

141 Maplebush Trail, Drummond/North Elmsley, ON

#	X12302100
\$	\$1,189,000
	5 Bedrooms
	3 Bathrooms
K 7	2.4 Acres
S	Otty Lake

Stunning custom-built home in a serene and private setting in Otty Woods Waterfront Community.

This beautifully crafted home is impressive everywhere you look and has been meticulously designed and maintained. When entering the home, the workmanship, floor plan and décor make an immediate impression. The large foyer welcomes you to the home and opens up into a large open-concept kitchen with stone countertops and spacious dining area with access to the rear deck. The main level continues with a cozy living room, a master bedroom with an ensuite (currently being used as a sitting room) and two further bedrooms and another full bathroom down the hall. The lower level is set up with two further bedrooms, a 3-pc bathroom and a large recreation room with an amazing stone fireplace and a cold room.

Your Total Real Estate Package!

Tammy & Heath Gurr Royal LePage ProAlliance Realty, Brokerage

info@gurreathomes.com



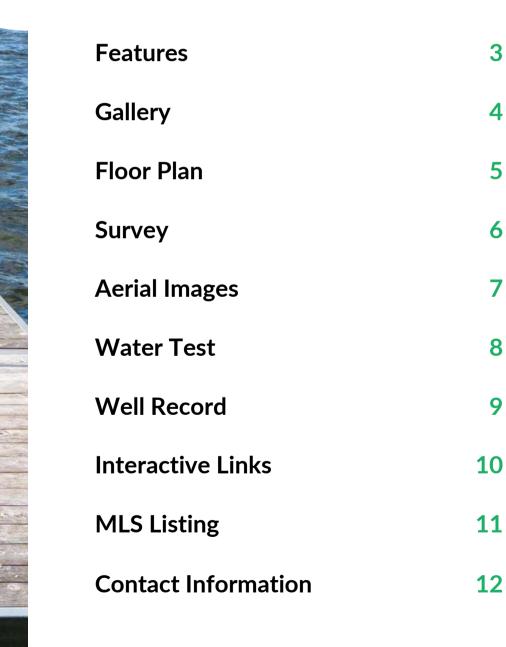
(613) 273-9595



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141 Maplebush Trail, Drummond/North Elmsley, ON





Features

Stunning custom-built home in a serene and private setting in Otty Woods Waterfront Community.

- This beautifully crafted home is impressive everywhere you look and has been meticulously designed and maintained.
- When entering the home, the workmanship, floor plan and décor make an immediate impression.
- The large foyer welcomes you to the home and opens up into a large open-concept kitchen with stone countertops and spacious dining area with access to the rear deck. The main level continues with a cozy living room, a master bedroom with an ensuite (currently being used as a sitting room) and two further bedrooms and another full bathroom down the hall.
- The lower level is set up with two further bedrooms, a 3-pc bathroom and a large recreation room with an amazing stone fireplace and a cold room. This level has access to a unique and peaceful screened-in room that is the perfect place to relax and unwind and enjoy the picturesque views of the forest behind the house.
- The property has a detached garage with a large finished loft that is currently being used as a studio. Attached to the garage is another section that houses a wood boiler that ensures solid heating throughout the winter months.
- The house is also heated by a propane furnace for an easy heating option. The house is serviced by a drilled well and septic system and the grounds are beautifully landscaped with perennial gardens, mature trees, pathways through the woods and more.
- This property has access to Otty Lake via a community waterfront property with a dock, swim raft, a gazebo with picnic tables and chairs, an area to store kayaks, canoes, etc as well as walking trails. Prime location just south of Perth and Smiths Falls.
- Absolutely everything about this property is exceptional the home, landscaping and location! Must be seen to be appreciated!

Directions

• Maplebush Trail / Lumberjack Trail

Waterfront Community Fee: \$381.20/year

GALLERY







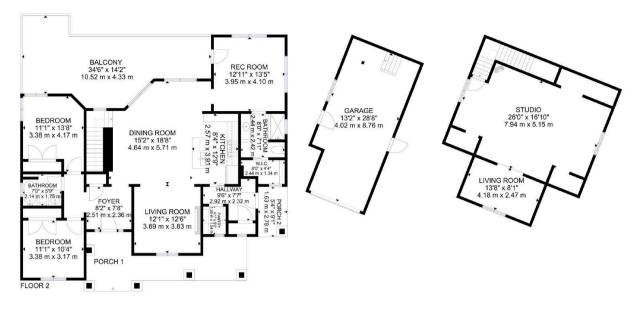




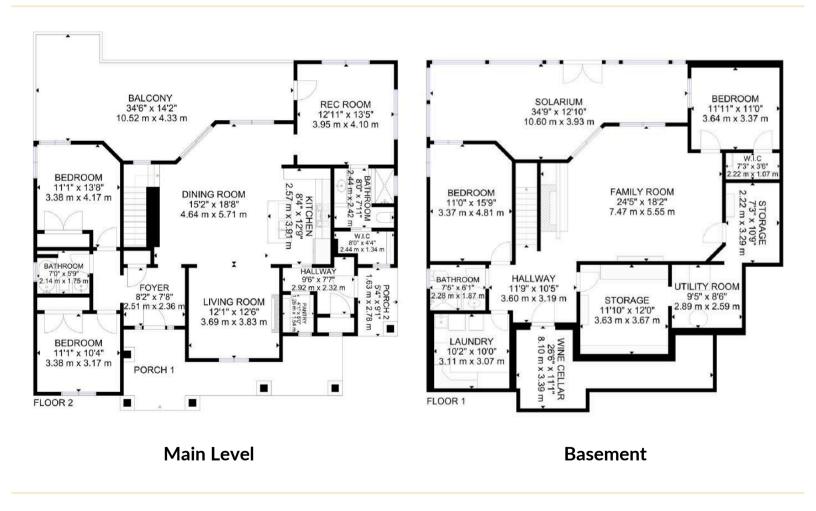


This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

FLOOR PLAN



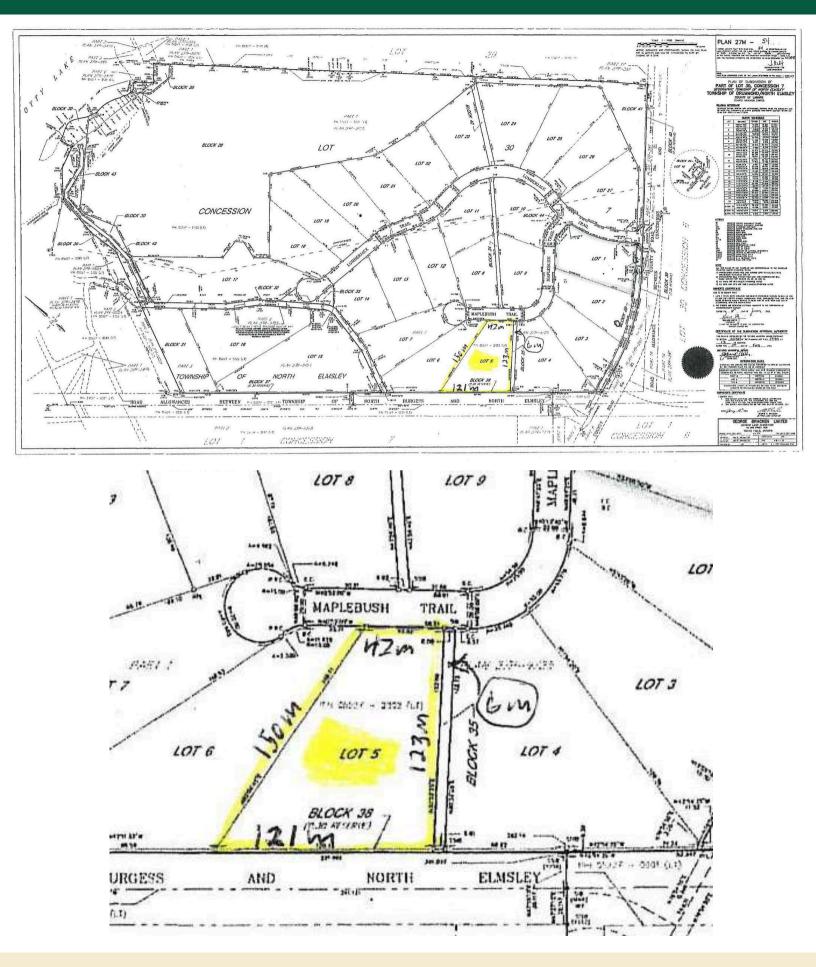




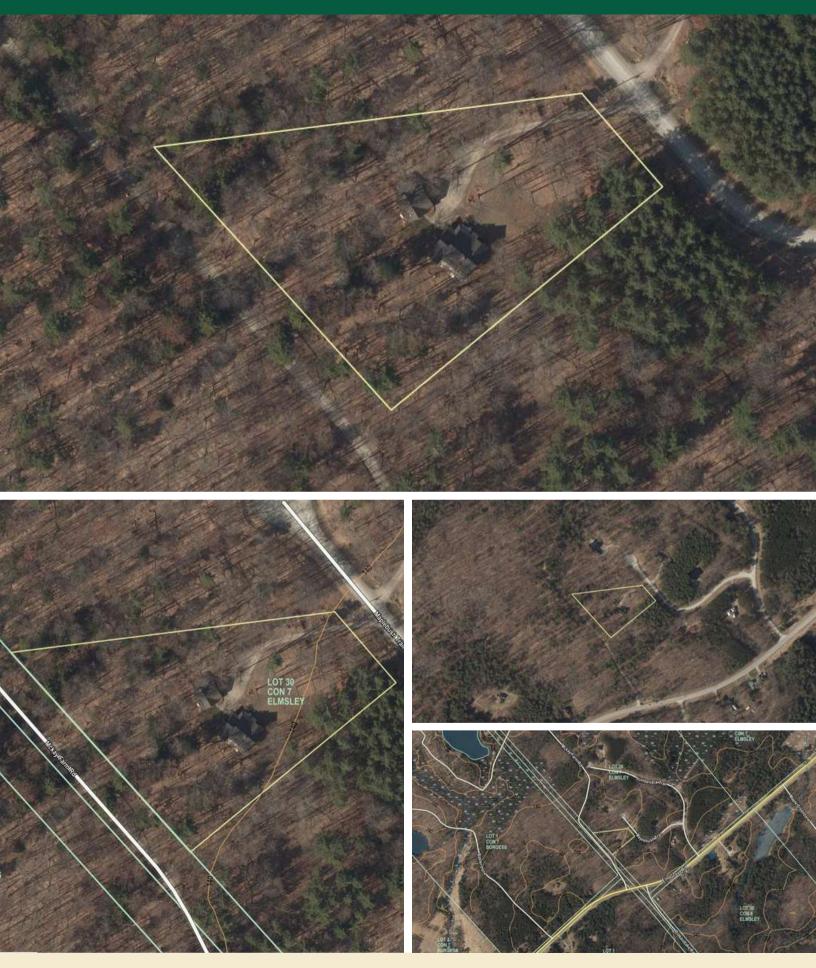
GROSS INTERNAL AREA

FLOOR 1: 1599 sq.ft, 149 m², FLOOR 2: 1421 sq.ft, 132 m², STUDIO: 642 sq.ft, 60 m² EXCLUDED AREA: BALCONY: 385 sq.ft, 36 m², SOLARIUM: 354 sq.ft, 33 m², PORCH 2: 49 sq.ft, 5 m², GARAGE: 358 sq.ft, 33 m², PORCH 1: 216 sq.ft, 20 m² TOTAL: 3662 sq.ft, 340 m²

SURVEY



AERIAL IMAGES



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

WATER TEST

Public Santé	Public Health Laboratory - Ottawa
Health publique Ontario Ontario	2380 St. Laurent Blvd OTTAWA, ON K1G 6C4
cteriological Analysis of Drinking Water for Private Citizen, Single Hour	eshold Only
alyse bactériologique de l'eau potable - Particuliers, Ménages unifamili	
Submitter's Name and Mailing Address /	Location of Water Source /
Nom et adresse postale de l'auteur de la demande d'analyse**	Emplacement de la source d'eau**
ie	Lot, Concession / ou lot, concession Emergency Locator # / 911#
	Contraction of the second s
and the second	Street address / Adresse municipale
141 MAPLE BUSH TRAIL	141 MAPLE BUSH TRAIL
PERTH, ON KTH 3C7	PERTH ON K7H3C7
	County / Comté: NOT PROVIDED
	Health Unit # / # du bureau de santé: 2251
pecimen details / Détails sur l'échantilion:	
arcode / Code à barres: 012460563**	Purification system used (e.g. UV, filtration, etc.)? / No / Non
	stème d'épuration utilisé (p. ex. rayons UV, fitration, etc.)?**
ata/Time Collected / Data/heure du prélèvement* **: 2025-05-20 09:15:00	Authorized by / Autorisé par
ata/Time Received / Data/houre Reçu le*: 2025-05-21 14:34:00	Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner
pecimen Note / Note sur l'échantillon: his specimen was received in good condition unless otherwise stated./À moins	
u moment de la réception.	
et results / Résultats d'analyse:	
Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0
E.coli CFU/100 mL / E. coli UFC/100 mL	· · · · · · · · · · · · · · · · · · ·
Interpretation / Interprétation:	
indicative of a contaminated water supply. Given the susceptibil is important to test water frequently. Consult local health unit for Il n'y a aucune preuve de contamination fécale. Si les résultats i peut être révélateur d'une source d'eau polluée. L'eau des puits des facteurs externes, il est important de la faire analyser fréque	r information if required. indiquent la présence de coliformes, cela étant susceptible d'être dégradée par
santé publique pour plus de détails, si nécessaire.	
Date of Analysis / Date de l'analyse: 2025-05-21	Date Read / Analyse effectuée le: 2025-05-22
lease Note / Prière de noter ce qui suit :	
All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprim he results apply to the sample as received/Les résultats s'appliquent à l'échantilion, tel que reçu	L
hese results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet é ote : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISG	Chancillon d'eau analyse. D/IEC 17025 accredited tests) bacterial indicators of contamination
y Membrane Filtration. The sample was not tested for other contaminants, including chemical oc	ontaminants, and therefore may be unsafe to drink even when there
no significant evidence of bacterial contamination. Contact your local public health unit for infor	mation on testing for other contaminants./ Remargue: Cet
chantilion d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à actéries collibaciliaires, indicateurs de contamination par filtration sur membrane. L'échantillon (la norme ISO/IEC 17025) la présence des coliformes totaux et des
ontaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même la	orsqu'il n'y a sucune preuve significative de contamination
actérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous	renseigner au sujet de l'analyse visant à détecter la présence
autres contaminants.	
the reported client information does not match the information you supplied on the form please of 567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our	contact the PHO Customer Service Centre. Telephone: 1-877-804-
ient indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, siéphone au 1-877-804-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahp	veuillez communiquer avec le Service à la clientèle de SPO par
ite Web à www.publichealthontario.ca/labs.	
End of report / I	≂in du rapport
End of report / i *All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE. **Data provided by the customer / Données fournies par le client.	Fin du rapport

Page 1 of 1

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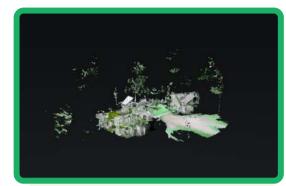
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WELL RECORD

	Ministry of the Environment	^{rell Ta} A 055	5243 berbelow)	Regulation 903 Ontan	Well R	
 All Sections must be con Questions regarding cor All metre measurement 	of Ontario only. This d mpleted in full to avoid o npleting this application ts shall be reported to	delays in processing. In can be directed to	Further instructions an	lease retain for future refer d explanations are available o Desk (Toll Free) at 1-888-3 Ministry Use Only	ence. In the back of	of this form.
Please print clearly in blue well owner's Information First Name 4-237 County/District/Municipality	and Location of Wel	Stephand Nate	Hofer)	DN		e area code)
Address of Well Location (County RR#/Street Number/Name GPS Reading NAD Zo 813	District/Municipality)	Food	ship THE Elvel VTown.Village Perth	Site/Compariment/ of Operation: Undifferentiated	ed X Aven	c.
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	(1×	201*3	<u></u>			
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Depth Metres Diameter	Inside	Wall	Depth Metres			ecovery
From To Centimetres	diam Material centimetres	thickness centimetres Casing	From To	Pump intake set at - Static (metrop 2, 1 Level	Metres min	Water Level Metres
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Gas Saity Minerals	Outsida	Screen		Recommended pump 10		5.56
Other:	Outside diam Steel Fib			(iitres/min) 15* If flowing give rate - 20	56 15	1
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INTERACTIVE LINKS

Virtual Tour





Scan the QR Code or Visit: https://my.matterport.com/show/? m=4ro8j9YiCS4

Google Map





Scan the QR Code or Visit: https://maps.app.goo.gl/zDnw33CJ NAkV5y4w5

Video Tour





Scan the QR Code or Visit: https://youtu.be/8SrohE8Fy34

Panorama View





Scan the QR Code or Visit: https://360panos.org/panos/ 141MaplebushTrail/

MLS LISTING

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A/C:		ral Air	Prk Spcs: UFFI		Water:	Well
Central Vac			Pool: Energy		Water Supply:	Drilled Well
Apx Age:	6-15		Cert:	•	Sewer:	Septic
Year Built:	2015		Cert Level:		Spec Desig:	Unknown
Yr Built Sou			GreenPIS:		Farm/Agr:	Indirect
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Questions? Contact us:

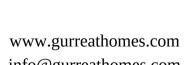
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