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# 1041 Winding Creek Road, Minden Hills, Ontario K0M 2K0

## Listing



[1041 Winding Creek Rd Minden Hills](#)

Active / Residential Freehold / Detached

MLS® #: X13056740

List Price: \$639,900

New Listing

### Haliburton/Minden Hills/Minden



Tax Amt/Yr:	<b>\$1,734.00/2026</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM:	<b>0</b>
Legal Desc:	<b>LT 8 Plan 601; Minden Hills</b>		
Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>12+0</b>
Fractional Ownership:		BR BR+:	<b>3(2+1)</b>
Assignment:		Baths (F+H):	<b>2(2+0)</b>
Link:	<b>No</b>	SF Range:	<b>1100-1500</b>
Storeys:	<b>1.0</b>	SF Source:	<b>LBO Provided</b>
Lot Irreg:		Lot Acres:	
Lot Front:	<b>107.03</b>	Fronting On:	<b>W</b>
Lot Depth:	<b>180.00</b>	Builder Name:	
Lot Size Code:	<b>Feet</b>		

Dir/Cross St: **Bobcaygeon Road and Winding Creek Road**

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PIN #:	<b>391950227</b>	ARN #:	<b>461601000063740</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>0</b>	Possession Date:		Survey Year/Type:	<b>Boundary Only</b>
Possession:	<b>Fleible</b>				
Kitch Kitch +	<b>1 (1+0)</b>	Exterior:	<b>Wood</b>	Utilities:	<b>No Gas, Hydro, No Sewers, No Cable, Telephone Available</b>
Fam Rm:	<b>No</b>	Garage:	<b>Yes</b>	Water:	<b>Well</b>
Basement:	<b>Yes/Finished</b>	Gar/Gar Spcs:	<b>Attached Garage/4.0</b>	Water Supply Type:	<b>Drilled Well, Sediment Filter</b>
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>1.00</b>	Water Meter:	
Fireplace Feat:	<b>Electric, Living Room</b>	Tot Pk Spcs:	<b>5.00</b>	Waterfront Feat:	
Interior Feat:	<b>Auto Garage Door Remote, Generator - Partial, Primary Bedroom - Main Floor, Propane Tank, Sewage Pump, Storage, Water Heater</b>	Pool:	<b>None</b>	Waterfront Struc:	
Heat:	<b>Forced Air</b>	Room Size:		Well Capacity:	
Heat Source:	<b>Propane</b>	Rural Services:	<b>Cell Services, Telephone Available, Electrical</b>	Well Depth:	
A/C:	<b>Yes/Central Air</b>	Security Feat:		Sewers:	<b>Septic Unknown</b>
Central Vac:	<b>No</b>			Special Desig:	
Apx Age:	<b>31-50</b>			Farm Features:	
Laundry Lev:	<b>Lower</b>			Winterized:	
Property Feat:	<b>Cul De Sac, Golf, Hospital, Park, Place of Worship, Rec Centre</b>				
Exterior Feat:	<b>Deck, Landscaped, Privacy, Year Round Living</b>				
Roof:	<b>Asphalt Shingle</b>				
Foundation:	<b>Concrete Block</b>				
Soil Type:					
Waterfront Y/N:	<b>No</b>	Waterfront:	<b>None</b>	Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:	<b>Propane Tank</b>	Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Access To Property:	<b>Yr Rnd Municipal Rd</b>				
View:	<b>Forest, Garden, Trees/Woods</b>	Lot Shape:		Lot Size Source:	<b>MPAC</b>

### Remarks/Directions

Client Rmks: **Come and visit Winding Creek Road just 5 minutes outside Minden Village for country type living on a dead end cul-de-sac road. The lot is at the end of the road and is perfectly level with large front and back yards enveloped on 3 sides by large mature trees to maintain fantastic privacy especially in the backyard and on the back deck. Now the best part is this home, it was upgraded to a modern feeling home that is totally turn key and perfect for a small family, first time buyer or someone looking to retire with ease, it is all here. The sunken LR with cathedral ceiling also has an electric fireplace and the kitchen/dining area is combined and wide open also with cathedral ceiling and having a walkout to the back deck. Modern, bright colors and large windows brings light in everywhere including the huge Primary Bedroom, 2nd bedroom and upgraded 4 piece bath on this main floor. Downstairs you'll find a large rec room, an upgraded 3 piece bath and a bedroom along with storage and laundry as well as an access directly to the attached garage. Many other additions and upgrades are listed in the Buyer Information Package along with a Home Inspection and Septic Inspection (the later being performed Friday, May 8 and will be attached to the Information Package) This is a must see to truly feel the comfort and easy access this property boasts, make an appointment today! Watch the video for a full walk through of the entire property!**

Inclusions: **See Schedule C**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

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Rooms

MLS® #: X13056740

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	5.97 M X 2.71 M	19.58 Ft x 8.89 Ft		Combined w/Dining, W/O To Deck
Dining Room	Main	5.05 M X 2.62 M	16.56 Ft x 8.59 Ft		Combined w/Kitchen
Living Room	Main	5.12 M X 4.09 M	16.79 Ft x 13.41 Ft		Fireplace
Primary Bedroom	Main	5.18 M X 2.95 M	16.99 Ft x 9.67 Ft		
Bedroom	Main	3.05 M X 2.97 M	10.00 Ft x 9.74 Ft		
Foyer	Basement	3.47 M X 1.98 M	11.38 Ft x 6.49 Ft		
Recreation	Basement	8.83 M X 3.17 M	28.96 Ft x 10.40 Ft		
Bedroom	Basement	3.48 M X 2.44 M	11.41 Ft x 8.00 Ft		
Cold/Cant	Basement	2.44 M X 1.52 M	8.00 Ft x 4.98 Ft		
Utility Room	Basement	3.35 M X 1.52 M	10.99 Ft x 4.98 Ft		
Bathroom	Main			4	
Bathroom	Basement			3	

MLS® #: is X13056740  
 Property Type is 'Residential Freehold'  
 Found 1 result in 0.02 seconds.