









*Dream Otty Woods Waterfront Home:
Custom Crafted, Private & Picturesque!*

141 Maplebush Trail, Drummond/North Elmsley, ON

-  **X12302100**
-  **\$1,189,000**
-  **5 Bedrooms**
-  **3 Bathrooms**
-  **2.4 Acres**
-  **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



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Drummond/North Elmsley, ON**

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Features

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- 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

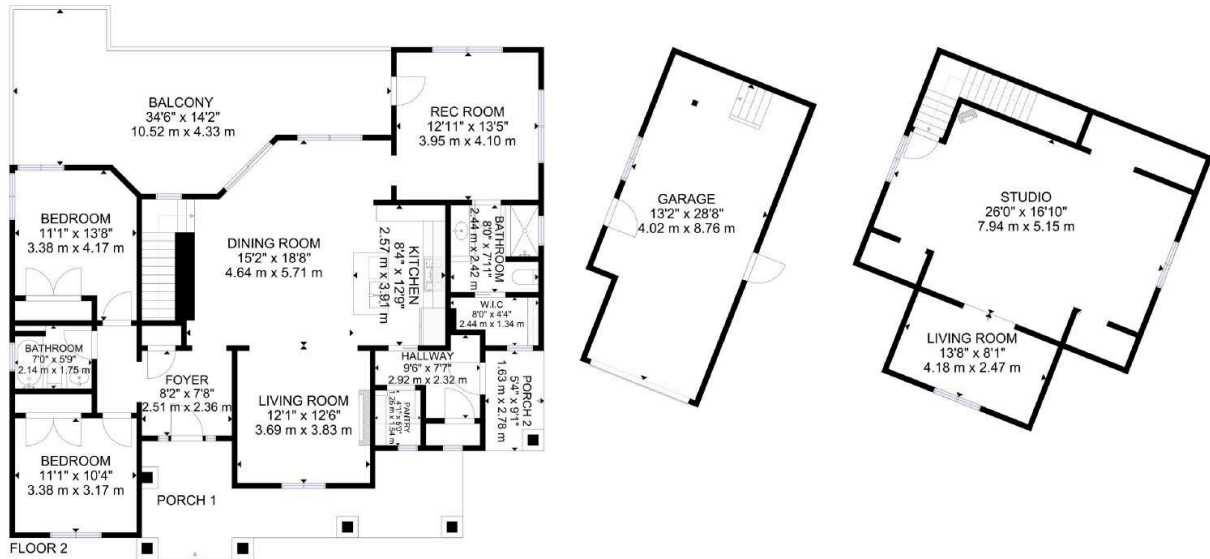
- Maplebush Trail / Lumberjack Trail

Waterfront Community Fee: \$381.20/year

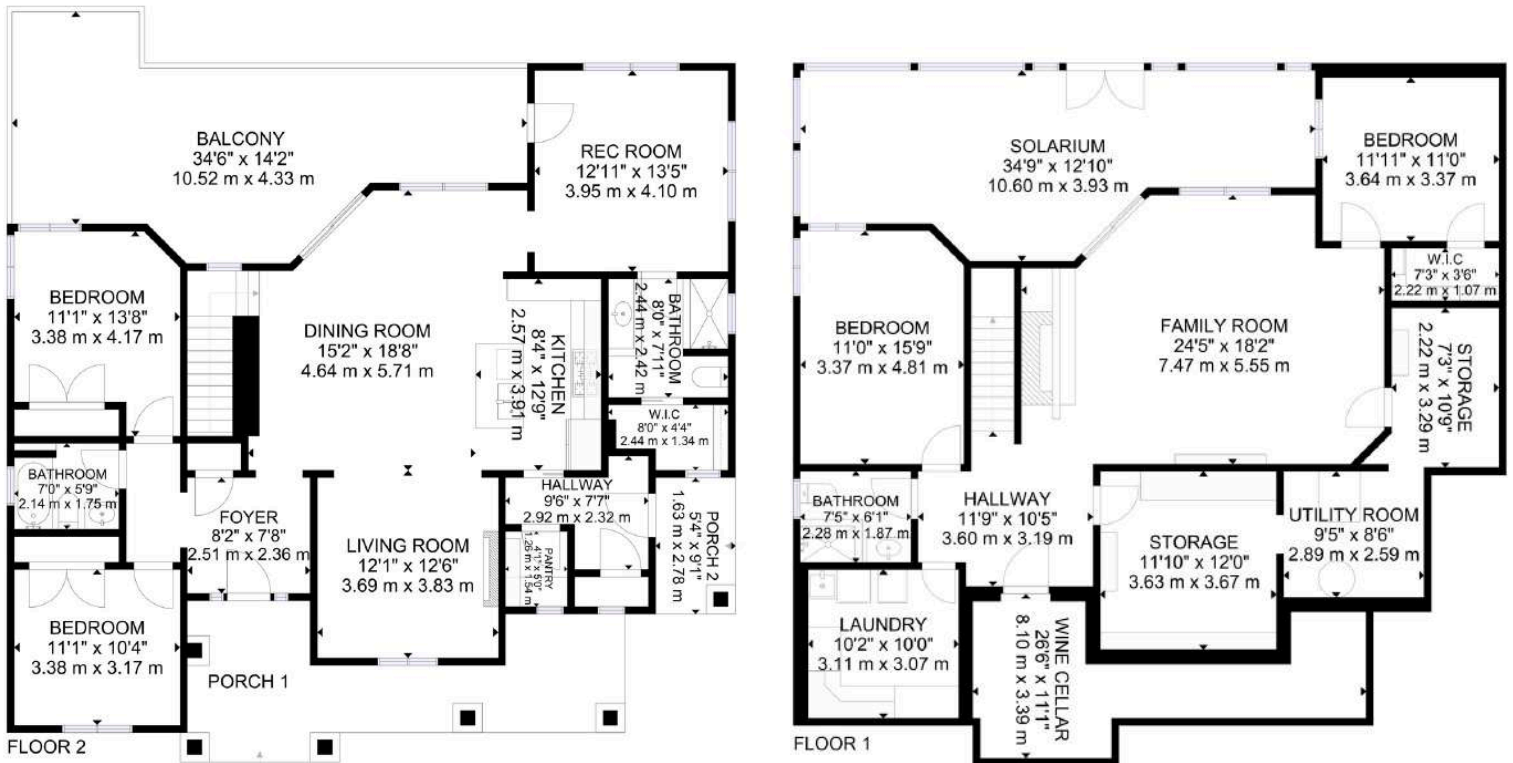
GALLERY



FLOOR PLAN



Main Level Layout w/ Garage & Studio



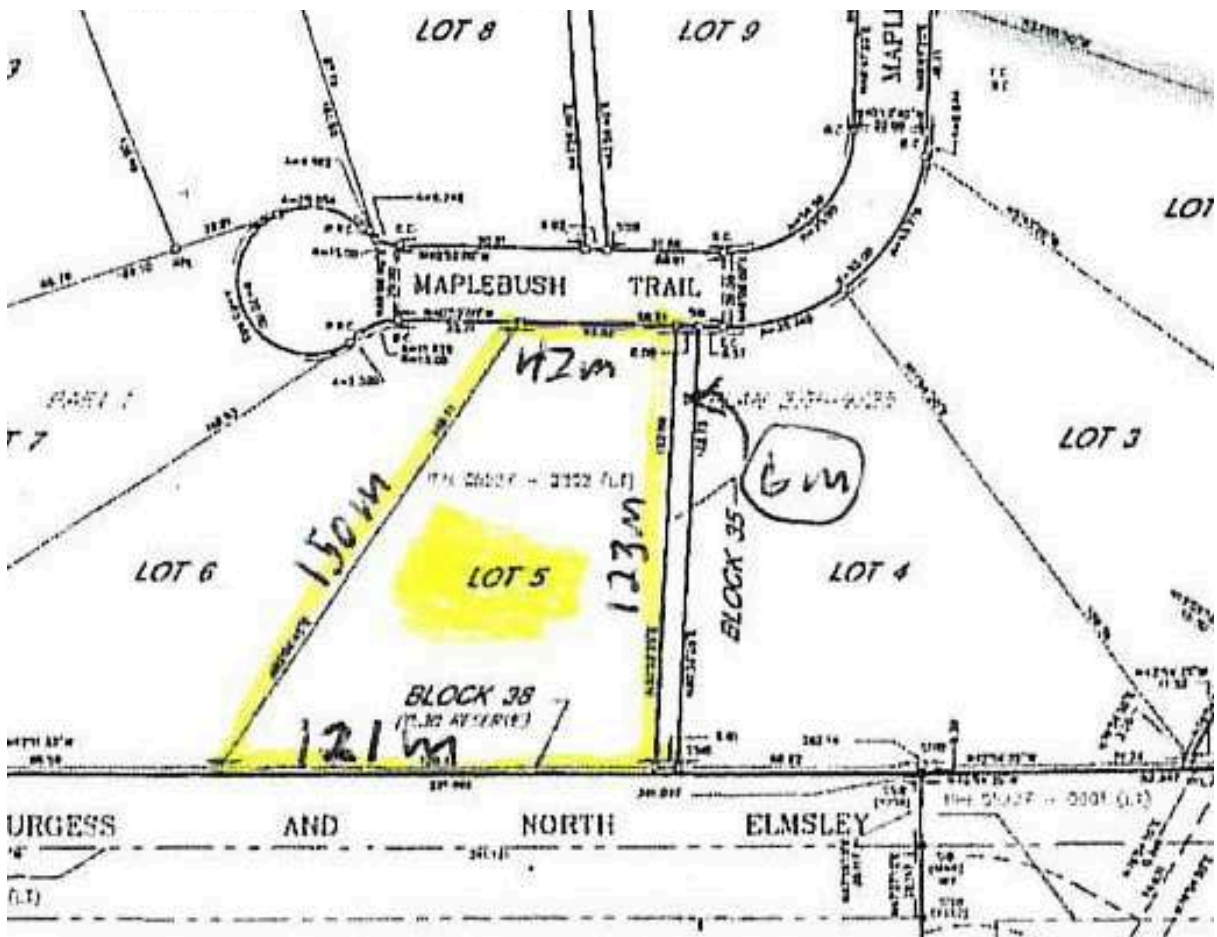
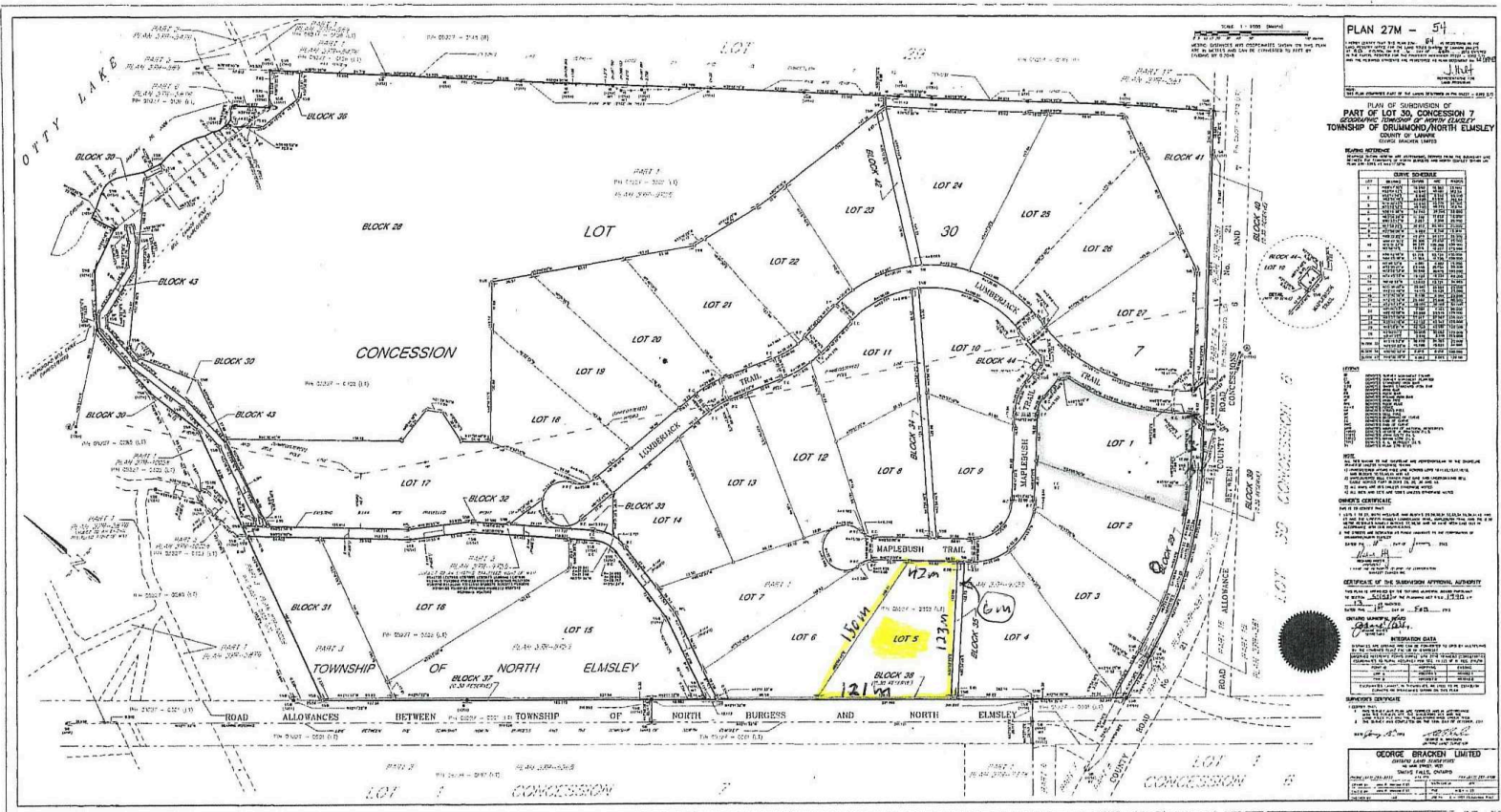
Main Level

Basement

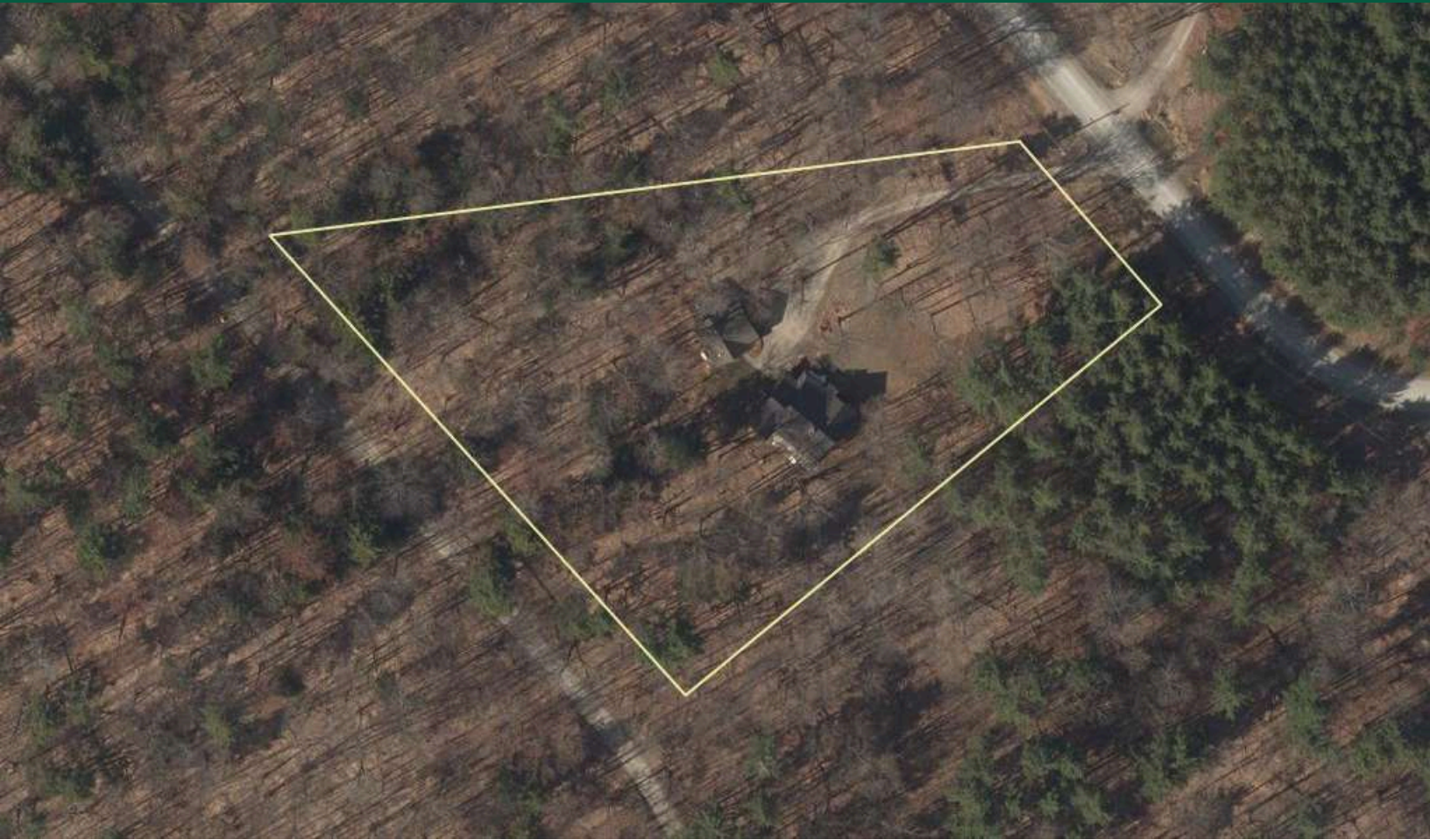
GROSS INTERNAL AREA
 FLOOR 1: 1599 sq.ft, 149 m², FLOOR 2: 1421 sq.ft, 132 m², STUDIO: 642 sq.ft, 60 m²
 EXCLUDED AREA: BALCONY: 385 sq.ft, 36 m², SOLARIUM: 354 sq.ft, 33 m², PORCH 2: 49 sq.ft, 5 m², GARAGE: 358 sq.ft, 33 m², PORCH 1: 216 sq.ft, 20 m²
 TOTAL: 3662 sq.ft, 340 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



AERIAL IMAGES



WATER TEST

Public Health Ontario | Santé publique Ontario

Public Health Laboratory - Ottawa

2380 St. Laurent Blvd
OTTAWA, ON K1G 6C4

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse**

141 MAPLE BUSH TRAIL
PERTH, ON K7H 3C7

Location of Water Source /

Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

Street address / Adresse municipale

141 MAPLE BUSH TRAIL
PERTH ON K7H3C7

County / Comté: NOT PROVIDED

Health Unit # / # du bureau de santé: 2251

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012460563**

Phone # / # tél.: 613 267 0918

Date/Time Collected / Date/heure du prélèvement*: 2025-05-20 09:15:00

Date/Time Received / Date/heure Reçu le*: 2025-05-21 14:34:00

Purification system used (e.g. UV, filtration, etc.)? /

Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?***

No / Non

Authorized by / Autorisé par

Vice President and Chief, Microbiology and Laboratory Services or
Designate / ou Désigner

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test 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

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de 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

Please Note / Prière de noter ce qui suit :

*All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*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.

Print Date / Date d'impression*: 2025-05-22

Date Reported / Date du rapport*: 2025-05-22 16:48:20

Page 1 of 1

LIMS Report #: 56179718

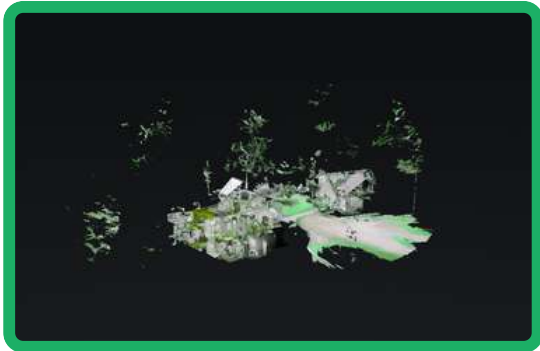
T_SingleSampleOPHL_WATPRIVATE.rpt



Cette formule est disponible en français

INTERACTIVE LINKS

Virtual Tour



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

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/zDnw33CJNAkV5y4w5>

Panorama View



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

MLS LISTING



141 Maplebush Tr **List: \$1,189,000 For: Sale**
Drummond/North Elmsley Ontario K7H 3C7
 Drummond/North Elmsley 903 - Drummond/North Elmsley (North Elmsley) Twp Lanark
SPIS: N Taxes: \$4,549.35/2025 DOM: 0
 Detached **Front On: W** **Rms: 17**
 Link: N **Acre: 2-4.99** **Bedrooms: 3 + 2**
 Bungalow **Washrooms: 3**
 1x4xMain, 1x3xMain, 1x3xBsmt
Lot: 138.88 x 395.12 FeetIrreg:
Dir/Cross St: Maplebush Trail/Lumberjack Trail
Directions: Elmgrove Road to Lumberjack Trail, left on Maplebush Trail to #141

MLS#: X12302100 PIN#: 052270331
Fractional Ownership: N
Possession Remarks: TBD

Kitchens: 1	Exterior: Stone / Wood	Zoning: RU-65
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV: N
Basement: Fin W/O / Full	Park/Drive: Private Double	Hydro: Y
Fireplace/Stv: Y	Drive: Drive 4 6 None	Gas: N
Heat: Forced Air / Propane	Park Spcs: Tot	Phone: Y
A/C: Central Air	Prk Spcs: UFFI:	Water: Well
Central Vac: N	Pool: Energy	Water Supply: Drilled Well
Apx Age: 6-15	Cert:	Sewer: Septic
Year Built: 2015	Cert Level:	Spec Desig: Unknown
Yr Built Source: MPAC	GreenPIS:	Farm/Agr: Indirect
Apx Sqft: 1100-1500	Prop Feat:	Waterfront: Propane Tank
Lot Shape: Irregular	Fireplace/Stove, Golf, Lake Access, Place Of	Retirement:
Lot Size Source: GeoWarehouse	Worship, School, Waterfront,	Under Contract:
Roof: Metal	Wooded/Treed	HST Applicable to Not Subject to HST
Foundation:	Exterior Feat:	Sale Price:
Concrete,Insulated Concrete Form	Deck,Landscaped,Patio,Privacy,Year Round	Oth Struct:
Assessment:	Living	Survey Type: Available
POTL:	Interior Feat:	
POTL Mo Fee:	Carpet Free,ERV/HRV,Primary Bedroom -	
Elevator/Lift:	Main Floor,Storage,Water Heater Owned	
Laundry Lev: Lower	Security Feat:	
Phys Hdcap-Eqp:	Carbon Monoxide Detectors,Smoke	
	Detector	

Water Body Name: Otty Lake
Water Body Type: Lake
Water Frontage (M): 42.33
Topography: Rolling,Wooded/Treed
Water Features: Dock,Waterfront-Deeded
Access to Property: Year Round Municipal Road
Docking Type: Private
Water View: Obstructive
WaterfrontYN: Y
Waterfront: Indirect
Shoreline: Clean,Rocky
Shoreline Allowance: None
Alternative Power: None
Easements/Restrict: Unknown
Rural Services:
 Cell Services,Electricity Connected,Garbage Pickup,Recycling
 Pickup,Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	7.87	x7.22	Tile Floor	Hardwood Floor
2	2nd Br	Main	10.5	x9.84	Hardwood Floor	4 Pc Bath
3	Bathroom	Main	6.56	x5.25	Tile Floor	
4	Br	Main	10.83	x10.5	Hardwood Floor	
5	Living	Main	11.48	x11.48	Hardwood Floor	
6	Kitchen	Main	12.47	x8.86	Tile Floor	
7	Dining	Main	18.04	x14.11	Hardwood Floor	W/O To Deck
8	Prim Bdrm	Main	13.12	x12.47	Hardwood Floor	2 Pc Ensuite
9	Bathroom	Main	12.47	x7.55	Tile Floor	
10	Pantry	Main	4.27	x3.61	Tile Floor	
11	4th Br	Bsmt	15.09	x10.5	Laminate	
12	5th Br	Bsmt	11.48	x10.17	Hardwood Floor	
13	Bathroom	Bsmt	6.89	x5.91	Tile Floor	3 Pc Bath
14	Laundry	Bsmt	9.51	x 9.51		
15	Utility	Bsmt	21.65	x 11.48		
16	Rec	Bsmt	24.28	x18.37	Hardwood Floor	Fireplace
17	Cold/Cant	Bsmt	10.17	x 8.53		

Client Remks: 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 decor 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!

Inclusions: Fridge, stove, washer, dryer

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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