

PatriciaNewman.ca
REALTOR®

Welcome
to the
Ottawa Valley!

Experienced,
Committed,
We know relocations.

Proudly serving the Ottawa Valley with over 30yrs of combined exceptional real estate experience, Patricia & Deb are full-service Agents, both recipients of the prestigious RE/MAX Hall of Fame award. When you embark on a real estate transaction you need a sales representative bound to the professionalism & ethics the industry demands. Patricia & Deb are committed and foster strong relationships with clients, which means that many of their clientele are repeat clients.



www.PatriciaNewman.ca

Introducing *Patricia Newman* & *Deb Bennett* as a Team to serve you better.



Teaming up in January 2021, Patricia & Deb have consistently reached high levels of sales, proven by their awards from RE/MAX Ontario-Atlantic Canada Inc. including the prestigious RE/MAX Hall of Fame award.

Patricia began her career at RE/MAX in 2012 after being licenced in Southern Ontario in 2006. In 2019 she was featured in [Top Agent Magazine](#) an honour bestowed on very few Agents. She is also a military spouse.

- Registered **TPS** with **BGRS**

Deb began her career as a Sales Representative in 2010. Deb continued her education from 2013-2017 earning the Designations of Accredited Buyer Representative (ABR) and Broker. Deb is mother to a CAF Member.

- Registered **TPS** with **BGRS**

Two of the most important factors to be considered, when deciding which Agent can offer you the best level of service, are **Experience** and **Commitment**. This team has a proven track record and have heighten their skills in:

- Negotiating
- Marketing & Digital Advertising
- Sales
- Client Services
- Administration

Patricia & Deb are always available to assist you through the complexity that each real estate transactions involves.



Contact us today!

Patricia Newman

Realtor®

patricia@patricianewman.ca

(613) 312-9403

Deb Bennett

Broker®

debmoves@gmail.com

(613) 401-7065

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Welcome to *Renfrew County*



In the heart of the picturesque Ottawa Valley, stretching west from Ottawa to the northern tip of historic Algonquin Park, Renfrew County stands on the west bank of the Ottawa River and is made up of 17 municipalities. Founded in 1861 Renfrew County is the largest county in Ontario and offers a diverse natural backdrop.

A welcoming county for everyone, and neighbouring the Nation's Capital, Renfrew County has a balance of small urban and rural areas. There is a wide range of natural beauty which can be explored in the many forests, rivers & lakes throughout our area. RC also has a growing commercial sector, volunteer recreation facilities and residential developments which provide new and current residents with great opportunities to enjoy the excellent quality.



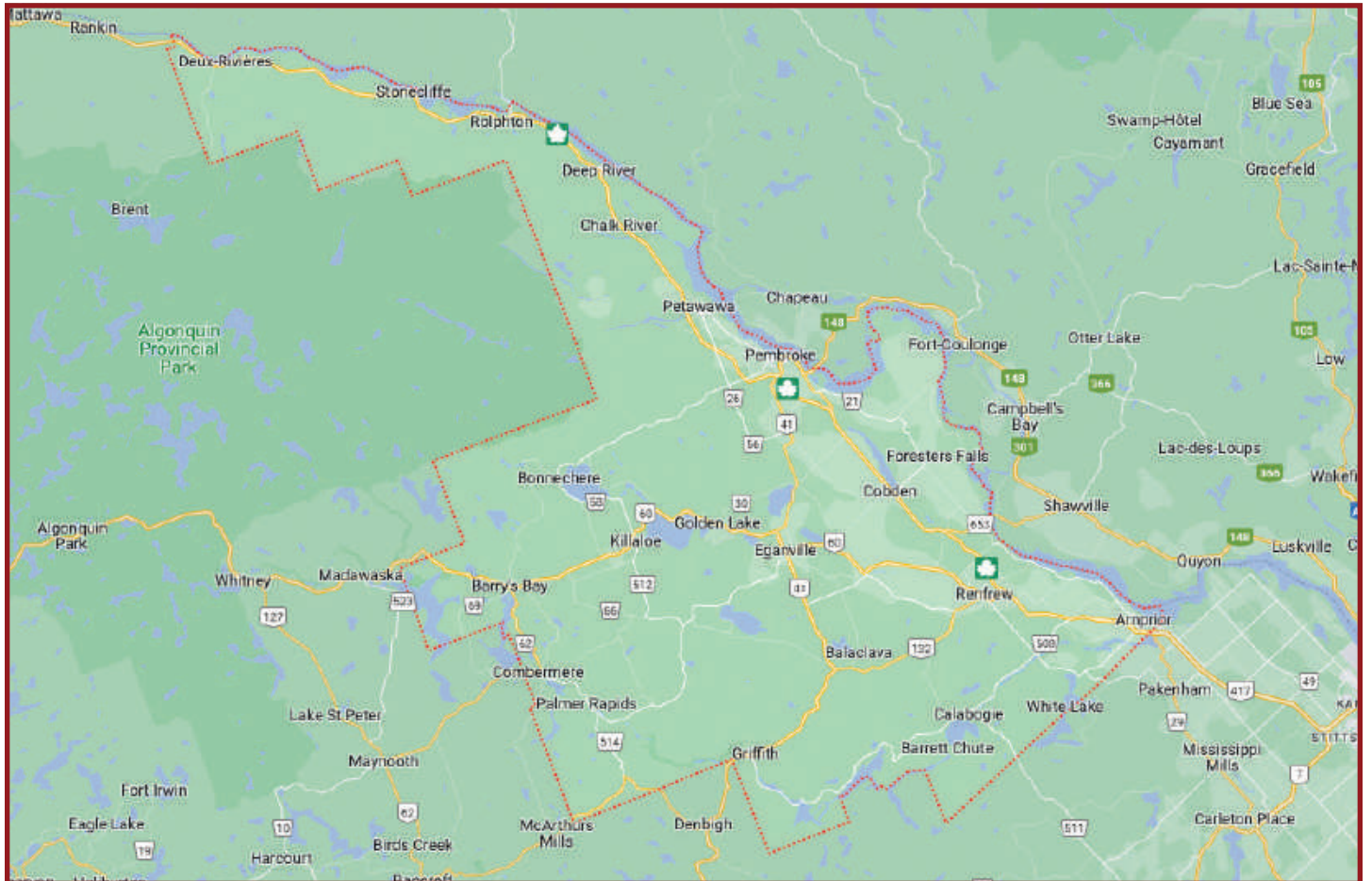
County of Renfrew Municipal Office

9 International Drive, Pembroke

Ontario, Canada K8A 6W5

T: (613) 735-7288

www.countyofrenfrew.on.ca/en/index.aspx



Welcome to *Petawawa*



POPULATION
17,435 [2022]

There is a reason why the slogan here is “Dynamic By Nature”. Alongside the TransCanada Highway [Hwy 17] and nestled amongst majestic pine, birch & maple forests and set against the west bank of the Ottawa River with the mighty Petawawa River running through the Municipality, Petawawa has a stunning backdrop and a very strong community spirit. With the lovely Laurentian Hills across the river in Quebec and with Algonquin Park situated just west of the Town, Petawawa is a favourite stop for outdoor enthusiasts such as hikers, canoers, campers, kayakers, anglers & snowmobilers alike. Located 1.5-2 hrs north-west of Ottawa, in the Ottawa Valley, Petawawa is the most populous municipality in Renfrew County.

The name of Petawawa originates from a local Algonquin word, “biidaawewe” meaning “where one hears a noise like this”. You can easily assume it refers to the raging Petawawa River in the springtime. Our climate here in Petawawa is a humid continental climate with long, cold, snowy winters (yes, you will want to purchase a snow blower) and warm, often humid, summers.

Petawawa, with it’s very tight-knit Military community, has been voted 2nd SAFEST PLACE TO LIVE IN CANADA as per Maclean’s Magazine. www.macleans.ca/news/canada/the-safest-and-maybe-most-honest-places-to-live-in-canada



Town of Petawawa Municipal Office

1111 Victoria St, Petawawa

ON K8H 2E6

T: (613) 687-5536

www.petawawa.ca

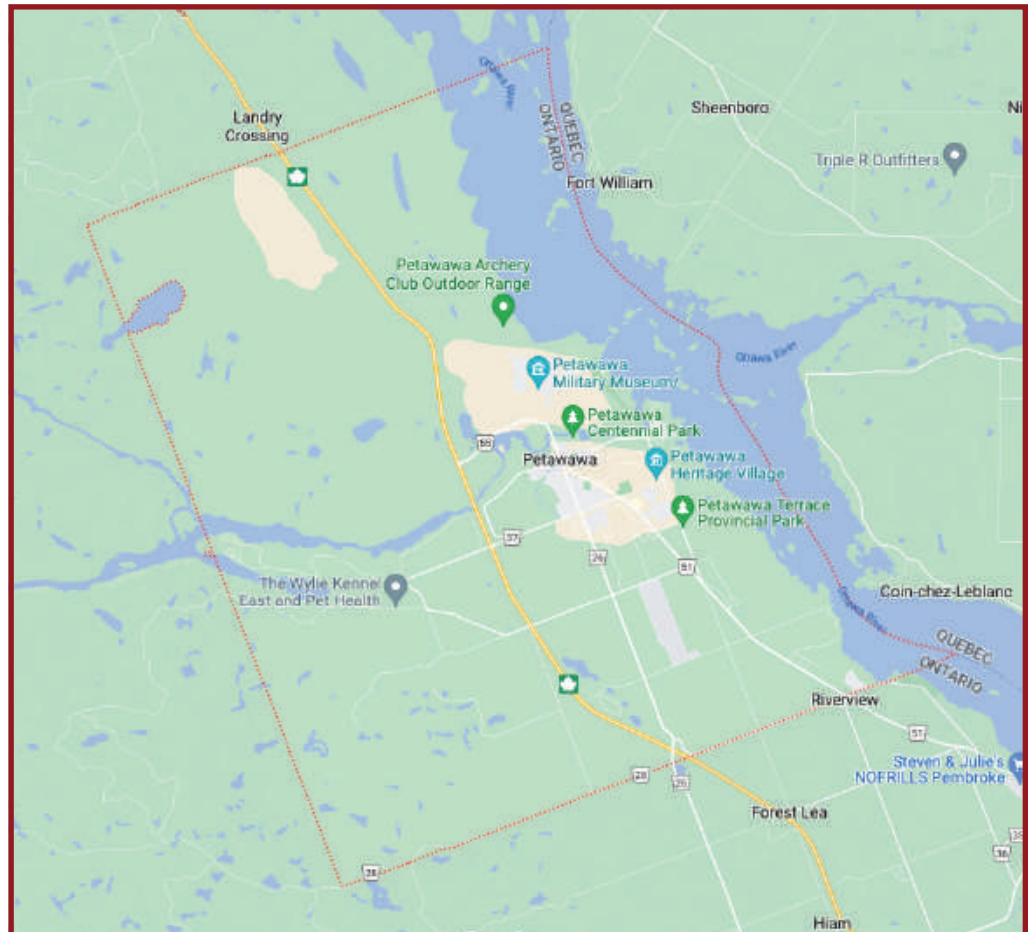


Garrison Petawawa

Petawawa's primary employer is the Canadian Armed Forces Army Base; Garrison Petawawa. Most of Petawawa's residents work as CAF Members (5,328) or DND civilian employees (936). Approximately 6,000 people, directly connected to the base, live in local communities between Deep River to Pembroke. The Garrison has an extensive infrastructure with 465 buildings and over 300 square km's of property comprising the Petawawa Training Area. For more information: www.wikipedia.org/wiki/Garrison_Petawawa

Schools

- 1 **Our Lady of Sorrows**
19 Mohns Ave.
Petawawa, ON, K8H 2G7
Tel 613-687-5918
Fax 613-687-8404
- 2 **St. Francis of Assisi**
22 Leeder Lane
Petawawa, ON, K8H 0B8
Tel 613-687-4167
Fax 613-687-0717
- 3 **Valour JK – 12 School**
19 Leeder Lane,
Petawawa, ON, K8H 0B8
Tel 613-687-2121
Fax 613-687-2128
- 4 **Herman Street Public School**
15 Herman Street,
Petawawa, ON, K8H 1W1
Tel 613-687-2457
Fax 613-687-7408
- 5 **Pine View Public School**
2321 Petawawa Boulevard,
Petawawa, ON, K8A 7G7
Tel 613-687-2519
Fax 613-687-2777
- 6 **Petawawa Continuing Education**
1121 Victoria Street
Petawawa, ON, K8H 2E4
Tel 613-687-2231
Fax 613-687-2231



Welcome to Garrison Petawawa



The Garrison, located in Petawawa with its main gate north of the town, is 170Km northwest of Ottawa along the western bank of the Ottawa River. The majority of the Base territory however is in the Municipality of Laurentian Hills, with portions also in Deep River.

Approximate personnel numbers are as follows:

- [Canadian Forces](#) personnel: 5,328
- [DND](#) civilian employees: 936
- Canadian Forces dependents: 5,653

The Garrison is home to 2 Canadian Mechanized Brigade Group (2 CMBG), the Canadian Special Operations Regiment, 1st Canadian Field Hospital, 450 Tactical Helicopter Squadron, 427 Special Operations Aviation Squadron and a multitude of other Units.

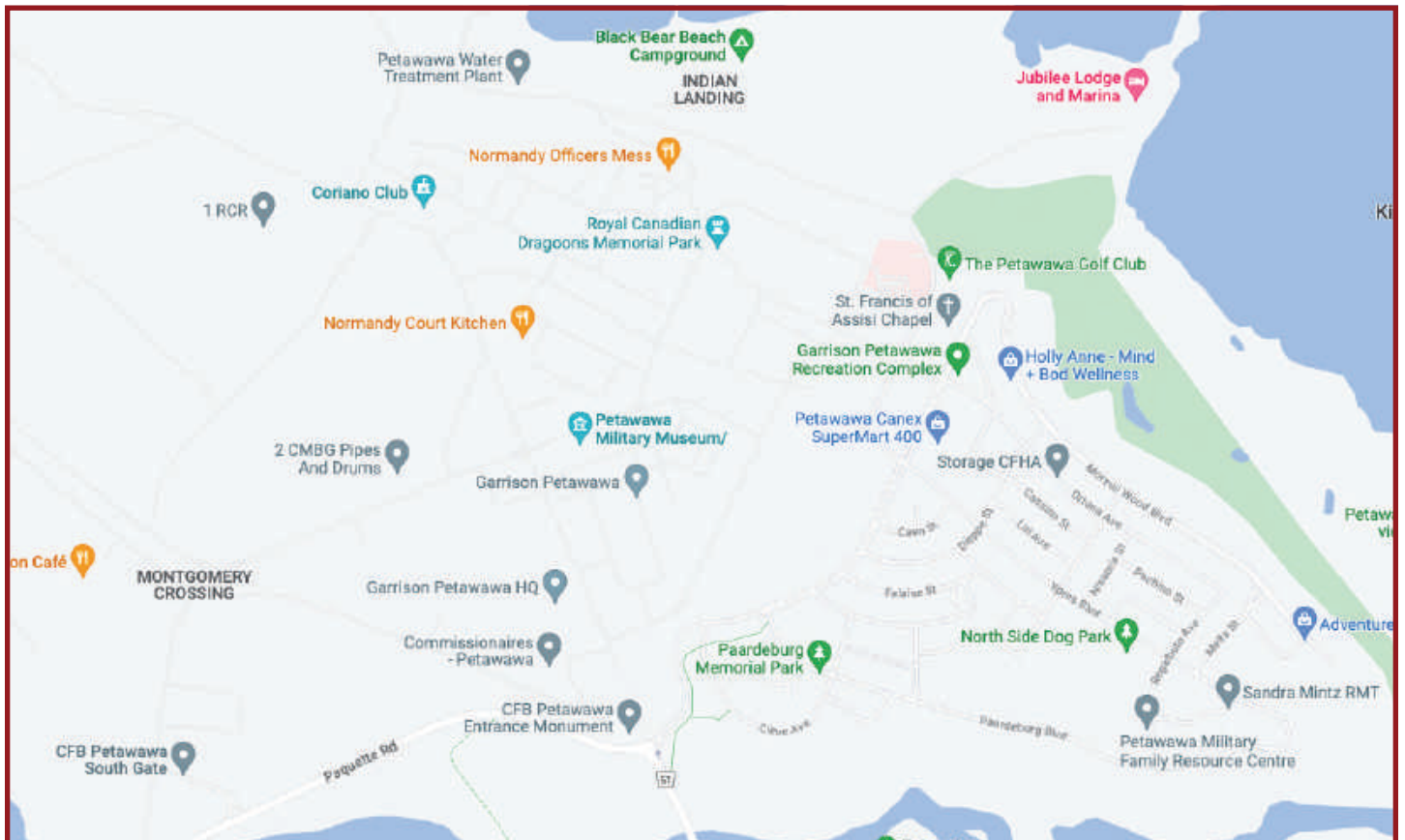
Founded in 1905 as the Petawawa Military Camp, or "Camp Petawawa", the Garrison was created by the Department of Militia and Defence upon the purchase of 22,430 acres of mostly agriculture property from local residents.

The Base motto is, in the eastern [Anishinaabe language](#), "*endazhe kinamandowa chimaganishak*" translates into English to "Training Ground of the Warriors".



CANADIAN Military Family MAGAZINE

www.cmfmag.ca

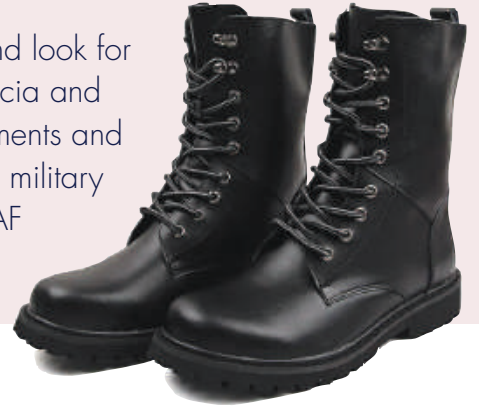


Military Relocations

Committed, Experienced. We know Relocations



Because CAF Members expect a high degree of responsiveness, and look for achievable results quickly, your HHT needs to be a top priority. Patricia and Deb have extensive experience with Relocations and BGRS requirements and are registered TPS for BGRS. They also have very close ties with the military community; Patricia is a Military Spouse [w 64.3% of clients are CAF Members] and Deb is mother to a CAF Member.



Posted to Garrison Petawawa?

Expecting a Posting to Petawawa this APS?

Then you will need an agent who is accessible, available, committed and tech-savvy. Patricia and Deb will help you “hit the ground running.” They understand how important it is to orchestrate a well-planned HHT, knowing the time restraints you will be on.

Please contact them directly to go over the information required to make your HHT a success, including information on the local real estate market.

Sign up for our **New Listing Alert** so all new listings, that meet your criteria, are automatically emailed to you.

www.patricianewman.ca/military-relocations



Posted from Garrison Petawawa?

Need a Listing Realtor?

Patricia & Deb would love to be the force behind your move. Knowing the time restraints you are under, when preparing for a military relocation, your sale will be a high priority. They will provide you with an in-depth **Market Analysis** to help educate you on the current market.

They will discuss their aggressive Marketing Strategy and go over the **Key Reasons You Should List With Us**. They back up their commitment by offering you a Service Guarantee, which holds them accountable for doing the things they say they'll do.

Contact them today so they can start strategizing your marketing plan for a successful **SOLD**.

Welcome to *Pembroke*



Situated on the beautiful Ottawa River and 150 Km northwest of Ottawa, and along the TransCanada Highway [Hwy 17], Pembroke is a vibrant little city that is renowned as “the heart of the Ottawa Valley”. Established in 1858, it was a bustling timber town during the early part of the 20th century, with huge log booms being floated down river towards the local sawmills.

Today, there are still several companies connected to the forestry sector as well as a growing number of companies associated with a knowledge-based economy and ecotourism including major retail superstores. Pembroke is the location of the administrative headquarters of Renfrew County and is the largest commercial centre between North Bay and Ottawa. Pembroke also has the Pembroke Regional Hospital and provides a full range of health services plus a newer campus for Algonquin Collage.

The economy also benefits from tourism, aided partly by Pembroke’s location on the Trans-Canada Highway. Pembroke is a gateway to natural adventures on the Petawawa and Ottawa Rivers, Algonquin Park, and to world-class white water rafting a short distance to the southwest.



City of Pembroke Municipal Office

1 Pembroke St E, Pembroke

ON K8A 3J5

T: (613) 735-6821

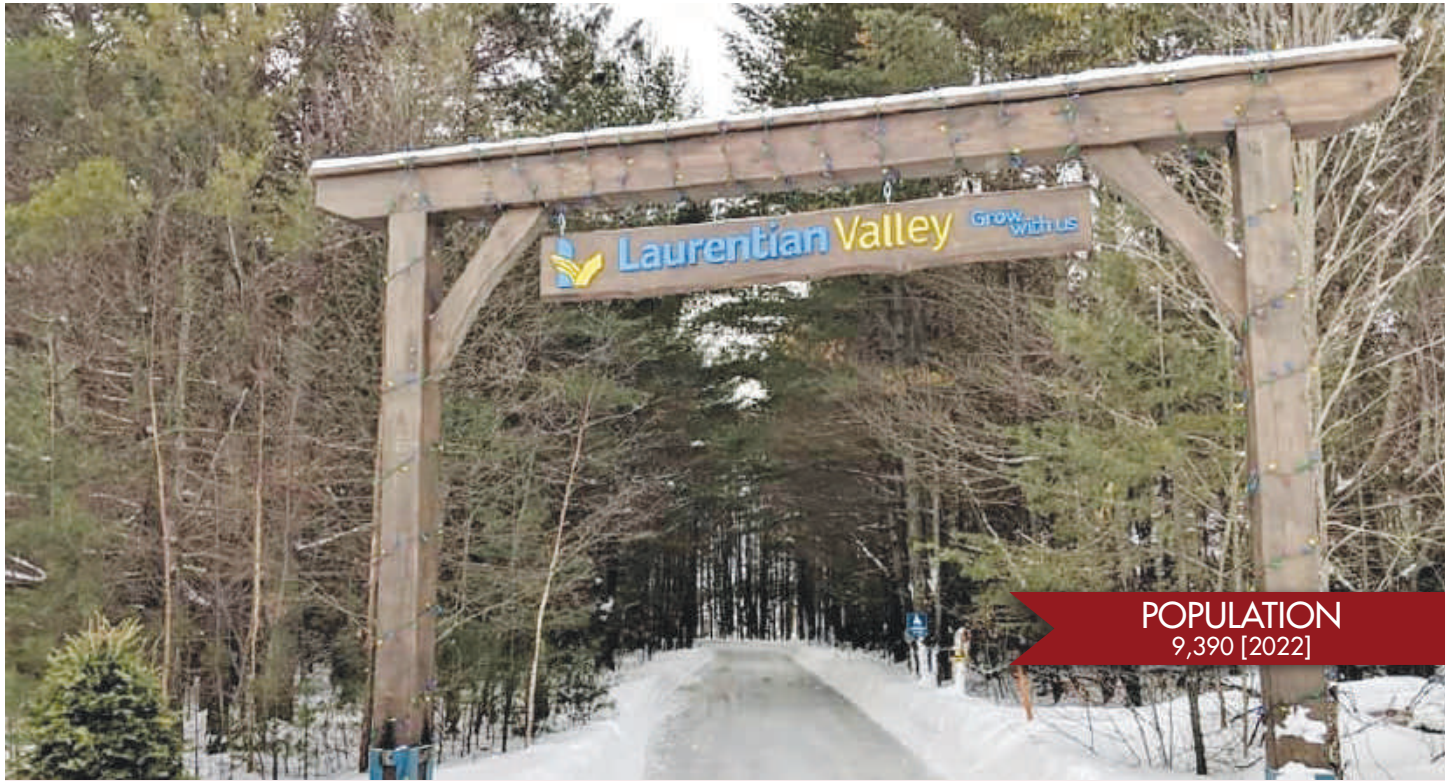
www.pembroke.ca/en/index.aspx



Schools

- 1 Cathedral**
200 Isabella St.
Pembroke, ON, K8A 5S7
Tel 613-732-8054
Fax 613-732-8399
- 2 Holy Name**
299 First Ave.
Pembroke, ON, K8A 5C3
Tel 613-732-2248
Fax 613-732-8372
- 3 Our Lady of Lourdes**
535 Irving St.
Pembroke, ON, K8A 2V2
Tel 613-732-4633
Fax 613-732-8299
- 4 Valleycrest Pembroke**
c/o Holy Name School
299 First Ave.
Pembroke, ON, K8A 5C3
Tel 613-401-0935
Fax 613-732-8372
- 5 Bishop Smith Catholic High School**
362 Carmody St.
Pembroke, ON, K8A 4G2
Tel 613-735-5496
Fax 613-735-9272
- 6 Bishop Smith Alternate School**
Tel 613-735-5496
Fax 613-735-9272
- 7 Fellowes High School**
420 Bell Street,
Pembroke, ON, K8A 2K5
Tel 613-735-6858
Fax 613-735-6850
- 8 Champlain Discover Public School**
390 Bell Street,
Pembroke, ON, K8A 2K5
Tel 613-735-6575
- 9 Highview Public School**
320 Herbert Street,
Pembroke, ON, K8A 2Y4
Tel 613-732-8761
Fax 613-732-4562
- 10 Rockwood Public School**
1270 Pembroke St. West
Pembroke, ON, K8A 4G4
Tel 613-735-0151
Fax: 613-735-6315
Toll Free: 1-800-735-6315
- 11 Pembroke Continuing Education**
480 Mary Street
Pembroke, ON, K8A 5W9
Tel 613-732-8105
Fax 613-735-3219
- 12 Jeanne Lajoie Catholic School
Centre, Elementary Hall**
1255 Pembroke Street West
Pembroke, ON K8A 5R3
Tel 613-732-8302
Fax 613-732-3314
- 13 L'Equinoxe**
399 Isabella Street,
Pembroke, ON, K8A 5T4
Tel 613-732-1525
Fax 613-732-1544
- 14 Algonquin College**
1 College Way
Pembroke, ON, K8A 0C8
Tel 613-735-4700

Welcome to the *Laurentian Valley*



This welcoming community, on the outskirts of Pembroke, is conveniently located along the majestic Ottawa River and the TransCanada Highway [Hwy 17] and consists of a balance between small urban and rural areas. Beautiful natural heritage can be explored in many forests, rivers and lakes throughout. LV also boasts benefits from a growing commercial sector, volunteer recreation facilities, and residential developments which provide new and current residents with great opportunities to enjoy the excellent quality of life that LV offers.

Laurentian Valley is a family-oriented community and invites you to experience your aspirations and hopes as well as share your own. LV continues to invest in infrastructure while keeping taxes affordable in order to leave it in great shape for future generations. LV is expected to continue to grow and prosper and their slogan is fittingly "Grow With Us."



Township of Laurentian Valley Municipal Office

460 Witt Rd, Pembroke

ON K8A 6W5

T: (613) 735-6291

www.lvtownship.ca/en/index.aspx

Welcome to *Deep River*



POPULATION
4,175 [2021]

This “gem” of a town is located along the Ottawa River approximately 200km north-west of Ottawa, on the TransCanada Highway [Hwy 17]. Across the river are the beautiful Laurentian Hills and the Province of Quebec. It is known to have picturesque scenery and the Town of Deep River is proud of a diverse range of Municipal and recreational services including the Deep River & District Hospital, fire department, police department, community pool, ski hill, golf course, curling rink, yacht club, tennis club, 17 acre Grouse Park and a library. The area also offers excellent boating, fishing, hiking, cross-country skiing. This small town has more residents with PhDs than any small town in North America and also ranks extremely high in categories such as more ethnic diversity and recreational clubs & services.

This small town in Ontario was ranked #1 for The Best Place To Live In Canada (by Moving Waldo)



Deep River Municipal Office

100 Deep River Rd, Deep River

ON K0J 1P0

T: (613) 584-2000

www.deepriver.ca



Schools

- 1 St. Mary's
Box 365, 33110 D Hwy 17
Deep River, ON, K0J 1P0
Tel 613-584-3567
Fax 613-584-9823
- 2 Mackenzie Community School
(JK - 12)
87 Brockhouse Way
P.O. Box 397,
Deep River, ON, K0J 1P0
Tel 613-584-3361
Fax 613-584-1706

Welcome to Chalk River & Laurentian Hills



Chalk River is a small rural village that makes up part of the Laurentian Hills Municipality. It is located approximately 21 km northwest of Petawawa and along the TransCanada Highway [Hwy 17].

Chalk River's area is environmentally pristine with extensive forests, hills, and numerous small lakes, all of which support a variety of wildlife typical to the southern edge of the [Canadian Shield](#).

St. Anthony's Elementary School is the only educational institution in the community, instructing grades Junior Kindergarten to Grade 8. It provides Catholic education to the children in the neighbourhood, with a church next door. Students in higher grades are bussed to nearby [Deep River](#).

The town consists mainly of detached houses. Local services include a convenience store and a gas station. The only traditional truck stop-style restaurant, the Treetop, was lost in February 2019 to a roof collapse and remains to be demolished or rebuilt. The Chalk River library, the Lions Hall, and the Legion all play an important part in the community.



Town of Laurentian Hills Municipal Office

34465 Hwy 17, Deep River

ON K0J 1P0

T: (613) 584-3114

www.laurentianhills.ca



Canadian Nuclear Laboratories

www.cnl.ca

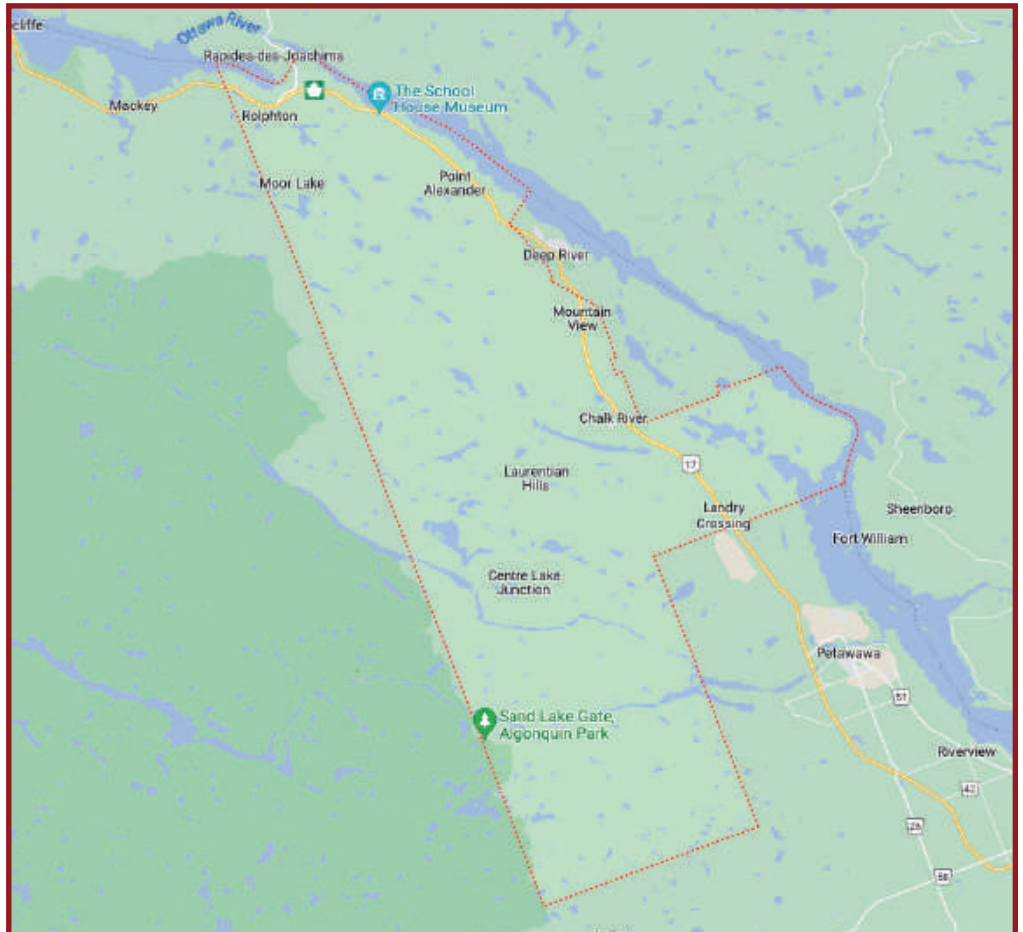
CNL

A major employer in the area is the Canadian Nuclear Laboratories which is located in Chalk River. CNL is a world leader in developing peaceful and innovative applications from nuclear technology through its expertise in physics, metallurgy, chemistry, biology, and engineering. With over 3,000 employees working in the laboratory or project sites across the country, CNL delivers a range of nuclear services ranging from research and development, design, and engineering to specialized technology, waste management, and decommissioning.



Schools

- 1 St. Anthony's
2 McCarthy St.
Chalk River, ON K0J 1J0
Tel 613-589-2775
Fax 613-589-2544



Welcome to Eganville & Bonnechere Valley



POPULATION
1,149 [2021]

Eganville & Bonnechere Valley is a bonnie little municipality occupying a deep limestone valley carved at the Fifth Chute of the Bonnechere River. The main village of Eganville is located at the junction of Hwy 41 & Hwy 60; a major transportation route for vehicles traveling through this destination. The Municipality is speckled with beautiful lakes and the Bonnechere River which throughs directly through the village.

Here you will see nature at its finest and enjoy the historic streets of the Eganville, many parks, and beautiful beaches. There are also great trails, the Bonnechere Public Boat Launch, The Bonnachere Caves and popular restaurants bringing people from far and wide to visit.

Eganville is also known as the Ordovician Fossil Capital of Canada. There are many fossils to be found in this area from approximately 500 million years ago.

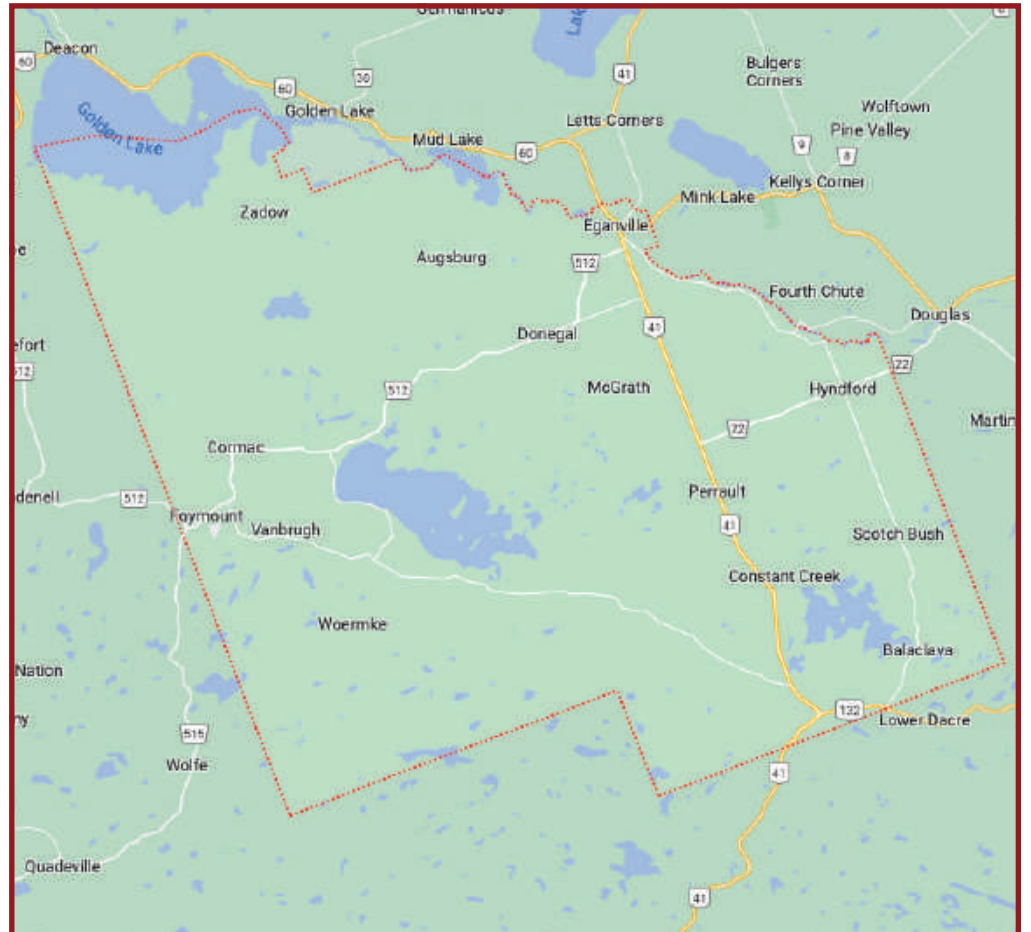


Bonnechere Valley Township Municipal Office

49 Bonnechere St E, Eganville
ON K0J 1T0

T: (613) 628-3101

www.bonnecherevalleytwp.com



Schools

- 1 St. James**
 Box 620, 70 Wellington St.
 Eganville, ON, K0J 1T0
 Tel 613-628-2927
 Fax 613-628-1653
- 2 Eganville District Public School**
 259 Jane Street,
 Eganville, ON, K0J 1T0
 Tel 613-628-2606
 Fax 613-628-1964

Welcome to the Cobden



Cobden is the largest town in the Township of [Whitewater Region](#). Centrally located halfway between the cities of Renfrew and Pembroke along the TransCanada Highway [Hwy 17] corridor and situated on the south side of Muskrat Lake.

This quaint, friendly little town offers restaurants, shopping and various small businesses including a pull from the agricultural industry. It is also home to a wonderful family park and Logo's Land Resort & Waterpark. Cobden is famous for the place where (in 1857) a boy digging recovered the astrolabe lost by Samuel de Champlain on June 6, 1613. Once every decade, the astrolabe is returned to the town by the Museum of Civilization, for the Homecoming celebration.



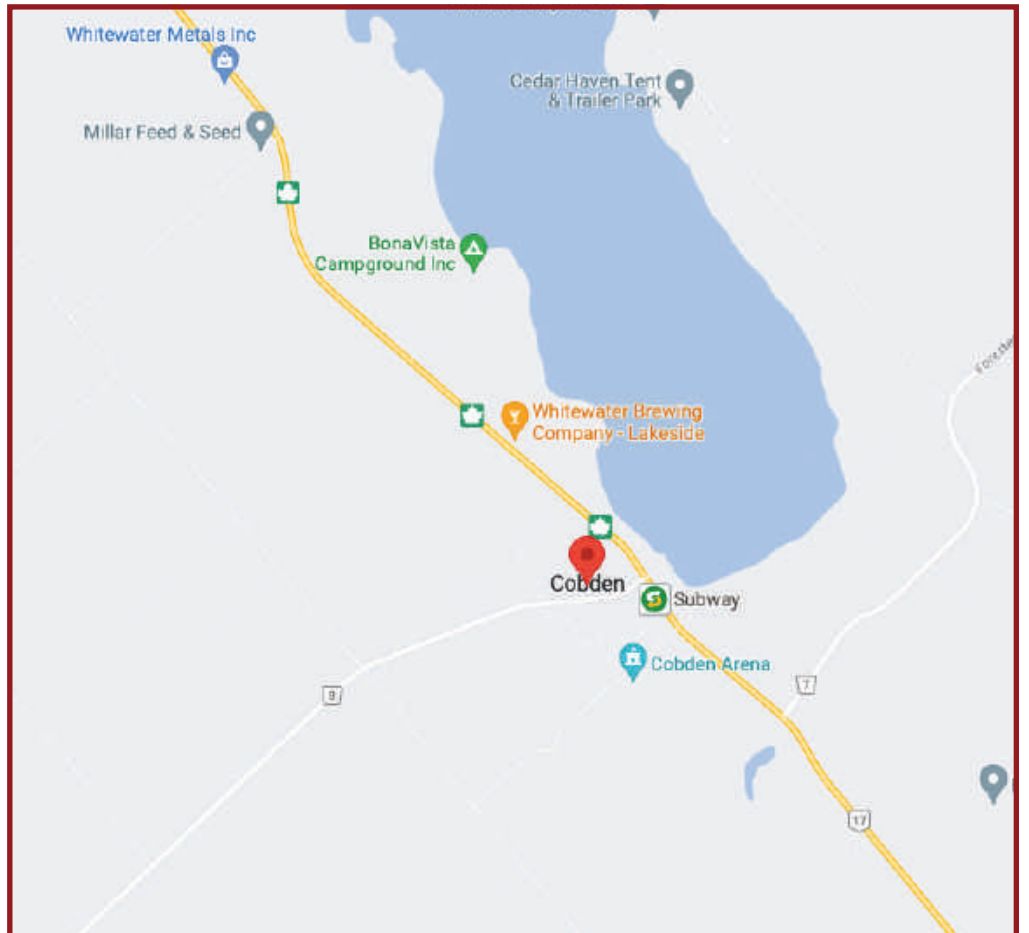
Whitewater Region Municipal Office

44 Main St, Cobden

ON K0J 1K0

T: (613) 646-2282

www.whitewaterregion.ca



Schools

- 1 Cobden District Public School
 16 Cowley Street,
 Cobden, ON, K0J 1K0
 Tel 613-646-2271
 Fax 613-646-2194

Welcome to *Beachburg & Whitewater Region*



Whitewater Region is a township located within the scenic Ottawa Valley and is named after the stretch of world-famous whitewater on the Ottawa River, popular for rafting and kayaking. This section is part of the Ottawa River Provincial Park and the Township comprises of a number of small communities. Being centrally located in Renfrew County, this Township has close connection to Renfrew, Pembroke, Petawawa and the National Capital Region. The Ottawa River and Muskrat Lake are all easily accessible from Hwy 17.

The Township of Whitewater Region provides for an ideal location for new businesses and family to reside. Being centrally located within Renfrew County, the community is home to local education and health service options as well as many employment opportunities within primary commercial, industrial and agricultural sectors.

With breathtaking scenery, great recreational activities, several churches and a friendly environment, it's a great place to be. The Township offers world-class white-water rafting, Logos Land theme park, golf courses, trailer and camping parks! Stay and enjoy great shopping, dining, scenic views and wondrous adventure opportunities.



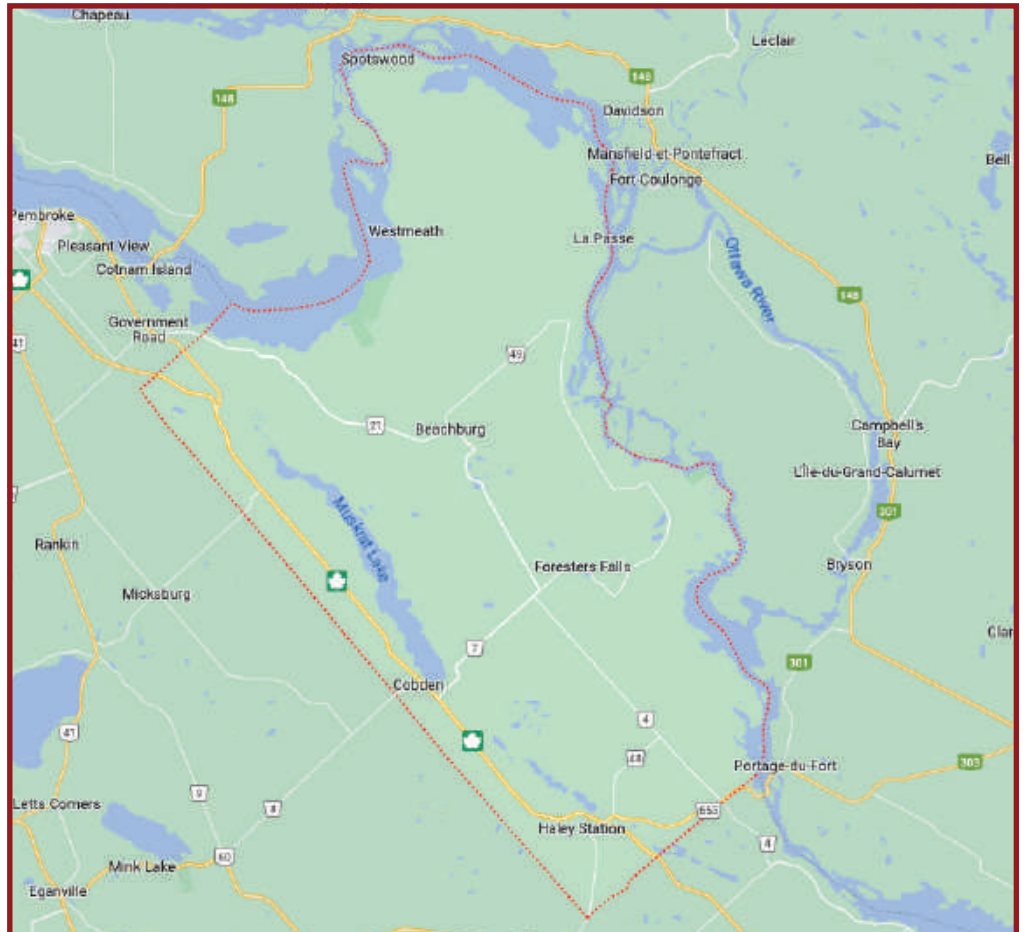
Whitewater Region Municipal Office

44 Main St, Cobden

ON K0J 1K0

T: (613) 646-2282

www.whitewaterregion.ca



Schools

- 1** Our Lady of Grace
 52 Grace St.
 Westmeath, ON, K0J 2L0
 Tel 613-587-4837
 Fax 613-587-4695
- 2** Opeongo High School
 1990 Cobden Road,
 Douglas, ON, K0J 1S0
 Tel 613-649-2041
 Fax 613-649-2633

Buyers' Checklist

Buying a home is a big decision, no matter how much real estate experience you have. To help you make smart decisions here are a few tips to get you started.

Do Your Homework

Become informed about the buying process before it begins, to save time, hassle and money.

The Right Fit

One of the most important things is finding a dedicated, experienced Real Estate Agent who's a good fit for your needs. Make sure their approach and expectations are in alignment with yours and feel free to ask for references.

Property Portals And Automated New Listings

A fabulous new tool in real estate which allows your Agent to set you up with a digital Portal so all new listings, that meet your criteria are automatically emailed your way.

Understand What You're Signing

Before you sign a Buyer Representation Agreement [BRA], discuss in detail with your Agent to make sure you know what it means, how long it will be in effect and what the different clauses refer to. Ask questions and seek independent legal advice if you'd like a second opinion.

Keep Budget In Mind

- Remember to include legal fees, land transfer tax, mortgage insurance and utility hookups in your total cost.
- Know the costs of a home inspection and home appraisal or survey.
- Moving costs can vary based on volume, distance and whether you hire a professional mover.
Have wiggle room in your budget to cover the cost.

Protect Yourself

If possible, make your Offer conditional [mortgage financing, home inspection, the sale of your existing home, insurance, or other specific conditions to meet your needs]. These conditions are added for your benefit and protection. Your Agent will guide you through the complexity of them.

Property Details

Your Agent should look into the age and condition of the home's systems, such as plumbing, electrical, shingles & heating/cooling systems. If applicable, find out if proper permits were received for any renovations. Consider a home inspection to further examine the home and don't hesitate to ask questions. Ask your Agent about an SPIS [Seller's Property Information Statement].

Buyers' Checklist

Be Specific In Offers

Make your Offer as detailed as possible. Outline what will be included with the sale (for example, appliances and light fixtures) and be clear if certain renovations or repairs need to be completed prior to closing, based on the home inspection. Your Agent will guide you through the complexity of all Offers.

Plan Ahead

If you encounter a competing offer situation, enter with a strategy. Set ground rules in advance about what you want from a home, what you're willing to spend and what conditions must be met. Once your rules are set, stick to them. When there are Multiple Offers it can be tempting to waive your conditions (such as a home inspection). Think twice before doing this and discuss in depth with your Agent.

Expect The Unexpected

Make sure you have a contingency plan for the unexpected. A committed Agent will help to ensure things run as smoothly as possible.

As Real Estate professionals, we will help you navigate the many steps and decisions involved in the home-buying process.



COMMITTED, EXPERIENCED



PATRICIA NEWMAN

Realtor®

613.312.9403

DEB BENNETT

Broker

613.401.7065

WE KNOW RELOCATIONS!



RE/MAX
Pembroke Realty Ltd.,
Brokerage

www.PatriciaNewman.ca

