

\$595,000 - 347 Gervais Road, Whitewater Region

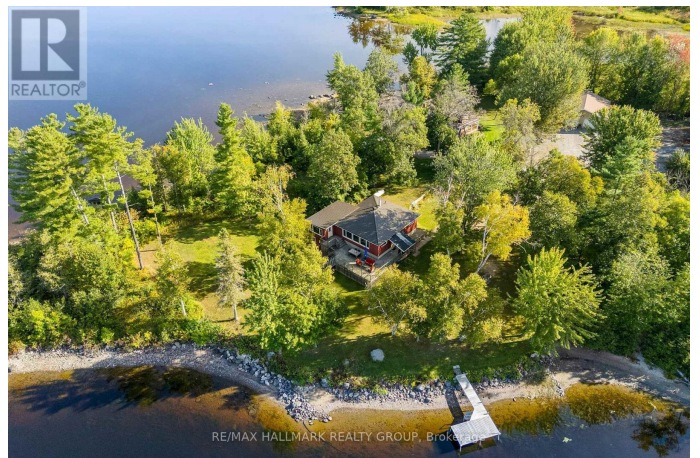
MLS® #X12447626

\$595,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

580 - Whitewater Region, Whitewater Region,
Ontario

Welcome to your private sanctuary on the Ottawa River, a beautifully maintained, all-season bungalow-cottage where every window frames breathtaking water vistas. Nestled on a secluded point with 210 feet of pristine shoreline, this fully furnished, three-bedroom, one-and-a-half-bath retreat invites you to wake up to gentle waves and unwind to the soothing rhythm of the river. Step inside to discover an open-concept living and dining area bathed in natural light. Rich hardwood floors flow underfoot, connecting the living space, dining nook, and sleek, upgraded kitchen make meal preparation a joy whether you're entertaining friends or simply enjoying a quiet cup of coffee as the sun dances on the water. Beyond the main residence, a spacious double garage stands ready to shelter your boats, kayaks, paddleboards and fishing gear. An attached Bunkie provides flexible overnight space for guests, complete with its own bunk bed and cozy ambiance. Step onto the tiered deck and feel the cool river breeze as you sip lemonade, host barbecues or simply lose yourself in the tranquil panorama. Water enthusiasts will revel in direct, navigable access for swimming, canoeing, and boating adventures that stretch as far as the eye can see. Fishing enthusiasts can cast a line right off your own shore, and every summer day promises new discoveries on the open river. This enchanting property has thrived as a successful Airbnb, offering terrific income



potential for the savvy investor while doubling as your personal hideaway. Major upgrades including a durable metal roof, updated furnace, fresh siding, new decks and windows (with transferable warranty) ensure low maintenance and peace of mind for years to come. Located just a comfortable drive from Pembroke and CFB Petawawa, this turnkey bungalow blends serene escape with everyday convenience. Imagine summers filled with watersports, lakeside evenings under starry skies and countless memories shared with family and friends. (id:6289)

Essential Information

Listing #	X12447626
Price	\$595,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	347 Gervais Road
Subdivision	580 - Whitewater Region
City	Whitewater Region
Province	Ontario
Postal Code	K0J2L0

Amenities

Utilities	Cable, Electricity, Sewer
Features	Country residential, Sump Pump
Parking Spaces	10
Parking	Covered, Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances	Microwave, Stove, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	210 x 247.2 Acre under 1/2 acre
Foundation	Block

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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