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1352 DIGNAN Road, Fort Irwin, Ontario K0M 1S0

Listing



Client Full
Active / Residential

[1352 DIGNAN Rd Fort Irwin](#)

MLS®#: 40045812
Price: \$889,000



Haliburton/Dysart et al/Harburn

Backsplit/House



Water Body: **Haliburton Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	2	1	
Main	1	1	1

Beds: **3 (1 + 2)**
 Baths: **2 (2 + 0)**
 SF Total: **1,974/LBO provided**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,062.00/LBO provide**
 Blw Grade SF: **912.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,582/2019**

1 / 50

Remarks/Directions

Public Rmks: **Description of the perfect family cottage = "Prime, level, mature treed lot, wade in hard packed sand beach, western sunset view & year round accessible. Almost 2,000 sqft of living space including huge great room with 17' high vaulted pine ceiling, 2 large bathrooms, one on each level, 3 bedrooms, 480 sqft screened/glassed in porch, huge front deck overlooking the lake, laundry, furnace, drilled well and 20' X 12' storage/guest cabin". Now add in quality finishings, huge windows overlooking the lake & located close to Fort Irwin, where you'll find a full service marina & store, a restaurant, a gift shop & landscaping facility, Sir Sam's downhill ski resort 15 minutes away, groomed snowmobile trails a stone's throw away AND crossing the lake out front accessing all the network of trails and then finally a fantastic, deep, clean water chain of 3 lakes (Haliburton, South Bay and Oblong Lakes) with amazing fishing, swimming and boating! Voila, the perfect family cottage! WATCH the video presentation including drone work to fully capture the feeling of this fantastic family cottage. (Note: Current owners also have amazing rental history & income, inquire for more information)**

Directions: **Haliburton Lake Road to Harburn Road to Hodgson Drive to Dignan Road to # 1352 and signs on property.**

Common Elements

Waterfront

Features: **Beach Front, Waterfront-Deeded, Winterized**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Sandy**
 Shore Rd Allow: **Owned**
 Channel Name:
 Boat House:
 Frontage: **93.00**
 Exposure: **North, West**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	2	0	0	Partially

Exterior

Structure

Exterior Feat: **Deck(s), Landscaped, Porch-Enclosed, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced: **2020**
 Year/Desc/Source: **2006/Completed / New, Owner/Estimated**
 Foundation: **Block**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**

Site

Property Access: **Municipal Road**
 Other Structures: **Other**
 Parking Features: **Gravel Driveway, Private Single Driveway**
 Parking Spaces: **6**
 Garage Sp/Desc:
 Services: **Cell Service, Electricity, High Speed Internet Avail**
 Water Source: **Drilled Well**
 Well Cap Gall/Min: **2**
 Lot Size Area/Units: **0.49/Acres**
 Lot Front (Ft): **93.00**
 Location: **Rural**
 Water Tmnt: **None**
 Well Testing:
 Acres Range: **< 0.5**
 Lot Depth (Ft):
 Lot Irregularities:

Rd Acc Fee:
 Carport Sp:
 Sewer: **Septic**

Well Depth Ft:
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

Surrounding Area

Area Influences: **Beach, Golf, Hospital, Library, Marina, Rec./Community Centre, School Bus Route, Shopping Nearby, Skiing**
View: **Clear, Lake**
Topography: **Level, Partially Cleared, Wooded/Treed**
Restrictions: **None**

Retire Com: **No**
Fronting On: **West**

Interior

Features and Access

Interior Feat: **Air Exchanger, Built-In Appliances, Ceiling Fans, Propane Tank, Sump Pump, Water Heater Owned, Winterized**

Basement: **Full Basement, Fully Finished**

Laundry Feat: **Laundry Room, Main Level**

Heating/Cooling/Fixtures

Cooling: **None**

Heating: **Airtight Stove, Forced Air-Propane**

Fireplace: **/Wood Stove**

FP Stove Op:

Under Contract: **Propane Tank**

Contract Cost/Mo:

Inclusions: **Dishwasher, Dryer, Furniture, Refrigerator, Stove, Washer, Window Coverings**

Add Inclusions: **See Schedule C**

Exclusions: **See Schedule C**

Furnace Age:

Tank Age:

UFFI: **No**

Property Information

Common Elem Fee: **No**

Legal Desc: **PT LT 58 PL 331; PT RDAL IN FRONT OF LT 14 CON 3 HARBURN CLOSED BY H239963 PT 2 & 3 19R7278;**

DYSART ET AL Property Details

Zoning: **WR4**

Assess Val/Year: **\$427,000/2020**

PIN: **391480305**

ROLL: **462405000013100**

Possession/Date: **30 - 59 Days/**

Local Improvements Fee:

Survey: **Boundary Only/ 2002**

Hold Over Days: **0**

Occupant Type: **Owner**

Deposit: **25000**

Brokerage Information

List Date: **11/19/2020**

List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439](#)**

Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 11/19/2020

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Rooms



MLS® #: 40045812

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Mud Room	Main	8.8 x 7.6	2.74 m x 2.44 m	
Desc: Main Entrance				
Kitchen	Main	11 x 10	3.35 m x 3.05 m	Cathedral Ceiling
Living Room	Main	14.7 x 16.6	4.57 m x 5.18 m	Cathedral Ceiling, Walkout to Balcony/Deck
Dining Room	Main	14.5 x 10.6	4.57 m x 3.35 m	Cathedral Ceiling, Walkout to Balcony/Deck
Bedroom	Main	9.6 x 8.4	3.05 m x 2.44 m	
Laundry	Main	6 x 6	1.83 m x 1.83 m	
Bonus Room	Main	15 x 10	4.57 m x 3.05 m	Walkout to Balcony/Deck
Desc: Closed in Porch				
Bathroom	Main	9.6 x 8.2	3.05 m x 2.44 m	3-Piece
Bedroom	Lower	10.8 x 9.2	3.35 m x 2.74 m	
Bedroom	Lower	13.8 x 10.8	4.27 m x 3.35 m	
Bathroom	Lower	14 x 9.2	4.27 m x 2.74 m	4-Piece
Utility Room	Lower	19.3 x 7.5	5.79 m x 2.44 m	
Recreation Room	Lower	10.8 x 10.5	3.35 m x 3.35 m	

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