

\$834,900 - 299 Rosebank Lane, Egerton

MLS® #202501212

\$834,900

4 Bedroom, 2.50 Bathroom, 4,589 sqft

Residential on 2.28 Acres

#40, Egerton, NS

Serene and private best describes this year-round oceanfront property, with over 847 ft of shoreline waters on the Merigomish Harbor. The meticulously landscaped 2+ acre property is a perfect place to call home or even a seasonal getaway. This "Riverbend Log Home" (with wraparound decking) is an ideal home for entertaining with a floor plan that flows seamlessly from room to room. The sunroom which features a stone fireplace is ideal for everyday gatherings and has a special area to read your book. The Great room boasts floor-to-ceiling windows, and a hand-crafted 16 ft stone fireplace - fantastic to curl up to on those cool evenings. The chef of the family will love the dream kitchen which has an endless amount of counter space, a custom center island and state of the art appliances. Dining room and kitchen are divided by a large bank of cupboards that house numerous styles of pullouts and glass displays. The spacious main level Primary rm offers an ensuite, walk-in closet plus access to a private covered verandah, where you can sit out and enjoy a beverage. The loft /flex space has endless uses including bedroom, artist room, den, etc.. The lower level will not disappoint! Consisting of a walkout to the stone patio, direct access to an outdoor kitchen and fireplace, a large rec room with a stone fireplace, 2 large bedrooms with ocean views, plus a workout/storage room, a full bathroom and more! The property houses a screened-in 12x16 gazebo, 34x24 detached



garage (2 bays +workshop), 18x18 garage, 12x16 bunkhouse, and 12X8 garden shed. Completing the home is in-floor heat on both levels, a generator panel, and maritime metal roofs. Ideally located close to U picks and farm markets, Knoydart Farm cheese, Steinhart Distillery, Joggons Fossil Cliffs, and many other unique places!

Essential Information

MLS® #	202501212
Price	\$834,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	4,589
Acres	2.28
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 7th, 2025

Community Information

Address	299 Rosebank Lane
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#40
City	Egerton
County	Pictou
Province	NS
Postal Code	B0K 1G0

Amenities

Utilities	Other
Parking Spaces	3
Parking	Detached, Single, Double, Parking Spaces(s), Paved
# of Garages	3

View	Harbour
Is Waterfront	Yes
Waterfront	Harbour, Access: Harbour

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Cooktop, Oven, Electric Oven, Stove, Dishwasher, Refrigerator, Water Softener
Heating	Baseboard, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
# of Stories	1
Stories	One and One Half, Two
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Sloping/Terraced, Softwood Bush, Wooded
Roof	Metal
Construction	Other
Foundation	Concrete Perimeter

Additional Information

Zoning	Rural-Not Zoned
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Listing Details

Listing Office	Coldwell Banker Maritime Realty
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