



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: Heat Type/Fuel: Wood Plus / Wood #Gar/#Cover: 0 / 0 Total Parking: 0 Total Ensuites: 1
 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

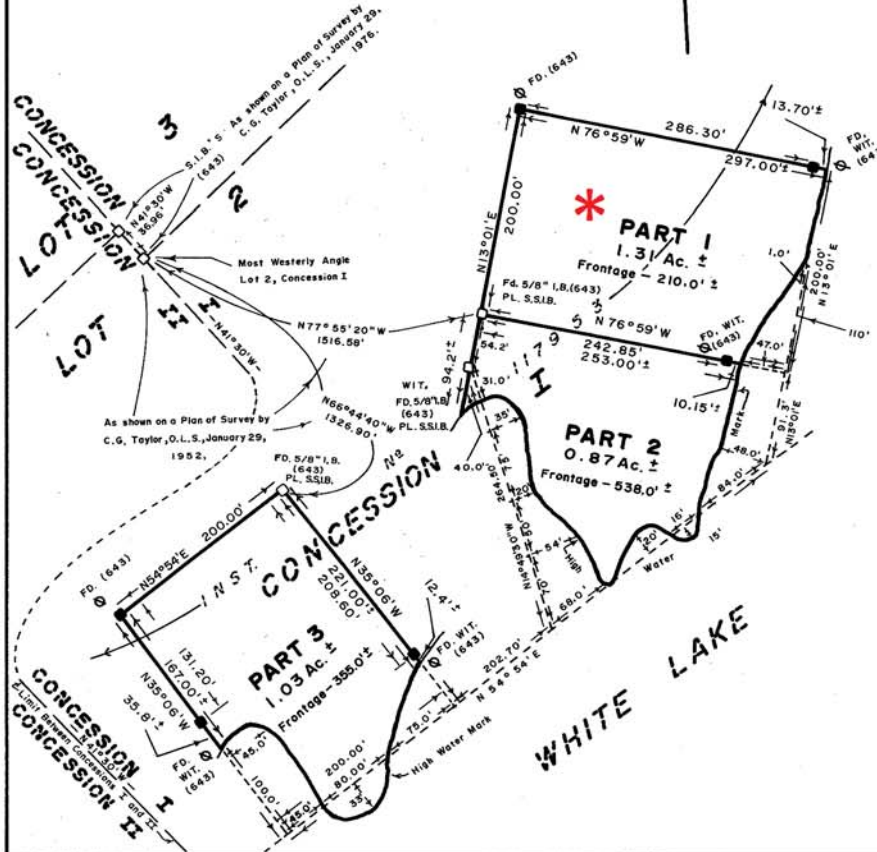
Kevin L. O'Brien
REGISTRAR FOR THE REGISTRY
DIVISION OF RENFREW 49.

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

JULY 28, 1976
Date

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

PROPERTY OF THE
REGISTRY OFFICE



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.