

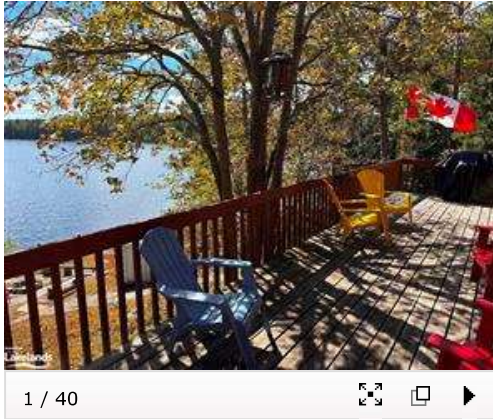
Listing



Client Full
Active / Residential

1366 BEFORE LONG Ln Haliburton

Listing ID: 40620144
 Price: **\$849,900**



Haliburton/Highlands East/Glamorgan

Backsplit/House



Water Body: **Koshlong Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main			1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,088**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,088/LBO provide**
 BG Fin SF: **0**
 Tot Unfin SF: **0**
 DOM: **2**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,986.15/2023**

Remarks/Directions

Public Rmks: The perfect FAMILY cottage. Located on Koshlong Lake and only 10 minutes to the Village of Haliburton this 3 bdrm cottage is a Viceroy style with open KT/LR/DR all with cathedral ceiling and glass across the entire front of the cottage to bring Mother Nature in! Incredibly well maintained cottage and including all contents for a "turn key" environment...just bring your clothes and groceries, unpack and enjoy! The lot has 100' frontage yet feels like 200' due to the orientation of the neighboring cottage to the East. The "bald rock" frontage is indicative of Koshlong Lake with all its pines, Canadian Shield bedrock and large tracts of Crown Land across the lake providing a naturalists view! Koshlong is known for its many bays, inlets and islands creating unmatched character without being out in the middle of nowhere. Include a full winterized water system, propane fireplace/stove in the LR, a huge deck across the entire front of the cottage with a direct walkout from the LR allows you to sit and bask in the sun as you look out over the Lake. Seller has used the cottage all four seasons in past including the water as it is on a private maintained year round road and is at the very end of the so no traffic exists. Seller has used the cottage all 4 seasons in past including the water as it is on a private maintained year round road and is at the very end of the road so no traffic exists. Watch the video presentation with drone footage over the lake to really capture your attention!

Directions: From Haliburton follow County Road 1 to Koshlong Lake Road to Before Long Lane to the end #1366 and SOP

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Rocky**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Water View: **Unobstructed Water View**
 Boat House:
 Frontage: **100.00**
 Exposure: **East, South**
 Island Y/N: **No**

Exterior

Structure
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1986/Completed / New/Owner**
 Foundation: **Concrete Block, Piers**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**

Site
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **6**
 Driveway Spaces: **6.0**
 Parking Level/Unit:
 Services: **Cell Service, Electricity, High Speed Internet Avail**
 Water Source: **Lake/River**
 Water Trmnt: **Heated Water Line**
 Sewer: **Holding Tank**
 Lot Size Area/Units: **0.430/Acres**
 Acres Rent: **< 0.5**
 Acres Rent:
 Lot Front (Ft): **100.00**
 Lot Depth (Ft): **224.00**
 Lot Shape: **Irregular**
 Location: **Rural**
 Lot Irregularities:
 Land Lse Fee:

Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces:
 Licen Dwelling: **Yes**
 Fully Winterized

Surrounding Area

Area Influences: **Arts Centre, Business Centre, Downtown, Golf, Hospital, Industrial Park, Lake/Pond, Library, Park, Place of Worship, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
 View: **Lake, Trees/Woods**
 Retire Com: **No**
 Topography: **Dry, Level, Partially Cleared, Rocky, Sloping, Terraced, Wooded/Treed**
 Fronting On: **South**
 Restrictions: **Encroachment, Right-of-Way**
 Exposure: **East, 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: **Ceiling Fans, Propane Tank, Water Heater Owned**
 Security Feat: **None**
 Basement: **None**
 Basement Fin: **Unfinished**
 Basement Feat: **Exposed Rock**
 Laundry Feat: **None**

Heating/Cooling/Fixtures

Cooling: **None**
 Heating: **Baseboard, Electric, Fireplace-Propane**
 Fireplace: **/Propane, Other**
 FR Stove On:

Under Contract: **Propane Tank**
Lease to Own: **None**
Inclusions: **Other**

Contract Cost/Mo: **7.55**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 12 CON 15 GLAMORGAN PT 12 TO 14 19R1678; S/T & T/W H101489; HIGHLANDS EAST	Survey: Boundary Only/ 1978
Zoning: LSR	Hold Over Days: 0
Assess Val/Year: \$436,000/2023	Occupant Type: Owner
PIN: 392240155	Deposit: 30000
ROLL: 460190300019800	
Possession/Date: 30 - 59 Days/	

Brokerage Information

List Date: **07/13/2024**
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Vince Duchene, Broker
Date Prepared: 07/15/2024

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 'koshlong*'
Ordered by Mls Status, Current Price
Found 3 results in 0.02 seconds.

1366 BEFORE LONG Lane, Haliburton, Ontario K0M 1S0

Rooms < >

Listing ID: 40568854

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	12' 5" X 7' 8"	3.78 X 2.34	Cathedral Ceiling, Vinyl Flooring, Walkout to Balcony/Deck, Winterized
Dining Room	Main	12' 5" X 7' 5"	3.78 X 2.26	Carpet, Cathedral Ceiling, Walkout to Balcony/Deck, Winterized
Living Room	Main	20' 0" X 15' 0"	6.10 X 4.57	Carpet Wall-to-Wall, Cathedral Ceiling, Walkout to Balcony/Deck, Winterized
Bedroom Primary	Second	15' 2" X 10' 10"	4.62 X 3.30	Carpet Wall-to-Wall, Winterized
Bedroom	Second	12' 0" X 8' 10"	3.66 X 2.69	Carpet Wall-to-Wall, Winterized
Bedroom	Second	11' 3" X 8' 10"	3.43 X 2.69	Carpet Wall-to-Wall, Winterized
Bathroom	Second	9' 0" X 6' 4"	2.74 X 1.93	3-Piece, Tile Floors, Winterized

Public Listing Links

My Listings: <https://matrix.itsorealestate.ca/Matrix/Listings/LAE1019557/MyListings.mls>