



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, ensuite, 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, gas range, and dual pantries.

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.

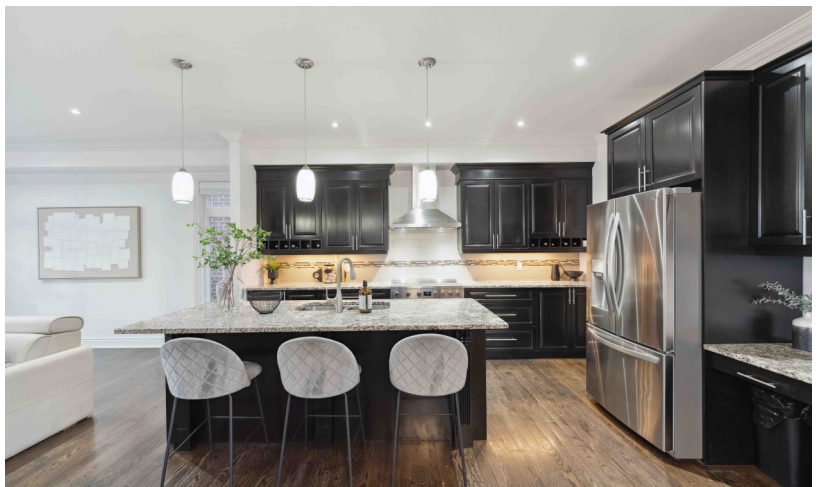
Part 2

The
Property

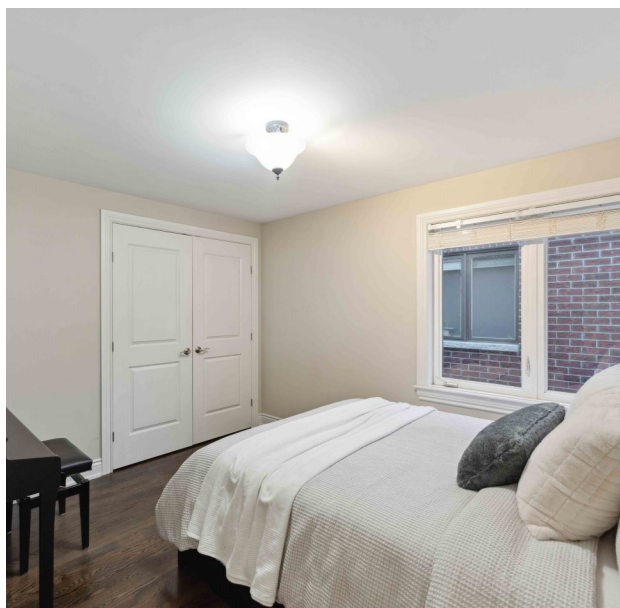
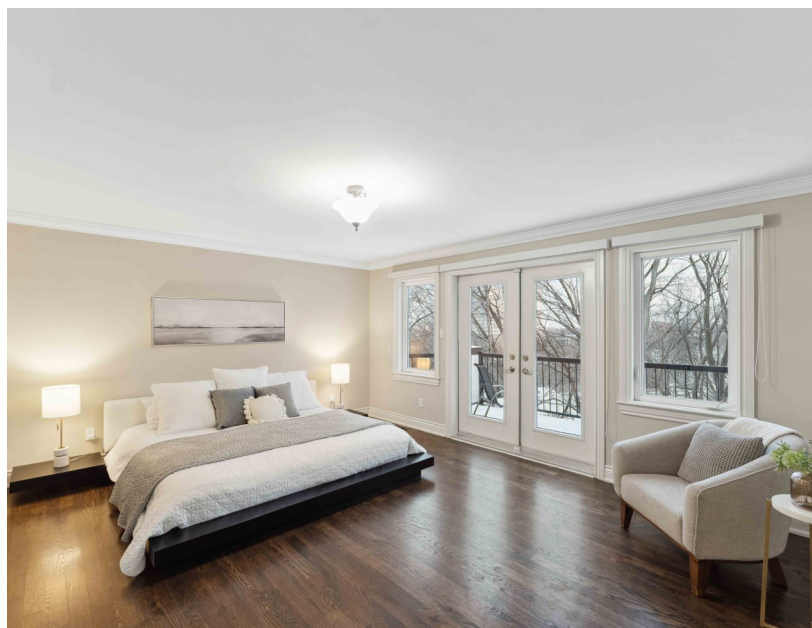
Ground Floor



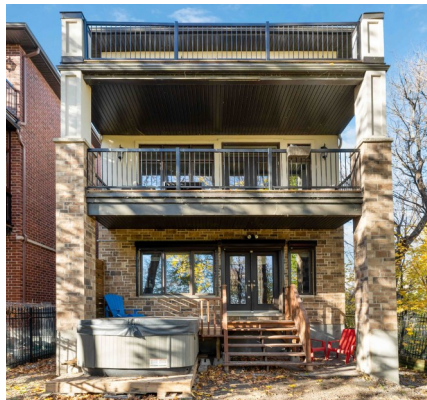
Second Floor



Third Floor

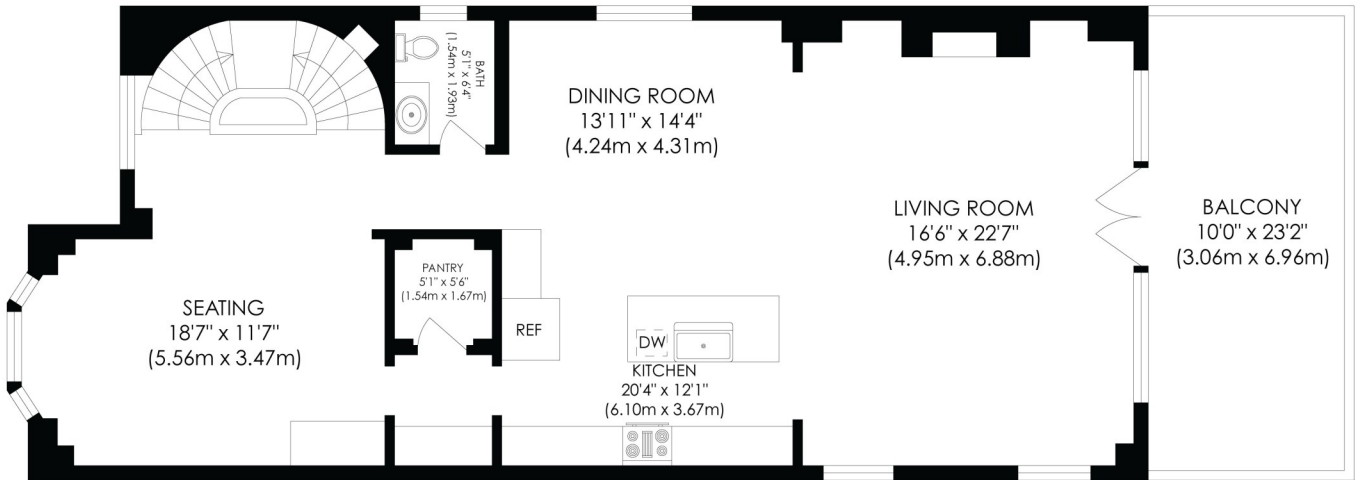


Basement & Exterior

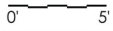


Part 3

Floor Plans



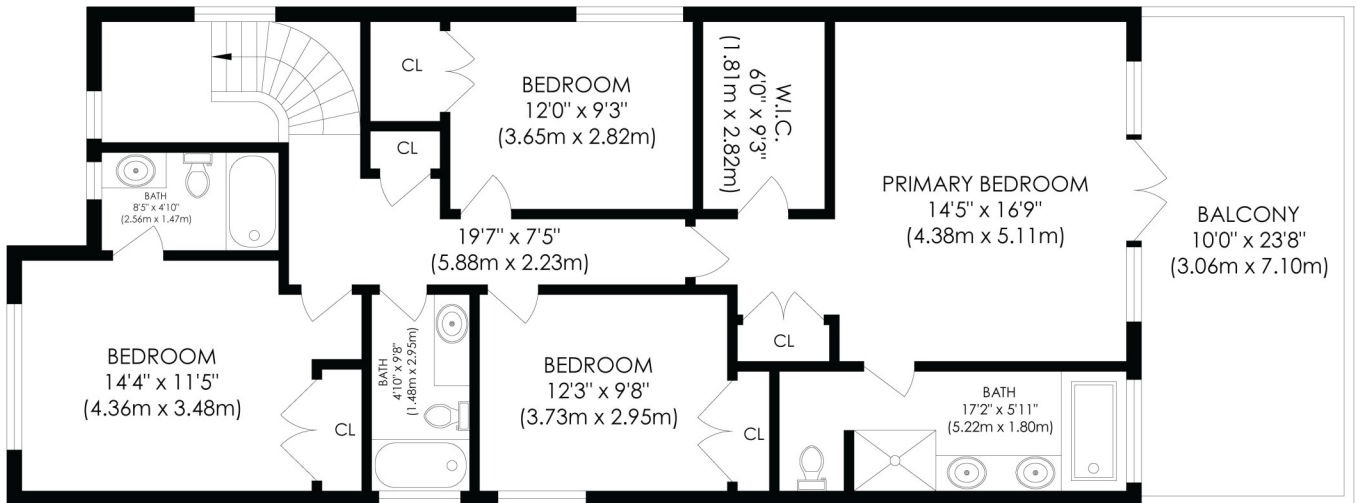
SECOND LEVEL



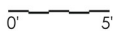
FLOOR PLAN AREA 1,216 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

612 BESSERER STREET, OTTAWA, ON



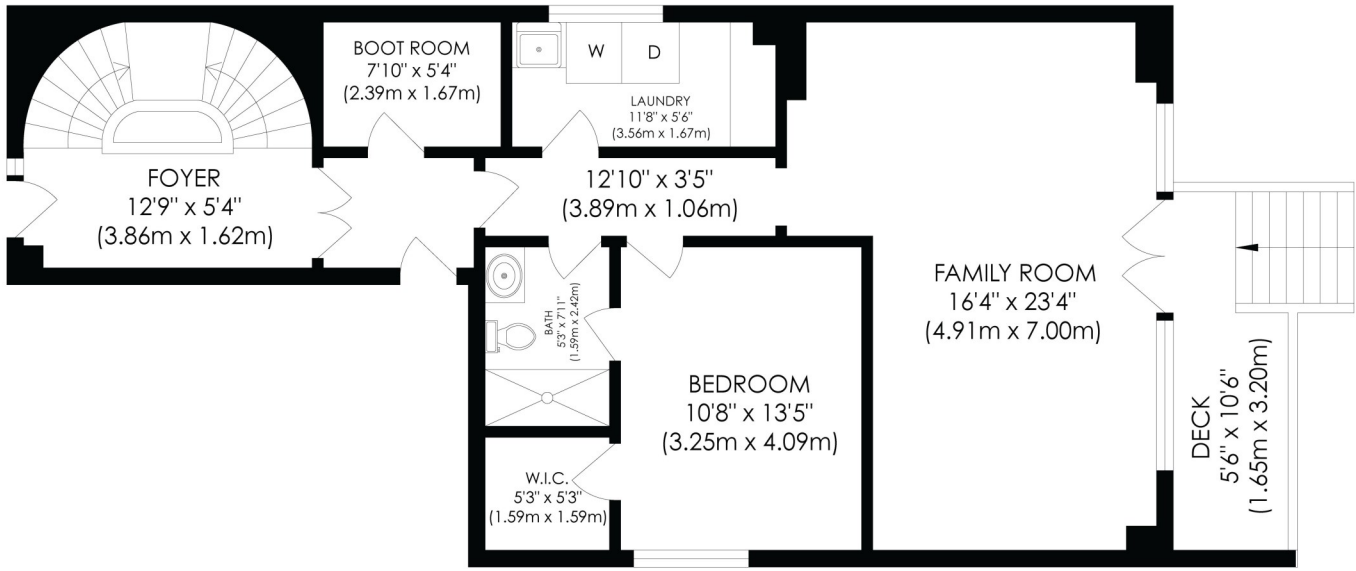
THIRD LEVEL



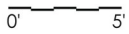
FLOOR PLAN AREA 1,219 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

612 BESSERER STREET, OTTAWA, ON



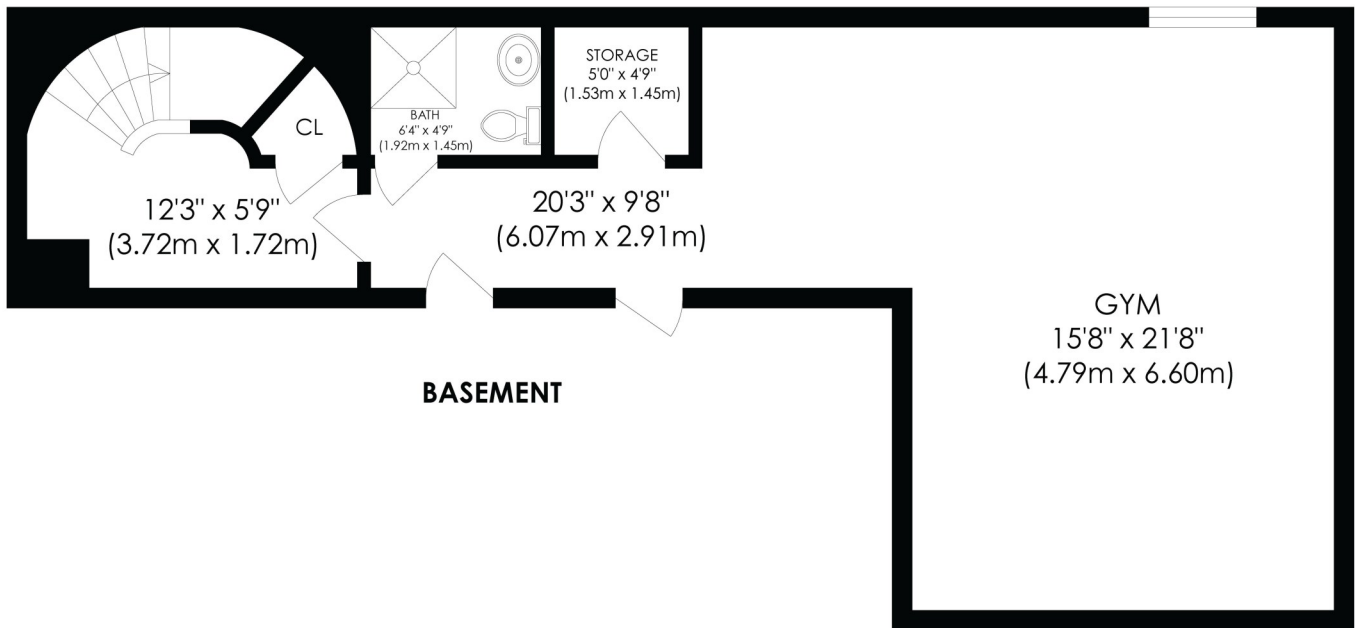
MAIN LEVEL



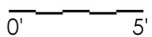
FLOOR PLAN AREA 916 sq.ft.

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
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

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



CHRIS SCOTT TEAM
REAL ESTATE SERVICES