

\$999,900 - 41b - 86 Rolling Banks Road, Alnwick/haldimand

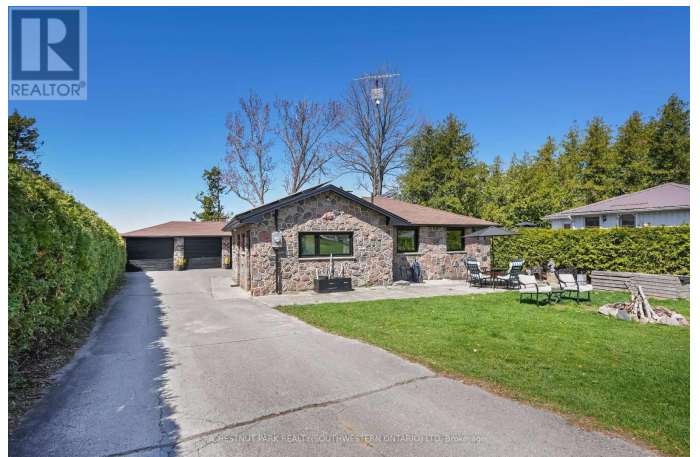
MLS® #X12113418

\$999,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Alnwick/Haldimand, Alnwick/haldimand,
Ontario

Your Waterfront Escape Awaits! Nestled on the serene south shores of Rice Lake, this property offers 75 feet of sparkling, west-facing waterfront - the perfect backdrop for unforgettable sunsets and year-round relaxation. Whether you're searching for a permanent residence or a four-season cottage getaway, this beautifully updated stone bungalow has it all. Inside, you'll find 3+1 bedrooms and 2 full bathrooms, including a finished walkout basement complete with a wood burning fireplace, sunroom and spacious rec room ideal for hosting family and friends. Enjoy the convenience of main-floor laundry, a brand-new kitchen with appliances (2024), and extensive updates including new windows, doors, soffit, fascia, and eavestroughs (2023). Efficient and comfortable living is ensured with three heat pumps and UV water filtration (2023). Step outside and explore the meticulously maintained grounds. A detached 3-car garage with a wood-burning fireplace offers extra storage or a great workshop space, while two fire pits set the scene for cozy summer nights under the stars. Water enthusiasts will appreciate the dry double-slip boathouse equipped with rails, electric winches, and cables, plus a 50' aluminum Ritley dock system featuring a swim ladder and sandy/rocky shallow entry into the clear waters. A concrete seawall provides long-term



shoreline protection. Eco-conscious buyers will love the owned 10 KW solar panel system, supplying power directly to the home and R60 attic insulation. Located at the quiet end of a dead-end road, this once in a lifetime opportunity promises peace, privacy, and the ultimate waterfront lifestyle. (id:6289)

Essential Information

Listing #	X12113418
Price	\$999,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	41b - 86 Rolling Banks Road
Subdivision	Rural Alnwick/Haldimand
City	Alnwick/haldimand
Province	Ontario
Postal Code	K0K2X0

Amenities

Amenities	Schools, Fireplace(s), Separate Heating Controls
Utilities	Electricity, Wireless, Electricity Connected
Features	Wooded area, Lighting, Sump Pump, Solar Equipment
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	View, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Garage door opener, Microwave,
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	Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Heat Pump
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Steel
Lot Description	75 x 225 FT
Foundation	Concrete

Listing Details

Listing Office CHESTNUT PARK REALTY(SOUTHWESTERN ONTARIO) LTD



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