



28 Van Luven Lane **List: \$1,395,000 For: Sale**
Bancroft Ontario K0L 1C0
 Bancroft Bancroft Ward Hastings
SPIS: No **Taxes:** \$9,507.64/2025 **DOM:** 19

Detached **Front On:** E **Rms:** 7 + 4
Link: N **Acres:** **Bedrooms:** 3 + 1
 2-Storey **Washrooms:** 3
 1x2xMain, 1x4x2nd, 1x4x2nd

Lot: 164.46 x 322.29 Feet Irreg:
Dir/Cross St: Van Luven Ln/Chemaushgon Rd
Directions: HWY 28 left onto Chemaushgon Rd, Left onto Van Luven Ln

MLS#: X13122762 **PIN#:** 400780208
Possession Remarks: Flexible
Legal: PT LT 4 CON 15 FARADAY PT 1 21R16535; T/W QR507764; BANCROFT ; COUNTY OF HASTINGS

Kitchens: 1	Exterior: Board/Batten	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Full / Walk-Out / Partially Finished	Drive: Private Double	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 8	Gas:
Heat: Radiant, Water / Propane, Wood	Tot Prk Spcs: 10	Phone:
A/C: None	UFFI:	Water: Well
Central Vac: No	Pool: None	Water Supply Type:
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Unknown
Roof: Asphalt Shingle	GreenPIS:	Farm/Agr:
Foundation: Poured Concrete	Prop Feat: Waterfront	Waterfront: Direct
Assessment:	Interior Feat: Carpet Free	Retirement:
POTL:		Under Contract: Propane Tank
POTL Mo Fee:		HST Applicable to Not Subject to HST
Elevator/Lift:		Sale Price:
Laundry Lev:		Oth Struct:
Phys Hdcap-Eqp:		Survey Type: Available

Water Body Name: Waterhouse Lake **Shoreline:** Clean, Sandy
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 265 **Alternative Power:** None
Water Features: Dock, Beach Front **Easements/Restrict:** Unknown
Access to Property: Year Round Municipal Road **Waterfront Accessory Bldgs:** Not Applicable
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	14.17	x 15.26	
2	Kitchen	Main	14.17	x 22.51	
3	Living	Main	15.91	x 16.17	
4	Laundry	Main	8.43	x 8.43	
5	Prim Bdrm	2nd	15.26	x 16.24	4 Pc Ensuite W/I Closet
6	2nd Br	2nd	10.76	x 12.93	
7	3rd Br	2nd	13.68	x 13.16	
8	Rec	Bsmt	13.58	x 21.82	Unfinished Walk-Out
9	Other	Bsmt	19.16	x 13.85	
10	4th Br	Bsmt	15.16	x 13.32	
11	Other	Bsmt	14.24	x 9.91	

Client Remks: Tucked along the shoreline of beautiful Waterhouse Lake, this stunning waterfront home offers the perfect blend of peaceful country living and convenient access to town. Complete with a private dock, breathtaking lake views, and incredible outdoor spaces, this is the kind of property families dream about. Enjoy 265 feet of waterfront with both a gradual sandy entry perfect for swimming and a dock ready for jumping into the lake on hot summer days. The 4-bedroom home features a spacious main floor with a large kitchen, dining room, and living room designed for gathering. The primary suite includes a spa-like 4-piece ensuite, while the partially finished walk-out basement offers additional living space, a bathroom rough-in, and endless future potential. Enjoy quiet mornings on the charming front porch or unwind on the back deck overlooking the lake. Adding exceptional flexibility, the detached double car garage includes a separate 1-bedroom apartment above with open-concept living, kitchen and dining space, a 3-piece bath with laundry, and a raised deck with lake views, ideal for guests, extended family, or income potential. Located less than 5 minutes from downtown Bancroft, local shops, restaurants, golf, and endless amenities, with ATV and snowmobile trails practically at your doorstep, this property offers the perfect balance of relaxation and adventure.

Whether it's kids jumping off the dock, evenings around the fire, wildlife moving through the trees, or coffee by the water while the lake sits perfectly still, this is more than just a property - it's the kind of place that quietly becomes part of your family story.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Vacuum, Garage Door Openers (x2) Fridge (apartment), Countertop Stove (Apartment), Washer & Dryer (Apartment)

Listing Contracted With: CENTURY 21 UNITED REALTY INC. **Ph:** 705-743-4444