

# 1226 Hubbard & Montgomery Lane, Highlands East, Ontario K0M 1S0

## Listing



**1226 Hubbard & Montgomery Lane Highlands East**  
**Active / Residential Freehold / Detached**

MLS® #: **X13134822**  
 List Price: **\$649,000**  
 New Listing



### Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$2,650.46/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0/0**  
 Legal Desc: **PT LT 32 CON 15 GLAMORGAN AS IN H164631; T/W H164631; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **9+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source: **LBO Provided**  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **180.00** Fronting On: **N**  
 Lot Depth: **242.00** Builder Name:  
 Lot Size Code: **Feet**

Zoning: **LSR - Limited Services Residential**  
 Dir/Cross St: **Minnicock Lake Road and Hubbard & Montgomery Lane**

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PIN #: **392730175** ARN #: **460190300031800** Contact After Exp: **No**  
 Holdover: **0** Survey Year/Type: **1969/Boundary Onl**  
 Possession: **Flexible** Possession Date:

Kitch Kitch + <b>1 (1+0)</b>	Exterior: <b>Wood</b>	Utilities: <b>No Gas, Hydro, No Sewers, No Cable, Telephone Available</b>
Fam Rm: <b>No</b>	Garage: <b>No</b>	
Basement: <b>Yes/Crawl Space, Unfinished, Exposed Rock</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water: <b>Well</b>
Fireplace/Stv: <b>Yes</b>	Drive Pk Spcs: <b>5.00</b>	Water Supply Type: <b>Drilled Well</b>
Fireplace Feat: <b>Propane</b>	Tot Pk Spcs: <b>5.00</b>	Water Meter: <b>DoCK</b>
Interior Feat: <b>Primary Bedroom - Main Floor, Propane Tank, Storage, Water Heater Owned</b>	Pool: <b>None</b>	Waterfront Feat: <b>Not Applicable</b>
	Room Size: <b>Cell Services, Electrical</b>	Waterfront Struc: <b>Not Applicable</b>
	Rural Services: <b>Owned</b>	Well Capacity: <b>Other</b>
Parking Feat: <b>Private</b>	Security Feat:	Well Depth: <b>Septic</b>
Heat: <b>Baseboard</b>		Sewers: <b>Other</b>
Heat Source: <b>Electric, Propane</b>		Special Desig: <b>Fully</b>
A/C: <b>None</b>		Farm Features: <b>Fully</b>
Central Vac: <b>No</b>		Winterized: <b>Fully</b>
Apx Age: <b>31-50</b>		
Property Feat: <b>Clear View, Golf, Hospital, Lake/Pond, Library, Waterfront</b>		
Exterior Feat: <b>Deck, Fishing, Porch Enclosed, Privacy, Year Round Living</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Concrete Block</b>		
Topography: <b>Level, Sloping, Terraced, Wooded/Treed</b>		
Soil Type: <b>Mixed, Rocky, Sandy</b>		
Alternate Power: <b>None</b>		
Water Name: <b>Minnicock Lake</b>		
Waterfront Y/N: <b>Yes</b>	Waterfront: <b>Direct</b>	Island YN: <b>No</b>
Water Struct: <b>Not Applicable</b>	Easements/Restr: <b>Unknown</b>	
Water Features: <b>Dock</b>		
Under Contract: <b>Propane Tank</b>	Dev Charges Paid:	HST App To SP: <b>Included In</b>
Access To Property: <b>Yr Rnd Private Rd</b>		
Shoreline: <b>Deep, Mixed, Shallow</b>	Shoreline Exposure: <b>South East</b>	
Shoreline Road Allowance: <b>Not Owned</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct, PartiallyObstructive</b>	Channel Name:
View: <b>Trees/Woods, Water</b>	Lot Shape: <b>Irregular</b>	Lot Size Source: <b>Survey</b>

Remarks/Directions

Client Rmks: **That peaceful, tranquil paradise awaits here at Minnicock Lake! This 3 bedroom, 1 bathroom cottage features a BRAND NEW gorgeous propane fireplace with a 110 year old refinished mantle to set off the Living Room! A screened in porch is the other very attractive attribute to this cottage for that special time of year when you need to escape those flies! The open concept DR/LR connects to the porch but also has a walkout to a huge front deck where you can sit alone and private from neighbors who are quite far away and enjoy the amazing view of the lake along with the very best Mother Nature has provided in a clean, mature forest environment. 3spacious bedrooms and a 4 piece bath finish things off along with the very substantial size kitchen for this size of a cottage. Round that out with a full block crawl space foundation, drilled well, full septic and a year round private road and you have a 4 season paradise to enjoy all year long! Canoe, kayak, swim or fish or simply sit lakeside on the dock and really enjoy the peace and quiet this offers. Minnicock Lake is a unique lake that has a very strong Cottage Association who have drafted a Charter that keeps this lake natural and quiet so that like minded people can enjoy the atmosphere created here. Competitively priced in this market but also check out the video and the Information Package for everything you'll ever want to know about this lake and property!**

Inclusions: **See Schedule C**

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

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Residential Freehold

Criteria

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Rooms

MLS® #: X13134822

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.5 M X 1 M	11.48 Ft x 3.28 Ft		
Kitchen	Main	3.41 M X 2.89 M	11.18 Ft x 9.48 Ft		
Dining Room	Main	3.65 M X 3.5 M	11.97 Ft x 11.48 Ft		Combined w/Living Combined w/Dining, Floor/Ceil Fireplace, W/O To Deck
Living Room	Main	5.18 M X 4.69 M	16.99 Ft x 15.38 Ft		
Primary Bedroom	Main	3.5 M X 3.35 M	11.48 Ft x 10.99 Ft		
Bedroom	Main	3.38 M X 2.89 M	11.08 Ft x 9.48 Ft		
Bedroom	Main	3.53 M X 2.43 M	11.58 Ft x 7.97 Ft		
Sunroom	Main	4.14 M X 3.44 M	13.58 Ft x 11.28 Ft		
Bathroom	Main			4	Overlook Water

Change Type History Modification Timestamp is 05/14/2026 12:47:41 PM+

Property Type is 'Residential Freehold'

Area is 'Haliburton'

Ordered by Mls Major Change Type

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