# \$599,900 - 36 Crescent Drive, Brudenell, Lyndoch And Raglan

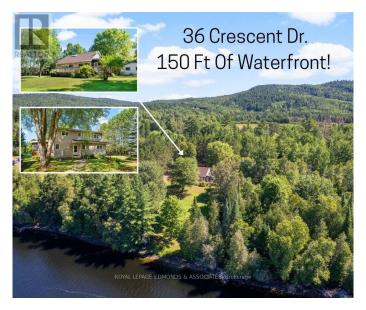
MLS® #X12321691

#### \$599,900

4 Bedroom, 2.00 Bathroom, Single Family on 150.00 Acres

572 - Brudenell/Lyndoch/Raglan, Brudenell, Lyndoch And Raglan, Ontario

Welcome to your dream waterfront retreat on the beautiful Madawaska River in Palmer Rapids! This spacious 4 bedroom, 2 bathroom home sits on a picturesque 1-acre lot with 150 ft of private waterfront - perfect for swimming, boating, and year-round fun. The property offers tons of outdoor space for kids and gatherings, a detached 1-car garage/workshop, plus an additional large storage shed. Enjoy breathtaking river views from the expansive deck or unwind in the 3-season sunroom. Inside, natural light floods the main level through large windows and stylish skylights, enhanced by new vinyl flooring. The oak kitchen offers ample cupboard and counter space, flowing into a formal dining area with a sparkling crystal chandelier. A cozy living room, updated 3-piece bath, and generous primary bedroom round out the main floor. Upstairs, youll find three bright and roomy bedrooms along with a full 4-piece bathroom. The lower level features a rec room, utility/workshop space, and plenty of storage. Palmer Rapids offers small-town charm, and you're just a short drive to Barry's Bay, Bancroft, and Combermere for groceries, shops, and other amenities. Whether you're a large family looking for space or a nature lover craving a private riverside escape, this home checks all the boxes. Come experience life on the Madawaska - where peace, space, and







#### **Essential Information**

Listing # X12321691
Price \$599,900

Bedrooms 4
Bathrooms 2.00
Acres 150.00

Type Single Family

Sub-Type Freehold

### **Community Information**

Address 36 Crescent Drive

Subdivision 572 - Brudenell/Lyndoch/Raglan City Brudenell, Lyndoch And Raglan

Province Ontario
Postal Code K0J2E0

#### **Amenities**

Utilities Cable, Electricity

Features Wooded area, Flat site, Level, Sump Pump

Parking Spaces 8

Parking Detached Garage, Garage

# of Garages 2

View River view, Direct Water View

Is Waterfront Yes

Waterfront Waterfront

#### Interior

Appliances Central Vacuum, Garage door opener remote(s), Water softener,

Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator

Heating Other Forced air

Cooling Central air conditioning

# of Stories 2
Has Basement Yes

#### **Exterior**

Exterior Vinyl siding

Exterior Features Landscaped

Foundation Block

## **Listing Details**

Listing Office ROYAL LEPAGE EDMONDS & ASSOCIATES





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