

WATERFRONT LOT on the OTTAWA RIVER

Lot 2 OLD QUARRY RD

\$119,900

Dist/Neigh: 9302 - Woodlawn/Maclarens Landing/Kilmaurs
 Munic: West Carleton Twp PC: KOA 3M0
 Roll#: 0614421810082000000 PIN: 045670076
 NeighNm: MACLARENS LANDING RIVERFT
 Fronting: North
 Sale/Lse: For Sale Only

Legal: LT 2, PL 658 ; TORBOLTON ; SUBJECT TO EXECUTION 93-073109,

DESCRIPTION

Type: Waterfront Lot LotSz: Imp: 100.00 X Irr: N #Lots: 1 # Acres: 0.23
 Curr Use: Residential ZN: RR15[343r] BPermit: Surv Yr:
 Poss Info: Immediate # of Days: Date of Poss:
 Site: Waterfront, Treed Lot, Sloping Lot, Riverfront, Riverview, Cul-de-Sac
 NeighInf: Recreation Nearby, Golf Nearby, Highspeed Available Topog: Sloping
 Lot Improv: Foliage: Natural State, Scattered Woods
 Rd Surf: Rd Acc:
 Dev St: Restr:
 Area: MACLARENS LANDING Subdiv:
 Covenants:

UTILITIES INFORMATION

Water: None Sewer: None Power:

FINANCIAL/TITLE INFORMATION

1st Mortg: Lender: Taxes/Yr: \$1,410/2016
 Int Rate: 1st Assum w/Qual: No Assmt/Yr:
 Date Due: Seller Take Back: No Loc Impr Levy:
 Title: Freehold Prospectus:

OTHER PROPERTY INFORMATION

Multi Media: URL Audio:
 URL Broch: OWeb1:
 URL Map: Addit Images:

DIRECTIONS/REMARKS

Directions: North on March Rd in Kanata, right on Dunrobin Rd, drive 23 kms, left on Galetta Sdrd, right on Woodkilton Rd, left on Cottage Lane which runs/turn into Maclarens Sdrd, up hill & right on Torbolton Ridge to Old Quarry Rd
 Public Rmks: Beautiful 100' Ottawa Riverfront lot in Maclaren's Landing on Old Quarry Road. Quiet dead end location set among other lovely homes with a few cottages on similar or larger size lots. Great spot to build, & enjoy the water. This community has a private sand beach called The Grove for residents only to use for a small annual fee! Scenic 35-40 minute commute from the city to paradise!

OFFICE/OTHER INFORMATION

LB #1: RE/MAX HALLMARK REALTY GROUP, BROKERAGE/Ph: 613-596-5353/Fax: 613-596-4495
 LB #2:
 LS #1: JOHN ROBERTS, BROKER /Ph: 613-832-0902
 LS #1 Email: JohnRoberts@bell.net LS #1 Web: www.johnwroberts.com
 LS #2:
 LS #2 Email: LS #2 Web:
 LS #3:
 LS #3 Email: LS #3 Web: