

\$2,799,900 - 32 Forest Breeze Lane, Rideau Lakes

MLS® #X12202925

\$2,799,900

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

817 - Rideau Lakes (South Crosby) Twp,
Rideau Lakes, Ontario

[MULTIGENERATIONAL ESTATE | With 7200 sq ft of indoor living and entertaining space there is enough room for ALL of your family and friends. Main house consists of 4800 sqft of living space, Acacia hardwood, porcelain, and slate flooring, with granite countertops throughout. Custom kitchen with massive walk-in pantry with abundant storage. The living room is highlighted by a propane fireplace with custom cabinetry and vaulted ceilings. The large primary suite offers a private deck overlooking the water, a 5-piece ensuite with heated floors, double vanity, large soaker tub, and large walk-in closet with custom cabinetry with intricate details crafted from wood sourced on the property. Additional features include a main floor laundry with built-in cabinetry, a sunroom to view the spectacular sunsets, and an oversized office that can serve as a second bedroom. Massive windows throughout frame breathtaking lake views. The walkout basement features an in-law suite with over 9-foot ceilings, three bedrooms two with walk-in closets, 4-piece bathroom, and in-floor heating sourced from the efficient Boiler System. Ask for the ECONOMICAL utility costs. Detached and insulated 2400 sq ft garage with wood stove is perfect for hobby's or a home-based business. An additional fully insulated and finished 2,400 sq ft entertainment space above garage is complete with included furnishings, heat pump systems and large deck. Outdoor spaces



include hot tub, saltwater pool, lake toys (canoe, kayak, paddle board, lily pad, swim platform) and a 100-ft dock on over 270 feet of pristine WATERFRONT. This sprawling private 14-acre sanctuary is situated in a mature hardwood forest and includes large fenced in garden with fruit trees, berry bushes and pond.

Westerly facing to the lake, spectacular sunsets can be experienced all year long. This estate is the perfect family compound and multigenerational retreat that has everything you need to move right in and enjoy WATERFRONT living! (id:6289)

Essential Information

Listing #	X12202925
Price	\$2,799,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	32 Forest Breeze Lane
Subdivision	817 - Rideau Lakes (South Crosby) Twp
City	Rideau Lakes
Province	Ontario
Postal Code	K0G1E0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Sloping, Partially cleared, Open space, Dry, Hilly, Carpet Free, Sump Pump, In-Law Suite
Parking Spaces	14
Parking	Attached Garage, Garage

# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Hot Tub, Water Heater, Water softener, Water Heater - Tankless, Dishwasher, Dryer, Furniture, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Radiant heat
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Hardboard
Lot Description	270.5 x 1062.9 FT 10 - 24.99 acres
Foundation	Poured Concrete, Block

Listing Details

Listing Office CENTURY 21 LANTHORN REAL ESTATE LTD.



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