

1033 NORM WALLACE Lane, Halls Lake, Ontario K0M 1J0

Listing

Client Full
Active / Residential

1033 NORM WALLACE Ln Halls Lake

MLS®#: 40025295
Price: \$599,900



Haliburton/Algonquin Highlands/Stanhope Bungalow/House

Water Body: **Halls Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
Baths: **1 (1 + 0)**
SF Range: **501 to 1000**
Abv Grade Fin SF: **939.00/Public Record:**
Blw Grade SF: **0.00**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,390/2020**



1 / 50

Remarks/Directions

Public Rmks: **Looking for a 3 bedroom, true family "cottage" feeling cottage on a great lake? Well you've found it on Halls Lake in Haliburton County! This cozy, quaint, warm cottage has been in the family for 45 years and has been meticulously maintained. Poplar plank, wood floors throughout, updated kitchen, bright bedrooms, 2 walkouts to the large front deck including off the living room addition built in 1981 with cathedral pine ceiling, propane floor to ceiling fireplace and a unique "sitting" loft for reading and relaxing, just a clean, nicely decorated "move in" condition cottage. The lot is private with a large outdoor play area for kids and several "look out" areas to relax and take in the expansive lake view. Add a shallow entry, rippled sand shoreline, a unique fresh water stream on the side of the property and it makes for a perfect family environment. Easily turned in to a 4 season cottage (road is plowed within 1 cottage), new septic in 2014 is also a bonus as well as the deep, clean waters of Halls Lake!**

Directions: **Highway 35 North of Carnarvon to Braeloch Road turn right and a short distance on the left is Norm Wallace Lane - #1033 NO SIGNS**

Common Elements

Water

Features: **Waterfront-Deeded**
Dock Type: **Private Docking**
Shoreline: **Sandy, Shallow**
Shore Rd Allow: **Not Owned**
Channel Name:
Boat House:
Frontage: **104.99**
Exposure: **North, East**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other	0	0	0	No

Exterior

Structure

Exterior Feat: **Deck(s), Patio(s), Privacy, Recreational Area, Seasonal Living**
Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **/Owner/Owner**
Foundation: **Concrete Block, Piers**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **51-99 Years**

Site

Property Access: **Private Road, Year Round Road**
Other Structures: **Shed, Storage**
Pool Features: **None**
Parking Features: **Gravel Driveway, Private Single Driveway**
Parking Spaces: **10**
Garage Sp/Desc:
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone**
Water Source: **Lake/River**
Water Tmnt: **Sediment Filter**
Lot Size: **1.38**
Acres Range: **0.50-1.99**
Lot Front: **104.99**
Lot Depth:
Lot Irregularities:
Land Lse Fee:
Rd Acc Fee:
Carport Sp:
Sewer: **Septic**
Acres Rent:
Retire Com: **No**
Fronting On: **North**

Surrounding Area

Area Influences: **Beach, Golf, Hospital, Playground Nearby, School Bus Route, Shopping Nearby, Skiing, Trails**
View: **Beach, Clear, Forest, Lake**
Topography: **Dry, Flat, Level, Partially Cleared, Rocky, Rolling, Wooded/Treed**

Restrictions: **Right-of-Way**

Interior

Features and Access

Interior Feat: **Ceiling Fans, Propane Tank, Water Heater Owned**
Basement: **None**
Laundry Feat: **None**

Heating/Cooling/Fixtures

Cooling: **None**
Heating: **Baseboard, Electric, Fireplace-Propane**
Fireplace: **/Propane**

FP Stove Op:
Contract Cost/Mo:

Under Contract: **None**
Inclusions: **Other**
Add Inclusions: **See Schedule D under documents**
Exclusions: **See Schedule D under documents**

Furnace Age: Tank Age:

UFFI: **No**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT LT 13 CON 6 STANHOPE; PT RDAL BTN CON 6 AND CON 7 STANHOPE CLOSED BY H67443 PT 1-3
19R2259 S/T & T/W H259707; ALGONQUIN HIGHLANDS**

Zoning: **SR1**
Assess Val/Year: **\$347,000/2020**
PIN: **391330448**
ROLL: **462100200082400**
Possession/Date: **Flexible/**

Survey: **Available/ 1980**
Hold Over Days: **0**
Occupant Type: **Owner**

Deposit: **20000**

Brokerage Information

List Date: **09/23/2020**

List Brokerage: [**RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439**](#) 

Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 09/23/2020

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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Rooms

MLS®#: 40025295

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Kitchen	Main	9.9 x 9.5	3.05 M x 3.05 M	Hardwood floor
Living Room	Main	19.3 x 15.6	5.79 M x 4.88 M	Hardwood floor, Walkout to Balcony/Deck
Desc: Cathedral Ceiling, Fireplace and a loft in this room.				
Dining Room	Main	15.4 x 9.2	4.57 M x 2.74 M	Hardwood floor, Walkout to Balcony/Deck
Bedroom	Main	9.6 x 8	3.05 M x 2.44 M	Hardwood floor
Bedroom	Main	9.6 x 8	3.05 M x 2.44 M	Hardwood floor
Bedroom	Main	9.4 x 8	2.74 M x 2.44 M	Hardwood floor
Bathroom	Main	6.2 x 5.3	244.09 Ft x 208.66 Ft	3-Piece

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