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1136 BIRCH NARROWS Road, Haliburton, Ontario K0M 1S0

Listing



Client Full
Active / Residential

1136 BIRCH NARROWS Rd Haliburton

MLS®#: 40102447
Price: **\$1,099,000**



Haliburton/Dysart et al/Dysart Multi-Level Split/House



Water Body: **Grass Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement		1	
Main	2	1	1
Second	2	1	

Beds: **4 (4 + 0)**
 Baths: **3 (2 + 1)**
 SF Total: **2,998/Owner**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,550.00/Owner**
 Blw Grade SF: **448.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,478/2020**

1 / 50

Remarks/Directions

Public Rmks: Located only a few short minutes by car or boat to Haliburton Village. This 4 bdrm, 3 bathroom home/cottage is a uniquely designed, multi-level building in fantastic condition including wood floors, vaulted ceilings, loads of windows, screened porch overlooking the lake, huge rec room with walkout, recently redone bathrooms and so much more. The lot is a terraced lot with a "park like" feel at the water and loads of room for throwing a ball, horseshoes, volleyball, badminton or whatever you enjoy when lakeside. Also featuring a rippled sand, wade in beach, view of Grass Lake and a large deck/dock overhanging the water to sit and enjoy everything that a waterfront property offers. Add gardens and landscaping, lots of parking, including an area at the township road, golf course, trails, snowmobile trails, tennis, schools, hospital and all that the downtown area can offer and you have it all here at Birch Narrows Road in Haliburton. Book a viewing today!

Directions: Off Highway 118 follow Gelert Road to Birch Narrows Road to # 1136 and signs on property

Common Elements

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Deep, Mixed, Sandy, Shallow**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **175.00**
 Exposure: **North, East**
 Island Y/N: **No**

Exterior

Structure

Exterior Feat: **Fishing, Landscaped, Porch-Enclosed, Privacy, Private Entrance, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1976/Completed / New/Owner**
 Foundation: **Concrete Block**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**

Site
 Property Access: **Year Round Road**
 Other Structures: **None**
 Pool Features: **None**
 Garage & Parking: **, Private Drive Single Wide, Gravel Driveway**
 Parking Spaces:
 Parking Level/Unit:
 Services: **Cell Service, Electricity, High Speed Internet, Telephone Available**
 Water Source: **Drilled Well**
 Well Cap Gall/Min: **6**
 Lot Size Area/Units: **0.79/Acres**
 Lot Front (Ft): **175.00**
 Location: **Rural**
 Rd Acc Fee:
 Winterized: **Fully Winterized**

Driveway Spaces: **4.0**
 Parking Assigned:
 Garage Spaces:
 Sewer: **Septic**
 Water Tmnt: **None**
 Well Testing:
 Well Depth Ft: **206**
 Acres Range: **< 0.5**
 Acres Rent:
 Lot Depth (Ft):
 Lot Shape: **Irregular**
 Lot Irregularities:
 Land Lse Fee:

Surrounding Area

Area Influences: **Arts Centre, Beach, Business Centre, Downtown, Golf, Hospital, Industrial Park, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Rail Access, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**

Topography: **Dry, Level, Partially Cleared, Terraced, Wooded/Treed**
 Restrictions: **None**
 School District: **Trillium Lakelands District School Board**
 Fronting On: **North**
 Exposure: **North**

High School: **Haliburton Highlands Secondary School**
Elementary School: **J.D. Hodgson Elementry**

Interior

Features and Access

Interior Feat: **Built-In Appliances, Countertop Range, Water Heater Owned, Workshop**
Security Feat: **None**
Basement: **Partial Basement** Basement Fin: **Partially Finished**
Basement Feat: **Exposed Rock, Walk-Out**
Laundry Feat: **Main Level**

Heating/Cooling/Fixtures

Cooling: **Central Air**
Heating: **Electric, Fireplace-Wood, Forced Air, Heat Pump**
Fireplace: **2/Electric, Wood** FP Stove Op: **No**
Under Contract: **None** Contract Cost/Mo:
Inclusions: **Hot Water Tank Owned, Smoke Detector, Stove, Other**
Add Inclusions: **See Schedule D for full list under documents**
Exclusions: **See Schedule D for full list under documents**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 10 CON 8 DYSART PT 1, 19R1041; S/T RIGHTS IN H229297; DYSART ET AL	Survey: Boundary Only/ 1976
Zoning: WR3	Hold Over Days:
Assess Val/Year: \$526,000/2021	Occupant Type: Owner
PIN: 391730223	Deposit: \$50,000.00
ROLL: 462401100062900	
Possession/Date: 60 - 89 Days/2021-06-30	
Possession Rmks: June 30/21 or later	

Brokerage Information

List Date: **04/22/2021**
List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439](#)** 
Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 04/22/2021

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Rooms

MLS® #: 40102447

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Mud Room	Main	12' 3" X 7' 1"	3.73 X 2.16	
<u>Desc:</u> Main Entrance Foyer				
Dining Room	Main	11' 10" X 11' 9"	3.61 X 3.58	
<u>Desc:</u> Formal Dining Room				
Kitchen	Main	19' 10" X 14' 2"	6.05 X 4.32	
<u>Desc:</u> Eat In Kitchen				
Family Room	Main	13' 0" X 11' 3"	3.96 X 3.43	
<u>Desc:</u> Combined with Kitchen & W/O to Porch				
Living Room	Main	27' 1" X 10' 0"	8.25 X 3.05	
<u>Desc:</u> Formal Living Room				
Bedroom	Main	13' 0" X 8' 2"	3.96 X 2.49	
Bathroom	Main	9' 3" X 5' 0"	2.82 X 1.52	4-Piece
Bedroom Primary	Second	17' 2" X 10' 0"	5.23 X 3.05	
Office	Second	14' 2" X 9' 2"	4.32 X 2.79	
<u>Desc:</u> Blue Room				
Bathroom	Second	10' 9" X 5' 0"	3.28 X 1.52	4-Piece
Recreation Room	Basement	31' 10" X 14' 6"	9.70 X 4.42	Walkout to Balcony/Deck
Bathroom	Basement	6' 1" X 3' 9"	1.85 X 1.14	2-Piece
Laundry	Main	10' 2" X 6' 0"	3.10 X 1.83	
Bonus Room	Main	26' 0" X 8' 9"	7.92 X 2.67	
<u>Desc:</u> Screened Porch				
Bedroom	Main	10' 0" X 9' 9"	3.05 X 2.97	
Bedroom	Second	12' 10" X 10' 10"	3.91 X 3.30	

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