

355 Lake Breeze Drive – Alnwick/Halldimand, ON K0K 2X0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Enjoy the Best of Both Worlds with this Charming, Aesthetically Pleasing Ranch Style Bungalow Perfectly Perched on its Nearly 2-Acre Lot that Comes Complete with a Second Parcel Providing Your Very Own Waterfront Deeded Access Slip/Dock to the Very Popular Rice Lake
- ✓ Curb Appeal, Supreme Pride of Ownership, Incredibly Peaceful and Private Lot, Deeded Access, and a Recent Main Floor Facelift to Transform the Entire Experience
- ✓ Vinyl Flooring Installed Throughout Main Floor September 2026
- ✓ Freshly Painted Almost Every Room on Main Floor September 2026
- ✓ Extremely Well-Built Home with 2 x 6 Construction
- ✓ Heat Pump and Heads Installed to Provide Efficiency and Air Conditioning Throughout 2024
- ✓ Shingles Replaced 5 Years Ago Approx Front and Within 10 Years in Back
- ✓ Gentek Windows Replaced Brand New in Front 2000
- ✓ GenTek Windows in Rest of House Replaced Approx 2005
- ✓ All 3 Patio Doors Replaced New 2015
- ✓ Garage Doors for Stunning Oversized Garage Replaced Brand New and Installed 2021
- ✓ 200 Amp Electrical Panel
- ✓ 3 Means of Heat Source to Home Include Wood Stove, Super Efficient Heat Pump and Baseboards
- ✓ Incredible Lake Views Provided Through Front Picture Window
- ✓ Septic Pumped August 19, 2026
- ✓ Not to be Forgotten and Quite Simply the X-Factor to the Entire Listing is the Unbelievable Potential Provided by the Serene and Tranquil Backyard Setting
- ✓ Travel the World on the Famous Trent Severn Waterway While You Enjoy Some of the Finest Fishing and Water Sports in the Country
- ✓ Your Very Own Approx. 12' x 130' Deeded Waterfront Slip with Dock
- ✓ Located in the Heart of Northumberland County with so Many Amazing Amenities, Highways, Towns and Cities at Your Fingertips
- ✓ Trade in Your Status Quo and Welcome Home to Your New Piece of Paradise!