

FOR SALE



The Wright Team

181Markle.com

181 Markle Road

🏠 3 BEDS | 🚿 4 BATHS



WATERFRONT

Set along the Clyde River and bordered by Timber Run Golf Course, this exceptional waterfront residence offers a rare combination of natural beauty, privacy, and comfortable living in a truly picturesque setting.

Step inside this magnificent walkout bungalow, where contemporary design is complemented by warm wood tones, wide plank hardwood flooring, and a floor-to-ceiling stone fireplace that anchors the main living space. A cathedral wood plank ceiling with exposed beams adds architectural interest and warmth, while expansive windows and raised composite decks extend the living space outdoors and frame the surrounding views.

The kitchen is thoughtfully designed with Calacatta quartz countertops, ample storage and workspace, and a generous centre island that serves as a casual gathering place, seamlessly connecting to the adjoining main living area.

The main level also includes a dedicated home office, offering a quiet and functional workspace. The primary bedroom features a walk-in closet, a five-piece ensuite, and a private balcony overlooking the grounds. Two additional bedrooms and a full bathroom are featured.

The walkout lower level mirrors the quality of the main floor, offering a spacious layout with a recreation room and a wet bar, and a full bathroom.

Outdoors, the setting continues to impress with a tranquil riverfront backdrop and surrounding natural landscape, offering a peaceful extension of the home's living spaces.

Living Room,
Dining Area and
Kitchen





Key Updates & Points to Note

- Waterfront property along the Clyde River.
- Sides onto Timber Run Golf Course, offering peaceful fairway views of the 4th hole.
- Walkout lower level enhancing natural light and outdoor access.
- Steel roof.
- Tarion Warranty.
- Wide plank yellow oak hardwood flooring on the main level.
- Luxury vinyl flooring in the finished lower level.
- Cathedral ceiling in the main living area (approx. 12 ft), and 9 ft ceilings.
- One electric stone fireplace on the main level and one wood-burning fireplace in the lower level (no WETT certification available).
- Quartz countertops throughout.
- Custom hardwood soft-close cabinetry with built-in storage features including spice drawers, lazy Susan, and pull-out garbage.
- Wet bar in the lower level.
- Dedicated office space.

Key Updates & Points to Note (continued)

- Double doors in the primary bedroom.
- Generac 22 kW backup generator included.
- Hot water on demand (owned).
- HRV system.
- Water softener.
- 200-amp electrical service.
- Propane hookup for BBQ.
- Two composite decks.
- Upgraded black windows and exterior door.
- Eavestrough system installed.



Primary Suite,
Ensuite and
Additional
Bedrooms



Wet Bar and
Recreation Room





Property Dimensions

Main Floor

Foyer 12'9" x 9'11"

Office 13'7" x 13'8"

Kitchen 9'8" x 21'1"

Dining Area 11'10" x 17'4"

Living Room 15'2" x 22'11"

Laundry 8'7" x 7'0"

Bathroom 6'9" x 9'0"

Primary Bedroom 13'2" x 13'5"

W.I.C. 5'0" x 7'6"

Primary Bathroom 11'11" x 10'4" / 3'4" x 3'10"

Bedroom 11'5" x 10'5"

Bedroom 11'2" x 11'8"

Bathroom 8'9" x 7'7"

Lower Level

Recreation Room 51'2" x 28'7"

Wet Bar 13'5" x 9'10"

Bathroom 5'0" x 9'11"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 3

Bathrooms: 4

Property Type: Bungalow

Neighbourhood: Lanark

Lot Size: 149.98 ft x 342.73 ft (Irregular)

Taxes/Year: \$5,875.76 / 2025

Heating: Forced Air, Propane

Utilities:

Approximate Hydro Expense: \$120/month.

Inclusions:

Fridge, Stove, Dishwasher, Washer, Dryer, TV Brackets, Exterior cameras, Central Vac & Accessories, All light fixtures, All bathroom mirrors, Custom blinds & window coverings (with remotes), 2 Garage door openers,

water softener, remaining firewood, Generac.

Exclusions:

TV's, Fridge in basement, memorabilia on basement walls.

Rental Equipment:

Propane Tanks x3.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

Wright
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P: 613-692-0606

E: info@ottawahomes.ca

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