

\$1,200,000 - 11782 Rose Beach Line, Rondeau

MLS® #25026219

\$1,200,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Rondeau, Ontario

Amazing opportunity to own a total of .75 acres in Rondeau (outside the park) as well as optional exclusive beach access to a 1.5k strip of sandy beach on Lake Erie (Through the Sandy Town Owners Association). This property includes two separate parcels: 11782 Rose Beach Line and the adjoining lot, Lot 4, Plan 600. 11782 Rose Beach Line boasts a meticulously built custom home (2007), where attention to detail and craftsmanship is evident throughout. This 3+1 bedroom, 2.5 bathroom home is thoughtfully designed for comfort, flow, entertaining, and the enjoyment of living in harmony with nature. The manicured gardens, sitting area, and back deck amplify the outdoor space for summer enjoyment and tranquility. The inside of the 2 story home has a stunning kitchen with a formal attached dining room, three large bright bedrooms, master with an ensuite, complemented with wood and slate flooring throughout the house. Not only does this listing include this home, it also includes the adjoining lot to the west (Lot 4, Plan 600). This lot has a separate PIN and can be kept or resold without any need for severance (please note the current west side fence is on the second property). So many options for these two properties, keep both, sell one, build a second home/ income property on the lot. This home must be viewed to be truly appreciated. Call today for a viewing. Sarah Ferren 519-350-0432 (id:6289)

Built in 2007



Essential Information

Listing #	25026219
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11782 Rose Beach Line
Subdivision	N/A
City	Rondeau
Province	Ontario
Postal Code	N0P1X0

Amenities

Features	Gravel Driveway
Parking	Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront nearby

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

Exterior

Exterior	Aluminum/Vinyl, Stone
Exterior Features	Landscaped
Lot Description	175 X 373 / 0.75 AC 1/2 - 1 acre
Foundation	Concrete

Listing Details

Listing Office

CAMPBELL CHATHAM-KENT REALTY LTD. Brokerage



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