

1266 TWIST LANE Lane, Irondale, Ontario K0M 1X0

Listing



Client Full
Active / Residential

1266 TWIST LANE Ln Irondale

MLS® #: 40433757
Price: \$1,499,000

Haliburton/Highlands East/Glamorgan

Log/House



Water Body: **Salerno Lake**

Type of Water: **Lake**



	Beds	Baths	Kitch
Lower		1	
Main	1	2	1
Second	2		

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **3,103**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,193/Owner**
 BG Fin SF: **910/Owner**
 Tot Unfin SF: **64**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,493.90/2022**

1 / 50



Remarks/Directions

Public Rmks: **Unique custom built pine square log home or cottage located on Salerno Lake in Haliburton Highlands. The word "Unique" is mild in this case due to the fact the entire interior is custom built from cabinets to cedar ceiling beams & posts to lg wood style sliding barn doors, window trims, light shades, furniture & stone showers with unique epoxy floor veins. They say a picture says a thousand words but in this case it is impossible to capture the true beauty and craftsmanship found here, IT MUST BE SEEN TO BE APPRECIATED! Over 3,600 square feet of finished living space on 3 levels with a "show piece" kitchen, dining, great room area that'll take your breath away, not to mention the foyer with massive custom built main entrance door...oh & outside that door is even a heated floor to melt the snow and ice! The primary bedroom reminds me of Yellowstone and the "ranch" look with vaulted ceiling, cedar suspended log collar ties over the bed, a unique bath & a full walkout to a covered veranda. 2 identical bdrms on the 2nd floor, 1 with a kid bed/loft & both with a 2pc bath in each as well as being connected in between with a shared tub/shower. A sitting room outside the bdrms overlooking the great room is unique to marvel at the woodwork & use of tree stumps appearing as braces. To finish off is a games/bar type rec room in the lower level with walkout & a 3pc bath. Finally, a well thought out easy to walk on switch back path to the deck/dock completes this amazing place!**

Directions: **Highway 503 from Kinmount to Irondale Road to Salerno Lake Road to Twist Lane to #1266**

Common Elements

Waterfront

Features: **Stairs to Waterfront**
 Dock Type: **None**
 Shoreline: **Clean, Deep, Natural, Rocky, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **100.00**
 Exposure: **North, East**
 Island Y/N: **No**

Exterior

Structure

Exterior Feat: **Balcony, Deck(s), Fishing, Porch, Privacy, Year Round Living**
 Construct. Material: **Log**
 Shingles Replaced:
 Year/Desc/Source: **2015/Owner/Owner**
 Foundation: **ICF**
 Roof: **Metal Detached**
 Prop Attached:
 Apx Age: **6-15 Years**

Site

Property Access: **Private Road, Year Round Road**
 Other Structures: **None**
 Pool Features: **None**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces:
 Parking Level/Unit:
 Services: **Electricity, High Speed Internet**
 Water Source: **Drilled Well**
 Driveway Spaces: **8.0**
 Parking Assigned:
 Water Tmnt: **None**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces:
 Licen Dwelling: **Yes**
 Sewer: **Sentic**

Well Cap Gall/Min:	3	Well Testing:	< 0.5	Well Depth Ft:	350
Lot Size Area/Units:	0.479/Acres	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	100.00	Lot Depth (Ft):	263.00	Lot Shape:	Rectangular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	

Surrounding Area

Area Influences:	Schools, Shopping Nearby, Skiing, Trails	Retire Com:	No
View:	Trees/Woods	Fronting On:	East
Topography:	Level, Sloping, Terraced	Exposure:	North, East
Restrictions:	None		
School District:	Trillium Lakelands District School Board		
High School:	Haliburton Highlands Secondary School		
Elementary School:	JD Hodgson Elementary School		

Interior

Features and Access

Interior Feat:	Bar Fridge, Built-In Appliances, Ceiling Fans, Propane Tank, Upgraded Insulation, Water Heater Owned		
Security Feat:	None		
Basement:	Full Basement	Basement Fin:	Fully Finished
Basement Feat:	Walk-Up		
Laundry Feat:	In Kitchen, Main Level		

Heating/Cooling/Fixtures

Cooling:	Ductless, Wall Unit		
Heating:	Hot Water-Propane, In-Floor, Radiator		
Fireplace:	1/Living Room, Propane	FP Stove Op:	Yes
Under Contract:	Internet, Propane Tank	Contract Cost/Mo:	
Lease to Own:	None		
Inclusions:	Refrigerator		
Add Inclusions:	See Schedule C in documents		
Exclusions:	See Schedule C in documents		
Furnace Age:		Tank Age:	
		UFFI:	No

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 1 CON 4 GLAMORGAN PT 10 RD66 T/W H248565; HIGHLANDS EAST		
Zoning:	LRS	Survey:	Available/ 1969
Assess Val/Year:	\$835,000/2023	Hold Over Days:	0
PIN:		Occupant Type:	Owner
ROLL:	460190100042100	Deposit:	\$75,000
Possession/Date:	60 - 89 Days/2023-08-15		
Possession Rmks:	Rented		

Brokerage Information

List Date:	06/07/2023
List Brokerage:	Re/Max Professionals North, Brokerage, Haliburton 

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Vince Duchene, Broker
Date Prepared: 06/07/2023

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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'

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Rooms



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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	10' 0" X 10' 0"	3.05 X 3.05	
Kitchen	Main	14' 8" X 13' 7"	4.47 X 4.14	Beamed ceiling, Laundry, Vaulted Ceiling
Dining Room	Main	25' 0" X 13' 3"	7.62 X 4.04	Beamed ceiling
Great Room	Main	25' 0" X 16' 0"	7.62 X 4.88	Balcony/Deck, Fireplace, Vaulted Ceiling
Bedroom Primary	Main	14' 8" X 13' 8"	4.47 X 4.17	
Primary Ensuite	Main	9' 5" X 9' 2"	2.87 X 2.79	3-Piece
Bathroom				
Bathroom	Main	9' 3" X 7' 8"	2.82 X 2.34	3-Piece
Office	Main	10' 0" X 7' 0"	3.05 X 2.13	
Bedroom	Second	15' 8" X 8' 11"	4.78 X 2.72	2-Piece, Vaulted Ceiling
<u>Desc:</u> Incl 2 pc bath & Common tub/shower				
Bedroom	Second	15' 8" X 8' 11"	4.78 X 2.72	2-Piece, Vaulted Ceiling
<u>Desc:</u> Incl 2 pc bath & Common tub/shower				
Sitting Room	Second	24' 7" X 7' 5"	7.49 X 2.26	
Bathroom	Lower	8' 0" X 5' 8"	2.44 X 1.73	3-Piece
Bonus Room	Lower	13' 10" X 9' 6"	4.22 X 2.90	
Recreation Room	Lower	25' 0" X 24' 0"	7.62 X 7.32	Sliding doors, Walkout to Balcony/Deck
Pantry	Main	9' 9" X 5' 7"	2.97 X 1.70	Laundry
Utility Room	Lower	8' 0" X 8' 0"	2.44 X 2.44	

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