



141 Maplebush Tr 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		List: \$1,189,000 For: Sale	
Detached Link: N Bungalow	Front On: W Acre: 2-4.99	Rms: 17 Bedrooms: 3 + 2 Washrooms: 3 1x4xMain, 1x3xMain, 1x3xBsmt	
Lot: 138.88 x 395.12 Feet Irreg: 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 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: 6-15 Year Built: 2015 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete,Insulated Concrete Form Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Stone / Wood Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Golf, Lake Access, Place Of Worship, School, Waterfront, Wooded/Treed Exterior Feat: Deck,Landscaped,Patio,Privacy,Year Round Living Interior Feat: Carpet Free,ERV/HRV,Primary Bedroom - Main Floor,Storage,Water Heater Owned Security Feat: Carbon Monoxide Detectors,Smoke Detector	Zoning: RU-65 Cable TV: N Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Indirect Retirement: Under Contract: Propane Tank HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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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
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	7.87	x 7.22	Tile Floor	Hardwood Floor
2	2nd Br	Main	10.5	x 9.84	Hardwood Floor	
3	Bathroom	Main	6.56	x 5.25	Tile Floor	4 Pc Bath
4	Br	Main	10.83	x 10.5	Hardwood Floor	
5	Living	Main	11.48	x 11.48	Hardwood Floor	
6	Kitchen	Main	12.47	x 8.86	Tile Floor	
7	Dining	Main	18.04	x 14.11	Hardwood Floor	W/O To Deck
8	Prim Bdrm	Main	13.12	x 12.47	Hardwood Floor	
9	Bathroom	Main	12.47	x 7.55	Tile Floor	2 Pc Ensuite
10	Pantry	Main	4.27	x 3.61	Tile Floor	
11	4th Br	Bsmt	15.09	x 10.5	Laminate	
12	5th Br	Bsmt	11.48	x 10.17	Hardwood Floor	
13	Bathroom	Bsmt	6.89	x 5.91	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	x	18.37	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