

# 1122 MARK TWAIN Road, Kinmount, Ontario K0M 2A0

**Listing** < >



Client Full  
**Active / Residential**

**1122 MARK TWAIN Rd Kinmount**

**MLS®#: 40308394**  
**Price: \$409,000**

**Haliburton/Minden Hills/Snowdon**

**Bungalow/House**



Water Body: **Irondale River**

Type of Water: **River**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 ( 3 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Fin Total: **864/LBO provided**  
 SF Fin Range: **501 to 1000**  
 AG Fin SF: **864.00/LBO provided**  
 BG Fin SF: **0.00**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,112/2022**



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**Remarks/Directions**

**Public Rmks:** This 3 bedroom cottage has been substantially renovated over the last 3 years including, new septic, roof, floors, kitchen, walls, bath, decks and more. It is bright with an open concept and 2 sliding glass doors to allow the outside in! Steps from the Irondale River on a perfectly level lot this location is very private and with a dock installed, perhaps a bit of brush thinning, you could see the river clearly yet not see any other cottages. The river is navigable by canoe or kayak with portages along the way so if you wanted to go for a day excursion that can be accomplished here. Located on a 4 season road it is only 10 minutes from a small town called Kinmount, 25 minutes to either Minden or Haliburton and is situated in the southwestern part of Haliburton County so a quick drive out of the GTA! Turn key, just furnish it and if you desire 4 season use all that would be required is skirting the piers under the cottage and spray foaming for insulation then installing a winter water line and heat source.

**Directions:** From Kinmount and Highway 121 follow County Road 503 to Mark Twain Road to SOP

**Common Elements**

Locker: Balcony:

**Waterfront**

Features: **Riverfront**  
 Dock Type: **None**  
 Shoreline: **Deep, Mixed**  
 Shore Rd Allow: **Not Owned**  
 Channel Name:  
 Boat House:  
 Frontage: **250.00**  
 Exposure: **South**  
 Island Y/N: **No**

**Exterior**

**Structure**

Exterior Feat:	<b>Deck(s), Fishing, Landscaped, Privacy, Year Round Living</b>			Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Wood</b>			Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2020</b>	Foundation:	<b>Concrete Block, Piers</b>	Apx Age:	<b>Unknown</b>
Year/Desc/Source:	//			Rd Acc Fee:	
<b>Site</b>	<b>Year Round Road</b>			Winterized:	<b>Partially Winterized</b>
Property Access:	<b>Year Round Road</b>			Garage Spaces:	
Other Structures:	<b>None</b>			Licen Dwelling:	<b>Yes</b>
Pool Features:	<b>None</b>			Water Source:	<b>Lake/River</b>
Garage & Parking:	<b>Private Drive Single Wide</b>			Water Tmnt:	<b>Sediment Filter, UV System</b>
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>6.0</b>	Sewer:	<b>Septic</b>
Parking Level/Unit:		Parking Assigned:			
Services:	<b>Cell Service, Electricity, High Speed Internet Avail</b>				

Lot Size Area/Units: **0.408/Acres** Acres Range: **< 0.5** Acres Rent: Lot Front (Ft): **250.00** Lot Depth (Ft): **217.00** Lot Shape: **Pie** Location: **Rural** Lot Irregularities: Land Lse Fee:

**Surrounding Area**

Area Influences: **Downtown, Golf, Hospital, Landscaped, Major Highway, Place of Worship, Playground Nearby, River/Stream, School Bus Route, Trails**  
View: **River, Trees/Woods** Retire Com: **No**  
Topography: **Level** Fronting On:  
Restrictions: **None** Exposure: **South**  
School District: **Trillium Lakelands District School Board**  
High School: **Haliburton Highlands Secondary School**  
Elementary School: **Archie Stouffer Elementary School**

**Interior**

**Features and Access**

Interior Feat: **Ceiling Fans, Water Heater Owned, Water Treatment**  
Basement: **None** Basement Fin: **Unfinished**  
Laundry Feat: **Main Level, Other**

**Heating/Cooling/Fixtures**

Cooling: **None**  
Heating: **None**  
Under Contract: **None** Contract Cost/Mo:  
Inclusions: **Refrigerator, Stove**  
Exclusions: **Balance of Contents**  
Furnace Age: Tank Age: UFFI: **No**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT LT 11 CON 1 SNOWDON PT 1 RD115; MINDEN HILLS**  
Zoning: **SR-Shoreline Res** Survey: **Boundary Only/ 1969**  
Assess Val/Year: **\$142,000/2022** Hold Over Days: **90**  
PIN: **392200221** Occupant Type: **Vacant**  
ROLL: **461604100004700**  
Possession/Date: **1 - 29 Days/** Deposit: **25000**

**Brokerage Information**

List Date: **08/11/2022**  
List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#)**  
Source Board: **The Lakelands Association of REALTORS®**

**Prepared By: Vince Duchene, Broker** **Date Prepared: 08/12/2022**

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## Rooms



MLS® #: 40308394

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	12' 0" X 8' 0"	3.66 X 2.44	
Dinette	Main	12' 0" X 7' 0"	3.66 X 2.13	Walkout to Balcony/Deck
Living Room	Main	12' 0" X 12' 0"	3.66 X 3.66	Walkout to Balcony/Deck
Bedroom Primary	Main	10' 10" X 10' 8"	3.30 X 3.25	
Bedroom	Main	10' 9" X 10' 4"	3.28 X 3.15	
Bedroom	Main	8' 8" X 7' 9"	2.64 X 2.36	
Bathroom	Main	7' 6" X 6' 0"	2.29 X 1.83	3-Piece
Laundry	Main	7' 6" X 4' 10"	2.29 X 1.47	

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