

113 Lake Rosalind Road 1



www.LakeRosalindHome.com



Presented By

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Broker

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Beautiful

Spacious Home

Asking

\$499,000

Price





This beautiful lakeside home has been a full time residence since it was built 12 years ago. It is a very comfortable full time home or could be your cottage getaway. It is situated on Lake Rosalind which is a very popular area just minutes from the bustling town of Hanover. There are many fine homes and full time residents on this lake.

This home is very bright and has large spacious rooms. Open concept kitchen, dining and family room, formal living room and a room that has been a den but could be the main floor master bedroom with en suite bathroom. Upstairs are three bedrooms, two very large, and a bathroom. Laundry is on the main floor and there is a full basement, attached double garage, sun deck, central air conditioning, concrete driveway and access to the lake with a private dock and deck space. The lot is 100' x 100' and is serviced with natural gas, cable and high speed internet.



113 Lake Rosalind Road 1

Legal Descr.: PART LOT 71, CON 3 NDR, BRANT AS IN R3401114 BROCKTON
Address: 113 LAKE ROSALIND ROAD 1
City: BRANT TWP, N4N 3B9
MLS® #: 410434001020800
Price: \$499,000
Side of Road: East
Lot Size: 100' X 100'
No# of Feet on Water: 0.00
Approx. Square Feet: 2000-2500 RANGE
Possession: IMMEDIATE
Type: Single Family
Style: 2 Storey
Title to Land: Freehold
Property Size: Under 0.5 Acres
Land Features: Landscaped
Access: Year Round Road Access
WF Features: Waterfront Road Between, Water View
Heating: Forced Air, Natural Gas
Garage Type: Attached, Double
Water: Well
Sewer: Septic
Services: Cable, Electricity, Internet, Natural gas, Telephone
Rental Equipm.: None
Exterior: Brick, Vinyl Siding
Driveway: Concrete, Double, Private
Foundation/Basement: Concrete, Full, Undeveloped
Features: Air Exchanger, Central Air, Deck/Patio
Roof: Asphalt Shingle
Flooring: Carpet, Cushion/Tile/Lino
Bedrooms: 3
Bathrooms: 2 \ 1
Building Age: 12
Assessment: \$494500
Taxes: \$7,165.70 (2015)

Inclusions: Dishwasher, dryer, light fixtures, microwave, fridge, stove, washer, water softener, water purifier, window coverings.
Directions: From County Road 10, North of Hanover, West at lights to Lake Rosalind Road 1, North to #113 on right.

