

1611 PERCY LAKE Road, Haliburton, Ontario K0M 1S0

Listing



Client Full
Active / Residential

[1611 PERCY LAKE Rd Haliburton](#)

Listing ID: 40636722
Price: \$748,900



Haliburton/Dysart et al/Harburn

Bungalow/House



Water Body: **Percy Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **985**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **864/LBO provided**
 BG Fin SF: **121/LBO provided**
 Tot Unfin SF: **792**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,828.20/2024**

1 / 48

Remarks/Directions

Public Rmks: **2 bedrooms BUT a 14'x 12' GUEST CABIN is just a few steps from the main cottage giving you plenty of sleeping accommodations for your guests here on beautiful, tranquil and quiet Percy Lake. Substantially and tastefully renovated in 2017/2018 including pine cathedral ceilings throughout, floors, kitchen, bath and paint...nothing was left undone! Lots of windows takes in an "oil painting" type of view of a small island as well as a huge front deck AND the deck wraps around to the back where you can sit out of the wind while you BBQ your best steak. Now lets add the Guest Cabin built during the same time frame, a 20'x 12' garage, stone landscaping down to the lake and FEATURING a large, flagstone patio lakeside by the dock with firepit! Finishing off this amazing property is the wade in rippled sand beach for the kids and this is a gem for any family looking for a true feeling cottagey cottage! Percy Lake is a well kept secret, deep, Canadian Shield and very under developed for it's size. It promotes quiet, remote cottage living with beautiful scenery including the drive up.**

Directions: **From Highway 118 take Haliburton Lake Road to Fort Irwin, go over the bridge and continue to follow Haliburton Lake Road to Percy Lake Road to SOP # 1611**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Unobstructed Water View**
 Waterfront Features: **Beach Front, Stairs to Waterfront**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Clean, Deep, Gravel, Rocky, Sandy, Shallow** Frontage: **151.00**
 Shore Rd Allow: **Not Owned** Exposure:
 Channel Name: Island Y/N: **No**

Exterior

Structure
 Exterior Feat: **Deck(s), Fishing, Patio(s), Privacy, Year Round Living**
 Construct. Material: **Wood** Roof: **Metal**
 Shingles Replaced: Foundation: **Concrete Block** Prop Attached: **Detached**
 Year/Desc/Source: // Apx Age: **31-50 Years**

Site
 Property Access: **Year Round Road** Rd Acc Fee:
 Other Structures: **Other** Winterized: **Fully Winterized**
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **4** Driveway Spaces: **4.0** Garage Spaces: **1.0**
 Services: **Electricity, High Speed Internet, Telephone Available**
 Water Source: **Lake/River** Water Tmnt: **Heated Water Line** Sewer: **Septic**
 Lot Size Area/Units: **0.554/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **121.00** Lot Depth (Ft): **217.00**
 Location: **Rural** Lot Irregularities: Land Lse Fee:

Surrounding Area
 Area Influences: **Beach, Golf, Hospital, Landscaped, Schools, Shopping Nearby, Skiing, Terraced**
 View: **Lake, Trees/Woods** Retire Com: **No**
 Topography: **Level, Partially Cleared, Sloping, Terraced, Wooded/Treed** Fronting On: **East**
 Restrictions: **None** Exposure: **East, South**
 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: **Built-In Appliances, Upgraded Insulation, Water Heater Owned**
 Security Feat: **None**
 Basement: **Partial Basement** Basement Fin: **Unfinished**
 Basement Feat: **Development Potential, Exposed Rock, Separate Entrance**
 Laundry Feat: **In Basement**

Heating/Cooling/Fixtures
 Cooling: **None**
 Heating: **Airtight Stove, Baseboard, Electric, Woodstove**
 Under Contract: **Air Conditioner, None** Contract Cost/Mo:
 Inclusions: **Other**
 Add Inclusions: **See Schedule C under Documents or in Buyer Information Package**
 Exclusions: **See Schedule C under Documents or in Buyer Information Package**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Item Fee: **NO**
 Legal Desc: **Lot 104, Plan 524, Dysart et al**
 Zoning: **SR2**
 Assess Val/Year: **\$381,000/2024**
 PIN: **392840128**
 ROLL: **462405000067600**
 Possession/Date: **30 - 59 Days/**

Local Improvements Fee:
 Survey: **Boundary Only/ 1970**
 Hold Over Days: **0**
 PIN 2:
 Occupant Type: **Owner**
 Deposit: **25000**

Brokerage Information

List Date: **08/23/2024**
 List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Vince Duchene, Broker
 Date Prepared: 08/23/2024

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Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Dining Room	Main	14' 7" X 8' 0"	4.44 X 2.44	Cathedral Ceiling, Walkout to Balcony/Deck
Kitchen	Main	13' 6" X 11' 0"	4.11 X 3.35	Cathedral Ceiling
Living Room	Main	15' 8" X 13' 6"	4.78 X 4.11	Cathedral Ceiling
Bathroom	Main	7' 5" X 5' 0"	2.26 X 1.52	3-Piece, Cathedral Ceiling
Bedroom Primary	Main	11' 4" X 9' 0"	3.45 X 2.74	Cathedral Ceiling
Bedroom	Main	11' 11" X 7' 8"	3.63 X 2.34	Cathedral Ceiling
Foyer	Main	9' 0" X 4' 8"	2.74 X 1.42	Cathedral Ceiling

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