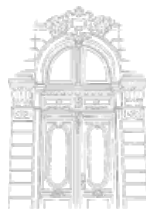


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L'Immobilier d'Exception
— FRANCE —

RIVER VIEW ESTATE



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L'Immobilier d'Exception
— F R A N C E —

RIVER VIEW ESTATE

Simply spectacular! This is the quintessential estate property: where lifestyle meets function and beauty. The proud, gated approach to River View Estate foreshadows the sophisticated and tranquil ethos of the property. A perfectly-manicured meandering driveway leads to the home. Entering, one passes the private baseball diamond with stands, putting greens and lighted tennis court. The spectacularly-landscaped 27.8-acre grounds offer incredible water views, wooded trails, sports facilities and 835 feet of waterfront. The waterfront has been superbly groomed to include a beachfront entertainment / relaxation dock reminiscent of a Miami or Malibu beach club. This property invokes a rural getaway with an abundance of activities at hand, including golf, baseball, tennis, hiking and boating. Throughout, the home features exquisite handmade light fixtures that were imported from Milan. Each building and outdoor space enjoys built-in speakers and Internet access. The property also has a state-of-the-art security system with phone, TV and monitor access, as well as automatic gated access controlled via an integrated intercom / camera system.

The approach to the home is accessed via a motorcourt, home to the 6+ car attached heated garage. The front door opens to a foyer with jaw-dropping water views found throughout the main floor living areas. The spacious dining room is ahead and stunning arched hallways with soaring ceilings lead left and right creating a sense of elegant grandeur. The large living room features a gas fireplace, glass-doored access to the exquisite library and breathtaking views.

The fantastic open concept kitchen and family room offer views that take in both the water and the expansive acreage. Floor-to-ceiling windows optimize the light and volume of space in these rooms. The art deco kitchen features slate flooring, granite counters and an island with counter seating. The breakfast room is tucked into windows overlooking the water and one of the terraces. The family room enjoys a gas fireplace and accesses the three-season screened-in porch. This is the ideal place for dining alfresco in inclement weather. It features a barbecue with a professional hood fan and accesses one of the terraces. The indoor pool offers lounging space and a beautiful visual.

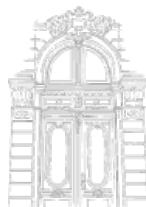
The entertainment wing of the home also provides amazing space for guests and family. The large recreation room enjoys a full bar with counter seating and even offers beer on tap. A second full kitchen makes entertaining a breeze and accommodates for longer-term guests. This professional kitchen has top-of-the-line stainless steel appliances by Miele and Wolf and is fabulous for personal or corporate entertaining. The large fitness room has direct access to the outdoors, facilitating indoor / outdoor workouts with tranquil views. The fabulous home theatre is a truly inviting space in which to take in a movie. The octagonal sunroom opens to the exterior via six sets of doors, making this an incredible and relaxing entertainment space. This part of the home enjoys a gorgeous terrace with treed vistas of the apple orchard. An indoor wet bar offers convenient access to beverages and serving space. There is also a great den and an organized mudroom in this part of the home. The entertainment wing also functions as a fantastic workspace for those interested in hosting meetings. The home theatre was

originally used as a boardroom, and this wing closes off from the private living spaces.

The bedroom wing is well situated for privacy. The jaw-dropping primary suite enjoys a dream, custom walk-in closet, terrace access and a huge ensuite bathroom. A second bedroom with its own ensuite bathroom and a laundry room complete the wing. Two amazing second-floor bedroom suite lofts with ensuite bathrooms and gorgeous river-view balconies offer additional bedroom space for guests, teens or family looking for their own private space. There is also a wonderful two-bedroom guest house on the property, offering living space, a kitchen, laundry, powder room and full bathroom. The guest house even has its own single attached garage with inside entry.

This incredible estate property is unlike any other lifestyle property to have come to the market in Ottawa: it offers views and water access, resort elements, sports amenities and a superlative layout.

Prix : \$6,769,231.00 USD



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