

1274 TWIST Lane, Irondale, Ontario K0M 1X0

Listing



Client Full
Active / Residential

[1274 TWIST Ln Irondale](#)

MLS®#: 40331327
Price: \$899,000



Haliburton/Highlands East/Glamorgan Bungalow/House



Water Body: **Salerno Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,296**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,148/LBO provided**
 BG Fin SF: **1,148/LBO provided**
 Tot Unfin SF: **0**
 DOM/CDOM: **57/57**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,853.96/2022**

1 / 50



Remarks/Directions

Public Rmks: Located near the end of Twist Lane on beautiful Salerno Lake is this fully winterized home/cottage. The main level features a wide open, modern KT/LR/DR with high vaulted ceilings, a sky light and loads of windows across the lake side including a deck door leading to a glassed in deck...a very, bright room to say the least! Added to the main floor are 2 large bedrooms both with vaulted ceilings and a beautifully finished 4 pc bath all accented by new floors throughout the main level! Moving to the lower level, which is a full walkout to the lakeside, you'll find a huge rec room area, an office, games room and a 3rd bedroom. Also on the lower level is laundry, another 4 pc bath and a small storage/bonus room. Access is year round privately maintained and the Sellers have done an amazing job with landscaping to the dock area where you'll find a huge docking system, sand beach and level areas to enjoy...we'll even throw in a shed lakeside! Salerno Lake boasts great fishing for bass, walleye and muskie along with 4 km of boating and swimming as well. Located at the south end of Haliburton County the drive from the GTA is convenient OR move here permanently, it is fully ready to be used as a residence as well! Last, this is located next to a vacant lot that is access for some back-lot cottages so you'll never have a neighbour to that one side, a bonus for sure!

Directions: Highway 503 to Irondale, turn on to Irondale Road then first right on to Salerno Lake Road follow to Twist Lane to #1274 and SOP

Common Elements

Locker: Balcony:

Waterfront

Features: **Stairs to Waterfront**
 Dock Type: **Private Docking**
 Shoreline: **Rocky, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **100.00**
 Exposure: **East**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No

Exterior

Structure
 Exterior Feat: **Balcony, Deck(s), Fishing, Landscaped, Privacy, Storage Buildings, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1992/Owner/Owner**
 Foundation: **Concrete Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**

Site
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **4**
 Driveway Spaces: **4.0**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces:
 Licen Dwelling: **Yes**

Parking Level/Unit:	Cell Service, Electricity, High Speed Internet Avail	Parking Assigned:		Licen Dwelling:	Yes
Services:	Drilled Well	Water Tmnt:	None	Sewer:	Septic
Water Source:		Acres Range:	0.50-1.99	Acres Rent:	
Lot Size Area/Units: /		Lot Depth (Ft):	274.00	Lot Shape:	Irregular
Lot Front (Ft):	100.00	Lot Irregularities:		Land Lse Fee:	
Location:	Rural				

Surrounding Area

Area Influences: **Golf, Hospital, Lake/Pond, Landscaped, Schools, Shopping Nearby, Trails**

View: **Skyline, Trees/Woods, Water**

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: **Skylight, Water Heater Owned**

Security Feat: **None**

Basement: **Full Basement** Basement Fin: **Fully Finished**

Laundry Feat: **Laundry Room, Lower Level**

Heating/Cooling/Fixtures

Cooling: **None**

Heating: **Airtight Stove, Baseboard, Electric, Wood**

Fireplace: **/Wood Stove**

Under Contract: **None**

Lease to Own: **None**

Inclusions: **Other**

Furnace Age: Tank Age: UFFI: **No**

FP Stove Op:
Contract Cost/Mo:

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 1 CON 4 GLAMORGAN PT 11 RD66 T/W H260766; HIGHLANDS EAST	Survey: Boundary Only/ 1969
Zoning: LSR	Hold Over Days:
Assess Val/Year: \$318,000/2022	Occupant Type: Owner
PIN: 392690245	Deposit: \$25,000.00
ROLL: 460190100042000	
Possession/Date: 30 - 59 Days/	

Brokerage Information

List Date: **10/01/2022**

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: 11/27/2022

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Listing Id is 40331327
Property Type is 'Residential'
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Rooms

MLS® #: 40331327

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	17' 0" X 11' 5"	5.18 X 3.48	Vaulted Ceiling
Kitchen	Main	14' 0" X 9' 5"	4.27 X 2.87	Vaulted Ceiling
Dining Room	Main	14' 0" X 10' 0"	4.27 X 3.05	Vaulted Ceiling
Bedroom Primary	Main	14' 5" X 10' 0"	4.39 X 3.05	Vaulted Ceiling
Bedroom	Main	14' 5" X 14' 0"	4.39 X 4.27	Vaulted Ceiling
Bathroom	Main	14' 0" X 6' 0"	4.27 X 1.83	4-Piece
Bathroom	Lower	14' 0" X 6' 0"	4.27 X 1.83	4-Piece
Bedroom	Lower	14' 5" X 13' 5"	4.39 X 4.09	
Office	Lower	14' 0" X 12' 5"	4.27 X 3.78	
Game Room	Lower	12' 5" X 10' 0"	3.78 X 3.05	
Recreation Room	Lower	24' 0" X 11' 5"	7.32 X 3.48	Sliding doors
Laundry	Lower	9' 5" X 6' 0"	2.87 X 1.83	
Bonus Room	Lower	7' 0" X 6' 5"	2.13 X 1.96	

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 09/29/2022 1:04:24 PM

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