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1199 Cedar Lake Road, Highlands East, Ontario K0L 3C0

Listing



[1199 Cedar Lake Rd Highlands East](#)

Active / Residential Freehold / Vacant Land

MLS® #: **X13138876**

List Price: **\$209,000**

New Listing

Haliburton/Highlands East/Monmouth



Tax Amt/Yr: **\$228.48/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1/1**
 Legal Desc: **LT 30 CON 17 MONMOUTH SRO SW OF H54672**
MUNICIPALITY OF HIGHLANDS EAST

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Irreg: **Irregular** Lot Acres: **5 - 9.99**
 Lot Front: **1,300.00** Fronting On: **W**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **RU**
 Dir/Cross St: **Essonville Line and Cedar Lake Road**

1 / 15

PIN #: **392390130** ARN #: **460160200053005** Contact After Exp: **No**
 Holdover: **0** Survey Year/Type: **None**
 Possession: **Flexible** Possession Date:

Kitch Kitch + 0 (0+)	Garage:	Utilities:	No Gas, Hydro, No Sewers, No Cable, Telephone Available
Parking Feat: Private	Drive Pk Spcs: 10.00	Water:	Well
Heat Source:	Tot Pk Spcs: 10.00	Water Supply Type:	Drilled Well
Central Vac: No	Pool: None	Water Meter:	
Property Feat: Clear View, Golf, Hospital, Level, Skiing, Wooded/Treed	Room Size:	Waterfront Feat:	
Soil Type:	Rural Services: Cell Services, Electrical	Waterfront Struc:	
	Security Feat:	Well Capacity:	
		Well Depth:	
		Sewers:	Septic
		Special Desig:	Other
		Farm Features:	
		Winterized:	
Waterfront Y/N: No	Waterfront: None	Island YN:	
Water Struct:	Easements/Restr:		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In	
Access To Property: Yr Rnd Municipal Rd	Lot Shape: Irregular	Lot Size Source: GeoWarehouse	
View: Clear, Forest, Skyline			

Remarks/Directions

Client Rmks: **This is a sneaky nice 6.04 acre parcel just outside the Village of Wilberforce but far enough where you feel like you are in the middle of nowhere and is it QUIET, so peaceful at this lot! A fabulous, elevated building site and yard has been cleared in the trees along with a foundation excavated so your basement or crawl space footings can be installed immediately. Here's the big bonus...the drilled well, septic and 200 amp hydro service has been installed onsite already, easily the better part of a \$30,000 investment you don't need to worry about, just choose your building plans and submit them for approval and start building your dream home or cottage in the woods! The rest of the acreage is heavily treed outside of the cleared area and is accessed year round by the township road. Another bonus, if you are into snowmobiling, is the groomed trail along Cedar Lake Road, it is right at your finger tips! A shared road/driveway, expenses to maintain it as well, is accessed off Cedar Lake Road on an open concession allowance right to the building site! As an experienced Realtor of 40 years in this area this is easily one of the nicer acreages all around that has ever been for sale. Checkout the video and information package for all the details!**

Inclusions: **N/A**

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

Public Listing Links

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