



608 Byron Avenue

WESTBORO

Stunning, Modern Design in a Coveted Location.

This outstanding property has over 4,400sqft of thoughtfully crafted living space over 3 levels. Sophistication & meticulous attention to detail are evident throughout this contemporary open floor design with expanses of floor to ceiling glass that flood the space with natural light. 10ft ceilings on main, 9ft on 2nd floor, gleaming marble encased floating staircase, exotic woods and European finishes abound.

Exceptional entertainment sized Living and Dining areas are separated by a double sided linear gas fireplace wall that sits above a unique polished hammered steel base detail.

Sleek Euro-inspired Kitchen, professional grade integrated appliances, coffee & beverage station. Imported walnut

doors and hidden hardware for clean aesthetic. Primary Bedroom features custom walnut built-ins & skylit 5Pc Ensuite with curbless glass shower, dual floating vanity w/ waterfall edge complemented by Roberto Cavalli tiles. Home Office with private Balcony. Additional living in the well laid out Lower level offering a Media/Games room, Laundry, Mudroom, 3pc Bath & access to an oversized heated garage.

Welcome to Westboro, one of Ottawa's most vibrant, sought after neighbourhoods. Stroll to the many fine restaurants, boutiques, coffee houses and fitness along the area's trendiest main street. Minutes to the Ottawa River walkways, bike paths & Westboro Beach where relaxing by the water can be a daily ritual. A choice location offering access to top-ranked schools.

A truly spectacular offering, 608 Byron will impress the discerning buyer!

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KEY FEATURES

608 BYRON AVENUE



Custom quality built by Kallini Homes, exterior architectural design by Linebox Studios

Exterior finish: European Oko Skin Cement Board, Corten Steel, stucco and aluminum panels (colour panels can be replaced with neutral panels if so desired)

MAIN LEVEL:

Contemporary Open floor design with large expanses of floor to ceiling glass flooding the space with natural light in every direction.

4'x 4' porcelain tiles throughout this level.

10ft ceilings.

The Living and Dining areas are separated by a double sided linear gas fireplace wall that sits above a unique polished hammered steel base detail.

Entertainment sized Dining Room with touches of mid-century décor comfortably seats a large number of guests, enjoy front yard vistas through the expansive wall of glass.

The light filled Living Room blends indoor and outdoor living with commercial grade sliding glass doors to covered porch, patio and fenced yard.

Modern and ultra sleek European inspired Kitchen with professional grade integrated appliances that blend exceptional functionality with a seamless clean aesthetic. Miele refrigerator, Thermador full size freezer, Bosch dishwasher, Bertazzoni gas range. White gloss cabinetry, motorized upper cabinet with polished stainless steel exterior. Custom floating walnut desk and charging station.

Coffee and beverage station with beautiful walnut cabinets offers a Thermador full size integrated refrigerator, wet bar with reverse osmosis filter, and additional storage.

Just off the Kitchen is a informal dining area with wall of glass that serves to blur the boundary between indoors & outdoors.

Powder Room features a striking floating zebrawood vanity and porcelain slab walls.

Gleaming marble encased floating staircase showpiece is highlighted by 2-storey windows.

SECOND LEVEL:

Wide plank white oak hardwood floors.

9ft ceilings on the second level.

Private Primary Bedroom with custom wall of walnut closets

with built-ins will surely capture your attention.

A skylight allows streams of natural light into the luxurious 5 Piece Ensuite equipped with a floating vanity with dual sinks and waterfall edge, Roberto Cavalli tiles and oversized curbless glass shower with two showerheads.

All three secondary bedrooms with Eurostyle closets and custom built-ins.

Main 5 Piece Bathroom with freestanding soaker tub, floating double vanity, quartz floors, curbless glass shower all accented by graffiti artist Bansky wall tiles.

Home Office offers custom built-ins, quartz floor and private balcony with tree-top views.

LOWER LEVEL:

Games Area and Media Room.

3 Piece Bathroom with a dedicated 20amp circuit for a sauna, curbless shower and floating vanity.

Laundry Room boasts a folding table, built-ins and handy laundry chute from main bath and kitchen.

Mudroom with custom walnut bench and closets with built-ins, access to garage.

GARAGE:

Oversized heated double garage measures 22' x 22' and can easily accommodate 2 SUVs.

Additional Storage 11'10" x 8'4" with side door access to driveway - perfect space to store bicycles, motorcycle.

Separate Utility/workroom.

Driveway plumbed for radiant heat.

ADDITIONAL FEATURES:

American Walnut Front Door imported from Colorado.

Comfortable hydronic radiant heated tile floor throughout the home. Heated flooring throughout the entire lower level as well.

Custom interior walnut doors imported from Italy.

Aluminum Tilt & Turn Windows.

Main level windows are all tempered glass.

Motorized Solar Blinds & Curtains throughout.

Home Automation System.

Wired for a surround sound system.

Covered Rear Porch with gas BBQ hook-up, glass railing.

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INCLUSIONS:

- Miele Refrigerator
- Thermador Refrigerator
- Thermador Freezer
- Bertazzoni Gas Range
- Bosch Dishwasher
- Maytag Washer
- Maytag Dryer
- Hide-A-Hose Central Vacuum and Accessories
- All Light Fixtures where currently Installed
- Window Coverings
- Motorized Solar Blinds & Curtains
- Auto Garage Door Opener & all Remotes
- Hot Water on Demand Boiler
- TV in Primary Bedroom

EXCLUSIONS:

- Lower Level Refrigerator

Year Built: 2015

Lot Size: 50' FR x 105' D

2021 Property Taxes: \$14,600

Possession Date: TBA

Heating: Modern Efficient HVAC System: Forced Air/ Radiant Combo Heating System with Dual Zones

Cooling: Central Air, 2 air conditioner units

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	12'2" x 8'9"
Main	Living Room	33'7" x 25'8"
Main	Dining Room	16'10" x 16'5"
Main	Kitchen	25'6" x 18'6"
Main	Eating Area	15'10" x 7'5"
Main	Powder Room	8'2" x 5'1"
Second	Primary Bedroom	22'8" x 14'2"
Second	5Pc Ensuite Bath	22'8" x 8'11"
Second	Bedroom 2	16'7" x 13'2"
Second	Bedroom 3	16'7" x 13'1"
Second	Bedroom 4	14'1" x 12'4"
Second	Home Office	8'6" x 8'3"
Second	Balcony	
Second	5Pc Main Bathroom	12'4" x 8'
Lower	Media Room	17'8" x 17'5"
Lower	Games Room	15'2" x 7'
Lower	Laundry	11'3" x 8'1"
Lower	3Pc Bathroom	8'7" x 8'6"
Lower	Mudroom	12'8" x 8'5"
Lower	Cold Storage	



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