



Dist/Neigh: 9304- Dunrobin Shores  
 Municipality: Ottawa  
 Roll #: 0614421815189660000  
 PIN: 045640286  
 Neigh Name: Dunrobin Lake  
 Lot Size/Acres: 655.85 ' x 198.28 ' / 2.950  
 Zoning Desc: RR3  
 Possession: To Be Arranged

## DIRECTIONS/PUBLIC REMARKS

Directions: From Kanata take March Road northbound, turn right on Dunrobin Road, at traffic lights turn right on Thomas A. Dolan Parkway and left on Constance Creek Drive

Public Remarks: Welcome to the Lake! Come and enjoy the beautiful lifestyle on Dunrobin Lake, a small spring fed lake within minutes of Kanata's High Tech area. Wakout bungalow on 2.95 acre lot, complete with open concept living/kitchen area with vaulted tray ceilings. Spacious master bedroom with full ensuite bath and large walk-in closet, 2 other bedrooms and laundry on the main floor. The lower level walkout features an inviting family room with propane gas fireplace, access to the screened-in porch, full 4 piece bath, 2 more bedrooms, a storage room and workshop. Get ready to sit out on the dock and enjoy your morning cup of coffee before work and watch for deer, heron and fox visiting the water's edge. Let the kids or grandkids enjoy fishing and swimming all summer long on the sandy beach. Looking for a great lifestyle at an affordable price then take a look at this private bungalow at the lake. High speed internet available and Natural gas is available at the road.

## PROPERTY INFORMATION

Style/Type:	Detached / Bungalow	Total Beds:	3+2	Total Baths:	2
Year Built:	/ Unknown	Total Parking:	20	Total Ensuites:	1
Builder/Model:		Parking Desc:	Double Carport		
Heat Type/Fuel:	Propane	Exterior Finish:	Brick, Siding		
Air Conditioning:	Heat Pump	Foundation:	Poured Concrete		
Water/Sewer:	Drilled Well / Septic Installed	Construction:	Frame		
Basement Desc/Dev:	Full / Fully Finished	Roof Type:	Asphalt Shingle		
# Fireplaces/Fuel:	1 / Propane Gas			Taxes/Year:	\$6,050.00/2017
Floor Coverings:	Carpet W/W & Mixed, Laminate				
Rental Equipment:	Propane tanks				
Appliances Incl:	Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer				
Feat/Equip Incl:	Drapery Tracks, Drapes, Hot Water Tank, Window Blinds				
Site Influences:	Beach Property, Deck, Lakefront, Natural Gas, Private, Screened Porch, Walkout, Waterfront				
Neigh Influences:	Golf Nearby, Highspeed Available				
Exclusions:					
Restrictions:	Easement				

## ROOM INFORMATION

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	16' x 13' 7"	KITCH	Main	13'6" x 8' 8"	EATNG	Main	13' 6" x 11'	FAMRM	Lower	25' 2" x 14' 10"
MBED	Main	17' 2" x 14' 4"	BEDRM	Main	10' 1" x 9' 1"	BEDRM	Main	10' 1" x 9' 1"	BEDRM	Lower	13' 7" x 10' 11"
BEDRM	Lower	13' 6" x 11'	WALKIN	Main	9' x 4' 8"	BATH4	Lower	8'2" x 7' 10"	ENS4PC	Main	7' 5" x 5'
LAUND	Main	8' 4" x 7' 9"	STORE	Lower		WKSHP	Lower	10' 7" x 7' 6"			

## REPRESENTATIVE INFORMATION

Rep Remarks: Legal Desc: LOT 13, PLAN 4M1044, WEST CARLETON. SUBJECT TO AN EASEMENT IN FAVOUR OF MANCHESTER DEVELOPMENT CORPORATION & THE CORPORATION OF THE TOWNSHIP OF WEST CARLETON OVER PART 17 PLAN 4R14858 AS IN LT1214518. SUBJECT TO AN EASEMENT IN FAVOUR OF MANCHESTER DEVELOPMENT CORPORATION & THE CORPORATION OF THE TOWNSHIP OF WEST CARLETON OVER PART 17 ON PLAN 4R14858 AS IN LT1219915 TOGETHER WITH AN EASEMENT OVER PART OF LOT 12 ON PLAN 4M-1044 BEING PARTS 1 & 2 ON PLAN 4R-14933 AS IN LT1250287

## OFFICE INFORMATION

List Office 1: RE/MAX HALLMARK REALTY GROUP, Brokerage  
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