

\$774,900 - 152 Grandview Drive, Alnwick/haldimand

MLS® #X12309220

\$774,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Alnwick/Haldimand, Alnwick/haldimand,
Ontario

Panoramic Lake Views, Deeded Waterfront, and Oversized Garage A Rare Find on Rice Lake. This charming large 2-bedroom, 1.5-bathroom home is nestled on a gently sloping 1-acre lot with incredible panoramic views of Rice Lake. Set up the hill to capture the scenery; the property includes fully owned lakefront access measuring 12 x 110, complete with private docking space and direct access to the Trent-Severn Waterway, ideal for boating, fishing, and enjoying the water all season long. This amazing property has 2 Koi fish ponds with over 100 fish and is also is great for pet owners, as it has been set up with an invisible fence system. Inside this great home the spacious eat-in kitchen is designed for the home chef, featuring ample prep space, stainless steel appliances, and room to entertain. The large living room is filled with natural light and warmed by a wood-burning fireplace, creating a cozy space for the colder months. The home features two well-sized bedrooms, including a primary suite with a 2-piece ensuite and a walkout to the upper deck, perfect for morning coffee with a lake view. Downstairs, the walkout rec room opens to the expansive yard, offering room to relax or gather with family and friends. You can even enjoy the scenery from the comfort of your bed, year-round. An oversized 32 x 32 detached garage offers loads of space for vehicles, a workshop, or adult toy storage. Two heating systems exist in the home with a



heat pump-a/c unit for both air conditioning and heat that runs on electricity as well as a forced air propane furnace. Many great updates: a metal roof with a 40-year warranty installed 15 years ago, a new furnace (2023), newer heatpump-A/C unit (2018), and a hydro meter ready for a backup generator. Whether you're looking for a year-round home or a peaceful getaway, this property combines spectacular views, lakefront enjoyment, and everyday comfort in one beautiful package. (id:6289)

Essential Information

Listing #	X12309220
Price	\$774,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family

Community Information

Address	152 Grandview Drive
Subdivision	Rural Alnwick/Halldimand
City	Alnwick/halldimand
Province	Ontario
Postal Code	K0K2X0

Amenities

Amenities	Fireplace(s)
Features	Hillside, Sloping, Rolling, Level, Hilly, Carpet Free
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water Heater - Tankless, Water Heater, Water softener, Water Treatment
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Lot Description	241.7 x 227 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX at Blue Realty Inc



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