

# \$989,500 - 55 Blue Danube Way, Laurentian Valley

MLS® #X12451564

**\$989,500**

3 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

531 - Laurentian Valley, Laurentian Valley,  
Ontario

If you are looking for waterfront this exceptional property is a must see. It features a pristine cove with sandy beach just above the Beckett Rapids and offers big boat access to miles of waterway and also safe swimming. The executive home offers mostly main floor living, featuring a bright roomy kitchen with wood stove and eating area, an open concept living room and a classy formal dining room. Off the living area is a large primary bedroom with a 3 piece en-suite and walk-in closet. A full 4 piece washroom, second large bedroom, an office/den which could serve as a third bedroom, a convenient main floor laundry room and sauna complete the expansive main floor. Upstairs you will find a roomy family room with 3 piece bath which could also be perfect for a guest suite area. There is a heated 2 car garage, wood shed, storage shed and sturdy beachfront cabana with electricity. The grounds are well landscaped and the view of the river from the back patio is spectacular. Come have a look at this beautiful home on the Ottawa river, you won't be disappointed. 48 hour irrevocable on offers. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12451564 |
| Price     | \$989,500 |
| Bedrooms  | 3         |

|            |               |
|------------|---------------|
| Bathrooms  | 4.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 55 Blue Danube Way      |
| Subdivision | 531 - Laurentian Valley |
| City        | Laurentian Valley       |
| Province    | Ontario                 |
| Postal Code | K8A6W2                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach, Golf Nearby, Hospital, Fireplace(s)                         |
| Utilities      | Cable, Electricity, Electricity Connected, Wireless, Telephone     |
| Features       | Wooded area, Irregular lot size, Waterway, Dry, Level, Carpet Free |
| Parking Spaces | 12   |
| Parking        | Attached Garage, Garage  |
| # of Garages   | 2  |
| View           | View of water, River view, Direct Water View                       |
| Is Waterfront  | Yes  |
| Waterfront     | Waterfront   |

### Interior

|                 |   |
|-----------------|---|
| Appliances      | Garage door opener remote(s), Water Heater, Dryer, Freezer, Garage door opener, Stove, Washer, Water softener, Refrigerator |
| Heating         | Electric Heat Pump  |
| Cooling         | Central air conditioning  |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Brick, Vinyl siding          |
| Exterior Features | Landscaped                   |
| Lot Description   | 480 x 412.3 Acre ; Shoreline |
| Foundation        | Slab                         |

### Listing Details

Listing Office

RE/MAX PEMBROKE REALTY LTD.



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