

# \$629,900 - 240 Rosewood Lane, Sheguiandah, Manitoulin Island

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MLS® #2121727

**\$629,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

N/A, Sheguiandah, Manitoulin Island, Ontario

Waterfront Opportunity on Lake Manitou 240 Rosewood Lane in Sheguiandah offers a rare chance to own a truly exceptional piece of Lake Manitou shoreline. Priced at \$629,900, this property features 220 feet of fully usable sandy waterfront—making it the only lot on the lake with this combination of beach access, extra-wide frontage, and an uninterrupted open-water view. Set on a 0.964-acre lot, the setting provides space, privacy, and natural beauty in every direction. Whether it's swimming from your private beach, launching a boat from your dock, or simply enjoying the views from the elevated deck, this property is built for lakeside living. The existing 4-bedroom, 1-bathroom structure, built in 1977, includes a finished walkout basement that provides direct access to the backyard and shoreline. While the home offers functional space, the true value lies in the land, location, and waterfront experience. Year-round access is available via a privately maintained road, with an annual fee of approximately \$120 shared by local residents. An ideal property for anyone looking to build, renovate, or simply enjoy a peaceful retreat on one of Manitoulin Island's most sought-after lakes. (id:6289)



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | 2121727       |
| Price      | \$629,900     |
| Bedrooms   | 4             |
| Bathrooms  | 2.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 240 Rosewood Lane              |
| Subdivision | N/A                            |
| City        | Sheguiandah, Manitoulin Island |
| Province    | Ontario                        |
| Postal Code | P0P1W0                         |

### Amenities

|               |                    |
|---------------|--------------------|
| Parking       | Gravel             |
| Is Waterfront | Yes                |
| Waterfront    | Waterfront on lake |

### Interior

|                 |                   |
|-----------------|-------------------|
| Heating         | Baseboard heaters |
| Fireplace       | Yes               |
| # of Fireplaces | 1                 |
| Fireplaces      | Propane           |
| # of Stories    | 1                 |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Wood            |
| Roof       | Asphalt shingle |
| Foundation | Block           |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | BOUSQUET REALTY, BROKERAGE |
|----------------|----------------------------|



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