

□ 3230 COUNTY RD 21, Minden Hills, Ontario K0M 2K0

Listing



Client Full
Active / Residential

[3230 COUNTY RD 21 Minden Hills](#)

Listing ID: 40617834
Price: \$518,900



Haliburton/Minden Hills/Minden

Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): 3 (3 + 0)
 Baths (F+H): 2 (2 + 0)
 SF Fin Total: 1,842
 AG Fin SF Range: 1501 to 2000
 AG Fin SF: 1,842/LBO provide
 BG Fin SF: 0
 Tot Unfin SF: 1,842
 DOM: 42
 Common Interest: Freehold/None
 Tax Amt/Yr: \$2,202.19/2023

1 / 50

[Remarks/Directions](#)

Public Rmks: **Located equal distance from Minden and Haliburton Villages on County Road 21, this location is very convenient for a family or retiree looking to be close to schools, hospital and all other amenities. The home is very, very well maintained boasting stone siding, deck with portable gazebo and in spring/winter/fall once the leaves are off the trees, a view of Kashagawigamog Lake in the distance. This 3 bedroom, 2 bath home features some hardwood floors, a beautiful, private sunroom, large TV/Media room, huge kitchen/dining area and even a large office for the business professional! The stone fireplace in the Living room is propane but offers a warm and inviting atmosphere while reading your favorite book. The garage is a drive through with doors on County Rd 21 AND Caribou Road so you never have to turn around or backup but it also has access directly into the unfinished basement which is ready to finish to your own taste now that all the walls have been spray foamed and sealed! Last, the lot is private, level, treed yet has lots of landscaped yard for the kids to play! An absolutely fabulous home awaits you!**

Directions: **From Minden or Haliburton take County Road 21 to 3230, turn on to Caribou Lodge Road and the driveway is 1st on the right - NOTE: THIS IS WHERE YOU ENTER THE HOME AND WHERE THE LOCKBOX IS, do NOT enter from 21 side**

[Exterior](#)

Structure

Exterior Feat: **Deck(s), Landscaped, Privacy, Private Entrance, Year Round Living**
 Construct. Material: **Stone** Roof: **Asphalt Shingle**
 Shingles Replaced: **2015** Foundation: **Concrete Block** Prop Attached: **Detached**
 Year/Desc/Source: **//** Apx Age: **31-50 Years**

Site
 Property Access: **Year Round Road** Rd Acc Fee:
 Other Structures: Winterized: **Fully Winterized**
 Garage & Parking: **Attached Garage//Private Drive Single Wide, Private Drive Double Wide//Built-In Garage, Gravel Driveway**

Parking Spaces: **8** Driveway Spaces: **8.0** Garage Spaces: **1.0**
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **Yes**

Water Source: **Drilled Well** Water Tmnt: **Sediment Filter, UV System** Sewer: **Septic**

Well Cap Gall/Min: **6** Well Depth Ft: **165**
 Lot Size Area/Units: **1.120/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **466.00** Lot Depth (Ft): **228.00** Lot Shape: **Pie**
 Location: **Rural** Lot Irregularities: Land Lse Fee:

Surrounding Area

Area Influences: **Golf, High Traffic Area, Highway Access, Hospital, Landscaped, Library, Major Highway, Place of Worship, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**
 View: **Forest, Trees/Woods, Valley** Retire Com: **No**
 Topography: **Level, Wooded/Treed** Fronting On: **East**
 Restrictions: Exposure: **East**
 School District: **Trillium Lakelands District School Board**
 High School: **Haliburton Highlands Secondary School**
 Elementary School: **Archie Stouffer Elementary School**

[Interior](#)

Features and Access

Interior Feat: **Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Propane Tank, Upgraded Insulation, Water Heater Owned, Water Treatment**
 Basement: **Full Basement** Basement Fin: **Unfinished**

Laundry Feat: **In Basement**
Heating/Cooling/Fixtures

Cooling: **None**
 Heating: **Fireplace-Propane, Forced Air-Propane**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Freezer, Garage Door Opener, Refrigerator, Stove, Washer**
 Add Inclusions: **Gazebo, fireplace remote.**
 Exclusions: **Everything inside the home except what is noted above as INCLUSIONS**

[Property Information](#)

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 25 CON 6 MINDEN AS IN 897132; S/T 8257807; MINDEN HILLS**
 Zoning: **Rural** Survey: **Boundary Only/ 1978**
 Assess Val/Year: **\$259,000/2024** Hold Over Days:
 PIN: **391930046** Occupant Type: **Owner**
 DOI: **461602100020200**

POSSESSION: 701003100039300
Possession/Date: **60 - 89 Days/**
Possession Rmks: **Closing is dependent**

Deposit: **10000**

[Brokerage Information](#)

List Date: **07/09/2024**
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Vince Duchene, Broker
Date Prepared: 08/20/2024

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Property Type is 'Residential'
Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional',
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Rooms < >

Listing ID: 40617834

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	15' 0" X 9' 0"	4.57 X 2.74	
Dining Room	Main	9' 3" X 9' 0"	2.82 X 2.74	
Living Room	Main	20' 0" X 13' 8"	6.10 X 4.17	Fireplace
Media Room	Main	13' 8" X 11' 5"	4.17 X 3.48	
Bedroom Primary	Main	15' 0" X 11' 5"	4.57 X 3.48	
Primary Ensuite Bathroom	Main	7' 5" X 5' 6"	2.26 X 1.68	3-Piece
Sunroom	Main	10' 0" X 9' 0"	3.05 X 2.74	
Office	Main	11' 3" X 10' 4"	3.43 X 3.15	
Bathroom	Main	9' 0" X 7' 0"	2.74 X 2.13	4-Piece
Bedroom	Main	10' 4" X 9' 10"	3.15 X 3.00	
Bedroom	Main	10' 4" X 9' 2"	3.15 X 2.79	
Laundry	Basement	15' 0" X 8' 0"	4.57 X 2.44	

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