

# TIPPY'S Trail, Haliburton, Ontario K0M 1S0

## Listing



Client Full  
**Active / Land**

**0 TIPPY'S TI Haliburton**  
*Pending Board Approval*

Listing ID: 40580415  
Price: **\$339,900**

### Haliburton/Dysart et al/Dysart

#### Residential



Water Body: **Burnt River**

Type of Water: **River**

Tax Amt/Yr: **\$282/2023**

Zoning: **WR4L**

Devel Chrg Pd: **No**

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range: **2-4.99**

Frontage: **312.00**

Lot Dimensions: **312 x 430**

Lot Irregularities:

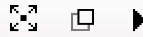
Lot Shape:

Common Interest: **Rectangular Freehold/None**

Tax Amt/Yr: **\$282/2023**



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### Remarks/Directions

Public Rmks: **NOTE: Sellers will entertain a Mortgage take back on this beautiful property. This is an amazing riverfront building lot with 312' of frontage on 3.276 acres giving you amazing privacy! Recently added driveway/parking area as well as brush and limb trimming to see the river to help picture where you can easily build. A bungalow design or walkout basement will work perfectly on this lot. It is perfect for a quiet cottage getaway OR an amazing location for a year round residence with a lengthy river to navigate by canoe or kayak with a portage all the way to Blue hawk lake. You are only 10 minutes to Haliburton Village by car and all the amenities you'll ever need including schools, Hospital, shopping as well as being close to Kosklong Lake and a public boat launch if you want to adventure to more lake type activities. Also close by is access to the Haliburton County Snowmobile trail systems where you can go for miles by snowmobile including Haliburton Village and the Haliburton ATV trails are closed as well. It is all here including hydro for any type of buyer wanting riverfront and privacy.**

Directions: **From Haliburton take Gelert Road to Koshlong Lake Road, Hamlet of Donald, turn left and follow over the bridge (Burnt River) and take your first right "Tippy's Trail...follow the extensive arrows to the 4 sale sign**

### Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features: **Riverfront**

Dock Type: **None**

Shoreline:

Shore Rd Allow: **Not Owned**

Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **312.00**

Exposure: **North**

### Auxiliary Buildings

Building Type      Beds      Baths      # Kitchens      Winterized

**Other**

### Exterior

#### Site

Property Access: **Private Road, Year Round Road**

#### Surrounding Area

Area Influences: **Beach, Downtown, Hospital, Schools**

View:

Fronting: **North**

Topography: **Level, Rolling, Sloping, Wooded/Treed**

Restrictions: **None**

School District: **Trillium Lakelands District School Board**

High School: **Haliburton Highlands Secondary School**

Elementary School: **JD Hodgson Elementary School**

### Comments

Inclusions: **Shed**

Exclusions: **Contents of sheds**

### Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **Cell Service, Electricity Available**

Soil Test/Date:

Sewer: **None**

Water Treatment:

Location: **Rural**

Soil Type: **Mixed Rocky Sandy**

# Parcels: **0.00** Acres Fenced: **0.00** Acres Clear: **0.00** Lot Front (Ft): **312.00** Acres Rent: **0.00** Acres Waste: **0.00** Lot Depth (Ft): **430.00** Acres Tiled Rnd: **0.00** Acres Workable: **0.00** Lot Size: **3.28 Acres** Environmental Audit/Phase: **No** Acres Tiled Sys: **0.00**

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**Property Information**

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Legal Desc: **PT LT 7 CON 1 DYSART PT 13 TO 17 19R5841; S/T & T/W H245895; T/W H195021; DYSART ET AL**  
Zoning: **WR4L** Survey: **Yes/ 1994**  
Assess Val/Year: **\$40,000/2024** Hold Over Days: **0**  
PIN: **391710279** Occupant Type:  
ROLL: **462401000001825**  
Possession/Date: **1 - 29 Days/** Deposit: **25000**

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**Brokerage Information**

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List Date: **05/01/2024**  
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Vince Duchene, Broker  
Date Prepared: 05/01/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Property Type is 'Land'  
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 04/29/2024 1:19:35 PM  
Found 11 results in 0.02 seconds.