

\$649,900 - 188 Paugh Lake Road, Madawaska Valley

MLS® #X12400561

\$649,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

570 - Madawaska Valley, Madawaska Valley,
Ontario

Elegant and beautifully designed ONE LEVEL 3 bedroom, 2 bath home situated on private 3.5 acres (approximate) lot, with frontage on exclusive Drohan Lake! Conveniently located within walking distance to all Barry's Bay has to offer, including shopping, Kamaniskeg Lake & launch, hospital! Featuring sun tunnels & large south-facing windows for an abundance of sunlight, the home boasts many upgrades including a new kitchen, complete with granite countertops, stainless steel appliances (2021); servery/pantry (2022) which leads to a cold room; renovated main bathroom (2022); renovated ensuite (2023). The home also features a dedicated laundry room, spacious primary bedroom w/ ensuite, 2 additional bedrooms, & an open concept kitchen/family room with cozy wood stove. Outside, the elevated landscaped grounds feature gardens, a 12x12 pergola (2021), 8x10 wooden shed (2022), and a 24x8 private side deck (2024) that overlooks the landscape & water. There are stairs to the lake, and a plethora of woodland creatures will visit! The attached one car garage features a spacious workshop. This home is perfectly situated within close proximity to all the Valley offers including Renfrew County VTAC, world class hunting & fishing, ATViing, cross country skiing, ice fishing, skidooing, water sports, only 35 mins from Algonquin Park's East Gate, & much more. This home is ideal for retirees looking for main floor living, or a family looking for



room to grow! ****EXTRAS**** Great property for staging all your motorized fun, such as skidoo/ATVing for trails down the street. Earth sheltered on 2 sides means cooler summers and reduced winter heating bills. This property was originally fitted for solar. On-Command hot water, and solar water heater on the metal roof. The home uses approximately 6 face cords of wood during the winter. Generator is located behind the house. (id:6289)

Essential Information

Listing #	X12400561
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	188 Paugh Lake Road
Subdivision	570 - Madawaska Valley
City	Madawaska Valley
Province	Ontario
Postal Code	K0J1B0

Amenities

Utilities	Electricity
Features	Irregular lot size, Carpet Free, Solar Equipment
Parking Spaces	3
Parking	Garage
# of Garages	1
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	560 x 272 FT
Foundation	Slab

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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