

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$699,000

Welcome to 756 Arbor Vitae Road

On Carson Lake, Barry's Bay



Cheryl Bolger

Sales Representative



CONTACT DETAILS:

 705-457-9994  cheryl@cherylbolger.ca
 705-306-9450  troyausten.ca



Set along a private sandy beach just minutes from Barry's Bay, this waterfront property offers a rare combination of comfort, convenience, and year-round usability. With southwest exposure, enjoy all-day sun and stunning sunsets across the water, creating an ideal setting for both relaxing and entertaining.

The fully winterized home features 3 bedrooms and 2 baths, with a functional layout suited for full-time living or weekend escapes. A spacious wraparound deck extends your living space outdoors, while a hot tub provides the perfect place to unwind. Recent upgrades include a brand new A/C system and a brand new Generac generator, offering added comfort and peace of mind in every season. An attached garage adds convenience and storage.

A separate studio/bunkie right on the beach is ideal for guests or an inspiring workspace with endless water views and enhances the overall versatility of the property.

Located on a year-round paved road and just minutes to Barry's Bay for shops, dining, and everyday amenities, this property also offers proven income potential—an added benefit for those looking to offset ownership costs. Whether you're searching for a full-time residence or a waterfront getaway, this property presents a unique opportunity to enjoy lakefront living with added flexibility.

Property Client Full

756 ARBOR VITAE Road, Madawaska Valley, Ontario K0J 1B0

Listing

756 ARBOR VITAE Rd Madawaska Valley

Active / Residential Freehold / Detached

MLS®#: X12899896

List Price: **\$699,000**

Price Decrease



Renfrew/Madawaska Valley/570 - Madawaska Valley

Tax Amt/Yr: **\$3,176.67/2025** Transaction: **Sale**
 SPIS: **No** DOM: **42**
 Legal Desc: **PT LT 28 CON 12 JONES AS IN R102355; TOWNSHIP OF MADAWASKA VALLEY**

Style: **Bungalow** Rooms Rooms+: **7+7**
 Fractional Ownership: BR BR+: **3(2+1)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: **100' X 151'** Lot Acres: **< 0.50**
 Lot Front: **100.00** Fronting On: **W**
 Lot Depth: **151.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **R1**
 Dir/Cross St: **From Barry's Bay Hwy 60 W approx 8-9kms turn right on Arbor Vitae Rd. Follow to end. From Whitney travel east on Hwy 60 turn left on Arbor Vitae to property.**

PIN #: **575540042**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **472602601521440**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **No**
 Interior Feat: **Water Heater Owned**
 Parking Feat: **Private Double, Other**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **51-99**
 Elevator: **No/**
 Property Feat:
 Exterior Feat: **Deck, Hot Tub, Recreational Area, Year Round Living**

Exterior: **Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/1.5**
 Drive Pk Spcs: **8.00**
 Tot Pk Spcs: **9.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cable, Electrical**
 Security Feat:

Utilities: **Hydro, Cable, Telephone**
 Water: **Well**
 Water Supply Type: **Dug Well**
 Water Delivery Feat: **UV System**
 Water Meter:
 Waterfront Feat: **Beachfront**
 Waterfront Struc: **Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Roof: **Asphalt Shingle, Metal**
 Foundation: **Block**
 Topography: **Level, Terraced**
 Soil Type:
 Alternate Power: **Generator - wired**

Water Name: **Carson Lake**
 Waterfront Y/N: **Yes** Waterfront: **Direct**
 Water Struct: **Bunkie** Easements/Restr: **Unknown**
 Water Features: **Beachfront**
 Under Contract: Dev Charges Paid:
 Access To Property: **Yr Rnd Municipal Rd** HST App To SP: **Included In**
 Shoreline: **Hard Bottom, Sandy, Shallow** Shoreline Exposure: **South West**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **None** Water View: **Direct**
 View: **Beach, Water** Lot Shape: Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Set along a private sandy beach just minutes from Barry's Bay, this waterfront property offers a rare combination of comfort, convenience, and year-round usability. With southwest exposure, enjoy all-day sun and stunning sunsets across the water, creating an ideal setting for both relaxing and entertaining. The fully winterized home features 3 bedrooms and 2 baths, with a functional layout suited for full-time living or weekend escapes. A spacious wraparound deck extends your living space outdoors, while a hot tub provides the perfect place to unwind. Recent upgrades include a brand new A/C system and a brand new Generac generator, offering added comfort and peace of mind in every season. An attached garage adds convenience and storage. A separate studio/bunkie right on the beach is ideal for guests or an inspiring workspace with endless water views and enhances the overall versatility of the property. Located on a year-round paved road and just minutes to Barry's Bay for shops, dining, and everyday amenities, this property also offers proven income potential-an added benefit for those looking to offset ownership costs.**

Whether you're searching for a full-time residence or a waterfront getaway, this property presents a unique opportunity to enjoy lakefront living with added flexibility.

Inclusions: **Generac, Hot tub, Pergola, All furniture, all appliances**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: **CHERYL BOLGER, REALTOR Salesperson**

Date Prepared: **04/30/2026**

Rooms

MLS®#: X12899896

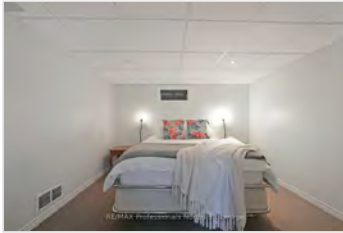
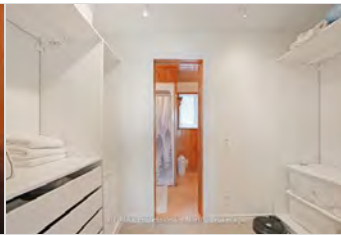
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.14 M X 3.65 M	10.30 Ft x 11.97 Ft		
Kitchen	Main	4.26 M X 4.57 M	13.97 Ft x 14.99 Ft		
Primary Bedroom	Main	3.75 M X 6.09 M	12.30 Ft x 19.98 Ft		
Other	Main	1.47 M X 3.1 M	4.82 Ft x 10.17 Ft		W/I Closet
Bedroom	Main	3.53 M X 2.79 M	11.58 Ft x 9.15 Ft		
Laundry	Lower	1.52 M X 0.99 M	4.98 Ft x 3.24 Ft		
Bedroom	Lower	3.35 M X 3.4 M	10.99 Ft x 11.15 Ft		
Utility Room	Lower	2.01 M X 3.45 M	6.59 Ft x 11.31 Ft		
Other	Lower	2.01 M X 4.78 M	6.59 Ft x 15.68 Ft		
Recreation	Lower	7.44 M X 3.96 M	24.40 Ft x 12.99 Ft		
Den	Lower	3.4 M X 5.49 M	11.15 Ft x 18.01 Ft		
Bathroom	Lower			2	
Bathroom	Main			3	

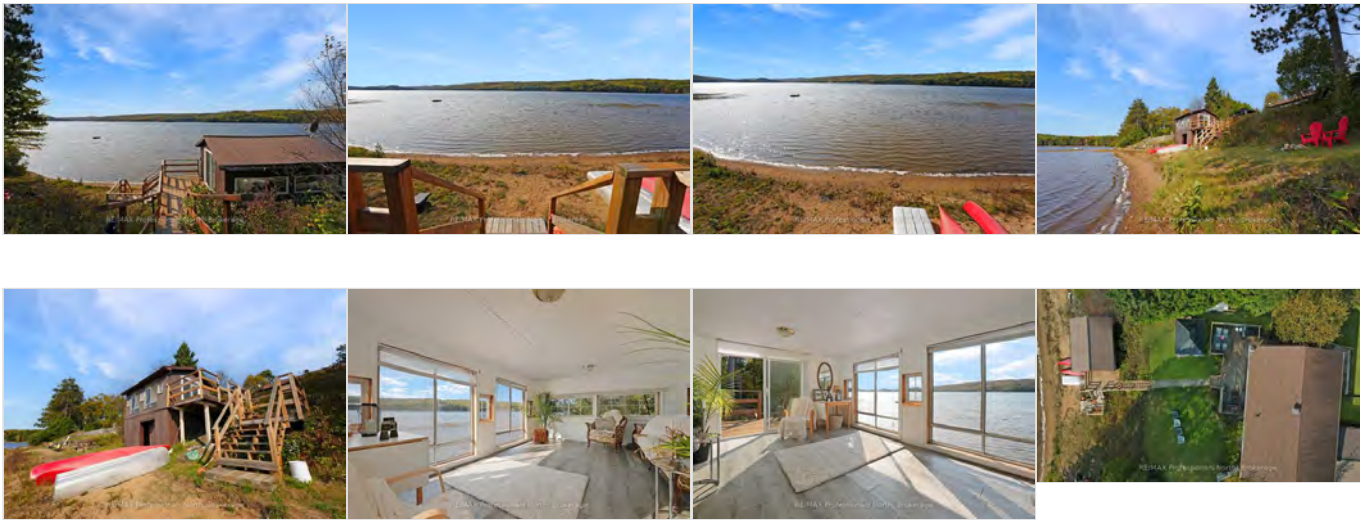
Photos

MLS®#: X12899896

[756 ARBOR VITAE Road,](#) Madawaska Valley, Ontario K0J 1B0







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Chattels

Included

- All Appliances
- All Furniture
- Pergola
- Hot Tub
- Generac

Excluded

- Personal Items and Furnishings



Seller



Buyer

Additional Information

- Hydro Costs - \$1687.55/yr approx
- Propane Supplier - McCarthy Propane
- Propane Costs - \$1963.47/yr approx
- Internet Provider - Rogers
 - Highspeed available - Yes
 - Cell Service - Yes
- Septic last pumped - October 20, 2020
- Building Winterized - Yes
- Insurance Company - TD Meloche Monnex
- Road - Year Round Municipal Road
- Driveway Plowing Cost - \$206.23/yr in 2023 (\$25/plow)
- Lake Assc. Dues - \$20 for CTLG Association (optional)
- Updates include:
 - Generac Generator - Fall 2023
 - Hot Tub and Pergola - July 2022
 - New Top of The Line Water Pump - April 2025
 - New Water Heater - March 2026
 - New Decking By Water - November 2023
 - New Flooring in Bunkie - Summer 2024
 - New AC Unit - August 2021
 - New Automatic Garage Door - Oct 2021
 - New Patio Doors in Bunkie - Summer 2022
 - O-Pipe Installed for Additional Drainage - Spring 2023
 - Regravelled Driveway- Spring 2023

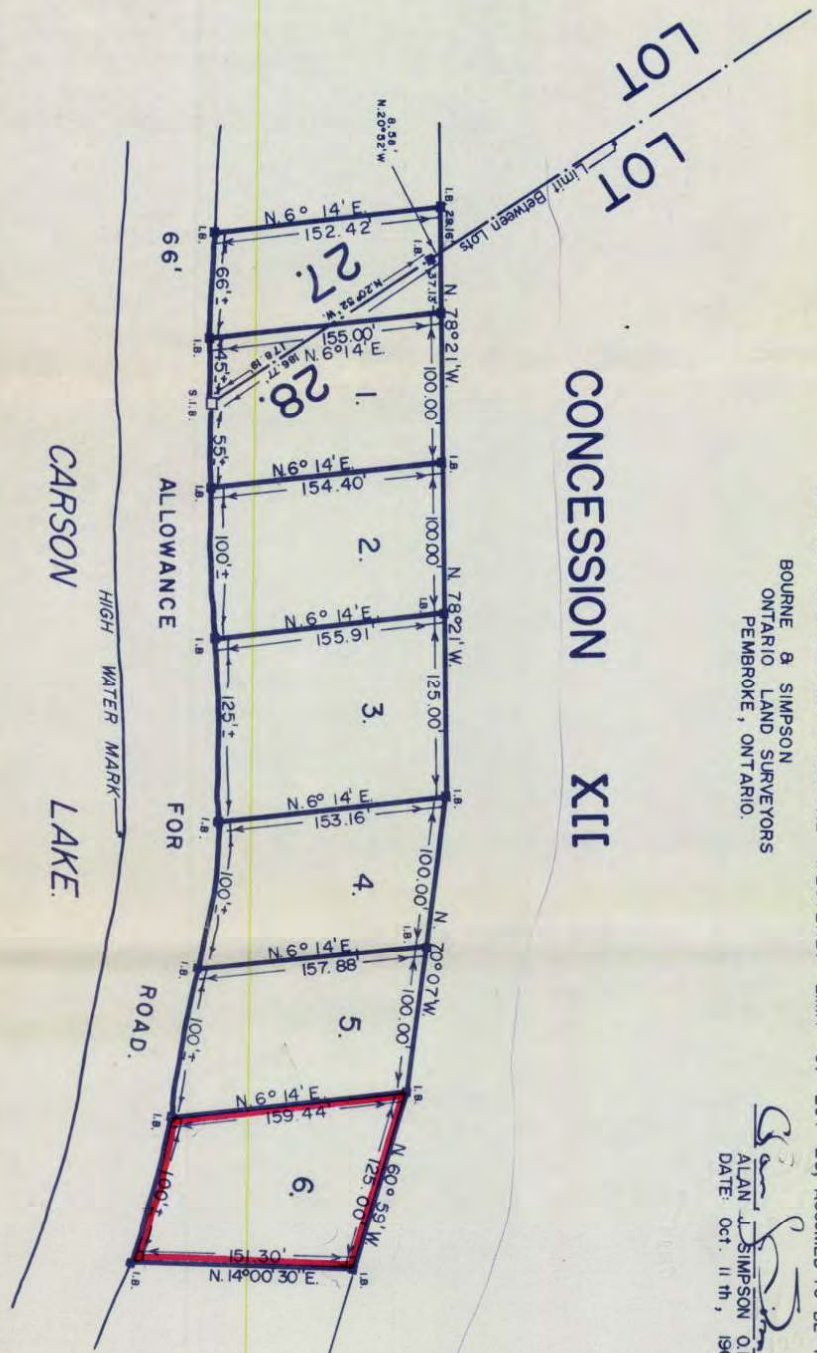
R 102355

PLAN
 OF PARTS OF
LOTS 27 & 28, CONCESSION XII,
 TOWNSHIP OF JONES
 COUNTY OF RENFREW
 SCALE: 1 INCH = 100 FEET

BEARINGS ARE DERIVED FROM THE WESTERLY LIMIT OF LOT 28, ASSUMED TO BE N. 20° 52' W.
 BOURNE & SIMPSON
 ONTARIO LAND SURVEYORS
 PEMBROKE, ONTARIO.

Alan Simpson
 ALAN SIMPSON O.L.S.
 DATE: Oct. 11th, 1968.

CONCESSION XII



Legend

- Property Parcels
- Roads**
- County
- Crown
- Municipal Maintained
- Municipal Seasonal
- Off-Ramp
- On-Ramp
- Private Road
- Proposed Road
- Provincial Highway
- Quebec
- WATER ACCESS
- World Street Map



Depending on the number of layers visible not all may be shown in the legend.

Notes

Enter description of the map

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. The County of Renfrew shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

40.0 0 20.02 40.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 788



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Spectacle Lake
The Lakeside...

60

60

60

60

Bell Bay
Provincial
Park

Carson Lake

Pioneer Property
Management

Barry's Bay Cottages

Pecan
Grave

Trout Lake

Barry's Bay

St. Francis
Memorial Hospital

