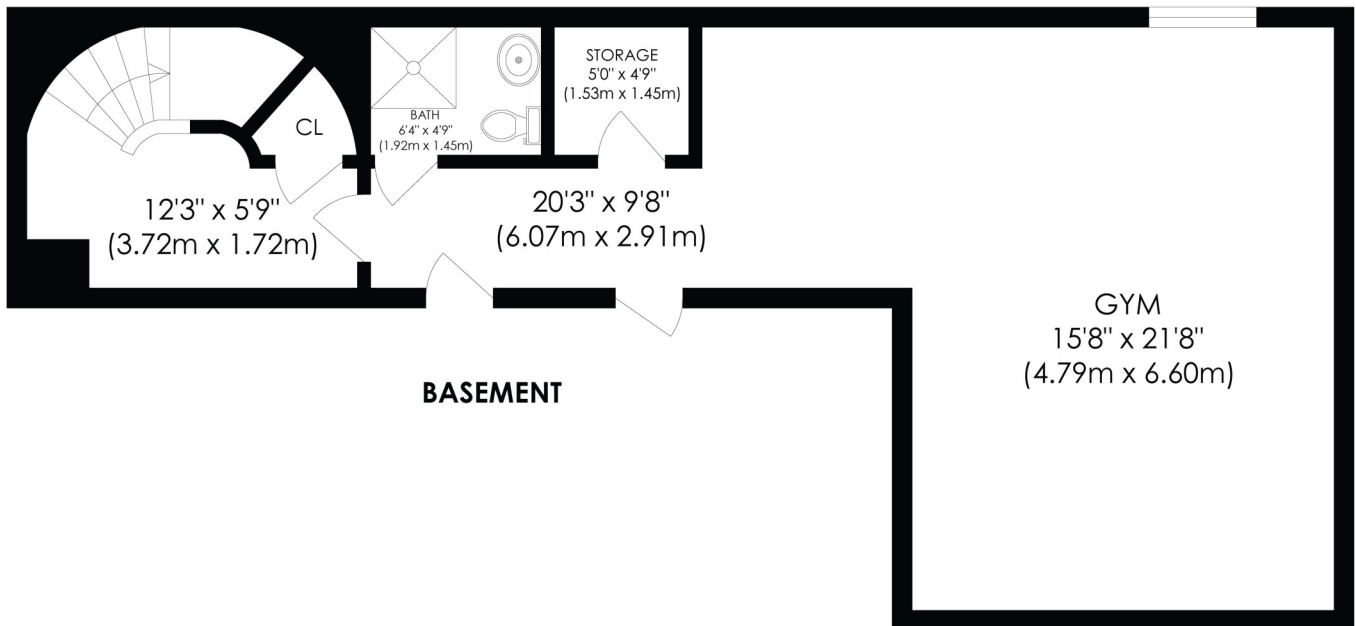
**MAIN LEVEL**



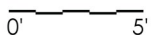
FLOOR PLAN AREA 916 sq.ft.

APPROXIMATE SQUARE FOOTAGE  
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

612 BESSERER STREET, OTTAWA, ON



**BASEMENT**



FLOOR PLAN AREA 659 sq.ft.

APPROXIMATE SQUARE FOOTAGE  
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612 BESSERER STREET, OTTAWA, ON

Part 4

# Location Overview



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 21 minute walk away.

 **Nearest Rail Transit Stop**  
Ottawa O-Train West At Ouest

 **Nearest Street Level Transit Stop**  
Rideau At Wurtemberg

  
2 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 3.06km.

 **Hôpital Montfort Hospital**  
713 Montreal Rd

 **Fire Station**  
220 Beechwood Avenue

 **Police Station**  
155 McArthur Ave

**Nearby Schools** 

**LookDeeper** 

**York Street PS**  
Designated Catchment School  
Grades PK to 8  
310 York St

**Viscount Alexander PS**  
Designated Catchment School  
Grades PK to 6  
55 Mann Ave

**ÉSP De La Salle**  
Designated Catchment School  
Grades 7 to 12  
501 Old St Patrick Street

**Lisgar Collegiate Institute**  
Designated Catchment School  
Grades 9 to 12  
29 Lisgar St

**ÉEP Francojeunesse**  
Designated Catchment School  
Grades PK to 6  
119 Osgoode St

**Other Local Schools**  
**École Notre-Dame**  
Grades K to 6  
170 rue Papineau




## PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



 **Riverain Park**  
400 North River Rd  
  3 mins

 **Strathcona Park**  
25 Range Rd  
  5 mins

 **Macdonald Gardens Park**  
99 Cobourg St  
  3 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Community Centre
1 Pool	1 Splash Pad
4 Tennis Courts	1 Sledding Hill
1 Basketball Court	1 Outdoor Games Facility
3 Ball Diamonds	2 Trails



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