

1283 DUNN ROAD

Residential/ Single Family/ For Sale Price: \$699,900.00

Active

Haliburton, ON K0M 1M0

Haliburton County/ Dysart Et Al/ Harburn



MLS® #: **274140**
List Date: **16-Jul-2020**

Bedrooms (AG/BG): **3 (3 / 0)**
Bathrooms (F/H): **2 (1 / 1)**

Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **1,040**
Sq Ft Finished: **1,760**
Sq Ft Source: **LBO provided**

Sqft Below Grade: **720**
Sq Ft. Unfinished

New Construction: **No**
Title/Ownership: **Freehold**

Rooms: **12**
Recreational: **Yes**
Year Built/Desc: **0/ Completed / New**

Fronting On: **South**

Lot Front: **95.00**

Lot Depth:
Lot Size/Acres: **Under .5 Acre/ 0.35**

Road Access Fee:

Access: **Year Round**
Garage Spaces/Type: **1.0/ Detached**

Driveway Spaces/Type: **6/ Private Single Wide/ Gravel**

Waterfront: **Yes** WF Exposure: **North East**

WF Type/Name: **Lake/ Haliburton Lake**
Shore Rd Allowance: **Not Owned** WF Frontage Ft: **95**

WF Features: **Beach, Dock, Clean, Deep, Rocky, Sandy, Shallow**

Shore Line:

Leased Land Fee:

1 / 50

Public Remarks: You can't imagine the creativity and quality that has gone in to this property since this current owner has purchased it. From beautiful stone retaining walls and gardens, to a NEW screened porch & NEW garage but also including floors, doors and windows, deck, dock etc etc...too much to list but just know, you'll never find more pride of ownership! That aside, it has an amazing "cottagy" feel and you'll fall in love with the lakeside areas built for entertainment. The lot is quite private so you'll be alone while enjoying summer AND it is fully year round for winter use all located on one of Haliburton County's most sought after lakes, Haliburton Lake. The pictures do say 1,000 words and please watch the video as well...you should be sold after seeing those. Last is that Million Dollar VIEW, a stunning lake with marina, islands and 3 lake chain...wow, are you going to love this spot! Don't wait, it'll be gone in short order!

Directions: Haliburton Lake Road to Fort Irwin, right on Dunn Road to 2183 and signs on property.

Interior Features

Interior Features: Upgraded Insulation, Water Heater Owned, Winterized, Work Bench

Basement: **Full/ Fully Finished/** Fireplace: **Electric**

Heat Primary/Sec: **Baseboard/**

HVAC: **None**

Foundation: **Concrete Block**

Under Contract \$:

UFFI: **No**

Furnace Age:

Under Contract/Rental Items: **None**

Plumbing Age:

Lease To Own Equip: **None**

Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**

Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:

Exterior Finish: **Vinyl Siding**

Restrictions: **Right-of-Way, None**

Services: **Electricity, Telephone**

Topography: **Clear View, Partially Cleared, Rocky, Terraced, Wooded/Treed** Alternative Power: **Generator-wired**

Roofing: **Metal** Yr Roof Surface Replaced:

Water/Supply Type: **Other/ Lake/River** Sewage: **Holding Tank**

Water Treatment: **Heated Water Line, Sediment Filter, UV System, Water Purification**

Exterior Features: **Deck(s), Porch-Enclosed, Privacy, Year-Round Living**

Site Influences: **Hospital, Landscaped, Marina, Park, Playground Nearby, Rec./Community Centre, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

Inclusions: Other See Schedule Under Documents.

Exclusions: See Schedule Under Documents.

Tax Information

Roll#: **462405000033200**
Pin#: **391490407**
Assessment \$/Year: **\$363,000/2020**
Legal Description: **Lot 6, Plan 222, Dysart et al**

Local Improve Fee/Comments /
Zoning: **WR4**
Survey/Year: **Yes 2016**

Taxes/Year: **\$2,400/ 2020**
Survey Type: **Available**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Sunroom	M	24'x7'3"	Walkout to Balcony/Deck
Sitting Room	M	16'x8'	Walkout to Balcony/Deck
Kitchen	M	9'3"x8'6"	
Living Room/Dining Room	M	19'10"x13'8"	
Bedroom	M	9'10"x9'	
Bedroom	M	9'10"x8'9"	
Office	M	9'10"x8'10"	
Bathroom	M		2-Piece
Master Bedroom	LAG	14'8"x11'6"	
Den	LAG	8'4"x7'9"	
Bathroom	LAG		3-Piece
Utility	LAG	28'x6'10"	

RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439

Client Full Report

Date Printed: 07/17/2020

Prepared By: VINCE DUCHENE, Broker

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