



REDSTONE LAKE
 Water Frontage: **900.00** Exposure: **South**

Price: \$2,250,000	MLS® #: 391390155
Status: Active	
Address: 1241 BAYBREEZE LANE	
City: HALIBURTON, K0M 1M0	
Side of Road: South	
PKA: 1241 BAYBREEZE LANE	
Elem Schl: JDHES	
Sec. School: HHSS	
Lot Dimension/Acreage: 900' X 2,109' X 663' X 2,367'	Major Area: HB District: DEA Sub-Dist: GUILF Zoning: SEE TWP
Zoning Source: Municipality	
SQ.FT. above: 1,700	
Total SqFt Finished: 3,400	
Shore Road Allowance (SRA): Not Owned	
Road Access: Yes	
Possession: SEPTEMBER 8, 2017 OR LATER	

Public Info. Let's start with being on Haliburton County's jewel, Redstone Lake! The 32 acres and 900' frontage gets your attention very quickly too, but let's add, gentle lot, south exposure, ultimate seclusion, deep water off the dock, bedrock outcroppings including the 'signature rock' which flows to the cottage from the lake then again behind the cottage. Add an Architecturally designed masterpiece blending modern style with rough cut timber rafters as the ceiling as well as timber frame type posts on the ends of the exterior siding & you have a gem! You'll find a huge open-concept LR/DR/KT with open rafter ceilings loaded with skylights, polished concrete heated floors, huge master suite with tasteful ensuite bath, then move downstairs to 3 more bedrooms, a huge rec room with walkout and laundry. Top it off with a spectacular screened porch, loads of decks and a huge deck patio and voila, a dream come true!!!

Directions From Eagle Lake take Haliburton Lake Road (Cty 14) to Boice Bradley Road. Turn left at big name signs onto Baybreeze Lane and follow 1241. Turn left the at Y, keep right to property.

Type: Cottage/Recreational Bungalow - Ranch, Cottage/Camp	Heating/Mechanical: Fireplace - Wood, Hot Water, Hot Water on Demand, In Floor	Exterior: Wood
Style: Freehold	Garage Type: None	Driveway: Gravel, Private
Title to Land: 10.0 - 49.99 Acres	Water: Drilled, Well	Foundation: Concrete
Property Size: Cleared - Part, Landscaped, Level, Sloping / Terrace, View, Wooded/Treed	Sewer: Septic	Basement: Full, Fully Finished
Land Features: Year Round Private Road	Utilities/Services: Cell Service, Electricity, Internet-Other	Interior Features: Fireplace(s), Furnished, Main Floor Master
Access: Dock, Water Frontage	Rental Equipm.: Propane Tank	Ext. Features: Deck, Patio, Privacy
Waterfront Features: Deep, Rocky, Sandy	Lease-To-Own Equip: None	Roof: Asphalt Shingle
Shoreline: Gazebo		Flooring: Concrete, Heated, Tile

Easements/Restrictions: **Easement, Right of way**

Inclusions Other ; AS VIEWED
Exclusions Personal items and some antiques as well as ALL contents of shed.

Bedrooms: 1+3	Sign: Yes	Garage: No
Bathrooms: 2 \ 1	SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: YES	Survey: Yes	
Yr.Built: 2008		
Construction Status: Exists		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	16'6 X 16'	LOWER LEVEL	BEDROOM	14' X 10'4
MAIN FLOOR	BATH (# pieces 1-6)	7' X 3'6 2PC	LOWER LEVEL	BEDROOM	15' X 14'
MAIN FLOOR	KITCHEN	16'6 X 16'	LOWER LEVEL	BEDROOM	14' X 10'
MAIN FLOOR	DINING ROOM	24'7 X 10'	LOWER LEVEL	REC ROOM	24'7 X 16'
MAIN FLOOR	LIVING ROOM	24'7 X 18'6	LOWER LEVEL	FOYER	9' X 8'6
MAIN FLOOR	MASTER BEDROOM	20'10 X 17'6	LOWER LEVEL	LAUNDRY	10' X 9'7
MAIN FLOOR	ENSUITE (2 to 6 pcs)	12'10 X 9'	LOWER LEVEL	UTILITY	9'7 X 7'6
LOWER LEVEL	BATH (# pieces 1-6)	9'6 X 6' 3PC		OTHER	22' X 16' SC. PORCH

Full Assessed Value: **\$1,027,000** Phased Assessment: **1027000 (2017)**
 Taxes: **\$6517 (2017)** Improvement / Capital Chgs: **NO**

Listing Office: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M235**

Compliments of: **VINCE DUCHENE, Broker: 705-457-1011**



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RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE,
Company Name: HALIBURTON - M235, INDEPENDENTLY OWNED AND
OPERATED: 705-457-1011



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