

1202 TWIST Lane, Irondale, Ontario K0M 1X0

Listing



Client Full
Active / Residential

1202 TWIST Ln Irondale

MLS®#: **40471501**

Price: **\$677,950**

Haliburton/Highlands East/Glamorgan Bungalow/House



Water Body: **Salerno Lake**

Type of Water: **Lake**



	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **600**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **600/LBO provided**
 Tot Unfin SF: **144**
 DOM: **2**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,367.92/2023**

1 / 40



Remarks/Directions

Public Rmks: **A very traditional type cottage built in 1971 on popular Salerno Lake offering 3 bedrooms, 3 piece bath and LOADS of charm! Shows pride of ownership throughout including 2 large decks and a huge docking system. Lots of upgrades in the last few years (full list available through Buyer Information Package) including windows, electrical, decks etc. The cottage is built lakeside so access to the lake is very easy and due to the fact it is built lakeside it is very private because the neighbouring properties on either side are built back off the lake, a unique setting! Currently a 3 season cottage it could be winterized easily along with converting the water system to a heated system, so 4 season use is possible due to the fact the private road is plowed in winter. Such a charming, "cottagy cottage" must be seen to be truly appreciated in the amazing setting. Pre-Home and Septic Inspections have been performed and are available through the same Buyer Information Package with very, very positive results so all that is left is for you to inquire and book a showing, you wont be disappointed.**

Directions: **From Irondale, Ontario following Irondale Road to Salerno Lake Road to Twist Lane to 1202 SOP**

Common Elements

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Rocky, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Water View: **Direct Water View**
 Boat House:
 Frontage: **101.00**
 Exposure: **North, East**
 Island Y/N: **No**

Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
Other				No
Other				No

Exterior

Structure

Exterior Feat: **Deck(s), Porch-Enclosed, Privacy, Seasonal Living**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Foundation: **Concrete, Concrete Block, Piers**
 Year/Desc/Source: **1971//Owner**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**

Site

Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed, Other**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **6**
 Driveway Spaces: **6.0**
 Parking Level/Unit:
 Parking Assigned:
 Services: **Electricity, High Speed Internet Avail**
 Water Source: **Lake/River**
 Water Tmnt: **None**
 Lot Size Area/Units: **0.430/Acres**
 Acres Range: **< 0.5**
 Lot Front (Ft): **101.00**
 Lot Depth (Ft): **235.00**

Rd Acc Fee:
 Winterized: **Partially Winterizec**
 Garage Spaces:
 Licen Dwelling: **Yes**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Rectangular**

Location: **Rural** Lot Irregularities: Land Lse Fee:
Surrounding Area
Area Influences: **Golf, Hospital, Schools, Shopping Nearby, Skiing, Trails**
View: **Lake, Trees/Woods** Retire Com: **No**
Topography: **Level, Rolling, Sloping, Terraced, Wooded/Treed** Fronting On: **North**
Restrictions: Exposure: **North, East**
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: **Ceiling Fans, Water Heater Owned**
Security Feat: **None**
Basement: **Crawl Space** Basement Fin: **Unfinished**
Laundry Feat: **None**

Heating/Cooling/Fixtures

Cooling: **None**
Heating: **Baseboard, Electric**
Under Contract: **None** Contract Cost/Mo:
Inclusions: **Other**
Add Inclusions: **As viewed except TV in Living Room and some personal items**
Exclusions: **TV in Living Room**
Furnace Age: Tank Age: UFFI: **No**

[Property Information](#)

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 2 CON 4 GLAMORGAN PR 1 RD66 T/W H175804 S/T INTEREST IN H175804; HIGHLANDS EAST**
Zoning: **LSR** Survey: **Available/ 1969**
Assess Val/Year: **\$259,000/2023** Hold Over Days: **0**
PIN: **392690188** Occupant Type: **Owner**
ROLL: **460190100044600**
Possession/Date: **1 - 29 Days/** Deposit: **30000**

[Brokerage Information](#)

List Date: **08/21/2023**
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Vince Duchene, Broker
Date Prepared: 08/23/2023

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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'

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Rooms

MLS®#: 40471501

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen/Dining Room	Main	17' 0" X 12' 2"	5.18 X 3.71	Balcony/Deck, Finished, Open Concept, Tile Floors, Vaulted Ceiling
Desc: Kitchen/Dining Area combo				
Living Room	Main	12' 2" X 12' 0"	3.71 X 3.66	Balcony/Deck, Open Concept, Tile Floors, Vaulted Ceiling
Bathroom	Main	7' 0" X 3' 8"	2.13 X 1.12	3-Piece
Bedroom	Main	9' 7" X 7' 0"	2.92 X 2.13	Carpet
Bedroom	Main	7' 7" X 7' 0"	2.31 X 2.13	Carpet
Bedroom	Main	7' 4" X 7' 0"	2.24 X 2.13	Carpet
Porch	Main	12' 6" X 11' 6"	3.81 X 3.51	

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