



Client Full
Active / Residential

1032 ARTISAN Ln Eagle Lake
Pending Board Approval

Listing ID: 40596536
Price: \$1,296,900



Haliburton/Dysart et al/Guilford

1.5 Storey/House

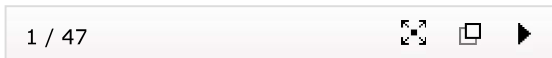


Water Body: **Guilford Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	2	1	
Main	2	2	1

Beds (AG+BG): **4 (2 + 2)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **2,276**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,374/LBO provide**
 BG Fin SF: **902**
 Tot Unfin SF: **262**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,349.26/2023**



Remarks/Directions

Public Rmks: Welcome to your secluded haven on the shores of Guilford Lake, a serene, motorless lake. Tucked away amidst towering pines and tranquil waters, this charming cottage offers the perfect escape from the hustle and bustle of everyday life. As you arrive, you're greeted by the gentle lapping of the lake against the shore and the rustle of leaves in the breeze. The scent of pine fills the air, and the only sounds you hear are the calls of birds and the occasional splash of a jumping fish. The interior is tastefully appointed with natural materials and earthy tones, creating a warm and inviting atmosphere. Large windows frame picturesque views of the surrounding forest and lake, bringing the beauty of nature right into your living space. Outside, a spacious deck beckons you to unwind and soak in the peaceful ambience. Enjoy your morning coffee as the sun rises over the water, or gather with loved ones for a leisurely afternoon barbecue surrounded by the sights and sounds of the forest. Despite its secluded location, this idyllic retreat is just a short drive away from amenities such as quaint shops, restaurants, and recreational activities. Whether you're craving a delicious meal or in need of supplies, everything you need is within easy reach, allowing you to enjoy the best of both worlds – the tranquility of nature and the convenience of modern comforts.

Directions: Highway 118 to Eagle Lake Village then follow Haliburton Lake Road (Cty 14) to Boice Bradley Road to Preachers Lane to 1032 Artisan Lane and SOP.

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Motor Boats Prohibited**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Rocky**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Water View: **Direct Water View**
 Boat House:
 Frontage: **380.00**
 Exposure: **East, South**
 Island Y/N: **No**

Exterior

Structure
 Exterior Feat: **Deck(s), Porch-Enclosed, Privacy, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced: Foundation: **Concrete Block**
 Year/Desc/Source: **2005/Completed / New/Owner**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **16-30 Years**

Site
 Property Access: **Private Road, Year Round Road**
 Other Structures: **None**
 Garage & Parking: **Private Drive Double Wide//Circular Driveway**
 Parking Spaces: **10** Driveway Spaces: **10.0**
 Parking Level/Unit: Parking Assigned:
 Services: **Cell Service, High Speed Internet**
 Water Source: **Drilled Well** Water Tmnt: **None**
 Well Cap Gall/Min: **5** Well Depth Ft: **200**
 Lot Size Area/Units: **1.330/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **312.00** Lot Depth (Ft): **232.00**
 Location: **Rural** Lot Irregularities:
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Licen Dwelling: **Yes**
Sewer: **Septic**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:

Surrounding Area

Area Influences: **Landscaped, Quiet Area, Shopping Nearby, Skiing, Trails**
 View: **Lake, Trees/Woods**
 Topography: **Level, Partially Cleared, Rolling, Wooded/Treed**
 Restrictions: **Other**
 School District: **Trillium Lakelands District School Board**
 High School: **Haliburton Highlands Secondary School**
 Elementary School: **JD Hodgson Elementary School**
 Retire Com: **No**
 Fronting On: **East**
 Exposure: **North, East, South**

Interior

Features and Access

Interior Feat: **Built-In Appliances, Ceiling Fans, Generator-Full, Propane Tank, Water Heater Owned**

Security Feat: **Smoke Detector(s)**

Basement: **Full Basement**

Basement Fin: **Partially Finished**

Basement Feat: **Walk-Out**

Laundry Feat: **In Basement**

Heating/Cooling/Fixtures

Cooling: **None**

Heating: **Forced Air-Propane**

Fireplace: **1/Living Room, Propane**

FP Stove Op: **Yes**

Under Contract: **Propane Tank**

Contract Cost/Mo:

Lease to Own: **None**

Inclusions: **Hot Water Tank Owned**

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 LT 31-21 CON GUILFORD PT 9 19R5686; T/W H266198 and as shown on C171 except the easement therein across LT 1 CON 6, 7, 8 TWP or HARBURN; DYSART ET AL**

Zoning: **WR4L**

Survey: **Boundary Only/ 1993**

Assess Val/Year: **\$617,000/2023**

Hold Over Days: **0**

PIN: **392870195**

Occupant Type: **Vacant**

ROLL: **462404100045102**

Possession/Date: **30 - 59 Days/**

Deposit: **50000**

Brokerage Information

List Date: **05/29/2024**

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

Source Board: The Lakelands Association of REALTORS®

Prepared By: Vince Duchene, Broker

Date Prepared: 05/29/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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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 05/28/2024 10:29:20 AM

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1032 ARTISAN Lane, Eagle Lake, Ontario K0M 1M0

Rooms

Listing ID: 40596536

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	13' 3" X 11' 4"	4.04 X 3.45	
Dining Room	Main	11' 4" X 10' 8"	3.45 X 3.25	Walkout to Balcony/Deck
Living Room	Main	21' 0" X 14' 10"	6.40 X 4.52	
Sunroom	Main	11' 4" X 10' 10"	3.45 X 3.30	Walkout to Balcony/Deck
Bedroom Primary	Main	11' 7" X 11' 4"	3.53 X 3.45	
Bedroom	Main	9' 10" X 9' 9"	3.00 X 2.97	
Bathroom	Main	8' 8" X 8' 8"	2.64 X 2.64	4-Piece
Bathroom	Main	7' 6" X 2' 10"	2.29 X 0.86	2-Piece
Foyer	Main	6' 9" X 5' 5"	2.06 X 1.65	
Laundry	Basement	10' 3" X 9' 0"	3.12 X 2.74	
Recreation Room	Basement	21' 0" X 14' 8"	6.40 X 4.47	
Bedroom	Basement	12' 6" X 10' 5"	3.81 X 3.17	
Bathroom	Basement	10' 3" X 5' 7"	3.12 X 1.70	4-Piece
Utility Room	Basement	10' 3" X 9' 0"	3.12 X 2.74	
Storage	Basement	10' 6" X 7' 0"	3.20 X 2.13	
Bedroom	Basement	10' 8" X 10' 4"	3.25 X 3.15	
Loft	Second	21' 0" X 10' 0"	6.40 X 3.05	

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