

1041 STONEY CREEK Road, Harburn, Ontario K0M 1S0

Listing



Client Full
Active / Residential

[1041 STONEY CREEK Rd Harburn](#)

MLS®#: 40093452
Price: \$2,099,000



Haliburton/Dysart et al/Harburn

2 Storey/House



Water Body: **Oblong Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	3	2	

Beds: **4 (4 + 0)**
 Baths: **3 (3 + 0)**
 SF Total: **2,487/LBO provided**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,487.00/LBO provide**
 Blw Grade SF: **0.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,750/2020**

1 / 50

[Remarks/Directions](#)

Public Rmks: **A remarkable, upscale contemporary cottage or a beautiful, move in ready waterfront home on one of Haliburton County's finest lakes. Oblong Lake is connected directly to Haliburton Lake offering miles of boating & water entertainment. This secluded lot is not only flat but has easy 4 season access off a township road. The lot is very well treed & offers one of the finest wade in sand beaches you'll ever find PLUS a spectacular "Sunset" western exposure. The main dwelling, built to mimic a 1920's era classic design, has extra high ceilings, clean lines & is spectacularly illuminated with rows of mullioned windows & sliding doors everywhere! The open concept KT/LR/DR has a walkout to a 1,500 sqft maintenance free, wrap around deck for ultimate entertaining. The 3 bathrooms are bright, clean & offering large walk in marble & tiled showers but also very, very spacious as are all FOUR bedrooms! This is to be admired by a personal visit but, One word describes...Perfection! See Schedule C under Documents See Schedule**

Directions: **From Eagle Lake Village follow Haliburton Lake Road (cty 14) to Fort Irwin, turn left and go over bridge then follow short distance to Stony Creek Road, turn left & follow to #1041**

[Common Elements](#)

[Waterfront](#)

Features: **Beach Front**
 Dock Type: **None**
 Shoreline: **Clean**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **176.00**
 Exposure: **West**
 Island Y/N: **No**

[Exterior](#)

Structure

Exterior Feat: **Deck(s), Privacy, Year Round Living**
 Construct. Material: **Other**
 Shingles Replaced:
 Year/Desc/Source: **2007//Owner**
 Foundation: **Concrete Block**
 Roof: **Asphalt Rolled Detached**
 Prop Attached:
 Apx Age: **6-15 Years**

Site

Property Access: **Year Round Road**
 Other Structures:
 Pool Features: **None**
 Parking Features: **Attached Garage, Gravel Driveway, Private Double Driveway**
 Parking Spaces: **12**
 Garage Sp/Desc: **2 Spaces**
 Driveway Spaces: **10.0**
 Parking Assigned:
 Carport Sp:
 Sewer: **Septic**
 Water Source: **Lake/River**
 Water Tmnt: **Sediment Filter, UV System**
 Lot Size Area/Units: **1.70/Acres**
 Acres Range: **0.50-1.99**
 Lot Front (Ft): **176.00**
 Lot Depth (Ft):
 Location: **Rural**
 Lot Irregularities:
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:

Surrounding Area

Area Influences: **Beach, Hospital, Marina, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
 Topography: **Flat, Partially Cleared, Wooded/Treed**
 School District: **Trillium Lakelands District School Board**
 High School: **H.H.S.S**
 Elementary School: **Stuart Baker. JD Hodason**
 Fronting On: **West**

Interior

Features and Access

Interior Feat: **Air Exchanger, Built-In Appliances, Sump Pump, Water Heater Owned, Work Bench**
Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Partial Basement** Basement Fin: **Partially Finished**
Basement Feat: **Walk-Up**
Laundry Feat: **Main Level**

Heating/Cooling/Fixtures

Cooling: **Central Air, Other**
Heating: **Geothermal, Woodstove**
Fireplace: **/Wood Stove** FP Stove Op:
Under Contract: **None** Contract Cost/Mo:
Lease to Own: **None**
Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: LOT 3, PLAN 19M1, S/T LT 4; DYSART ET AL.	Survey: Boundary Only/ 2006
Zoning: WR4	Hold Over Days:
Assess Val/Year: \$706,000/2020	Occupant Type: Owner
PIN: 391490014	Deposit:
ROLL: 462405000035830	
Possession/Date: 30 - 59 Days/	

Brokerage Information

List Date: **04/06/2021**
List Brokerage: [RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439](#) 
Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 04/07/2021

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

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'
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Rooms

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Mud Room	Main	9.1 x 8.2	2.74 m x 2.44 m	
Kitchen	Main	12 x 8	3.66 m x 2.44 m	
Dining Room	Main	16 x 7	4.88 m x 2.13 m	Walkout to Balcony/Deck
Living Room	Main	20 x 9	6.10 m x 2.74 m	Walkout to Balcony/Deck
Bedroom	Main	12 x 10	3.66 m x 3.05 m	Walkout to Balcony/Deck
Laundry	Main	12 x 10	3.66 m x 3.05 m	
Bathroom	Main	10 x 8	3.05 m x 2.44 m	4-Piece
Bedroom Primary	Second	18 x 16	5.49 m x 4.88 m	
Bedroom	Second	19 x 12	5.79 m x 3.66 m	
Bedroom	Second	19 x 12	5.79 m x 3.66 m	
Bathroom	Second	12 x 10	3.66 m x 3.05 m	4-Piece
Bathroom	Second	12 x 10	3.66 m x 3.05 m	3-Piece
Office	Second	10 x 10	3.05 m x 3.05 m	

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