

\$395,000 - Unit #11 - 422 Island View Road, Alnwick/haldimand

MLS® #X12406219

\$395,000

2 Bedroom, 1.00 Bathroom,
Single Family on 49.10 Acres

Rural Alnwick/Haldimand, Alnwick/haldimand,
Ontario

Turnkey 4-Season Cottage on Rice Lake -- Just \$395,000! Less Than 150 km from Toronto | Sleeps 14 | Water Access with Dock Across the Road. Only 1.5 hours from Toronto, this is your chance to get into cottage living without breaking the bank. Whether you're seeking a family retreat or an investment in the short-term rental market, this one checks all the boxes. Escape to Rice Lake with this fully renovated, 4-season cottage getaway that's ready to move in & enjoy! Priced affordably at just \$395,000, this property is a rare find offering the complete package for family fun, relaxation, or short-term rental potential. So many upgrades, a drilled well with UV system, new roof, spray foam insulation, and annual property tax under \$850. The main cottage has been beautifully updated and is move-in ready, complemented by a guest bunkie and a 2-bedroom camping trailer, giving you space to comfortably sleep up to 14 guests. Whether you're hosting friends or creating cherished family memories, there's room for everyone. Enjoy clean shoreline swimming and boating just steps away via your dock across the road. While not directly waterfront, you'll still enjoy wide western views over Rice Lake perfect for sunsets and long summer evenings. Don't miss out on this affordable slice of cottage country! (id:6289)



Essential Information

Listing #	X12406219
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Acres	49.10
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	Unit #11 - 422 Island View Road
Subdivision	Rural Alnwick/Haldimand
City	Alnwick/haldimand
Province	Ontario
Postal Code	K6H5R7

Amenities

Utilities	Cable, Electricity, Electricity Connected
Features	Irregular lot size, Hilly
Parking Spaces	6
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Treatment, Furniture
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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