

□ 1057 Suburban Court, Dysart, Ontario K0M 2S0

Listing



1057 Suburban Crt Dysart

Active / Residential Freehold / Detached

MLS®#: X13120806

List Price: \$799,999

New Listing

Haliburton/Dysart et al/Guilford



Tax Amt/Yr: **\$2,419.92/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 Legal Desc: **PT LT 6 CON 4 GUILFORD PT 5 19R5229; DYSART ET AL**

Style: **2 Storey** Rooms Rooms+: **14+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 3(2+1)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **2.0** SF Source: **LBO Provided**
 Lot Irreg: **Irregular Lot** Lot Acres: **0.50 - 1.99**
 Lot Front: **177.00** Fronting On: **S**
 Lot Depth: **158.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **R2**
 Dir/Cross St: **Highway 118 to West Guilford, follow Kennisis Lake Road just past West Guilford Shopping Centre and turn left on Suburban Court to SOP at end of that road.**

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PIN #: **391410206** ARN #: **462404000069112** Contact After Exp: **No**
 Holdover: **0** Survey Year/Type: **1991/Boundary Onl**
 Possession: **45 days** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Wood	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone
Fam Rm: No	Garage: Yes	Water: Other
Basement: Yes/Full, Partially Finished	Gar/Gar Spcs: Attached Garage/2.0	Water Supply Type: Lake/River, Sediment Filter
Fireplace/Stv: Yes	Drive Pk Spcs: 8.00	Water Delivery Feat: UV System, Water Treatment
Fireplace Feat: Electric, Living Room, Propane, Rec Room, Wood Stove	Tot Pk Spcs: 10.00	Water Meter: Dock, Riverfront
Interior Feat: Central Vacuum, Propane Tank, Storage, Water Heater Owned	UFFI: No	Waterfront Feat: Not Applicable
Parking Feat: Private Double	Pool: None	Waterfront Struc: Not Applicable
Heat: Forced Air	Room Size: Cell Services, Electrical, Internet	Well Capacity: Septic
Heat Source: Oil	Rural Services: High Speed	Well Depth: Other
A/C: Yes/Central Air	Security Feat:	Sewers: Septic
Central Vac: Yes		Special Desig: Other
Apx Age: 16-30		Farm Features: Fully
Elevator: No		Winterized: Fully
Laundry Lev: Upper		
Retirement: No		
Property Feat: Beach, Golf, Hospital, Lake/Pond, Waterfront, Wooded/Treed		
Exterior Feat: Deck, Hot Tub, Porch, Privacy, Year Round Living Fibreglass Shingle		
Roof: Concrete Block		
Foundation: Flat, Level, Partially Cleared, Terraced, Wooded/Treed		
Topography: Rocky, Sandy		
Soil Type: Unknown		
Alternate Power: No		
Phys Hdcp-Eqp: No		
Water Name: Gull River	Waterfront: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct: Not Applicable		
Water Features: Dock, Riverfront		
Under Contract: Propane Tank	Dev Charges Paid: HST App To SP: Included In	
Access To Property: Yr Rnd Municipal Rd		
Shoreline: Clean, Deep, Mixed	Shoreline Exposure: South	
Shoreline Road Allowance: Not Owned		
Docking Type: Private	Water View: Obstructive	Channel Name:
View: River, Trees/Woods	Lot Shape:	Lot Size Source: Survey

Remarks/Directions

Client Rmks: **This beautiful, cozy 3 Bedroom, 3 Bathroom 2 story waterfront home is located in the Village of West Guilford in Haliburton Highlands. The Riverfront on the Gull River where you have your own dock, is accessed by a lighted path from the backyard and also has so much more to offer including boating to 3 lakes (Pine/Grass/Maple) with great fishing, swimming and boating adventures! You are a short walk to the Community Centre, where there is a playground, ball diamond, the Public sand beach, The Log Cabin gift shop & the West Guilford Shopping Centre for all your grocery/LCBO needs. Golf?? Lakeside Golf Club is across the river & a super short drive! Also close is Sir Sam's Downhill Ski area in Eagle Lake, Haliburton Forest & Wildlife at Kennisis Lake where you can enjoy many trails and unique outdoor experiences. Many upgrades to the home have taken place since 2021 giving it a modern feel yet it hasn't lost its warmth & charm. The open concept LR/DR/KT with walkout to a large deck at the back features windows on every outside wall giving you a sense of brightness but also bringing in the outside. The 3bedrooms, laundry & 4 pc Guest Bath are all on the upper level. The Primary Bedroom comes with a 3 pc ensuite bath, walk in closet & a balcony with sliding door to look out over the backyard! To round out the home is an attached 2 car garage with attached mudroom when you enter the house a 2pc bath, pantry & finished rec room downstairs. Last there is a detached workshop including a lounging area to bond with friends near the woodstove with carport & the "She Shed"! A must see to truly appreciate all that you have here at Suburban Court in West Guilford.**

Inclusions: **See Schedule C**

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

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Residential Freehold

Criteria Map Results

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Rooms

MLS® #: X13120806					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Mudroom	Main	3.35 M X 1.52 M	10.99 Ft x 4.98 Ft		Tile Floor Combined w/Dining, Hardwood Floor
Foyer	Main	2.43 M X 1.21 M	7.97 Ft x 3.96 Ft		
Kitchen	Main	3.35 M X 3.35 M	10.99 Ft x 10.99 Ft		
Dining Room	Main	4.05 M X 2.92 M	13.28 Ft x 9.58 Ft		Combined w/Kitchen, Hardwood Floor
Living Room	Main	4.57 M X 4.05 M	14.99 Ft x 13.28 Ft		
Pantry	Main	3.47 M X 2.52 M	11.38 Ft x 8.26 Ft		Balcony, Combined w/Dining, Fireplace, Hardwood Floor, W/O To Sundeck
Primary Bedroom	Second	5.18 M X 3.65 M	16.99 Ft x 11.97 Ft		
Bedroom	Second	3.65 M X 3.35 M	11.97 Ft x 10.99 Ft		
Bedroom	Second	3.65 M X 3.53 M	11.97 Ft x 11.58 Ft		W/I Closet
Laundry	Second	3.35 M X 1.21 M	10.99 Ft x 3.96 Ft		
Recreation	Basement	5.48 M X 3.04 M	17.97 Ft x 9.97 Ft		Tile Floor
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Second			4	

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 Property Type is 'Residential Freehold'
 Area is 'Haliburton'
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 Found 56 results in 0.02 seconds.