

\$874,900 - 171 Branch Trail, Whitewater Region

MLS® #X12243813

\$874,900

6 Bedroom, 3.00 Bathroom,
Single Family

580 - Whitewater Region, Whitewater Region,
Ontario

WELCOME to SANDRIDGE, a truly exceptional waterfront compound on Flanagan. This unique offering blends natural beauty with functional versatility and is still owned by its original proprietors. A private oasis boasting one of the finest sand beaches on the Ottawa River, with full winter access and both a spacious year-round home and a cozy guest cottage. A Fully-Winterized two-storey home (1988) with Ultra High Speed Fibre Internet & TV, ideal for remote work, seasonal retreats, or full-time living. The main home features 3 bedrooms, 1.5 baths, and a well-appointed kitchen that opens to the Dining room and living Room. Enjoy coffee in the bright solarium and panoramic views from the expansive wrap-around deck, ideal for entertaining or simply soaking in the peaceful surroundings. The detached double garage and large lean-to provide ample space for vehicles, wood storage, and all your outdoor toys. Guest-ready cottage offers 3 bedrooms including a cozy bunk room for extra sleeping space and a fully renovated bathroom, making it turnkey and ready to enjoy. Perfect for visitors, extended family, or as an income-generating rental unit. Set on the sought-after south shore, this property boasts one of the very best lots on the Ottawa River. Here you'll find an extraordinary stretch of pure white sand both above and beneath the water, with no mud, no rocks, and a gentle, steady slope into the water making it ideal for families



with young children and water enthusiasts alike. Whether you enjoy swimming, boating, kayaking, or simply relaxing by the shore, this private oasis delivers. The lot is graced with a mix of mature deciduous and evergreen trees, including the only shade tree along the beaches edge, offering a perfect spot to unwind on sunny days. Discover why Sandridge is more than just a property-its a lifestyle.Contact your Agent for a personal Tour. Motivated Seller. (id:6289)

Essential Information

Listing #	X12243813
Price	\$874,900
Bedrooms	6
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Freehold

Community Information

Address	171 Branch Trail
Subdivision	580 - Whitewater Region
City	Whitewater Region
Province	Ontario
Postal Code	K0J2L0

Amenities

Amenities	Beach
Utilities	Cable, Electricity, Wireless, Electricity Connected
Features	Guest Suite
Parking Spaces	15
Parking	Detached Garage, Garage
# of Garages	2
View	View, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Blinds, Dishwasher, Dryer, Microwave, Storage Shed, Two stoves, Washer, Two Refrigerators
Heating	Propane Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Aluminum siding
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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Listing information last updated on October 15th, 2025 at 7:16pm CDT