

1057 SUBURBAN Court, West Guilford, Ontario K0M 2S0

**Listing**



Client Full  
Active / Residential

1057 SUBURBAN Ct West Guilford

Listing ID: 40659005  
Price: \$849,900



**Haliburton/Dysart et al/Guilford**

2 Storey/House



Water Body: **Gull River**

Type of Water: **River**

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **1,888**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,768/LBO provide**  
 BG Fin SF: **120/LBO provided**  
 Tot Unfin SF: **764**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,614.23/2024**

1 / 50

Remarks/Directions

Public Rmks: **This beautiful, cozy 3 Bdrm 2 storey home is located in the Haliburton Highlands in the Village of West Guilford. It's on the Gull River where you have your own dock accessed by a lighted path from the backyard. This area also has so much more to offer including boating to 3 lakes (Pine/Grass/Maple) offering great fishing! You are a short walk to the Community Centre, where there is a playground, ball diamond, the Public sand beach, The Log Cabin gift shop & the West Guilford Shopping Centre for all your grocery/LCBO needs. Golf?? Lakeside Golf Club is across the river & a super short drive! Also close is Sir Sam's Downhill Ski area in Eagle Lake, Haliburton Forest & Wildlife at Kennisis Lake where you can enjoy many trails and unique outdoor experiences. Many upgrades to the home have taken place since 2021 giving it a modern feel yet it hasn't lost its warmth & charm. The open concept LR/DR/KT with walkout to a large deck at the back features windows on every outside wall giving you a sense of brightness but also bringing in the outside. The Bdrms, laundry & 4 pc Guest Bath are all on the upper level. The Primary Bdrm comes with a 3 pc ensuite bath, walk in closet & a balcony with sliding door to look out over the backyard! To round out the home is an attached 2 car garage with mudroom, 2pc bath, pantry & finished rec room downstairs. Last there is a detached workshop including a lounging area to bond with friends near the woodstove with carport & the "She Shed"!**

Directions: **Highway 118 to West Guilford, follow Kennisis Lake Road just past West Guilford Shopping Centre and turn left on Suburban Court to SOP at end of that road.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **No Water View**  
 Waterfront Features: **Riverfront**  
 Dock Type: **Private Docking** Boat House:  
 Shoreline: **Deep, Gravel, Natural** Frontage: **177.00**  
 Shore Rd Allow: **Not Owned** Exposure: **South**  
 Channel Name: Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other	0	0	0	No
Other	0	0	0	Partially

Exterior

**Structure**  
 Exterior Feat: **Balcony, Deck(s), Hot Tub, Landscaped, Porch, Privacy, Year Round Living**  
 Construct. Material: **Vinyl Siding** Roof: **Fiberglass Shingle**  
 Shingles Replaced: **2019** Foundation: **Concrete Block** Prop Attached: **Detached**  
 Year/Desc/Source: **2003/Completed / New/Builder** Apx Age: **16-30 Years**

**Site**  
 Property Access: **Year Round Road** Rd Acc Fee:  
 Other Structures: **Shed, Workshop** Winterized: **Fully Winterized**  
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Gravel Driveway**  
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**  
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **Yes**  
 Services: **Cell Service, Electricity, High Speed Internet, Telephone Available**

Water Source: **Lake/River** Water Tmnt: **Sediment Filter, UV System** Sewer: **Septic Approved**  
 Lot Size Area/Units: **1.010/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **177.00** Lot Depth (Ft): **158.00** Lot Shape: **Irregular**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:

**Surrounding Area**  
 Area Influences: **Access to Water, Airport, Beach, Golf, Hospital, Landscaped, Major Highway, Park, Place of Worship, Playground Nearby, Rec./Community Centre, River/Stream, School Bus Route, Schools, Shopping Nearby, Skiing, Trails Trees/Woods, Water**  
 View: **Level, Partially Cleared, Sloping, Terraced, Wooded/Treed** Retire Com: **No**  
 Topography: **Level, Partially Cleared, Sloping, Terraced, Wooded/Treed** Fronting On: **South**  
 Restrictions: Exposure: **South**  
 School District: **Trillium Lakelands District School Board**  
 High School: **Haliburton Highlands Secondary School**  
 Elementary School: **JD Hodgson Elementary School**

Interior

**Features and Access**  
 Interior Feat: **Built-In Appliances, Ceiling Fans, ERV/HRV, Hot Tub, Propane Tank, Water Heater Owned, Water Treatment, Workshop, Other**  
 Basement: **Full Basement** Basement Fin: **Partially Finished**  
 Laundry Feat: **Upper Level**

**Heating/Cooling/Fixtures**

Cooling: **Central Air**

Heating: **Propane**

Under Contract: **Propane Tank**

Lease to Own: **None**

Inclusions: **Hot Water Tank Owned**

Add Inclusions: **See Schedule D under Documents**

Exclusions: **See Schedule D under Documents**

Electric Age: **21**

Plumbing Age: **21**

Furnace Age:

Tank Age:

Contract Cost/Mo: **11.75**

Furnished:

UFFI: **No**

**Property Information**

Common Elem Fee: **No**

Legal Desc: **PT LT 6 CON 4 GUILFORD PT 5 19R5229; DYSART ET AL**

Zoning: **R2**

Assess Val/Year: **\$326,000/2024**

PIN: **391410206**

ROLL: **462404000069112**

Possession/Date: **60 - 89 Days/**

Possession Rmks: **60 day close needed**

Local Improvements Fee:

Survey: **Boundary Only/ 1991**

Hold Over Days: **0**

PIN 2:

Occupant Type: **Owner**

Deposit: **5%**

**Brokerage Information**

List Date: **10/07/2024**

List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#)

Source Board: OnePoint - The Lakelands

Prepared By: Vince Duchene, Broker

Date Prepared: 10/07/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.ca](#). All rights reserved.

Property Type is 'Residential'

Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional', 'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'

Region is 'Haliburton'

Change Type History Modification Timestamp is after 10/07/2024 9:49:10 AM

Found 3 results in 0.02 seconds.

1057 SUBURBAN Court, West Guilford, Ontario K0M 2S0

Rooms

Listing ID: 40659005

Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Foyer</b>	Main	11' 0" X 5' 0"	3.35 X 1.52	
<u>Desc:</u> Foyer with Closet				
<b>Living Room</b>	Main	15' 0" X 13' 3"	4.57 X 4.04	Balcony/Deck, Fireplace, Hardwood floor, Walkout to Balcony/Deck
<u>Desc:</u> Living Room walks out to the large back deck plus is open concept with the Dining Room and Kitchen				
<b>Kitchen</b>	Main	11' 4" X 11' 0"	3.45 X 3.35	Hardwood floor
<u>Desc:</u> Beautifully refinished Kitchen includes bar and stools open concept with the Dining Room and Living Room				
<b>Dining Room</b>	Main	13' 3" X 9' 6"	4.04 X 2.90	Hardwood floor
<u>Desc:</u> Bright, open concept Dining Room with the Kitchen and Living Room.				
<b>Pantry</b>	Main	11' 4" X 8' 3"	3.45 X 2.51	
<u>Desc:</u> Large room for pantry type storage, extra fridge etc.				
<b>Bathroom</b>	Main	6' 0" X 4' 0"	1.83 X 1.22	2-Piece
<b>Mud Room</b>	Main	6' 8" X 6' 0"	2.03 X 1.83	Finished
<u>Desc:</u> Mud Room offers space for coats/boots/shoes etc when entering the house from the garage directly.				
<b>Bedroom Primary</b>	Second	17' 0" X 12' 0"	5.18 X 3.66	3-Piece, Carpet, Walk-in Closet, Walkout to Balcony/Deck
<u>Desc:</u> Large Primary Bedroom with 3 pc Ensuite and Walk in closet				
<b>Primary Ensuite</b>	Second	8' 6" X 6' 0"	2.59 X 1.83	3-Piece, Tile Floors
<u>Desc:</u> 3 pc upgraded Primary Ensuite bath off Primary Bedroom				
<b>Bedroom</b>	Second	12' 0" X 11' 0"	3.66 X 3.35	Carpet
<u>Desc:</u> 2nd bedroom on upper level, nicely decorated and finished				
<b>Bedroom</b>	Second	12' 0" X 11' 6"	3.66 X 3.51	Carpet
<u>Desc:</u> 3rd bedroom on upper level, nicely decorated and finished				
<b>Bathroom</b>	Second	8' 6" X 5' 0"	2.59 X 1.52	4-Piece, Tile Floors
<u>Desc:</u> Main/Guest bathroom upgraded and 4 piece.				

Property Type is 'Residential'  
 Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional', 'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'  
 Region is 'Haliburton'  
 Change Type History Modification Timestamp is after 10/07/2024 9:49:10 AM  
 Found 3 results in 0.02 seconds.