

549 NORLOCK LANE, Greater Madawaska KOJ 1HO**\$149,900**

Dist/Neigh: 542- Great Madawaska Twp
Municipality:
Roll #: 4706006015138050000
PIN: 573540029
Neigh Name: Madawaska River near Calabogie
Lot Size/Acres: 256.99' x 265.63' / 2.440
Zoning Desc: Seasonal
Possession: Immediate

Legal Desc: PT LT 18, CON 5 AS IN R307563, S/T & T/W 167021, BAGOT ; S/T BG2914 BAGOT BLYTHFLD BROUGHAM

DIRECTIONS/PUBLIC REMARKS

Directions: From Hwy 17 exit Calabogie Road, drive through Burnstown and Springtown and turn left on Norlock Lane

Public Remarks: WATERFRONT GETAWAY! 257 feet on the Madawaska River with 2.44 acres situated between Springtown & Calabogie! Rustic 1 bedroom cabin overlooks the river featuring a wrap-around deck, screened porch, cozy Jotul certified woodstove, pine insulated ceilings, some interior wiring done with an electrical pan for future generator hook up, includes furnishings & bbq, great spot for fishing and swimming, secure 8' x 20' storage container to store your water toys, 4 wheeler or snowmobile and other cottage stuff. Newer outdoor privy is roomy and super clean! This is a terrific spot not far from Ottawa to unwind and relax! Use as cottage or build your permanent dream home here! Close to snowmobile & ATV trails & Calabogie Race Track for more recreation. Calabogie i a 5 minute drive for golf, skiing, restaurants, LCBO, gas & convenience stores along with unique shops to explore in nearby Burnstown. Want time on bigge water? Calabogie Lake has a beach & boat launch at Barnet's Park

PROPERTY INFORMATION

Style/Type:	Detached / Bungalow	Seasonal:	Yes	Total Beds:	1	Total Baths:	outhouse
Year Built:	/ Unknown	Fronting:	North	Total Parking:	8		
Heat Type/Fuel:	Woodstove			Parking Desc:	Gravel		
Air Conditioning:	None			Exterior Finish:	Log		
Water/Sewer:	None / Other (See Remarks)			Foundation:	None		
Basement Desc/Dev:	None / None (No Basement)	Fire Retrofit:		Construction:			
# Fireplaces/Fuel:	1 / Wood			Roof Type:	Asphalt Shingle		
Floor Coverings:	Mixed						
Rental Equipment:	None						
Appliances Incl:							
Feat/Equip Incl:	Bar-B-Que, Furnished, Storage Shed, Wood Stove						
Site Influences:	Cul-De-Sac, Deck, Riverfront, Waterfront, Wooded Area						
Neigh Influences:	Golf Nearby, Paved Road, Recreation Nearby, Skiing Nearby			Taxes:	\$1,400.00 approx.		

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	11' x 10'7"	KITCH	Main	9'11" x 7'	EATNG	Main	12'2" x 7'	MBED	Main	10' x 7'9"
PORCH	Main	15'5" x 6'									

OFFICE INFORMATION

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