

1055 POINT TRAIL

Residential/Single Family/For Sale

Price: \$699,900.00

Haliburton, ON K0M 1S0

Active

Haliburton County/Highlands East/Glamorgan



MLS®#: **156374**
List Date: **27-Sep-2018**

Bedrooms (AG/BG): **3 (3/0)**
Bathrooms (F/H): **2 (1/1)**

Type: **Detached Bungalow**
Style: **Bungalow**
Sqft Above Grade: **1,340**
Sq Ft Finished: **2,036**
Sq Ft Source: **LBO provided**

Sqft Below Grade: **696**
Sq Ft. Unfinished: **465**

New Construction: **No**
Title/Ownership: **Freehold**

Rooms: **15**
Recreational: **Yes**
Year Built/Desc: **2001/Completed / New**

Fronting On: **South**

Lot Front: **229.00**

Lot Depth: **229**
Lot Size/Acres: **1-2.99 Acres/1.04**

Road Access Fee: **Year Round**
Access: **Year Round**
Driveway Spaces/Type: **5/Private Single Wide/Gravel**

Waterfront: **Yes**

WF Exposure: **South East**

WF Type/Name: **Lake/Stormy**

WF Frontage Ft: **229**

Shore Rd Allowance: **Not Owned**

WF Features: **Beach, Dock, Clean, Deep, Rocky, Sandy**

Shore Line: **Beach, Dock, Clean, Deep, Rocky, Sandy**

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Public Remarks: **Listen, every now and then a property comes along that checks off all the boxes: Privacy: Waterfront Quality: Year Round: Tastefully Decorated: Spacious: Sunroom: Finished Basement: Yes, it is all here at Stormy Lake just 15 minutes from the Village of Haliburton and comes fully furnished, kayaks, docks included and so much more. The finished sunroom really hooks you when looking at the building but the full walkout basement mostly finished is fantastic too. Now let's talk about the lake and lot. Stormy Lake is a deeper Canadian Shield type lake with great fishing and is lots big enough for boating and watersports. The lot, well, this is the trump card... 229' of total seclusion & quality...gently sloping, huge lakeside deck and dock with sand beach and deep swimming and including a floating raft with slide for the kids. Not much missing here, just need the key on Closing and your food and clothes...call today and look for the video presentation, this won't at all disappoint! Rentable!**

Directions: **Glamorgan Road to Journey's End Trail to Point Trail to 1055 (NO SIGNS)**

Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Winterized**
Basement: **Full/Partially Finished/Walk-Out** Fireplace: **Wood**
Heat Primary/Sec: **Forced Air-Oil/None**
HVAC: **None**
Under Contract \$:
Under Contract/Rental Items: **None**
Lease To Own Equip: **None**
Accessibility:

Foundation: **Concrete Block**
UFFI: **No** Furnace Age: **2002**
Plumbing Age: **2001**
Oil Tank Age: **2002**
Wiring Age: **2001**

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:
Exterior Finish: **Vinyl Siding**
Restrictions: **None**
Services: **Cell Service, Electricity, Telephone**
Topography: **Clear View, Level, Sloping, Wooded/Treed** Alternative Power: **Generator-wired**
Roofing: **Fiberglass** Yr Roof Replaced: **2014**
Water/Supply Type: **Other/Lake/River** Sewage: **Septic**
Water Treatment: **Drain Back, Heated Water Line, Sediment Filter**
Exterior Features: **Deck(s), Privacy, Year-Round Living**
Other Structures: **Shed**
Site Influences: **Beach, Landscaped, Shopping Nearby, Skiing, Trails**
Schools: **Stewart Baker JDHES HHSS**

Inclusions/Exclusions

Inclusions: **Refrigerator, Stove See Schedule C at LBO or under Documents on MLS**

Exclusions: **See Schedule C at LBO or under Documents on MLS**

Tax Information

Roll#: **460190300007100** Local Improve Fee/Comments /

Pin#: **392730282**
Assessment \$/Year: **\$454,298/2018**
Legal Description: **LT 14 PL 205 EXCEPT PT 1 19R9891; HIGHLANDS EAST**

Zoning: **LSR**
Survey/Year: **Yes 2015**

Taxes/Year: **\$3,776/2018**
Survey Type: **Boundary Only**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Foyer	M	4'x4'	
Kitchen	M	14'x10'8"	
Dining Room	M	10'8"x9'4"	
Living Room	M	19'x15'6"	
Sunroom	M	16'11"x14'4"	
Master Bedroom	M	13'4"x10'4"	
Bedroom	M	10'6"x8'7"	
Bedroom	M	11'x7'8"	
Bathroom	M	7'8"x7'8"	4-Piece
Recreation Room	LAG	19'x13'2"	
Games Room	LAG	22'3"x10'	
Utility	LAG	18'2"x12'8"	
Hobby Room	LAG	9'10"x9'1"	
Storage Room	LAG	10'6"x10'6"	
Bathroom	LAG	7'x3'10"	2-Piece

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M235
Client Full Report

Date Printed: 09/27/2018

Prepared By: VINCE DUCHENE, Broker

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M235
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