

\$2,993,000 - 5026 Rice Lake Drive, Hamilton Township (bewardley)

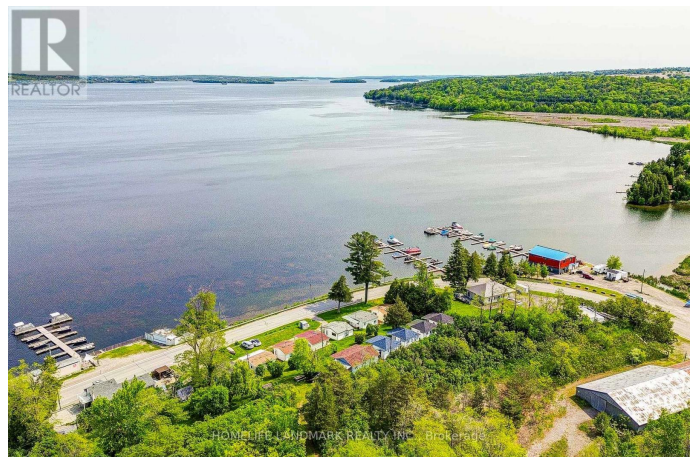
MLS® #X11940998

\$2,993,000

9 Bedroom, 12.00 Bathroom,
Single Family on 0.00 Acres

Bewardley, Hamilton Township (bewardley),
Ontario

Property includes 12 detached cottages, 4 cottages with 2 bedrooms and 8 cottages with 1 bedroom, each equipped with its own kitchen, stove or cooking range, and private washroom with a shower. Situated right by Rice Lake with 257.43 ft of frontage and 143.44 ft of depth, where you can enjoy breathtaking sunrises, sunsets, and tranquil water views. Perfectly designed for flexible use. Notably, 4 of the homes have new roofs, ensuring added value and peace of mind for the future owner. Heating is provided through space heaters. Adding to its unique appeal, the property has Riparian Rights, allowing for private dock installation within property limits. A dock is installed and removed annually at a cost of approximately \$1500 (\$750 to install & \$750 for take out), providing convenient access for boating and waterfront activities. For those with a vision for development, this property also offers the potential to be transformed into a stunning townhouse community. Professionally designed plans for project are already available and can be provided to the buyer as a reference. Connections to experienced planner and architect teams can be arranged. Situated in an ideal location, you will be just a short walk from restaurants, parks, trails, the marina, and LCBO, and a quick drive to Port Hope, Cobourg Beach, and Peterborough, with easy



access to Highways 401, 115, and 407. A short drive to Kawartha Downs Casino and Racetrack, Peterborough Casino, Costco, Walmart, and more. Hospital and clinics are just 17 minutes away, with easy access to Highway 48. Outdoor enthusiasts will enjoy snowmobiling and ice fishing on the frozen Rice Lake during the winter months, and the picturesque Northumberland Forest is just nearby. This property truly offers endless opportunities. Whether you are seeking a retreat, rental investment, or development opportunity, it is an exceptional find. (id:6289)

Essential Information

Listing #	X11940998
Price	\$2,993,000
Bedrooms	9
Bathrooms	12.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5026 Rice Lake Drive
Subdivision	Bewdley
City	Hamilton Township (bewdley)
Province	Ontario
Postal Code	K0L1E0

Amenities

Amenities	Marina, Park, Schools
Parking Spaces	14
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Range, Stove, Washer
Heating	Other
Cooling	Window air conditioner
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	257.4 x 143.4 FT
Foundation	Block

Listing Details

Listing Office HOMELIFE LANDMARK REALTY INC.



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