

\$849,000 - 441 Hannah Road N, Otonabee-South Monaghan

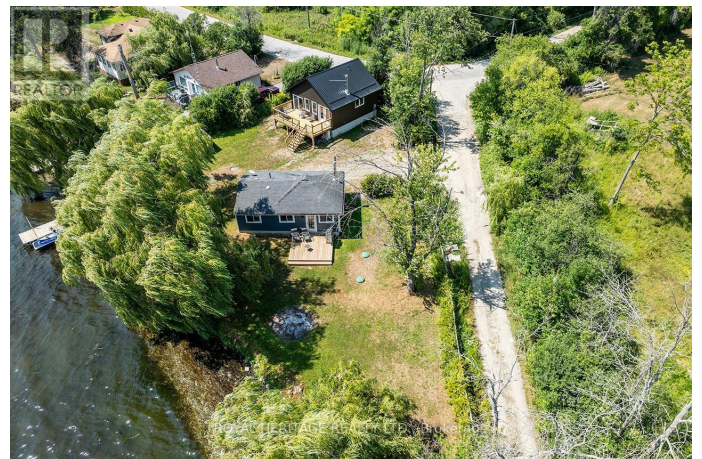
MLS® #X12342770

\$849,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Otonabee-South Monaghan, Otonabee-South Monaghan, Ontario

Welcome to your perfect lakeside getaway! Nestled along the West shores of Rice Lake, this unique property features two fully-equipped, energy efficient, year round houses. Ideal for extended family living, rental income or a private escape with room for guests. The first home is built in 2024 with ICF construction, metal roof, Mitsubishi H2i heat pump & rockwool soundproof insulation. Featuring an open concept kitchen & living area with vaulted ceilings, 2 bedrooms, a 3pc bath and an expansive deck overlooking the water. The 2nd Home has been recently renovated featuring an open concept kitchen & living area, cozy wood stove, 3pc bath, 1 bedroom and a walkout to a private deck overlooking the water. Both homes are heated and cooled with modern heat pumps and share an Artesian Well with ample water supply. High Speed fibre optic internet. Year round municipal road. These homes are well insulated and offer inexpensive utility costs. Set back on a spacious lot with a southern exposed waterfront view, each cottage offers its own charm and privacy, while sharing access to a private dock, swimming area, and stunning sunsets over the water. Enjoy boating, fishing, or simply relaxing on the deck. Whether you're looking for a family compound, a smart investment, or a peaceful retreat, this rare offering on Rice Lake presents endless



possibilities. There is potential to sever back into 2 properties as was recently merged into one lot. Survey & floorplans on file. (id:6289)

Essential Information

Listing #	X12342770
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	441 Hannah Road N
Subdivision	Otonabee-South Monaghan
City	Otonabee-South Monaghan
Province	Ontario
Postal Code	K0L1B0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Irregular lot size, Level, Carpet Free
Parking Spaces	6
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water purifier, Water Heater, Water Treatment, All
Heating	Electric Heat Pump, Not known
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Vinyl siding
Lot Description	56 x 107 FT
Foundation	Insulated Concrete Forms, Slab

Listing Details

Listing Office ROYAL HERITAGE REALTY LTD.



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