



Dist/Neigh: 544- Horton Twp
 Municipality: Horton Twp
 Roll #: 4746000010224100000
 PIN: 572690050
 Neigh Name: Ottawa Riverfront, Renfrew, ON
 Lot Size/Acres: 1180 ' x 0 ' / 7.936 acres
 Zoning Desc: EP1
 Possession: Immediate

Legal Desc: PART LOT 21 CONCESSION 7, HORTON, PARTS 4, 5, 6 PLAN 49R13966...cont'd

DIRECTIONS/REMARKS

Directions: Hwy 417 West from Ottawa towards Renfrew, turn right on Storyland Road pass Elements Luxury Campground and right on Alex Lane at the bottom of the hill and follow to 158 Alex Lane

Remarks: Make the great cottage escape to this intriguing 3 bedroom Chalet style cottage on the Ottawa River with 1180 feet of shoreline and almost 8 acres of surrounding woods. Lovely open concept layout with floor-to ceiling stone wood-burning fireplace, tongue and groove ceiling with BC fir beams, built-in bookshelves, a spectacular wall of windows displays the breathtaking views of the river, pine kitchen with bar area and patio door opens to the extensive wrap-around cedar deck, 3 piece main bath and a 2 piece ensuite bath with the shower roughed-in plus there's a loft for overflow guests and storage. Water source is river intake and cottage has a septic system. Electrical panel and roof 2015. Large fire pit looking out at the water. Includes dock. Beautiful waterfront for swimming and boating and swimming. Only 5 minutes to Renfrew for quick trips to town for supplies and one hour to Ottawa!

PROPERTY INFORMATION

Style/Type:	Semi Detached / Bungalow	Seasonal:	Yes	Total Beds:	3	Total Baths:	2
Year Built:	1969 / Approx	Fronting:	Southeast	Total Parking:	8	Full/Partial Bths:	2 / 0
Heat Type/Fuel:	Baseboard / Electricity			#Garage:	0	Total Ensuites:	1
Air Conditioning:	None			Parking Desc:	Open		
Water/Sewer:	Lake Intake / Septic Installed			Exterior Finish:	Siding		
Basement Desc/Dev:	None / None (No Basement)			Foundation:	None		
# Fireplaces/Fuel:	1 / Wood						
Floor Coverings:	Carpet Wall To Wall, Linoleum, Tile						
Rental Equipment:	hot water tank						
Appliances Incl:	Refrigerator, Stove, Most contents						
Feat/Equip Incl:	Ceiling Fan						
Site Influences:	Acreage, Deck, No Thru Road, Riverfront, Treed Lot, Waterfront, Wooded Area						
Neigh Influences:	Golf Nearby, Shopping Nearby					Taxes/Year:	\$4421/2018
Exclusions:	Personal items						

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	20'10" x 15'2"	KITCH	Main	13'2" x 10'7"	MBED	Main	10'9" x 7'10"	ENS3PC	Main	5'11" x 5'7"
BEDRM	Main	7'6" x 6'8"	BEDRM	Main	7'6" x 6'2"	BATH3	Main	5'11" x 5'5"	LOFT	2nd	20'10" x 10'

OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP \(RHAL04\)](#), Brokerage
 List Rep 1: [John Roberts](#), - Broker / Direct: 613-832-0902
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