

[1053 AQUAMARINE LANE](#)**Residential/ Single Family/ For Sale Price: \$827,500.00****Haliburton, ON K0M1S0****Active****Haliburton County/ Highlands East/ Glamorgan**

1 / 37

MLS@#: [270798](#)  
 List Date: **03-Jul-2020**  
 Bedrooms (AG/BG): **4 ( 4/ 0)**  
 Bathrooms (F/H): **2 ( 2/ 0)**

Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **958**  
 Sq Ft Finished: **1,822**  
 Sq Ft Source: **LBO provided**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **North**  
 Lot Front: **244.00**  
 Road Access Fee:  
 Access: **Year Round**  
 Garage Spaces/Type: **3.0/ Detached**  
 Driveway Spaces/Type: **6/ Private Triple+ Wide/ Gravel**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/ Koshlong**  
 Shore Rd Allowance: **Owned**  
 WF Features: **Dock, Waterfront-Deeded**  
 Shore Line: **Clean, Deep, Rocky, Sandy**  
 Leased Land Fee:

Sqft Below Grade: **0**  
 Sq Ft. Unfinished  
 # Rooms: **16**  
 Recreational: **Yes**  
 Year Built/Desc: **0/ Completed / New**  
 Lot Depth:  
 Lot Size/Acres: **1-2.99 Acres/ 1.25**  
 WF Exposure: **South West**  
 WF Frontage Ft: **244**

Public Remarks: **A very unique opportunity awaits on one of Haliburton's most popular lakes, Koshlong Lake. To start there's 244' of waterfrontage and 1.245 acres of total privacy including on the dock and around the property. Add southwest exposure, fantastic view and a very gentle/level lot & 90% of what you need for lake enjoyment is here! Now, let's add a 2 bdrm, year round cottage decorated like something out of the latest issue of Cottage Life Magazine with open concept LR/DR/KT, cathedral ceiling, 4 pc bath THEN add a triple car detached garage with a fully finished loft that includes 3 pc bath, KT/LR/DR & 2 bedrooms...PHEW, that's a mouthful but talk about a "family compound"!!! Also, you are 10 minutes to Haliburton Village, the hospital, shopping, School of Fine Arts, golf & all other amenities you'll ever need! Call today to view, this isn't going to last long!**

Directions: **Gelert Road to Koshlong Lake Road to Chicory Drive to Aquamarine Lane to signs on 1053**

**Interior Features**

Interior Features: **Carbon Monoxide Detector, Finished Loft, In-Law Suite, Multiple Kitchens, Smoke Detector, Water Heater Owned, Winterized**  
 Basement: **Crawl Space/ None/**  
 Heat Primary/Sec: **Baseboard, Propane, Space Heater(s)/**  
 HVAC: **None**  
 Under Contract \$: **\$230.00**  
 Under Contract/Rental Items: **Propane Tank**  
 Lease To Own Equip: **None**

Fireplace: **Gas, Propane, Wall Furnace**  
 Foundation: **Concrete Block, Piers**  
 UFFI: **No**  
 Furnace Age:  
 Plumbing Age:  
 Oil Tank Age:

**Exterior Features**

Add'l Monthly Fees:  
 Lot Shape: **Irregular**  
 Exterior Finish: **Vinyl Siding**  
 Restrictions: **Easement**  
 Services: **Cell Service, Electricity, Internet High-Speed**  
 Topography: **Dry, Level, Partially Cleared, Rocky, Terraced, Wooded/Treed**  
 Roofing: **Asphalt, Metal**  
 Water/Supply Type: **Other/ Lake/River**  
 Water Treatment: **Heated Water Line, Sediment Filter, UV System**  
 Exterior Features: **Deck(s), Privacy, Year-Round Living**  
 Other Structures: **Shed, Workshop**  
 Site Influences: **Arts Centre, Downtown, Golf, Hospital, Landscaped, Library, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**

Exposure: **South West**  
 Lot Irregularities:  
 Pool: **None**  
 Alternative Power:  
 Yr Roof Surface Replaced:  
 Sewage: **Septic**  
 FH Common Fee:

**Inclusions/Exclusions**

Inclusions: **Other See schedule under documents**

Exclusions: **See schedule under documents**

**Tax Information**

Roll#: **460190300015300**  
 Pin#: **392670166**  
 Assessment \$/Year: **\$474,000/2020**

Local Improve Fee/Comments /  
 Zoning: **LSR**  
 Survey/Year: **Yes 2004**

Taxes/Year: **\$3,969/ 2020**  
 Survey Type: **Available**

Legal Description: **LT 4 PL 229; PT RDAL IN FRONT OF LT 9 CON 15 GLAMORGAN CLOSED BY H256991 PT 1 19R7873; S/T LIFE INTEREST IN H186092; HIGHLANDS EAST**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Foyer</b>	M	<b>8'4"x8'</b>	
<b>Kitchen</b>	M	<b>15'x8'3"</b>	
<b>Dining Room</b>	M	<b>11'x6'</b>	<b>Walkout to Balcony/Deck</b>
<b>Living Room</b>	M	<b>21'6"x11'</b>	<b>Walkout to Balcony/Deck</b>
<b>Master Bedroom</b>	M	<b>11'6"x10'5"</b>	
<b>Bedroom</b>	M	<b>12'6"x9'3"</b>	
<b>Bathroom</b>	M	<b>8'7"x4'10"</b>	<b>4-Piece</b>
<b>Other</b>	M	<b>10'x2'8"</b>	
<b>Foyer</b>	2	<b>10'7"x9'6"</b>	
<b>Bathroom</b>	2	<b>8'9"x5'9"</b>	<b>3-Piece</b>
<b>Kitchen /Dining Room</b>	2	<b>15'4"x14'</b>	
<b>Living Room</b>	2	<b>15'4"x9'</b>	
<b>Bedroom</b>	2	<b>9'5"x9'</b>	
<b>Bedroom</b>	2	<b>9'5"x9'</b>	
<b>Office</b>	2	<b>11'7"x7'10"</b>	
<b>Workshop</b>	2	<b>14'10"x11'7"</b>	

**RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439**

**Client Full Report**

**Date Printed: 07/03/2020**

**Prepared By: VINCE DUCHENE, Broker**

**RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439**

**Loaded by The Lakelands**

MLS® Number is 270798  
Property Type is 'Residential'  
Found 1 result in 0.03 seconds.