

□ 1289 GRANDPAS Trail, Irondale, Ontario K0M 1X0

**Listing**



Client Full  
Active / Residential

**1289 GRANDPAS TI Irondale**  
Pending Board Approval

Listing ID: 40602967  
Price: \$899,900



**Haliburton/Highlands East/Glamorgan**  
2 Storey/House

Water Body: **Salerno Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,440**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,440/LBO provide**  
 Tot Unfin SF: **720**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,647.90/2023**

2 / 50

**Remarks/Directions**

Public Rmks: **Beautifully constructed, decorated and maintained 3 bedroom, 2 bath fully winterized cottage located just outside of Irondale Ontario on Salerno Lake. The cottage is unique with its barn style roof. It has a 2 storey design with all the bedrooms and main bath on the upper floor and on the ground floor. There is a nice flow with KT/LR/DR all on one level including a walkout to the huge front deck that stretches across the entire front lake side of the cottage. This cottage comes fully furnished top to bottom so all you need is the key and your groceries! A full basement with 6' ceiling is great for all the utilities and the laundry room but a lot of storage as well. The lot is fully treed with very easy access off Grandpa's Trail level to the large parking area and the back of the cottage. From there the lot is landscaped/terraced gently down to the deck lakeside and includes a great area for the kids to play or use the horseshoe pits currently installed. The lot is very heavily treed so from the water you cannot see through the forest to the cottage at all maintaining privacy from the lake and boaters going by. Last, Salerno Lake is approximately 4 km long, has fabulous fishing with walleye, bass and muskie and provides lots of ATV and snowmobiling opportunities as well.**

Directions: **From Kinmount or Gooderham follow Highway 503 to Irondale Road to Chimo Drive to Grandpa's Trail to SOP**

**Waterfront**

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Water Access Deeded**  
 Dock Type: **None** Boat House:  
 Shoreline: **Mixed, Shallow** Frontage: **130.00**  
 Shore Rd Allow: **Owned** Exposure: **West**  
 Channel Name: Island Y/N: **No**

**Auxiliary Buildings**

Building Type	Beds	Baths	# Kitchens	Winterized
Other				Partially

**Exterior**

**Structure**  
 Exterior Feat: **Awnings, Deck(s), Fishing, Landscaped, Privacy, Year Round Living**  
 Construct. Material: **Wood** Roof: **Asphalt Shingle**  
 Shingles Replaced: Foundation: **Concrete Block** Prop Attached: **Detached**  
 Year/Desc/Source: **2009/Completed / New/Owner** Apx Age: **6-15 Years**

**Site**  
 Property Access: **Private Road, Seasonal Road** Rd Acc Fee:  
 Other Structures: **Shed, Other** Winterized: **Fully Winterized**  
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway**  
 Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces:  
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **Yes**  
 Services: **Cell Service, Electricity, Fibre Optics, High Speed Internet**  
 Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Sediment Filter, UV System** Sewer: **Septic**  
 Lot Size Area/Units: **0.800/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **130.00** Lot Depth (Ft): **265.00** Lot Shape: **Irregular**  
 Location: **Rural** Lot Irregularities: Land Lse Fee:

**Surrounding Area**  
 Area Influences: **Hospital, Landscaped, Quiet Area, Trails**  
 View: **Lake, Trees/Woods** Retire Com: **No**  
 Topography: **Level, Partially Cleared, Sloping, Terraced, Wooded/Treed** Fronting On: **West**  
 Restrictions: **None** Exposure: **West**  
 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, Central Vacuum, Generator-Full, Propane Tank, Water Heater Owned**  
 Security Feat: **Smoke Detector(s)**  
 Basement: **Partial Basement** Basement Fin: **Unfinished**  
 Laundry Feat: **In Basement**

**Heating/Cooling/Fixtures**  
 Cooling: **Central Air**  
 Heating: **Airtight Stove, Forced Air-Propane, Woodstove**  
 Fireplace: **/Living Room, Wood Stove** FP Stove Op:  
 Under Contract: **Propane Tank** Contract Cost/Mo:

Under Consideration: **Property Tank**  
Inclusions: **Other**  
Furnace Age:

Tank Age:

Contract Copy No:  
UFFI: **No**

**Property Information**

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT LT 2-3 CON 3 Glamorgan PT 5 &amp; 6 19R5403 (Balance of legal in REALTOR® Remarks)</b>	Survey: <b>Boundary Only/ 1991</b>
Zoning: <b>LSR</b>	Hold Over Days:
Assess Val/Year: <b>\$399,000/2024</b>	Occupant Type: <b>Owner</b>
PIN: <b>392700139</b>	Deposit: <b>50000</b>
ROLL: <b>460190100020910</b>	
Possession/Date: <b>30 - 59 Days/</b>	

**Brokerage Information**

List Date: **06/09/2024**  
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#)

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Vince Duchene, Broker  
Date Prepared: 06/09/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Property Type is 'Residential'  
Standard Status is one of 'Active', 'Conditional'  
DTPYN is no  
Water Body Name is like 'Salerno\*'  
Ordered by Mls Status, Current Price  
Found 2 results in 0.02 seconds.