

# \$629,900 - 240 Rosewood Lane, Sheguiandah, Manitoulin Island

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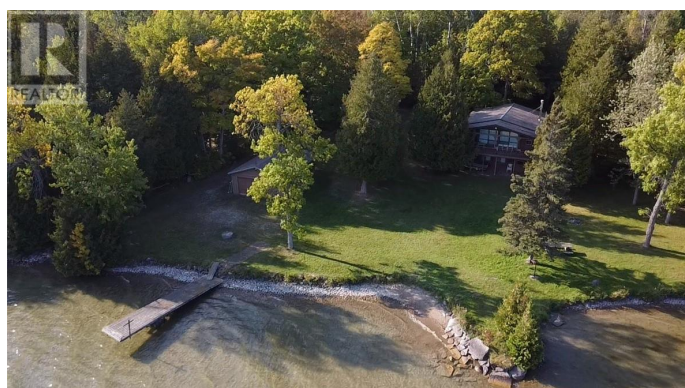
MLS® #2121727

**\$629,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

N/A, Sheguiandah, Manitoulin Island, Ontario

Waterfront Opportunity on Lake Manitou 240 Rosewood Lane in Sheguiandah offers a rare chance to own a truly exceptional piece of Lake Manitou shoreline. Priced at \$629,900, this property features 220 feet of fully usable sandy waterfrontâ€™making it the only lot on the lake with this combination of beach access, extra-wide frontage, and an uninterrupted open-water view. Set on a 0.964-acre lot, the setting provides space, privacy, and natural beauty in every direction. Whether itâ€™s swimming from your private beach, launching a boat from your dock, or simply enjoying the views from the elevated deck, this property is built for lakeside living. The existing 4-bedroom, 1-bathroom structure, built in 1977, includes a finished walkout basement that provides direct access to the backyard and shoreline. While the home offers functional space, the true value lies in the land, location, and waterfront experience. Year-round access is available via a privately maintained road, with an annual fee of approximately \$120 shared by local residents. An ideal property for anyone looking to build, renovate, or simply enjoy a peaceful retreat on one of Manitoulin Islandâ€™s most sought-after lakes. (id:6289)



## Essential Information

Listing #	2121727
Price	\$629,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	240 Rosewood Lane
Subdivision	N/A
City	Sheguiandah, Manitoulin Island
Province	Ontario
Postal Code	P0P1W0

### Amenities

Parking	Gravel
Is Waterfront	Yes
Waterfront	Waterfront on lake

### Interior

Heating	Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	1

### Exterior

Exterior	Wood
Roof	Asphalt shingle
Foundation	Block

### Listing Details

Listing Office	BOUSQUET REALTY, BROKERAGE
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