

Welcome To 177 Rockhaven Crescent

AN IDYLIC RETREAT IN HASTINGS COUNTY

Notable Features

Set on a beautifully treed 1.79-acre lot in a quiet rural neighbourhood just minutes from the Village of Marmora, this well-maintained 3-bedroom, 2.5-bath raised bungalow offers a comfortable blend of space, functionality, and natural surroundings. The main level welcomes you with a bright & spacious layout, highlighted by a large living room filled with natural light from expansive windows overlooking the front yard. The kitchen is thoughtfully positioned to overlook the living room, creating an open and connected feel, while a separate dining area offers a defined space for everyday meals and entertaining. From the dining room, step out to the generous deck, which can also be accessed from the front yard ideal for enjoying outdoor living and the surrounding wooded landscape. Three bedrooms are located on the main level, including a primary bedroom with its own convenient 2-piece ensuite. The lower level extends the living space with a large family room featuring a cozy woodstove and a walkout to the front yard, providing flexibility for gatherings, hobbies, or additional living space. A 3-piece bathroom on this level adds to the home's practicality. Additional features include central vacuum and a propane furnace for efficient heating, as well as an attached garage with additional storage above the ceiling, along with a circular driveway providing ample parking for family and guests. A durable steel roof, installed in October 2025, adds long-term peace of mind. Surrounded by mature trees and offering privacy while still being close to local amenities, this property presents an excellent opportunity to enjoy peaceful country living with everyday conveniences just a short drive away.

• Main Level

- Living room - large windows and laminate flooring
- Dining room - tile flooring & a walk-out to the front deck
- Kitchen - tile flooring, appliances negotiable
- 4 piece washroom - tile flooring
- Primary bedroom - laminate flooring, closet & 2 piece ensuite with tile flooring
- 2 additional bedrooms - closets and laminate flooring

• Lower Level

- Spacious family/rec room - laminate flooring & cozy woodstove - walks out to front yard/driveway
- 3 piece washroom - shower stall & vinyl flooring
- multiple storage closets
- Laundry/utility room with laundry sink

Inclusions:

- Woodstove, Water Softener
- Appliances & some storage cabinets in garage - may be negotiable
- 2 stand up air conditioning units - negotiable

Additional Features

- Spacious deck with access from front yard or dining room
- Septic - last pumped approx. 2 years ago
- Drilled well with submersible pump & pressure tank
- 200 AMP breaker panel (located in laundry room)
- Forced air propane furnace - approx. 8 years old - current owners primarily use woodstove
- Steel Roof (installed October 2025)
- Central vacuum (canister in garage)
- Built-in 1 car garage, with extra storage above the ceiling

Service Providers:

- Propane - Approx. \$462.00 - Fall 2025-Spring 2026
- Wood - Approx. 3 cord per year
- Hydro - Approx. \$1,500 per year - 100 AMP Breaker Panel
- Internet - Bell Fibe
- Television - Bell Satellite

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