

# 1012 PEWTER Trail, Haliburton, Ontario KOM 1S0

**Listing** < >



Client Full  
**Active / Residential**

**1012 PEWTER TI Haliburton**  
*Pending Board Approval*

**MLS®#: 40253766**  
**Price: \$1,099,000**

## Haliburton/Highlands East/Glamorgan

Sidesplit/House

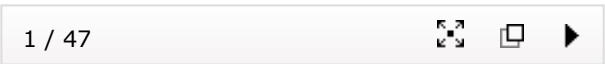


Water Body: **Koshlong Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

Beds: **4 ( 4 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Fin Total: **2,821/LBO provided**  
 SF Fin Range: **2001 to 3000**  
 AG Fin SF: **2,821.00/LBO provide**  
 BG Fin SF: **0.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,123/2021**



### Remarks/Directions

**Public Rmks:** Every lake has that "Special" property & on Koshlong Lake it is this property. A main land lot with a causeway to an island/peninsula that is all bald rock with towering pines & offering 810 ft of lakefrontage. Large bays on either side of the peninsula provide the ultimate privacy along with Crown Land at the rear as well as across the lake. The views of the water are Eastern sunrises, Southern all day sun and Western sunsets. The land is level all around the main dwelling & provides a combination of bald rock that flows in to the lake, deep diving off the dock & areas where there's sand amongst the rocks for the little ones. Now add a 2,800 sqft 4 bdrm, 3 bth cottage/home with an outstanding amount of windows to bring the lake "in" and you've got that "Special" property. Too many spectacular things to say about this property so just study the photos & watch the video with drone footage all from out over the lake to really understand what this amazing property has to offer.

**Directions:** From Haliburton Village travel down County Road 1 to Koshlong Lake Road follow to Turtle Rock Lane then left on to Pewter Trail take first right # 1012 and signs on property

### Common Elements

#### Waterfront

**Features:** **Waterfront-Deeded**  
**Dock Type:** **Private Docking**  
**Shoreline:**  
**Shore Rd Allow:** **Owned**  
**Channel Name:**  
**Boat House:**  
**Frontage:** **810.00**  
**Exposure:** **East, South, West**  
**Island Y/N:** **No**

#### Exterior

**Structure**  
**Exterior Feat:** **Deck(s), Fishing, Porch-Enclosed, Privacy, Private Entrance, Storage Buildings, Year Round Living**  
**Construct. Material:** **Wood** **Roof:** **Asphalt Shingle**  
**Shingles Replaced:** **2013** **Foundation:** **Concrete Block, ICF, Piers** **Prop Attached:** **Detached**  
**Year/Desc/Source:** **//** **Apx Age:** **Unknown**  
**Site**  
**Property Access:** **Private Road, Year Round Road** **Rd Acc Fee:**  
**Other Structures:** **Shed, Storage, Other** **Winterized:** **Fully Winterized**  
**Pool Features:** **None**  
**Garage & Parking:** **Private Drive Single Wide//Gravel Driveway, Right-of-Way**  
**Parking Spaces:** **5** **Driveway Spaces:** **5.0** **Garage Spaces:**  
**Parking Level/Unit:** **Cell Service, Electricity, High Speed Internet, Telephone** **Licen Dwelling:** **Yes**  
**Services:** **Heated Water Line, Sediment Filter, UV**  
**Water Source:** **Lake/River** **Water Tmnt:** **Sewer:** **Septic**

**System**

Lot Size Area/Units: **1.629/Acres**  
 Lot Front (Ft): **810.00**  
 Location: **Rural**

Acres Range: **0.50-1.99**  
 Lot Depth (Ft): **300.00**  
 Lot Irregularities:

Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:

**Surrounding Area**

Area Influences: **Arts Centre, Beach, Business Centre, Downtown, Golf, Hospital, Landscaped, Library, Place of Worship, Quiet Area, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**  
 View: **Trees/Woods, Water** Retire Com: **No**  
 Topography: **Level, Rolling, Wooded/Treed** Fronting On:  
 Restrictions: **None** Exposure: **East, South, West**  
 School District: **Trillium Lakelands District School Board**

**Interior****Features and Access**

Interior Feat: **Ceiling Fans, Water Heater Owned, Water Treatment**  
 Basement: **Partial Basement** Basement Fin: **Partially Finished**  
 Laundry Feat: **Main Level**

**Heating/Cooling/Fixtures**

Cooling: **None**  
 Heating: **Airtight Stove, Baseboard, Electric, Woodstove**  
 Fireplace: **2/Living Room, Pellet Stove, Rec Room, Wood Stove** FP Stove Op: **Yes**  
 Inclusions: **Other**  
 Add Inclusions: **See Schedule C under Documents**  
 Exclusions: **See Schedule C under Documents**  
 Furnace Age: Tank Age: UFFI: **No**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT RDAL IN FRONT OF LT 8 CON 15 GLAMORGAN CLOSED BY H226290; PT LT 8 CON 15 GLAMORGAN AS IN H219098 & PT 3, 4 & 6 19R6778; S/T H226039; HIGHLANDS EAST**  
 Zoning: **LSR** Survey: **Available/ 2000**  
 Assess Val/Year: **\$467,000/2022** Hold Over Days: **0**  
 PIN: **392670131** Occupant Type: **Owner**  
 ROLL: **460190300013600**  
 Possession/Date: **60 - 89 Days/2022-07-18** Deposit: **50000**

**Brokerage Information**

List Date: **05/05/2022**  
 List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#)**  
 Source Board: **The Lakelands**

**Prepared By: VINCE DUCHENE, Broker****Date Prepared: 05/05/2022****POWERED by [itsorealestate.com](https://itsorealestate.com). All rights reserved.****\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix****Public Listing Links**My Listings: <https://matrix.itsorealestate.ca/Matrix/Listings/LAE1019557/MyListings.mls>

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## Rooms

**MLS® #: 40253766**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Mud Room</b>	Lower	13' 0" X 7' 0"	3.96 X 2.13	
<b>Desc: Main Entrance with closets</b>				
<b>Game Room</b>	Lower	8' 6" X 8' 0"	2.59 X 2.44	
<b>Recreation Room</b>	Lower	18' 0" X 16' 5"	5.49 X 5.00	
<b>Desc: Very bright all above grade</b>				
<b>Living Room</b>	Main	17' 3" X 14' 10"	5.26 X 4.52	Bay window
<b>Desc: Great View, water is very close</b>				
<b>Kitchen</b>	Main	17' 4" X 11' 0"	5.28 X 3.35	Bay window
<b>Desc: Eat in kitchen with great view of the water</b>				
<b>Dining Room</b>	Main	15' 0" X 9' 4"	4.57 X 2.84	Walkout to Balcony/Deck
<b>Desc: Connected to Screen Porch by deck doors</b>				
<b>Bedroom</b>	Main	10' 8" X 9' 0"	3.25 X 2.74	
<b>Bonus Room</b>	Main	10' 0" X 7' 6"	3.05 X 2.29	
<b>Office</b>	Main	12' 0" X 6' 10"	3.66 X 2.08	
<b>Laundry</b>	Main	9' 0" X 4' 0"	2.74 X 1.22	
<b>Bedroom Primary</b>	Second	13' 0" X 10' 8"	3.96 X 3.25	Walk-in Bathtub, Walk-in Closet
<b>Bedroom</b>	Second	13' 0" X 9' 0"	3.96 X 2.74	
<b>Bathroom Primary</b>	Second	8' 0" X 7' 0"	2.44 X 2.13	4-Piece, Jetted Bathtub
<b>Bedroom</b>	Second	13' 0" X 9' 6"	3.96 X 2.90	
<b>Bathroom</b>	Main	7' 10" X 6' 2"	2.39 X 1.88	4-Piece
<b>Sunroom</b>	Main	13' 6" X 9' 4"	4.11 X 2.84	Walkout to Balcony/Deck
<b>Desc: walkout from dining room</b>				

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