



Dist/Neigh: 542- Great Madawaska Twp
 Municipality: Greater Madawaska Twp
 Roll #: 4706006015008000000
 PIN: 573450028
 Neigh Name: White Lake Waterfront Cottage
 Lot Size/Acres: 210' x 253' / 1.310
 Zoning Desc: Recreational
 Possession: Immediate

Seller(s):

Legal Desc: PT LT 2, CON 1, BAGOT, PT 1, 49R2271 TOWNSHIP OF GREATER MADAWASKA

DIRECTIONS/PUBLIC REMARKS

Directions: 10 minute boat ride from White Lake Marina - call listing agent for more information

Public Remarks: PRIME WATERFRONT ON WHITE LAKE! Private 210' x 253' lot with mature towering pines and beautiful, clean rocky shoreline dropping off for good docking, swimming and fishing. Enjoy your mornings with spectacular sunrises and coffee on the deck. The two bedroom cottage has pretty views of the lake from the living room, lake intake for running water, woodstove, hydro, excellent cell coverage and 2 piece bath. There is a spacious bunk house with it's own 3 season covered porch. living room and bedroom for guests. Two large decks right at the waters edge for relaxing and outdoor dining. Includes furnishings and the large floating u-shaped dock. Excellent lake for swimming, fishing and water sports. Lake life is best here only 1 hour west of Ottawa!

PROPERTY INFORMATION

Style/Type:	Detached / Bungalow	Seasonal:	Yes	Total Beds:	2	Total Baths:	1
Year Built:	/ Unknown	Fronting:	West	Beds AG/BG:	2 / 0	Full/Partial Bths:	0 / 1
Builder/Model:				Total Parking:	0	Total Ensuities:	1
Heat Type/Fuel:	Wood Plus / Wood			#Gar/#Cover:	0 / 0		
Air Conditioning:	Window Unit			Parking Desc:	Other (See Remarks)		
Water/Sewer:	Lake Intake / None			Exterior Finish:	Log, Siding		
Basement Desc/Dev:	None / None (No Basement)			Foundation:	None		
# Fireplaces/Fuel:	1 / Wood	Fire Retrofit:		Construction:	Frame		
Floor Coverings:	Carpet Wall To Wall, Linoleum			Roof Type:	Metal		
Rental Equipment:	Unknown						
Appliances Incl:	Refrigerator, Stove						
Feat/Equip Incl:	Bar-B-Que, Ceiling Fan, Furnished, Hot Water Tank, Storage Shed, Wood Stove						
Site Influences:	Boat Access, Deck, Lakefront, Private, Waterfront, Wooded Area						
Neigh Influences:	Recreation Nearby, Shopping Nearby, Skiing Nearby			Taxes/Year:	\$1,475.00/2017		
Exclusions:							
Restrictions:							
Assistive Features:							

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	19'6" x 13'10"	LIVRM	Other	16' x 14'	KITCH	Main	15'5" x 11'3"	EATNG	Other	9'3" x 7'8"
MBED	Main	14'2" x 11'5"	BEDRM	Main	10' x 8'4"	BEDRM	Other	10' x 8'4"	BATH2	Main	9'4" x 7'8"
PORCH	Other	12'6" x 6'11"									

REPRESENTATIVE INFORMATION

Rep Remarks: Furnishings included as in condition and cottage being sold is is where is. Boat dockage available at the White Lake Marina to park boat and car.

Commission to SO:	2.5%	Sign On:	Yes	Seller Rights Reserved:	No	Mere Posting:	No
Other List Cond:	Yes	Lockbox:	1b = 1boxes	Contact Aft Expiry:	No		
List Cond Remarks:	24 hour irrevocable on offers. No offer presentation on weekends or statutory holidays						

OFFICE INFORMATION

List Office 1: [RE/MAX HALLMARK REALTY GROUP \(RHAL04\), Brokerage](#) / Ph: 613-596-5353 / Fax: 613-596-4495
 List Rep 1: [JOHN ROBERTS \(ROBERJO\)](#) - Broker / Direct: 613-832-0902
 List Rep 1 Email: JohnRoberts@bell.net

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

REFERENCE PLAN
OF PART OF
LOT 2
CONCESSION I
TOWNSHIP OF BAGOT
COUNTY OF RENFREW
SCALE: 1 INCH = 100 FEET
1976

- SCHEDULE -			
Part	Lot	Con.	Inst. N ^o
1			
2	2	I	117953
3			

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTH WEST LIMIT OF LOT 2, CONCESSION I, BEING N41°30'W AS SHOWN ON A PLAN OF SURVEY BY C.G. TAYLOR, O.L.S., JANUARY 29, 1952.

RECEIVED AND DEPOSITED AS
PLAN 49R-2271

July 30 1976
Date

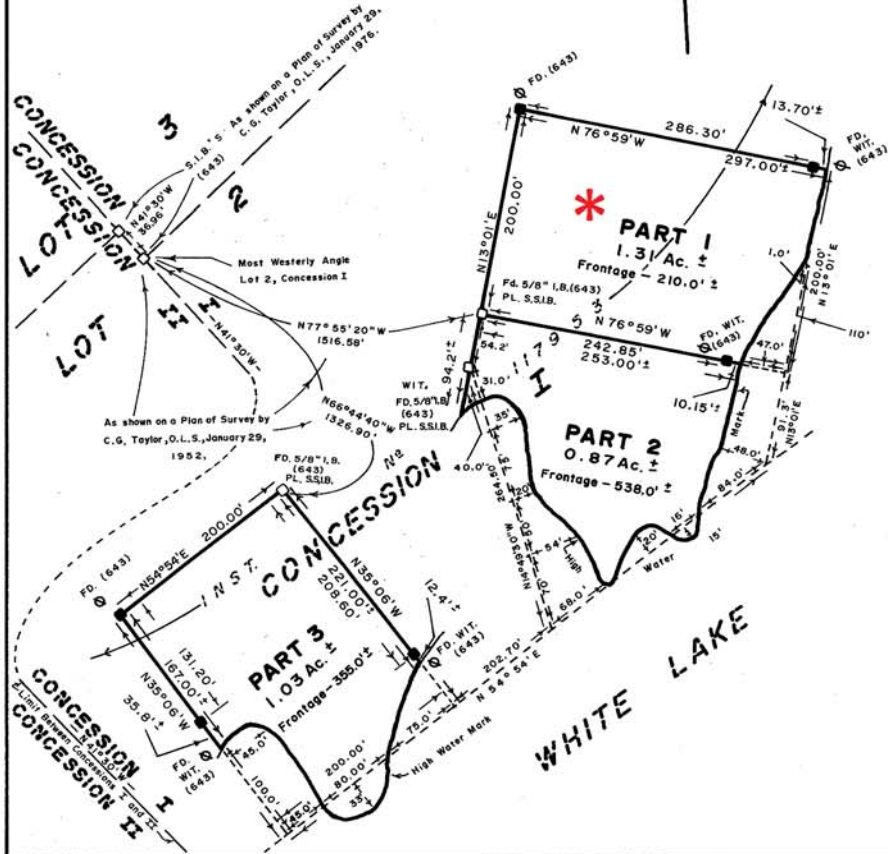
Kevin L. O'Brien
REGISTRAR FOR THE REGISTRY
DIVISION OF RENFREW 49.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.

JULY 28, 1976
Date

PROPERTY OF THE
REGISTRY OFFICE

Douglas W. Patterson
DOUGLAS W. PATTERSON, O.L.S.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT :

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF JULY, 1976.

Douglas W. Patterson
DOUGLAS W. PATTERSON, July 28, 1976.
ONTARIO LAND SURVEYOR.

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.

NOTE: ALL HANGING LINES HAVE BEEN VERIFIED.

- LEGEND -

- FD. = FOUND
- PL. = PLANTED
- WIT. = WITNESS
- = IRON BAR - Round - 5/8" Dia. X 2' Long
- S.I.B. = STANDARD IRON BAR - 1" Square X 4' Long
- S.S.I.B. = SHORT STANDARD IRON BAR - 1" Sq. X 2' Long

DOUGLAS W. PATTERSON LTD.
ONTARIO LAND SURVEYOR,
PEMBROKE, ONTARIO.