

# 1083 SHARON LAKE Drive, Minden, Ontario K0M 2K0

## Listing



Client Full  
Active / Residential

**1083 SHARON LAKE Dr Minden**

MLS#: 40410911  
Price: \$379,900



### Haliburton/Minden Hills/Minden 2 Storey/House

Water Body: Sharon Lake  
Type of Water: Lake

	Beds	Baths	Kitch
Main	1	1	1
Second	2		

Beds (AG+BG): 3 (3 + 0)  
Baths (F+H): 1 (1 + 0)  
SF Fin Total: 905  
AG Fin SF Range: 501 to 1000  
AG Fin SF: 905/LBO provided  
BG Fin SF: 0/LBO provided  
Tot Unfin SF: 0  
DOM/CDOM: 1/1  
Common Interest: Freehold/None  
Tax Amt/Yr: \$1,505.70/2022

1 / 19

### Remarks/Directions

**Public Rmks:** This cottage property is located 11 KM north of Minden Village on a small motor-less lake called Sharon Lake. The property is serviced by a private road that is ploughed within a few cottages so year round access on this level road would be easy. The lot is level with a NW exposure and a very pretty view of the lake and is very kid friendly including the shallow entry waterfront. The cottage is being sold "as is" and needs lots of work to the inside to bring it back to life but the main issue is the foundation piers have moved and sunk so the building is in need of lifting and repairs to same. If you are looking for a cheap waterfront cottage or a vacant lot after you tear down the cottage then you've found it! Close to amenities, trails, many other lakes, golf and more. Not very often you see a waterfront cottage for under \$400,000 but you have now!

**Directions:** From Minden on Highway 35 travel 11 KM to Sharon Lake Drive, Turn Right and follow to #1083 and Signs on Property.

### Common Elements

Locker: Balcony:

### Waterfront

**Features:** No Motor, Waterfront-Deeded  
Dock Type: None  
Shoreline: Shallow, Soft Bottom  
Shore Rd Allow: None  
Channel Name:  
Boat House:  
Frontage: 55.00  
Exposure:  
Island Y/N: No

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No

### Exterior

**Structure**  
Exterior Feat: Deck(s), Fishing, Landscaped, Porch  
Construct. Material: Wood  
Shingles Replaced:  
Year/Desc/Source: /Estimate/  
Foundation: Piers  
Roof: Shingles  
Prop Attached: Detached  
Apx Age: 31-50 Years

**Site**  
Property Access: Private Road, Seasonal Road  
Other Structures: Shed  
Garage & Parking: Private Drive Single Wide  
Parking Spaces:  
Services: Cell Service, Electricity Available, High Speed Internet Avail  
Water Source: Lake/River  
Water Tmnt:  
Lot Size Area/Units: 0.222/Acres  
Acres Range: < 0.5  
Lot Front (Ft): 55.00  
Lot Depth (Ft): 192.00  
Location: Rural  
Lot Irregularities:  
Rd Acc Fee:  
Winterized: Not Winterized  
Garage Spaces:  
Sewer: Holding Tank  
Acres Rent:  
Lot Shape: Rectangular  
Land Lse Fee:

**Surrounding Area**  
Area Influences: Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Place of Worship, Schools, Shopping Nearby, Skiing, Trails  
View: Clear, Lake  
Topography: Flat, Partially Cleared, Wooded/Treed  
Restrictions:  
School District: Trillium Lakelands District School Board  
High School: Haliburton Highlands Secondary School  
Elementary School: Archie Stouffer Elementary School  
Retire Com:  
Fronting On: West  
Exposure: North, West

### Interior

**Features and Access**  
Interior Feat: Water Heater Owned  
Security Feat: None  
Basement: None  
Laundry Feat: None  
Basement Fin: Unfinished  
**Heating/Cooling/Fixtures**  
Cooling: Other

Heating: **Airtight Stove**  
Under Contract: **None**  
Lease to Own: **None**  
Inclusions: **Refrigerator**  
Add Inclusions: **Being sold "as is"**  
Exclusions: **Being sold "as is"**  
Furnace Age:

Contract Cost/Mo:

Tank Age:

UFFI: **No**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT LT 12 CON 10 MINDEN AS IN H222827; S/T & T/W H222827; S/T INTEREST IN H222827; S/T RIGHT I H222827; MINDEN HILLS**  
Zoning: **SR** Survey: **Boundary Only/ 1980**  
Assess Val/Year: **\$191,000/2022** Hold Over Days: **0**  
PIN: **391900042** Occupant Type: **Vacant**  
ROLL: **461603200057700**  
Possession/Date: **1 - 29 Days/** Deposit: **15000**

**Brokerage Information**

List Date: **04/28/2023**  
List Brokerage: **Re/Max Professionals North, Brokerage, Haliburton**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Vince Duchene, Broker  
Date Prepared: 04/29/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Property Type is 'Residential'  
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Region is 'Haliburton'  
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## Rooms

MLS® #: 40410911

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Dining Room	Main	10' 0" X 9' 8"	3.05 X 2.95	Walkout to Balcony/Deck
Kitchen	Main	10' 6" X 9' 8"	3.20 X 2.95	
Living Room	Main	14' 7" X 12' 0"	4.44 X 3.66	Walkout to Balcony/Deck
Bedroom	Main	12' 0" X 9' 0"	3.66 X 2.74	
Bathroom	Main	6' 3" X 5' 8"	1.91 X 1.73	3-Piece
Bedroom	Second	14' 8" X 11' 3"	4.47 X 3.43	
Bedroom	Second	11' 3" X 9' 0"	3.43 X 2.74	

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