

# 1271 DUNN Road, Haliburton, Ontario K0M 1S0

## Listing



Client Full  
Active / Residential

**1271 DUNN Rd Haliburton**

MLS®#: 40489228

Price: \$585,000

### Haliburton/Dysart et al/Harburn

#### Backsplit/House



Water Body: **Haliburton Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	2	1
Second	2		

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,809**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,809/LBO provided**  
 BG Fin SF: **0**  
 Tot Unfin SF: **70**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,995.84/2023**



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#### Remarks/Directions

**Public Rmks:** Located on Haliburton Lake this large 3 bdrm cottage/home features a very private setting on a terraced lot with 145' frontage providing lakeside decks/patio, boathouse and seasonal aluminum screen room. The level plateau the cottage sits on provides a panoramic view that would rival any in Haliburton County! The cottage has a large open concept LR/DR with a propane fireplace & a full glass sunroom off to one side also capturing the sensational view. The Primary Bdrm and ensuite as well as laundry are all on the main floor for convenience while the 2nd level that was built well after the original cottage houses 2 huge bedrooms, a storage room & an external door access to the staircase that takes you up to the detached 24'x 24' garage on the other side of the road. The area around the garage is quite large and level so storage of boat trailers, utility trailers etc in summer is easy but it also provides parking for winter so you don't have to use the paved sloping driveway. Last a drilled well and parking down at the cottage are side by side along with the 9,000 litre holding tank. **NOTE: During the pre-home inspection serious wood rot and some mold was discovered under the LR/DR area so the cottage is BEING SOLD AS IS/WHERE IS.** The lot value alone with the garage and lakeside boathouse supports the value being offered.

**Directions:** From Eagle Lake Village take Haliburton Lake Road to Dunn Road to 1271 and SOP

#### Common Elements

#### Waterfront

Waterfront Type: <b>Direct Waterfront</b>	Water View: <b>Unobstructed Water View</b>
Waterfront Features: <b>Stairs to Waterfront</b>	Boat House: <b>Dry Boathouse - Single</b>
Dock Type: <b>Private Docking</b>	Frontage: <b>145.53</b>
Shoreline: <b>Clean, Gravel, Rocky, Sandy</b>	Exposure: <b>North, East</b>
Shore Rd Allow: <b>Not Owned</b>	Island Y/N: <b>No</b>
Channel Name:	

#### Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
<b>Garage</b>				<b>No</b>
<b>Boathouse</b>				<b>No</b>

#### Exterior

#### Structure

Exterior Feat: <b>Deck(s), Landscaped, Patio(s), Paved Yard, Porch-Enclosed, Privacy, TV Tower/Antenna, Year Round Living</b>	Foundation: <b>Concrete Block, Piers</b>	Roof: <b>Metal</b>
Construct. Material: <b>Vinyl Siding</b>		Prop Attached: <b>Detached</b>
Shingles Replaced: //		Apx Age: <b>Unknown</b>

#### Site

Property Access: <b>Municipal Road, Year Round Road</b>	Rd Acc Fee:	
Other Structures:	Winterized: <b>Fully Winterized</b>	
Garage & Parking: <b>Detached Garage//Private Drive Single Wide//Right-of-Way</b>	Garage Spaces: <b>2.0</b>	
Parking Spaces: <b>8</b>	Licen Dwelling: <b>Yes</b>	
Parking Level/Unit:		
Services: <b>Electricity, High Speed Internet</b>	Sewer: <b>Holding Tank</b>	
Water Source: <b>Drilled Well</b>		
Water Tmnt: <b>None</b>		

Well Cap Gall/Min: **4** Well Depth Ft: **155**  
Lot Size Area/Units: **0.610/Acres** Acres Range: **0.50-1.99** Acres Rent:  
Lot Front (Ft): **145.53** Lot Depth (Ft): **210.00** Lot Shape: **Irregular**  
Location: **Rural** Lot Irregularities: Land Lse Fee:

### Surrounding Area

Area Influences: **Beach, Downtown, Golf, Hospital, Landscaped, Marina, Place of Worship, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**  
View: **Lake, Trees/Woods** Retire Com: **No**  
Topography: **Level, Sloping, Terraced** 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, Propane Tank, Water Heater Owned**  
Basement: **Crawl Space** Basement Fin: **Unfinished**  
Laundry Feat: **Inside, Laundry Room**

#### Heating/Cooling/Fixtures

Cooling: **None**  
Heating: **Fireplace-Propane, Forced Air-Propane**  
Fireplace: **1** FP Stove Op: **Yes**  
Under Contract: **HWT-Propane, Propane Tank, None** Contract Cost/Mo: **31.97**  
Inclusions: **Other**  
Add Inclusions: **Being sold AS IS except for personal items and what is listed under Exclusions**  
Exclusions: **All the artwork, lamps, kayaks and tools. NOTE: Boats in garage belong to neighbors so NOT included**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **LT 4 PL 222; PT LT 3 PL 222 PT 3 - 7 19R7021, S/T & T/W H247363; DYSART ET AL**  
Zoning: **WR4** Survey: **Boundary Only/ 2001**  
Assess Val/Year: **\$425,000/2023** Hold Over Days: **0**  
PIN: **391490405** Occupant Type: **Owner**  
ROLL: **462405000033400**  
Possession/Date: **30 - 59 Days/** Deposit: **5%**

### Brokerage Information

List Date: **09/22/2023**  
List Brokerage: **[Re/Max Professionals North, Brokerage, Haliburton](#)**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Vince Duchene, Broker  
Date Prepared: 09/22/2023

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

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## Rooms



## MLS®#: 40489228

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living	Main	23' 0" X 20' 0"	7.01 X 6.10	Broadloom, Carpet Wall-to-Wall, Finished, Fireplace, Winterized
Room/Dining				
Room				
<u>Desc:</u> Open Concept Living/Dining combo				
Kitchen	Main	9' 3" X 9' 0"	2.82 X 2.74	Laminate, Winterized
Office	Main	9' 0" X 8' 9"	2.74 X 2.67	Carpet Wall-to-Wall, Winterized
Bathroom	Main	11' 0" X 5' 0"	3.35 X 1.52	3-Piece, Laminate, Winterized
<u>Desc:</u> 3 piece bath with shower				
Bedroom Primary	Main	12' 0" X 12' 0"	3.66 X 3.66	2-Piece, Carpet Wall-to-Wall, Winterized
<u>Desc:</u> Primary bedroom with 2 piece ensuite				
Bathroom	Main	7' 0" X 2' 9"	2.13 X 0.84	2-Piece, Laminate, Winterized
Laundry	Main	11' 0" X 10' 7"	3.35 X 3.23	Winterized
<u>Desc:</u> Laundry + Storage/Utility				
Sunroom	Main	11' 0" X 9' 0"	3.35 X 2.74	Winterized
<u>Desc:</u> ALL GLASS sunroom including 3 walls and the ceiling				
Bedroom	Second	14' 9" X 10' 10"	4.50 X 3.30	Winterized
Bedroom	Second	10' 10" X 10' 0"	3.30 X 3.05	Carpet Wall-to-Wall, Winterized
Storage	Second	9' 6" X 6' 6"	2.90 X 1.98	Winterized
<u>Desc:</u> Open storage room				

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