



449 Island View Road, Roseneath

Presented by Jody Carriere

Engel & Volkers Muskoka Brokerage

Jody.carriere@evcanada.com

289.969.1632

Encompassing almost 10 Acres of the South Shore of Rice Lake with 1010 ft of water frontage, privacy of this calibre on Rice Lake is rare.

All the checks in the right places for Large Group Organizations or Wellness Retreat Centre. With 22 cottages, one 3 bedroom owner/managers residence and one 5 bedroom residence. Large barn for events, 20x40 ft. inground pool, sand beach, games room, store, snack bar, 2 large serviced fish cleaning huts, play area, recreational area. Docks with approx. 50 slips and boat launch, loading dock, TSSA approved gas tank, camp washrooms, laundry facilities, 15 serviced trailer sites. With all equipment for grounds care, fully furnished with excellent list of chattels, including large boat fleet. Absolutely everything you need. Only 1.5 hrs from Toronto yet a private chunk of paradise.





Rice Lake being pre-glacial makes it one of the oldest bodies of water in the region. 23 miles long, 3-4 miles across and dotted with over 20 islands (drumlins). The Ontonabee River flows into the lake and outflow is via the Trent River. Being part of the Trent Severn Waterway with 386 kms connecting Georgian Bay to Lake Ontario.



Rice Lake lies in rolling farmland with a unique ecosystem with tallgrass prairie and oak savanna inhabitants.



The area is a photographer's dream with hills and valleys, plains and lake views.

Pastures of grazing herds and picturesque farms.



Abundant wildlife of many species both on land and near the water.



As the day is done on Rice Lake one can count on being amazed every single day of their life having the gift of watching yet another beautiful setting sun.



449 Island View Road, Roseneath Ontario Property Information and Inclusions.

Accommodations

12 Two bedroom Cottages

7 Three bedroom Cottages.

3 Four bedroom Cottages.

60-100 amp service, 12 gallon electric water heaters, smoke detectors, fire extinguishers, 4 pc baths.

All cottages contain ample furnishings including but not limited to: fridge, stove, microwave, television, pots/pans/cutlery and dish wares. Beds, linens, sofa bed and or futon, kitchen table/chairs, living room furnishings and accessories. Picnic table and fire pit per cottage. Cottages range from 500 to 700 sq. ft.

1 single detached 3 bedroom up and 2 down residence. Inclusions: fridge, stove, dishwasher, washer/dryer, window coverings, beds in bedrooms downstairs, wireless internet. Approx. 1200 sq. ft, steel roof.

1 three bedroom attached residence. Inclusions: Stove, fridge, window coverings, wireless internet. Approx. 1200 sq. ft.

Snack Bar/Store/Community Room

Main Floor:

Commercial air conditioner

Deep fryer, grill, exhaust hood, pop cooler, ice freezer, ice cream freezer and chest freezer, tables & chairs, fridge, microwave Bunn coffee maker, dishes, cutlery, milkshake mixer.

Assorted tackle and souvenirs, cash register.

4 Satellite receivers with signal distributed to the cottages.

Two – 200 amp panels, Steel Roof.

Downstairs:

Games room: Pool table, 2 video and 2 pinball machines, couch and chairs, games, books etc.

Laundry area: 3 coin operated washers and 3 coin operated dryers.

One personal use washing machine and 2 dryers.

Four public washrooms with 2 wheel chair accessible.

Chest Freezer, extra linens, cleaning supplies.

60 gallon rented propane hot water heater.

Workshop:

Central vacuum

Extra coffee makers, toasters and cottage supplies.

Work bench, assorted small tools: skill saw, drill, jig saw, reciprocating saw.

Sewage pump.

Barn

40 x 60 ft.

Poured concrete floor, Steel Roof.

40 amp service.

Boats

1 – 20 ft. pontoon with 40 hp Evinrude (2012)

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5 – 15 ft. Resorter Bass Boats with 40 hp motors.

10 – 14 ft. fibreglass boats with 9.9 Johnsons.

1 – 15 ft. Bow Rider with 90 hp Mercury.

1 – Pontoon Trailer.

1 – Boat Trailer.

2 – Kayaks.

1 – Canoe.

Approximately 60 Life Jackets of various sizes, 20+ boat safety kits and paddles.

Docks

80 ft. Loading dock at 42" wide.

160 ft. of 6' wide dock with 9 - 16ft. fingers at 30" wide.

120 ft. of floating dock at 4 ft. wide.

13 – 48 ft docks at 42" wide.

Spare parts for boats including but not limited to: seats, props, plugs, lights, fuses, rope. 205 Litre drum of 2 stroke oil.

The docking area has a paved drive to road with concrete boat launch. Above ground double wall 2000 litre gas tank and metered dispenser, TSSA approved.

Outdoor Equipment

2 – 19 hp Riding Mowers.

1 – 1200 PSI Power Washer.

1 – 2006 Silverado Red Camp Truck.

1 – 500 lb Propane Tank/ belonging to Superior Propane.

14 – 100 lb propane tanks/belonging to Alpine.

All cleaning and safety equipment related to pool and pool area.

7 Pool Loungers.

Ice Maker with 2 freezers.

1 large, 1 small shop vac and related tools including but not limited to: Chain saw, battery charger, pitch forks, spades.

On the Property

One 20 x 40 ft. inground pool (liner and steps new 2014).

1 – Large child's wood play structure, 1 – small child's play structure, tubular steel swing set, sandbox.

Volleyball court, horse shoe pit (with shoes).

2 Large fish cleaning huts on either side of property with running water.

Trailer Sites

14 – Seasonal Sites with 20 amp services, sewer and water hook ups.

1 – Transient site with sewage, water and electric.

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Sewage and Water

Sewage: 13 Septic Fields; regularly maintained and in good working order.

1 Holding Tank.

Water:

Drilled Well West Side: Supplies entire camp and store.

Drilled Well East Side: Supplies fish cleaning hut and minnow tank.

Drilled Well: Supplies one detached residence.

