

1151 BARRISTER BAY Lane, Haliburton, Ontario K0M 1S0

Listing



Client Full
Active / Residential

1151 BARRISTER BAY Ln Haliburton

MLS® #: 40275671
 Price: \$1,099,000

Haliburton/Highlands East/Glamorgan

Bungalow/House



Water Body: **Koshlong Lake**

Type of Water: **Lake**



	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **960/Other**
 SF Fin Range: **501 to 1000**
 AG Fin SF: **960.00/Other**
 BG Fin SF: **0.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,072/2021**

1 / 50



Remarks/Directions

Public Rmks: **Every lake in Haliburton County has "that special piece of property" & this is it on Koshlong Lake. An absolutely spectacular, level/gently rolling piece of land that has 525' on the lake & 2.09 acres with a hard packed, rippled sand beach, West & South facing for all day Sun/Sunsets and offering absolute seclusion! Large, majestic pines, Canadian Shield bald rock and a unique exposed bedrock super cozy cottage built in the mid 1900's with a covered screened porch across the front overlooking the lake, an impressive new post and beam interior structure that made the cottage an open concept KT/DR/LR area & finally some natural rough cut pine on some of the walls for that "lodgey" feel. At the current state it gives you a great start to take over finishing the rest to your own taste. An added bonus that you cannot build today is the boathouse which you can renovate but cannot make larger, it is legal non conforming so it is allowed to stay!!! You have to see this property to understand its overwhelming beauty, it is not often these become available! Book a viewing today!**

Directions: **From Haliburton follow 118 to Glamorgan Road then to Fallowfield Road to Barrister Bay Lane to SOP #1151**

Common Elements

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Rocky, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **525.00**
 Exposure: **South, West**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No
Boathouse				No

Exterior

Structure

Exterior Feat: **Landscaped, Porch-Enclosed, Privacy, Seasonal Living**
 Construct. Material: **Wood**
 Shingles Replaced:
 Foundation: **Concrete Block, Piers, Stone**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Year/Desc/Source: //

Site

Property Access: **Seasonal Road**
 Other Structures: **Shed, Other**
 Pool Features: **None**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway, Other**
 Parking Spaces: **6**
 Driveway Spaces: **6.0**
 Garage Spaces:
 Services: **Cell Service, Electricity**
 Water Source: **Lake/River**
 Water Tmnt: **None**
 Sewer: **Septic**
 Let Size Area/Units:
 Area/Post

Lot Size Area/Units: **2.090/Acres**
Lot Front (Ft): **525.00**
Location: **Rural**

Acres Range: **2-4.99**
Lot Depth (Ft): **332.00**
Lot Irregularities:

Acres Rent:
Lot Shape:
Land Lse Fee:

Surrounding Area

Area Influences: **Beach, Golf, Hospital, Landscaped, Place of Worship, Schools, Shopping Nearby, Skiing, Trails**
View: **Beach, Forest, Hills, Lake, Panoramic, Trees/Woods, Water**
Topography: **Level, Partially Cleared, Rocky, Rolling, Wooded/Treed**
Restrictions:
Retire Com:
Fronting On: **West**
Exposure: **West**

Interior

Features and Access

Interior Feat: **Upgraded Insulation, Water Heater Owned**
Basement: **None** Basement Fin: **Unfinished**
Laundry Feat: **None**

Heating/Cooling/Fixtures

Cooling: **None**
Heating: **Other**
Under Contract: **None** Contract Cost/Mo:
Inclusions: **Other**
Add Inclusions: **See Schedule C under Documents**
Exclusions: **See Schedule C under Documents**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 15 CON 15 GLAMORGAN AS IN H24461; HIGHLANDS EAST**
Zoning: **LSR** Survey: **Boundary Only/**
Assess Val/Year: **\$348,000/2022** Hold Over Days: **0**
PIN: **392240139** Occupant Type: **Owner**
ROLL: **460190300025400**
Possession/Date: **90+ Days/2022-09-06** Deposit: **\$100,000**
Possession Rmks: **Fmly want 1 more sum**

Brokerage Information

List Date: **06/09/2022**
List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#)**
Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 06/17/2022

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

Property Type is 'Residential'
Standard Status is one of 'Active', 'Conditional'
Water Body Name is like 'koshlong*'
Ordered by MIs Status, Current Price
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Rooms

MLS® #: 40275671

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	17' 4" X 7' 9"	5.28 X 2.36	Vaulted Ceiling
Dining Room	Main	13' 5" X 8' 0"	4.09 X 2.44	
Great Room	Main	15' 6" X 13' 5"	4.72 X 4.09	Beamed ceiling, Vaulted Ceiling
Bedroom Primary	Main	9' 6" X 7' 9"	2.90 X 2.36	
Bedroom	Main	9' 6" X 7' 6"	2.90 X 2.29	
Bedroom	Main	9' 6" X 7' 6"	2.90 X 2.29	
Porch	Main	23' 6" X 7' 9"	7.16 X 2.36	Wainscoting
Bathroom	Main	7' 9" X 5' 10"	2.36 X 1.78	3-Piece

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 06/07/2022 10:09:22 AM

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