



Roll #: 0614422820042000000
 PIN: 045590029
 Neigh Name: Waterfront Marshall Bay
 Lot Size/Acres: 242.5' x 212' / 0.850
 Zoning Desc: RR5(660r)
 Possession: Flexible

Legal Desc: LT 13 PL 176 FITZROY EXCEPT AS IN N523381; WEST CARLETON

DIRECTIONS/REMARKS

Directions: 417 West, exit Kinburn Side Road, right on Kinburn Side Road, left on Old Hwy 17, right on Thomas Elliott Drive, right at end of road pass brick bungalow keep left through gate & over railway tracks until you see Marshall Bay cottage sign & go left

Remarks: Jump back to the grandeur of yesteryear on 242 feet of waterfront in Marshall Bay. Truly a family cottage located on the shores of the Ottawa River on the Western edge of the City Of Ottawa. Located on a private 3 season road and surrounded by hundreds of acres of land owned by the Marshalls Bay Residents for hiking or dog walking. Clean rocky shoreline and a small beach area gives fabulous views and great swimming and boating from Fitzroy Dam all the way up to Portage Du Fort. The cottage takes you back in time with a very private setting and huge screened in porches on the main and second level, five bedrooms 1.5 baths, Hydro, Drilled well and holding tank. Detached garage for storing tools & water toys. If you re looking for a gathering spot for the family this one should not be missed.

PROPERTY INFORMATION

Style/Type: Detached / 2 Storey
Year Built: 1893 / Approx
Seasonal: Yes
Fronting: North
Total Beds: 5
Total Baths: 2
Heat Type/Fuel: Woodstove in Dining Room
Air Conditioning: None
Water/Sewer: Drilled Well / Holding Tank
Basement Desc/Dev: None
Fireplaces/Fuel: 3 fireplaces - 2 are in as is condition
Floor Coverings: Laminate, Softwood
Rental Equipment: None
Appliances Incl: Microwave, Stove, 2 Fridges
Feat/Equip Incl: Bar-B-Oue, Hot Water Tank, Wood Stove
Site Influences: Hydro, No Thru Road, Private, Riverfront, Riverview, Screened Porch, Waterfront, Wooded Area
Neigh Influences: Golf Nearby, Shopping Nearby
Total Parking: 10
Parking Desc: 1 Garage Detached
Exterior Finish: Siding
Foundation: None
Construction: Frame
Roof Type: Asphalt Shingle
Taxes/Year: \$2,164.00/2017
Assmt/Year:
Assoc/POTL: \$325/Annual

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	24'1" x 18'3"	DINRM	Main	18'10" x 14'10"	KITCH	Main	11'9" x 11'5"	EATNG	Main	11'6" x 11'2"
MBED	Main	17'10" x 11'11"	BEDRM	2nd	18' x 12'			11'8" x 11'6"	BEDRM	2nd	11'5" x 9'10"
BEDRM	2nd	7'10" x 7'4"	BATH2	2nd	4'3" x 3'8"	BATH3	Main	8'8" x 8'3"	UTIL	Main	14' x 8'10"
PORCH	Main	22'8" x 15'2"	PORCH	Main	27' x 11'6"	PORCH	2nd	22'8" x 15'1"			

ADDITIONAL INFORMATION

Additional Info: 24 hr irrevocable on offers. Drive slow, Private road not open in winter. \$325/yr association fee includes road maintenance. Marshall Bay Association has interest in hundreds of acres of property near by for hiking exclusive for the residents. Woodstove in dinrm WETT certified 2012. Coal fireplace in livrm & woodstove in eating area is as is. Also includes furnishings, contents, 2 person kayak, bbq, lawn mower, dock. Excludes canoe, personal belongings & dinrm table.

OFFICE INFORMATION

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