

# 16 Anson Street, Minden Hills, Ontario K0M 2K0

## Listing



**16 Anson St Minden Hills**

**Active / Residential Freehold / Detached**

MLS® #: **X12775386**

List Price: **\$364,900**

### Haliburton/Minden Hills/Lutterworth



Tax Amt/Yr: **\$1,370.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **16**  
 Legal Desc: **CON A PT LOT 3 PLAN MINDEN WEST PT LOT 12**

Style: **Bungalow** Rooms Rooms+: **7+0**  
 Fractional Ownership: BR BR+: **2(2+0)**  
 Assignment: Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source: **LBO Provided**  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **97.92** Fronting On: **N**  
 Lot Depth: **88.00**  
 Lot Size Code: **Feet**

Dir/Cross St: **McKnight Drive & Anson Street**

1 / 29

PIN #: **391980120**  
 Holdover: **0**  
 Possession: **Immediate**

ARN #: **461601000048300** Contact After Exp: **No**  
 Possession Date:

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **No**  
 Basement: **Yes/Half, Unfinished**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Living Room, Propane**  
 Interior Feat: **Auto Garage Door Remote, Primary Bedroom - Main Floor, Propane Tank, Storage, Sump Pump, Water Heater Owned**

Exterior: **Stucco/Plaster, Vinyl Siding**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Attached Garage/1.5**  
 Drive Pk Spcs: **2.00**  
 Tot Pk Spcs: **3.50**  
 Pool: **None**  
 Room Size:  
 Rural Services: **Cell Services, Telephone Available, Electrical, Internet High Speed**  
 Security Feat:

Utilities: **No Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal**  
 Water:  
 Water Supply Type:  
 Water Meter:  
 Waterfront Feat:  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Municipal Unknown**  
 Special Desig:  
 Farm Features:  
 Winterized: **Fully**

Parking Feat: **Private Double**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **Yes/Central Air**  
 Central Vac: **No**  
 Apx Age: **31-50**  
 Elevator: **No/**  
 Laundry Lev: **Main**  
 Property Feat: **Golf, Hospital, Park, Rec Centre, School, Skiing**

Exterior Feat: **Deck, Landscaped, Year Round Living**

Roof: **Asphalt Shingle**  
 Foundation: **Concrete Block, Wood Frame**  
 Topography: **Level**  
 Soil Type:

Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract: **Propane Tank**  
 Access To Property: **Yr Rnd Municpal Rd**  
 View: **Trees/Woods**

Waterfront: **None**  
 Easements/Restr:  
 Dev Charges Paid:

Island YN:  
 HST App To SP: **Included In**

Lot Shape: **Square**

Lot Size Source: **GeoWarehouse**

### Remarks/Directions

Client Rmks: **An amazing opportunity to own "in town" being within walking distance of downtown Minden 2blocks away! This great starter or retirement home has been partially upgraded with new paint, new floor in the living room and more. The layout is easy for all ages and features a fantastic, bright living room with walkout to the back deck that is totally secluded looking at the forest but also featuring a floor to ceiling propane fireplace. An open concept with the eat in kitchen and main entrance foyer makes it bright and free flowing. The 4 piece bath has been freshly painted and so has the large Primary Bedroom along with the 2nd bedroom allocated on 1 floor. The Laundry/Utility room is right next to the bedrooms along with the access to the 1/2 basement where you can almost stand up so there's lots of opportunity for storage down below in a clean and wide open area. The yard is completely level and gets lots of sun all day with room for a vegetable garden or fence in for the pets and kids, many options are available with the lot and yard. Close to grocerv store. hardware. downtown shopping. restaurants. public school. arena and much more! Don't**

**hesitate, this won't last long! Prelisting Home Inspection has been performed and available to any buyers interested in this great home!**

Inclusions: **See Schedule C**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

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## 16 Anson Street, Minden Hills, Ontario K0M 2K0

### Rooms

**MLS® #: X12775386**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.74 M X 2.44 M	8.98 Ft x 8.00 Ft		
Living Room	Main	5.18 M X 3.9 M	16.99 Ft x 12.79 Ft		Floor/Ceil Fireplace, Walk-Out Combined w/Dining
Kitchen	Main	3.96 M X 3.62 M	12.99 Ft x 11.87 Ft		
Primary Bedroom	Main	4.17 M X 3.62 M	13.68 Ft x 11.87 Ft		
Bedroom	Main	4.26 M X 2.53 M	13.97 Ft x 8.30 Ft		
Laundry	Main	3.59 M X 2.77 M	11.77 Ft x 9.08 Ft		
Bathroom	Main			4	

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