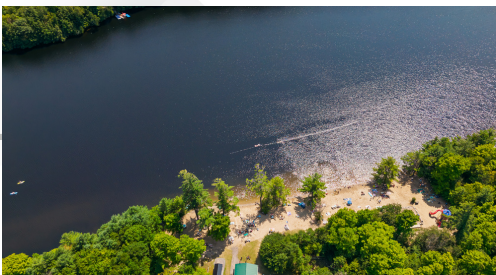
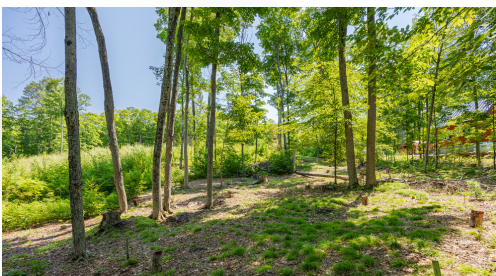


ENGEL & VÖLKERS

223 Shady Maple Road

MCNAB / BREASIDE



PROPERTY DESCRIPTION

Build your dream home on one of Braeburn Estates' finest waterfront lots! This 2.53-acre property at the end of a quiet cul-de-sac offers 300 ft of accessible Madawaska River frontage, mature trees, a surveyed building site, and exclusive community dock, gazebo, and canoe rack access. Minutes to Burnstown, Renfrew, Arnprior, Calabogie, and just 1 hour to Ottawa.

PROPERTY HIGHLIGHTS



MADAWASKA
RIVER



2.53 ACRES



300'
WATERFRONT





Community Amenities

- Exclusive resident access to a private waterfront common area
- Community dock
- Community gazebo
- Community canoe rack
- Access to additional waterfront recreation within Braeburn Estates

Services & Utilities

- Hydro available at the lot line
- High-speed internet available
- Telephone and cable available
- Garbage and recycling pickup available
- Year-round municipally maintained paved road access

Associated Costs

Taxes: \$2428/2026



ENGEL & VÖLKERS®

Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.

Property Features



- 2.53-acre waterfront estate lot (10,232 sq. m.)
- Approximately 300 feet (91.05 m) of direct Madawaska River frontage
- One of only 25 estate lots in the prestigious Braeburn Estates community
- Second-largest lot in the entire development
- More than double the size of many other lots in the subdivision
- One of the few lots with accessible waterfront, ideal for swimming, launching a kayak or canoe, and enjoying the shoreline
- Located at the end of a quiet cul-de-sac for added privacy and minimal traffic
- Mature trees and natural surroundings provide a peaceful setting
- Wooded lot with varied topography, offering excellent opportunities for custom home design
- Owned shoreline allowance
- Clean, deep and shallow shoreline, providing versatility for waterfront enjoyment

Ready to Build

- Completed topographical survey identifying a proposed building site
- Additional detailed topo survey completed for the first and second plateau areas
- Topo and grading plans included, helping simplify the planning process
- Hydro One connection deposit of \$15,000 has already been paid, representing significant upfront value (connection required before August 2027)
- HST has already been paid a valuable savings for the purchaser
- Survey available