



Dist/Neigh: 551 - Mcnab/Braeside Twps
 Municipality: Mcnab Twp
 Roll #: 4701001030139500000
 PIN: 573330226
 Neigh Name: WHITE LAKE, ON
 Lot Size/Acres: 510.11 ' x 295.27 ' / 3.4 acres
 Zoning Desc: Residential
 Possession: To Be Arranged

Legal Desc: PT LT 9 CON 3 MCNAB, PT 1 49R18351 TOWNSHIP OF MCNAB/BRAESIDE

DIRECTIONS / REMARKS

Directions: Hwy 417 West from Ottawa towards Arnprior, exit White Lake Road and turn left on White Lake Road, turn right onto Burnstown Road at the White Lake General Store and Burnstown Road bends so keep right on McLachlan Road

Remarks: Beautiful Cape Cod home in a private 3.4 acre woodsy setting just on the outskirts of White Lake Village featuring a huge detached garage approximately 40' x 34' with an overhead door being 10' tall & 16' wide. Bright & cheery home complete with 3 bedrooms, large living room with hardwood flooring and French doors opening to an inviting solarium with cathedral pine ceilings, pot lighting and a stunning gas fireplace plus weather-all windows to let in the fresh breezes, lovely oak kitchen with updates and stainless steel appliances, 1.5 baths, cozy & finished basement has a large family room & 4th bedroom. Newer laminate flooring on second level, newer carpeting on stairs and updated flooring in hall, kitchen and bathrooms. Propane furnace fall 2013. New Generac generator June 2018. Very pretty spot to settle down close to the boat launch, beach, corner store/LCBO & restaurant. 20 minutes to Arnprior and 1 hour to Ottawa!

PROPERTY INFORMATION

Style/Type:	Detached / 2 Storey	Fronting:	Southwest	Total Beds:	3+1	Total Baths:	2
Year Built:	1997 / Approx						
Builder/Model:				Total Parking:	10		
Heat Type/Fuel:	Forced Air / Propane			Parking Desc:	3+ Garage Detached		
Air Conditioning:	Central			Exterior Finish:	Vinyl		
Water/Sewer:	Drilled Well / Septic Installed			Foundation:	Preserved Wood		
Basement Desc/Dev:	Full / Fully Finished			Construction:	Frame		
# Fireplaces/Fuel:	1 / Gas			Roof Type:	Asphalt Shingle		
Floor Coverings:	Carpet W/W & Mixed, Hardwood						
Rental Equipment:	Propane Tanks From Budget						
Appliances Incl:	Dryer, Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Drapery Tracks, Drapes, Hot Water Tank, Window Blinds, Wood Stove						
Site Influences:	Acreage, Deck, Landscaped, Private, Wooded Area						
Neigh Influences:	Highspeed Available, Paved Road, Recreation Nearby, Water Nearby			Taxes/Year:	\$3,265.00/2017		

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	18' x 12' 9"	DINRM	Main	10' 8" x 9' 7"	KITCH	Main	13' 6" x 12' 8"	FAMRM	Bsmt	23' x 13'
MBED	2nd	19' x 10' 7"	BEDRM	2nd	10' 7" x 9' 7"	BEDRM	2nd	10' 7" x 9' 2"	BEDRM	Bsmt	17' 7" x 12' 1"
WALKIN	Main	4' 6" x 3' 1"	FBATH	2nd	7' 9" x 5' 1"	PBATH	Main	8' 3" x 4' 6"	LAUND	Bsmt	12' x 9' 8"
FOYER	Main	7' 6" x 6' 11"	FOYER	Main	7' 8" x 3' 6"	SOLAR	Main	13'10" x 12'11"			

REPRESENTATIVE INFORMATION

Rep Remarks: Hydro approx. \$150/mo & propane gas approx. \$2300/yr.

OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP, Brokerage](#)

List Rep 1: **John Roberts**, - Broker / Direct: 613-832-0902

List Rep 1 Email: JohnRoberts@bell.net

List Rep 1 Web: <http://www.johnroberts.com>

Highlights of 645 McLachlan Road, White Lake, ON K0A 3L0

Settle down in this captivating Cape Cod home on a gorgeous and private 3.5 acre lot with a huge 43' x 34' detached garage just on the outskirts of the village!

Detached garage is ideal for the hobbyist and insulated featuring a workshop with a woodstove and the garage area which can fit up to 4 cars with 11 foot ceilings and a 10 foot tall and 16 foot wide garage door. There is a lean-to shed attached to back of garage for extra storage.

Sunny back deck overlooks beautiful gardens and your own private woods

Hardwood floors in the living room with a lovely bow window and French doors lead to a gorgeous sun room with gas fireplace

Charming dining area open to the kitchen with laminate flooring & a large picture window looks out to the vast front yard

Oak kitchen with newer counter tops and extra cabinets installed & stainless steel appliances, accent glass upper cabinets to display your fine glassware & the kitchen is located next to the back entrance and deck ideal for bbqing and outdoor entertaining

Powder room is conveniently located next to the back door and also features newer flooring, vanity & mirror & a terrific walk-in storage closet Upstairs, the oversized master bedroom has windows at front and back of home and a large double closet and the additional 2 bedrooms are very good size rooms finished in newer laminate flooring and there's a 4 piece bathroom at the top of the stairs and a linen closet

Pressure treated wood foundation makes for a warm and comfortable basement which has been finished with a rec room, 4th bedroom and laundry/furnace room

New propane gas furnace installed in fall 2013

New Generac generator being installed June 2018

Hydro costs approximately \$150 per month & propane is approximately \$2300 per year

Public boat launch at the Waba Cottage Museum on Burnstown Road

Close to White Lake Restaurant & the White Lake General store offering gas & LCBO

Lovely sandy beach across street from the fire hall

Only 10 minute drives to Pakenham, Renfrew, Arnprior and less than an hour to Ottawa

Includes: fridge, stove, washer, dryer, hot water tank, window coverings, Generac generator, central air

The information provided is believed to be accurate but not warranted in any way!