

Listing



Client Full
Active / Residential

1662 FALLOWFIELD Rd Haliburton

Listing ID: 40612678
 Price: **\$899,900**



Haliburton/Highlands East/Glamorgan

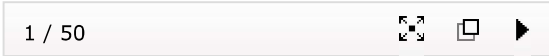
Bungalow/House



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

	Beds	Baths	Kitch
Main	4	2	1

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,286**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,286/LBO provide**
 BG Fin SF: **0**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,565.58/2023**



Remarks/Directions

Public Rmks: **"A Cottage in the Woods"** best describes this private waterfront cottage setting on Koshlong Lake in Haliburton. The thing that will stick out most is how many private, tucked away areas on the property are to take advantage of the views as well as entertain. Three areas, the main cottage deck is huge, an elevated off the water deck that captures beautiful sunsets in July and August, a screened gazebo lakeside connected by a walkway to a lakeside deck/dock set up long with another area a hot tub would sit nicely! The cottage is winterized and is on a private maintained 4 season road to enjoy year round. 4 bedrooms, 2 baths, many skylights and loads of windows/walkouts bring lots of light inside. The lake itself is very popular located close to Haliburton Village and boating many Crown Land Tracts of land that allow you to truly enjoy nature while canoeing, kayaking or cruising in the pontoon boat. Many island, bays, inlets and more are the character found in this deep Canadian Shield bedrock/evergreen covered shoreline waterbody! A detached 20' x 15' carport and small 10' x 8' woodshed finish off this fantastic opportunity that has been fully inspected (home/septic/wett) and shows pride of ownership!

Directions: **From Haliburton Village take HWY 118 east to Glamorgan Rd south, turn right on Fallowfield Rd to 1662 & SOP. From Highway 503 from the south take Glamorgan Rd north, turn left on Fallowfield Rd to 1662 & SOP.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking**
 Shoreline: **Deep, Natural, Rocky**
 Shore Rd Allow: **Owned**
 Channel Name:
 Water View: **Direct Water View**
 Boat House:
 Frontage: **112.00**
 Exposure:
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Pool House				No
Other				No

Exterior

Structure

Exterior Feat: **Deck(s), Privacy, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced: **2018**
 Year/Desc/Source: **//**
 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: **Storage, Other**
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **6**
 Parking Level/Unit:
 Services: **Cell Service, Electricity, High Speed Internet**
 Water Source: **Lake/River**
 Lot Size Area/Units: **0.859/Acres**
 Lot Front (Ft): **112.00**
 Location: **Rural**
 Driveway Spaces: **6.0**
 Parking Assigned:
 Water Tmnt: **None**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **292.00**
 Lot Irregularities:
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces:
 Licen Dwelling: **Yes**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:

Surrounding Area

Area Influences: **Downtown, Golf, Hospital, Shopping Nearby, Trails**
 View: **Lake, Trees/Woods**
 Topography: **Level, Partially Cleared, Sloping, Terraced, Wooded/Treed**
 Restrictions: **None**
 School District: **Trillium Lakelands District School Board**
 High School: **Haliburton Highlands Secondary School**
 Elementary School: **JD Hodgeson Elementary School**
 Retire Com: **No**
 Fronting On: **North**
 Exposure: **North**

Features and Access

Interior Feat: **Generator-Partial, Skylight, Water Heater Owned**

Security Feat: **None**

Basement: **None** Basement Fin:

Laundry Feat: **None**

Heating/Cooling/Fixtures

Cooling: **None**

Heating: **Airtight Stove, Baseboard, Electric, Woodstove**

Under Contract: **None**

Contract Cost/Mo:

Inclusions: **Other**

Add Inclusions: **See Schedule E under Documents or at LBO office**

Exclusions: **See Schedule E under Documents or at LBO office**

Furnace Age: Tank Age:

UFFI: **No**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **LT 12 PL 461; PT LT 16 CON 15 GLAMORGAN; PT RDAL IN FRONT OF LT 16 CON 15 GLAMORGAN CLOSED BY H251100 PT 5 & 14 19R7575; S/T INTEREST IN H217452; HIGHLANDS EAST**

Zoning: **LSR**

Survey: **Up-to-date/ 2004**

Assess Val/Year: **\$390,000/2023**

Hold Over Days: **0**

PIN: **392240203**

Occupant Type: **Owner**

ROLL: **460190300026000**

Possession/Date: **30 - 59 Days/2024-08-20**

Deposit: **30000**

Possession Rmks: **Poss. can be later**

Brokerage Information

List Date: **06/27/2024**

List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

Source Board: The Lakelands Association of REALTORS®

Prepared By: Vince Duchene, Broker

Date Prepared: 06/27/2024

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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'

Change Type History Modification Timestamp is after 06/26/2024 6:34:06 PM

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Rooms

Listing ID: 40612678

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	7' 0" X 4' 0"	2.13 X 1.22	
Bedroom Primary	Main	19' 8" X 10' 4"	5.99 X 3.15	Skylight, Vaulted Ceiling, Walkout to Balcony/Deck
Bedroom	Main	10' 4" X 9' 2"	3.15 X 2.79	Skylight
Bedroom	Main	11' 0" X 9' 0"	3.35 X 2.74	Skylight, Vaulted Ceiling, Walkout to Balcony/Deck
Bedroom	Main	11' 0" X 10' 10"	3.35 X 3.30	Skylight, Vaulted Ceiling, Walkout to Balcony/Deck
Dining Room	Main	15' 5" X 9' 6"	4.70 X 2.90	
Kitchen	Main	11' 3" X 10' 0"	3.43 X 3.05	Walkout to Balcony/Deck
Living Room	Main	13' 0" X 11' 3"	3.96 X 3.43	Skylight, Vaulted Ceiling
Bathroom	Main	0' 6" X 10' 5" X 0' 0"	0.15 X 3.17 X 0.00	3-Piece
Bathroom	Main	5' 7" X 4' 0"	1.70 X 1.22	2-Piece

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