

ENGEL & VÖLKERS®



Ottawa • Ontario

6117 James Bell Drive

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## Iconic Waterfront Luxury Just Outside the Village of Manotick

Welcome to one of the most admired newly built homes along the Rideau River — a truly custom, architecturally striking waterfront estate blending timeless craftsmanship with contemporary design. This iconic residence offers an unparalleled lifestyle just minutes from Manotick Village.

From the moment you arrive, the curb appeal is breathtaking — dramatic rooflines, elegant board-and-batten exterior, natural stone façade, and professional night-lit landscaping. A wide interlock driveway with permeable pavers leads to an oversized double garage, setting the tone for the luxury within.

Inside, soaring vaulted ceilings with exposed wood beams and ambient lighting crown the great room, anchored by a stone fireplace and framed by expansive windows showcasing serene river views. Throughout, 9" white oak flooring and oversized tile create a warm, organic feel.

The inspired chef's kitchen features custom cabinetry, Taj Mahal quartzite counters, and a full suite of Thermador appliances including a 48" dual-fuel range, steam oven, and warming drawer. A butler's pantry offers additional prep space, cabinetry, and a wine/beverage fridge for seamless entertaining.

The main-level primary suite is a private retreat with spa-inspired ensuite and custom walk-in closet. Upstairs, a guest suite with full bath and cozy lounge with gas fireplace provide refined comfort.

The finished lower level features hydronic in-floor heating, recreation area, bedroom, full bath, gym/yoga studio, and a custom home theatre with tiered seating — perfect for movie nights or entertaining.

Outside, the covered rear porch extends three-season living with a Napoleon gas fireplace, infrared heater, automated screens, and BBQ with hood vent. Professionally landscaped grounds feature full irrigation, jumbo flagstone walkways, and evening lighting. Permanent and floating docks provide access to miles of lock-free boating along the Rideau system.

Additional highlights include a comprehensive security system, energy-efficient construction, high-performance envelope, and a location among prestigious homes in one of Ottawa's most desirable waterfront enclaves.

This is more than a home — it's an experience of timeless luxury, natural beauty, and refined riverside living.











































# Property Highlights & Upgrades

## Kitchen

- All Thermador
- 48" gas and induction burner stove with electric oven, steam oven and warming drawer
- Ventilation hood with remote blower on exterior of house (garage side)
- Counter depth panelled fridge
- Panelled dishwasher
- Drawer microwave
- Kitchen Aid counter depth under counter beverage centre
- Kitchen Aid counter depth under counter wine fridge
- Interstone Marble and Granite, Quartzite Taj Mahal counters
- Kohler cast iron sinks
- Emtek Tribeca cabinet hardware

## Great Room

- Beams (custom made by Atmosphere & Bois)
- Downlighting and Uplighting in beams
- Natural stone on fireplace
- Town & Country TC42D with chalet log set and 12" andirons natural gas fireplace

## Home Theatre

- Projector
- 120" screen
- Receiver & Amplifier
- Lounge seating for 8 people

## Garage

- Garaga Cambridge Traditional R16 insulated garage doors (with high lift)
- Extra overhead lighting
- Sink & Fridge
- Side door (on alarm)
- Two automatic garage door openers with remote

## Porch

- Natural gas Napoleon Fireplace
- Infrared overhead heater
- Ventilation hood
- Retractable screens (3 automated & 2 crank)
- Natural stone on fireplace and BBQ Area
- Storage area under front and back porch (hidden access)

## Basement

- Hydronic radiant heating with multiple controls for multiple rooms
- HVAC
- Plumbing rough in (in wall) for wet bar

## Loft

- Sitting area with adjacent room
- Natural gas fireplace

## Laundry

- Maytag washer and dryer



# Property Highlights & Upgrades Continued

## Counters

- Kitchen & Pantry - Quartzite from Interstone Marble and Granite
- Laundry Room & Powder Room - Quartzite from Interstone Marble and Granite (honed finish)

## Tile

- Primary Bath, Kitchen & Pantry - Centura Tile
- Laundry - Euro Tile
- Loft Bath - Inter stone Marble and Granite
- Basement bathroom floor and shower - Euro Tile

## Vanities

- Principle Bath, Loft Bathroom & Basement Bath - Teodor Vanity (quartz counter top and sink)
- Powder Room - Stonewood Vanity

## Flooring

- Foyer, Mud Room, Loft Bathroom & Basement Hall - Slate flooring
- Stair Treads, Kitchen Shelves and Detail on Hood - Northern Wide Plank wood (made in Schroensburg, ON) Palomar White Oak engineered 9" planks

## Blinds

- Foyer, Study, Principal Bedroom & Great Room - Hunter Douglas Automated Blinds
- Loft Bedroom, Powder Room, Ensuite Bathroom - Hunter Douglas Pull Down Blinds

## Landscaping

- Driveway with permeable pavers
- Natural jumbo flagstone
- Ameristar Montage ornamental steel fence

## Exterior

- Professional up lighting & down lighting on house
- Landscape lighting
- Security cameras
- Doorbell camera
- Tivadek PVC decking
- James Hardie, PVC and Trex columns and rails
- Irrigation system (Yates)
- Leaf guards in eaves
- Mastergrain exterior doors
- Hardie Board exterior (board, batten and shingle)

## Other

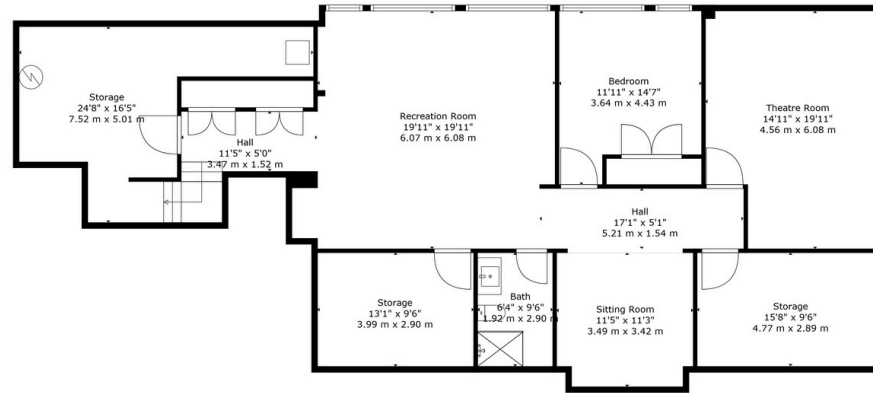
- North Star Windows Triple Glaze
- Insulation installed in between some interior walls for soundproofing (bedroom, bathroom)
- Downspouts in ground
- Styrorail system on foundation
- Permanent dock with floating dock (floating dock to be brought to shore for winter)
- French drain on the driveway side of the house from electrical room to the river (required on the drainage plan)

## Key Information

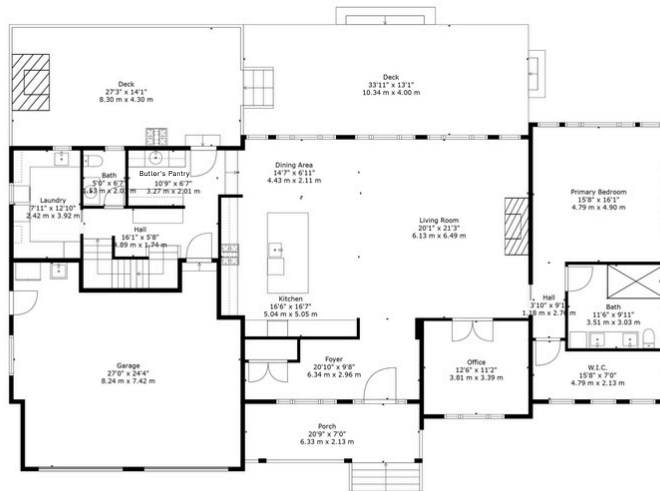
- Property Taxes - \$9,800 (2025)
- Crown land portion of the lot is leased
- Included - Generac generator (powers whole house)
- Included - Ecobee Thermostat
- Included - Hot Water Tank



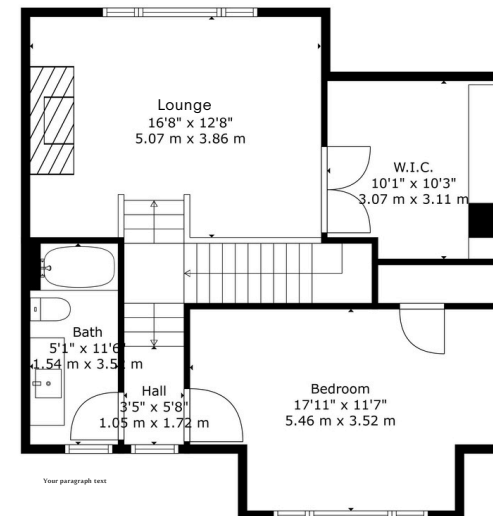
# Floorplans



Floor 1



Floor 2



Floor 3

**TOTAL: 3928 sq. ft, 365 m2**  
 BELOW GROUND: 1284 sq. ft, 119 m2, FLOOR 2: 2009 sq. ft, 187 m2, FLOOR 3: 635 sq. ft, 59 m2  
 EXCLUDED AREAS: STORAGE: 506 sq. ft, 48 m2, GARAGE: 585 sq. ft, 54 m2, PORCH: 142 sq. ft, 13 m2,  
 DECK: 833 sq. ft, 77 m2, LOW CEILING: 35 sq. ft, 3 m2  
 WALLS: 312 sq. ft, 29 m2





COOPER OSTAPYK TEAM • ENGEL & VÖLKERS OTTAWA

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