

FOR SALE



The Wright Team

5Peggs.com

5 Peggs Lane

3 BEDS | 3 BATHS



WHITE LAKE

Set among mature trees, this beautifully appointed property offers a peaceful setting with contemporary design and a private, wooded backdrop. Located along the Madawaska River, this three-bedroom, three-bathroom residence offers a refined blend of style and functionality, with an easy commute to Arnprior, Calabogie, and Ottawa.

The striking exterior showcases clean contemporary lines, highlighted by a covered front entrance that creates a welcoming first impression.

Inside, the bright open-concept main floor is filled with natural light and offers a seamless flow between the principal living spaces. The kitchen features shaker-style cabinetry, quartz countertops, a centre island, and stainless steel appliances. The living room, anchored by a fireplace, opens to the dining area and sunroom, where vaulted ceilings and expansive windows showcase the private, tree-lined backyard. The main level includes two bedrooms, including a primary bedroom with a walk-in closet and private ensuite bathroom.

The finished lower level offers additional versatility with a walkout design, featuring a recreation room with a second fireplace, an additional bedroom, flexible living spaces, and a full bathroom.

The outdoor setting offers a peaceful connection to nature, with a deck overlooking the tree-lined backyard, steps leading to an interlock walkway, and open green space framed by mature trees. Extending to the Madawaska River, the property offers a tranquil setting to enjoy throughout the seasons.

Kitchen, Dining
Area and Living
Room





Key Updates & Point to Note

- Kitchen featuring quartz countertops, soft-close cabinetry, garbage pull-out, farmhouse sink, and a centre island with additional storage.
- Laminate and ceramic tile flooring.
- Main floor laundry.
- Primary bedroom with walk-in closet and ensuite bathroom.
- Secondary bedroom with dual closets.
- Attached two-car garage.
- Detached one-car garage currently used as a woodworking space.
- U-shaped driveway.
- Beautiful mature trees, gardens, and a private natural setting.
- Additional storage areas include an exterior storage room, storage beneath the deck (porch), and an outbuilding across the street currently used for storage and wood.
- Window glass replacements completed in the main bathroom and office space in 2026.
- Roof (2019).
- Owned hot water tank (2019).
- Propane Furnace/Central Air (2019).

Key Updates & Point to Note (continued)

- Home was rebuilt following the 2017 fire. The attached garage has a firewall separating it from the home and was not damaged during the fire.
- Property backs toward the Madawaska River. Buyer to verify intended waterfront use. Access to the water is not direct due to the steep embankment. The water is not visible from the home.
- Recently severed lot. A consolidation application has been registered with respect to the Properties, and that a new Parcel Identification Number ("PIN") may be issued prior to completion.
- **PIN 573380280**
PART LOT 16 CONCESSION 4 MCNAB, PARTS 5, 6 AND 7 49R20942 SUBJECT TO AN EASEMENT OVER PART 6 49R20942 AS IN R383877 TOWNSHIP OF MCNAB/BRAESIDE
PIN 573380277
PART LOT 16, CONCESSION 4, MCNAB, PARTS 1, 2 AND 3, PLAN 49R20942; SUBJECT TO AN EASEMENT OVER PART 2, PLAN 49R20942 AS IN R161274 TOWNSHIP OF MCNAB/BRAESIDE
- Due to the property being sold under power of attorney, no warranties provided or implied.









Property Dimensions

Main Floor

- Foyer 7'8" x 7'10"
- Living Room 23'4" x 13'7"
- Dining Area 11'8" x 13'2"
- Kitchen 15'2" x 13'2"
- Sun Room 15'4" x 11'9"
- Primary Bedroom 15'7" x 13'2"
- W.I.C. 7'6" x 5'3"
- Bathroom 7'6" x 7'7"
- Bedroom 15'7" x 10'10"
- Bathroom 11'1" x 9'8"
- Deck 14'4" x 11'8"

Lower Level

- Recreation Room 15'4" x 26'10"
- Bedroom 14'2" x 13'3"
- Flex 14'2" x 13'2"
- Flex 9'10" x 9'8"
- Bathroom 7'11" x 9'9"
- Patio 12'5" x 15'2"
- Garage 20'11" x 22'4"





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: 3

Property Type: High-Ranch

Neighbourhood: White Lake

Taxes/Year: \$6,800.97 /2026

Heating: Forced Air, Propane

Utilities:

Approximate Hydro Expense: \$1,725.15 (12-month total)

Approximate Propane Expense: \$3,282.73 (12-month total)

Inclusions:

Fridge, Stove, Hoodfan, Dishwasher, Microwave, Washer, Dryer, central vac & accessories, water filtration, All light fixtures, all bathroom mirrors. Hot water tank.

Exclusions:

TV & Brackets, Fridge & Freezer in Basement, Plate rail in

basement bedroom.

Rental Equipment:

None.

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.

The Wright Team

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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"