

1129 ROSS Road, Eagle Lake, Ontario K0M 1M0

Listing



Client Full

Active / Residential**1129 ROSS Rd Eagle Lake***Pending Board Approval*

MLS®#: 40265097

Price: \$1,199,000

**Haliburton/Dysart et al/Dysart****Bungalow/House**Water Body: **Eagle Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **2,608/LBO provided**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,304.00/LBO provide**
 BG Fin SF: **1,304.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,377/2021**

1 / 45

**Remarks/Directions**

Public Rmks: An amazing location if you are looking for a home or a full year round cottage located on Eagle Lake and within walking distance of Sir Sam's Ski area. Eagle Lake, which is connected to Moose Lake, is a very popular Canadian Shield deep lake with amazing swimming, boating and fishing together with a public park/beach & boat launch. Walk to the Eagle Lake Foodtown for all your grocery, liquor and gas needs. Built a bit further back off the lake is the main dwelling so privacy is outstanding but lake view is still breathtaking. Also, the main dwelling has been recently upgrade & re-decorated to a very modern standard with some popular rustic highlights as well. A very "open" feel with loads of doors and windows to bring the outside in as well as a huge wrap around deck off the kitchen and the back yard joins to the walkout from the living/dining room where you can take in the view of the lake and the large front yard. New bathrooms, ceilings, flooring, walls, trim, paint and 2 new propane fireplaces one in the Living Room and one in the Rec Room are just a few of the many, many upgrades you'll see. The waterfront is sandy so very kid friendly and comes with a substantial dock as well. To finish off we have a detached 2 car garage with a carport and covered veranda as well as a workshop area. Located only 15 minutes from Haliburton Village this property has everything to live or cottage year round!

Directions: Haliburton Lake Road to Sir Sam's Road to Gardner Road to Ross Road to SOP

Common Elements**Waterfront**

Features: Beach Front, Stairs to Waterfront
Dock Type: Private Docking
Shoreline: Clean, Rocky, Sandy
Shore Rd Allow: Not Owned
Channel Name:

Boat House:
Frontage: 115.00
Exposure: East, South
Island Y/N: No

Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
Garage				Partially

Exterior**Structure**

Exterior Feat: Deck(s), Landscaped, Porch, Privacy, Year Round Living
Construct. Material: Vinyl Siding
Shingles Replaced: 2016
Year/Desc/Source: //

Foundation: Concrete Block

Roof: Shingles
Prop Attached: Detached
Apx Age: Unknown

Site
Property Access: Year Round Road
Other Structures:
Garage & Parking: Detached Garage//Private Drive Double Wide//Gravel Driveway
Parking Spaces: 10
Driveway Spaces: 8.0

Rd Acc Fee:
Winterized: Fully Winterized

Garage Spaces: 2.0

Parking Level/Unit:		Parking Assigned:		Licen Dwelling:	Yes
Services:	Cell Service, Electricity, High Speed Internet Avail	Water Tmnt:		Sewer:	Septic
Water Source:	Drilled Well	Acres Range:	0.50-1.99	Acres Rent:	
Lot Size Area/Units:	1.406/Acres	Lot Depth (Ft):	405.00	Lot Shape:	Irregular
Lot Front (Ft):	115.00	Lot Irregularities:		Land Lse Fee:	
Location:	Rural				

Surrounding Area

Area Influences: **Beach, Business Centre, Cul de Sac/Dead End, Downtown, Golf, Hospital, Lake/Pond, Landscaped, Library, Park, Place of Worship, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Skiing Hills, Skyline, Trees/Woods, Water**

View: **Level, Partially Cleared, Sloping, Wooded/Treed**

Topography: **Level, Partially Cleared, Sloping, Wooded/Treed**

Restrictions: **None**

School District: **Trillium Lakelands District School Board**

High School: **Haliburton Highlands Secondary School**

Elementary School: **J D Hodgson Elementary School**

Interior

Features and Access

Interior Feat: **Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Propane Tank, Water Heater, Workshop**

Security Feat: **Alarm System, Smoke Detector(s)**

Basement: **Full Basement** Basement Fin: **Fully Finished**

Basement Feat: **Walk-Out**

Laundry Feat: **In Basement**

Heating/Cooling/Fixtures

Cooling: **None**

Heating: **Fireplace-Propane, Forced Air-Propane, Woodstove**

Fireplace: **2/Living Room, Propane, Rec Room** FP Stove Op: **Yes**

Under Contract: **HWT-Electric, Propane Tank** Contract Cost/Mo:

Inclusions: **Garage Door Opener**

Add Inclusions: **See Schedule D**

Exclusions: **See Schedule D**

Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: LT 37 PL 462; DYSART ET AL	Survey: Boundary Only/ 1965
Zoning: WR2	Hold Over Days: 0
Assess Val/Year: \$502,000/2021	Occupant Type: Vacant
PIN: 391450147	Deposit: 50000
ROLL: 462404000059200	
Possession/Date: 1 - 29 Days/	

Brokerage Information

List Date: **05/25/2022**

List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#)**

Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

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Date Prepared: 05/25/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Property Type is 'Residential'

Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional', 'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'

Region is 'Haliburton'

Change Type History Modification Timestamp is after 05/19/2022 12:32:05 PM

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Rooms

MLS® #: 40265097

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Mud Room	Main	10' 10" X 5' 0"	3.30 X 1.52	
Kitchen	Main	12' 0" X 11' 10"	3.66 X 3.61	
<u>Desc:</u> Walkout to Balcony/Deck				
Dinette	Main	11' 5" X 7' 2"	3.48 X 2.18	
<u>Desc:</u> Walkout to Balcony/Deck				
Living Room/Dining Room	Main	23' 4" X 19' 9"	7.11 X 6.02	
<u>Desc:</u> Living Room\Dining Room Walkout to Balcony/Deck				
Bathroom	Main	9' 6" X 8' 7"	2.90 X 2.62	3-Piece
Bedroom Primary	Main	13' 0" X 10' 0"	3.96 X 3.05	
Primary Ensuite Bathroom	Main	9' 6" X 4' 0"	2.90 X 1.22	3-Piece
Bedroom	Main	13' 5" X 10' 0"	4.09 X 3.05	
Bedroom	Main	12' 0" X 9' 10"	3.66 X 3.00	
Recreation Room	Lower	25' 8" X 21' 6"	7.82 X 6.55	
<u>Desc:</u> Walkout to Balcony/Deck				
Laundry	Lower	12' 10" X 9' 0"	3.91 X 2.74	
Sauna	Lower	10' 0" X 4' 0"	3.05 X 1.22	
Utility Room	Lower	24' 0" X 20' 0"	7.32 X 6.10	

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