



ERIC MANHERZ

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182 ROSEBANK STREET, Mississippi Mills KOA 1A0

ML#: 1213385

New Listing!



Status: Active
Dist/Neigh: 912- Mississippi Mills (Ramsay)
Municipality: Mississippi Mills
Neigh Name: Blakeney
Lot Size: 257.1' x 59.35'
Zoning:
Zoning Desc: residential
Legal Desc: LT 7 PL 508 LANARK N RAMSAY ; TOWN MISSISSIPPI MILLS

List Price: \$450,000
Sub Type: Residential
Fronting: Northeast
Acres:
IrregSqFt:
Seasonal: No

Directions/Remarks

Directions: 417 West. Exit 163 to Panmure Rd south. Left/southeast on Blakeney Rd. Continue left/west at corner with Ridge Rd. Left/southeast on Martin (David?). Right/southwest on Rosebank.

Public Remarks: Enjoy an amazing lifestyle in this secluded waterfront bungalow just 7 minues from Almonte. Completely reconfigured around 1999 into an adult OASIS - main floor consists of a large master suite and massive open concept living space w two gas fireplaces! Chef's kitchen with 4 burner + griddle/grill gas Jennair cooktop and more, lots of counter and cabinet space with custom pullouts. Lower Level adds a second bedroom, full bath with soaker tub and shower, family room, office and extra play or hobby rooms. Gas bbq hookup. Wake up every day to great indoor and outdoor spaces, fish or launch your kayak from your floating dock, great views down to the river, Privacy and Comfort! Oversized double carport. Offers welcome Oct 14th 2pm, 24 irrev.

Property Information

Style: Detached
Builder: Viceroy
Year Built: 1976/Approx
Parking Desc: Carport Double
Heat Desc: Forced Air
Air Conditioning: Central
Water Supply: Drilled Well
Exterior Finish: Siding
Foundation: Block
Basement Desc: Full
Floor Covering: Carpet Wall To Wall, Hardwood, Tile
Appliances Incl: Built/In Oven, Cooktop, Dishwasher, Dryer, Hood Fan, Washer, 2 Fridges
Site Influences: Corner, Deck, No Rear Neighbours, No Thru Road, Private Well, Riverfront, Sloping Lot, Waterfront
Neigh Influences: Shopping Nearby, Water Nearby
Rental Equip: propane tanks

Type: Bungalow(1 Story)
Model:
#Gar: 0

Total Beds: 2
Beds AG: 1
Beds BG: 1
#Cover: 2
Heat Fuel: Propane
Roof: Asphalt Shingle
FP: 3
Sewer: Septic Installed, Other (See Remarks)
Construction:
Basement Dev: Fully Finished
Fire Retrofit: N/A

Total Baths: 2
FB/PR Bths: 2/0
Ensuites: 1
Total Park: 4

FP Fuel: Gas

Room Information

| Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions |
|---------|-------|-----------------|---------|-------|----------------|---------|-------|----------------|---------|-------|---------------|
| FOYER | Main | 11'7" x 4'4" | LIVRM | Main | 26'3" x 23' | DINRM | Main | 11'9" x 8'9" | KITCH | Main | 14'5" x 12'8" |
| MBED | Main | 11'11" x 11'11" | ENS4PC | Main | 11'8" x 11' | FAMRM | Lower | 14'1" x 10'4" | BEDRM | Lower | 10'11" x 9'4" |
| BATH4 | Lower | 8'9" x 8'5" | OFFICE | Lower | 10' 4" x 7' 8" | OTHER | Lower | 12' 6" x 6' 6" | OTHER | Lower | 8' 7" x 6' 6" |

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: <https://youtu.be/0kZpdvPL1KA>
Alt Feature Sheet: <https://www.ericmanherz.com/properties/182-rosebank-secluded-waterfront-bungalow-just-outside-of-almonte/>
Add Images URL: <https://www.ericmanherz.com/pics/182RosebankG>

Taxes/Yr: \$3,777.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 0
SRD:

PR:
SD:
CD:
SP: