

# MAPLE GROVE LOT 17



Maple Grove leaves behind the rugged forest of hemlock and pine for an open sky and an entirely different mixed hardwood plateau. A light-filled and serene place, the Grove looks out over the Gatineau River Valley and the picturesque Larrimac Golf Course below. From these home sites you are a three-minute walk to the tennis courts and the Highlands Community Park.

At 2.8 acres, Lot #17 is one of the largest properties in Chelsea Highlands. With easy access to a large, flat home site this secluded property provides privacy from all adjacent neighbours. With ample southern exposure, this large property is close to the cul-de-sac and is quiet and serene.

# #17



|                  |   |
|------------------|---|
| <b>LOT SIZE</b>  | 2.76 ACRES / 11170 M <sup>2</sup>   |
| <b>FRONTAGE</b>  | 78.68 M   |
| <b>DRIVEWAY</b>  | SINGLE - 27 M   |
| <b>SERVITUDE</b> | TRAIL  |





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Large, private and spacious, Lot # 18 is level, open forest with majestic old oak and maple. A dramatic driveway enters the property between two large maple trees and winds down to the home site. With wonderful privacy, this is one of the more magical properties in Highlands.

# #18



|                  |                                  |
|------------------|----------------------------------|
| <b>LOT SIZE</b>  | 1.93 ACRES / 7791 M <sup>2</sup> |
| <b>FRONTAGE</b>  | 45.68 M                          |
| <b>DRIVEWAY</b>  | SHARED (OPTIONAL) - 93 M         |
| <b>SERVITUDE</b> | NONE                             |



# MAPLE GROVE LOT 19






Maple Grove leaves behind the rugged forest of hemlock and pine for an open sky and an entirely different mixed hardwood plateau. A light-filled and serene place, the Grove looks out over the Gatineau River Valley and the picturesque Larrimac Golf Course below. From these home sites you are a three-minute walk to the tennis courts and the Highlands Community Park.

The switchback driveway of Lot #19 winds down to a spacious, elegant lower plateau and private house site. Beautiful, clear forests extend on either side with no neighbours in sight. Golf course greens are hinted at through the trees and a nearby path leads to the tennis courts. A small springtime stream borders the eastern edge of the property.

# #19



  
**Highlands**  
À CHELSEA

|                  |   |
|------------------|---|
| <b>LOT SIZE</b>  | 1.22 ACRES / 4925 M <sup>2</sup>  |
| <b>FRONTAGE</b>  | 45.28 M   |
| <b>DRIVEWAY</b>  | SINGLE (SHARED OPTIONAL) - 71 M   |
| <b>SERVITUDE</b> | TRAIL    |





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Lot 20 is a fabulously bright place with a home site perched high above the golf course. The Maple Grove properties are light-filled in the summer and ablaze with sun and long views toward the Gatineau River Valley in the wintertime. The nearby Bleakney Trail, several ridges below the property, takes you quickly down to the tennis courts or up to the Community Park. This property offers lots of potential for secondary structures on one of the stepped and intimate plateaus below the home site.

# #20



|                  |                                  |
|------------------|----------------------------------|
| <b>LOT SIZE</b>  | 1.01 ACRES / 4094 M <sup>2</sup> |
| <b>FRONTAGE</b>  | 45.2 M                           |
| <b>DRIVEWAY</b>  | SINGLE - 25 M                    |
| <b>SERVITUDE</b> | NONE                             |








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Set high on a series of cliffs above the golf course, a long driveway takes you to the house site on Lot # 21. Bright, spacious and airy, this deep and private lot provides lovely winter views toward the Gatineau River Valley, ample sunlight and lots of privacy from neighbours.

# #21



  
**Highlands**  
 À CHELSEA

|                  |   |
|------------------|---|
| <b>LOT SIZE</b>  | 1.44 ACRES / 5822 M <sup>2</sup>  |
| <b>FRONTAGE</b>  | 45.92 M   |
| <b>DRIVEWAY</b>  | SINGLE - 84 M   |
| <b>SERVITUDE</b> | TRAIL  |





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Lot #22's 1.53 acres has two possible home sites. One is high on the property looking down toward lush, green wetlands and a golf fairway. The second site is on a gently sloping flank beneath rock outcroppings. This large property gets good sunlight and feels vast and private. Just across the main road is the entrance to East Trail, for a quick connection to the Community Park.

# 22

Highlands  
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|                        |                                  |
|------------------------|----------------------------------|
| <b>LOT SIZE</b>        | 1.53 ACRES / 6172 M <sup>2</sup> |
| <b>FRONTAGE</b>        | 46.52 M                          |
| <b>DRIVEWAY</b>        | SINGLE - 17 M                    |
| <b>SERVITUDE TRAIL</b> | ■ ■ ■                            |







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After crossing the Woods Trail and the creek, Lot # 23 is the first property in Maple Grove hamlet. High on the land, the flat home site gets both eastern and western exposure. This private and commanding property enjoys a mix of Hemlock and Maple. A promontory to the back of the property is home to beautiful mature oaks and rocky outcroppings.



# 23

Highlands  
À CHELSEA

|                  |                                  |
|------------------|----------------------------------|
| <b>LOT SIZE</b>  | 1.04 ACRES / 4192 M <sup>2</sup> |
| <b>FRONTAGE</b>  | 47.76 M                          |
| <b>DRIVEWAY</b>  | SINGLE - 42 M                    |
| <b>SERVITUDE</b> | TRAIL ■ ■ ■                      |

