

\$569,000 - 11527 Lagonda Way, Rondeau Bay Estates

MLS® #25018348

\$569,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

N/A, Rondeau Bay Estates, Ontario

Welcome to this charming waterfront property in the highly sought-after Rondeau Bay Estates—a serene retreat offering privacy, comfort, and direct canal access to stunning Rondeau Bay and beyond. This 3-bedroom, 1-bathroom home is perfectly suited for year-round living or a seasonal escape, surrounded by nature on a peaceful, tree-lined 100'x150' lot - conveniently located minutes from Blenheim and Ridgetown. The interior features a cozy open-concept design, highlighted by a gas fireplace that adds warmth and character anchoring the main living area. The kitchen and dining spaces flow seamlessly for easy entertaining, while a spacious 3-season sunroom provides the perfect place to relax and enjoy the changing views throughout spring, summer, and fall. Primary bedroom has access through patio doors to the deck with views of the canal and backyard. Updates to the home include newer windows, dog inground fence system and a modern updated bathroom. Step outside to your private backyard oasis, where majestic willows offer shade and privacy, and a tranquil pond enhances the natural beauty of the setting. Whether enjoying quiet mornings with coffee or evenings by the firepit roasting sâ€™™mores, this outdoor space is ideal for peaceful living and making memories. A private dock offers direct access to the canal—perfect for boating, fishing, or exploring Rondeau Bay by kayak. Just a quick 10-minute boat ride takes you to the open



waters of Lake Erie, home to some of the region’s best Walleye fishing”or Seagull Island home to a secluded beach. This unique property offers a rare opportunity to live surrounded by nature, with easy access to water adventures and community amenities. Whether you're seeking a lifestyle of leisure, recreation, or relaxation, this property offers it all in one of the region’s most desirable waterfront communities. Annual association fee of \$400, which covers canal dredging and maintenance of the private community marina, park and golf course. (id:6289)

Built in 1971

Essential Information

Listing #	25018348
Price	\$569,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Ranch

Community Information

Address	11527 Lagonda Way
Subdivision	N/A
City	Rondeau Bay Estates
Province	Ontario
Postal Code	N0P1X0

Amenities

Features	Golf course/parkland, Gravel Driveway, Side Driveway
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Dishwasher, Microwave Range Hood Combo, Refrigerator, Stove
Heating	Natural gas Ductless
Fireplace	Yes
Fireplaces	Gas
# of Stories	1

Exterior

Exterior	Aluminum/Vinyl
Exterior Features	Landscaped
Lot Description	100.39 X 150.39 / 0.347 AC under 1/2 acre
Foundation	Block

Listing Details

Listing Office CAMPBELL CHATHAM-KENT REALTY LTD. Brokerage



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