

\$999,900 - 86 Rolling Banks Road Unit# 41b, Roseneath

MLS® #40723055

\$999,900

4 Bedroom, 2.00 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

North of Cty Rd 9/29 to South Shore of Rice Lake, Roseneath, 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 the updated 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)

Built in 1960

Essential Information

Listing #	40723055
Price	\$999,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,773
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	86 Rolling Banks Road Unit# 41b
Subdivision	North of Cty Rd 9/29 to South Shore of Rice Lake
City	Roseneath
Province	Ontario
Postal Code	K0K2X0

Amenities

Amenities	Marina, Park, Schools
Features	Cul-de-sac, Paved driveway, Country residential
Parking Spaces	10
Parking	Detached Garage
# of Garages	1
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in, Window Coverings, Garage door opener
Heating	Heat Pump
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Metal, Stone
Exterior Features	Landscaped

Listing Details

Listing Office	REALTY EXECUTIVES PLUS LTD
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