

\$1,750,000 - 11544 Rondeau Drive, Rondeau Bay Estates

MLS® #25025087

\$1,750,000

3 Bedroom, 3.00 Bathroom, 1,600 sqft
Single Family on 0.00 Acres

N/A, Rondeau Bay Estates, Ontario

THIS GORGEOUS 3.5 ACRE WATERFRONT PROPERTY IS TRULY A RARE FIND. LOCATED ON THE NORTH SHORE OF BEAUTIFUL RONDEAU BAY WHICH OPENS TO THE VAST WATERS OF LAKE ERIE, JUST MINUTES FROM RONDEAU PARK AND SITUATED ON THE EDGE OF THE RESORT COMMUNITY OF RONDEAU BAY ESTATES. THIS PRIME PROPERTY BOASTS A SECLUDED SETTING, SPECTACULAR PANORAMIC VIEWS OF RONDEAU BAY AND LAKE ERIE, PRIVATE ACCESS TO OVER 270' OF WATER FRONTAGE, A PRIVATE DOCK WITH DEEDED WATER RIGHTS, PLUS A STEEL-FRAME (40' X 84') SHED WITH NATURAL GAS HEATED WORKSHOP. THE CONTEMPORARY STYLE, 1600 SQ. FT HOME FEATURES AN OPEN-CONCEPT FLOOR PLAN OF KITCHEN/DINING/LIVINGROOM - BRIGHT AND AIRY WITH VIEWS OF THE WATER FROM ALMOST EVERY DIRECTION, 3 BEDROOMS, 2.5 BATHS, GLASSSED SUNROOM & ATTACHED DOUBLE GARAGE. THE BACKYARD, COMPLETE WITH SUNDECK, OFFERS AN AMAZINGLY LONG SETBACK FROM THE WATER'S EDGE WITH LOTS OF ROOM FOR ALL YOUR RECREATIONAL ACTIVITIES. UNIQUELY ZONED AG1, THE POTENTIAL OF EXTRA USES OF THIS PROPERTY



COULD DEFINITELY BE AN ADDED BONUS. PROPERTY SERVICES INCLUDE NATURAL GAS, HYDRO, MUNICIPAL WATER, SEPTIC SYSTEM, GARBAGE PICK-UP, ACCESS TO FIBRE-OPTIC INTERNET, ASSOCIATION MEMBERSHIP ACCESS TO PARK, MINI GOLF COURSE, COMMUNITY MARINA & BOAT LAUNCH. THIS PROPERTY'S ATTRACTION IS SECOND TO NONE - FOR LEISURE, FISHING, BOATING, KAYAKING, BIRD WATCHING, PEACEFUL RELAXATION AND SO MUCH MORE. (id:6289)

Built in 1998

Essential Information

Listing #	25025087
Price	\$1,750,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Ranch

Community Information

Address	11544 Rondeau Drive
Subdivision	N/A
City	Rondeau Bay Estates
Province	Ontario
Postal Code	N0P1X0

Amenities

Features	Hobby farm, Front Driveway, Gravel Driveway
Parking	Attached Garage, Detached Garage, Garage
# of Garages	3
Is Waterfront	Yes

Waterfront Deeded water access

Interior

Appliances Dryer, Refrigerator, Stove, Washer
Heating Natural gas Forced air, Furnace
Cooling Central air conditioning
Fireplace Yes
Fireplaces Gas
of Stories 1

Exterior

Exterior Aluminum/Vinyl
Foundation Concrete

Listing Details

Listing Office O'ROURKE REAL ESTATE INC. Brokerage



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