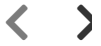


1775 BLUE HERON Trail, West Guilford, Ontario K0M 2S0

Listing



Client Full
Active / Residential

1775 BLUE HERON TI West Guilford

MLS®#: 40438541

Price: \$1,295,000



1 / 50



Haliburton/Dysart et al/Dysart

Log/House



Water Body: **Redstone Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		1	
Main	2	1	1
Second	1	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **1,964**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,387/LBO provided**
 BG Fin SF: **577**
 Tot Unfin SF: **446**
 DOM/CDOM: **1/1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,743.04/2023**

Remarks/Directions

Public Rmks: **Redstone Lake is arguably the jewel of Haliburton County being a true Canadian Shield Lake with its many substantial bedrock areas and sheer rock faces. The lake is deep and clean and is connected by water to Little Redstone as well as Pelaw Lake for boating exploration and enjoyment but add amazing fishing and swimming, it checks all the boxes for a quality lake. The cottage is log construction giving you a very warm feel and is 3 bdrms with 3 baths on 3 different levels boasting a great room with high vaulted ceilings, floor to ceiling glass looking at the lake, cross beams in the Great Room/Kitchen/Dining area with a walkout to the front deck but also in to a screened in porch that spans the entire length of the cottage, the room is 43' long by 9'4" wide!!!, stone wood burning fireplace finishes off the Great Room as well! The lot is 1.21 acres with 282 of lakefront which is a gentle to level slope to the dock and rippled sand beach and open enough for the kids to have lots of room to play! ABSOLUTELY SECLUDED from any other cottages! Due to a water leak this past winter the Seller has removed all the flooring on the main and lower levels as well as most of the kitchen so a new Buyer will have the freedom to create their own person taste around the flooring and new kitchen, contact the Listing Realtor for more detailed information.**

Directions: **From Highway 118 at West Guilford take the Kennisis Lake Road (County Road 7) 17.7 km to Blue Heron Road and follow to 1775 and SOP**

Common Elements

Waterfront

Features: **Other**
 Dock Type: **None**
 Shoreline:
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **283.00**
 Exposure: **East, South**
 Island Y/N: **No**

Auxiliary Buildings

Building Type: **Other**
 Beds: **Other**
 Baths: **Other**
 # Kitchens: **Other**
 Winterized: **Yes**

Exterior

Structure

Exterior Feat: **Deck(s), Fishing, Landscaped, Porch-Enclosed, Privacy, Year Round Living**
 Construct. Material: **Log**
 Shingles Replaced:
 Year/Desc/Source: **1999/Town Records/Other**
 Foundation: **Concrete Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
Site
 Property Access: **Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **6**
 Parking Level/Unit:
 Services: **Cell Service, Electricity, High Speed Internet Avail**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **1.210/Acres**
 Lot Front (Ft): **283.00**
 Driveway Spaces: **6.0**
 Parking Assigned:
 Water Tmnt: **Sediment Filter**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **319.00**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **0.0**
 Licen Dwelling: **Yes**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**

Location: **Kurai** Lot Irregularities: Land Lse Fee:
Surrounding Area
Area Influences: **Beach, Golf, Hospital, Landscaped, Library, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**
View: **Forest, Hills, Lake, Skyline** Retire Com: **No**
Topography: **Level, Partially Cleared, Sloping, Wooded/Treed** Fronting On:
Restrictions: 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: **Ceiling Fans, Propane Tank, Water Heater Owned**
Basement: **Full Basement** Basement Fin: **Partially Finished**
Laundry Feat: **In Basement**

Heating/Cooling/Fixtures

Cooling: **None**
Heating: **Baseboard, Electric, Forced Air-Propane**
Fireplace: **1/Wood** FP Stove Op: **Yes**
Under Contract: **Propane Tank** Contract Cost/Mo:
Inclusions: **Other**
Add Inclusions: **See Schedule C in Documents**
Exclusions: **See Schedule C in documents**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **LT 7 PL 633; DYSART ET AL**
Zoning: **WR4** Survey: **Boundary Only/ 1995**
Assess Val/Year: **\$531,000/2023** Hold Over Days: **0**
PIN: **391380320** Occupant Type: **Owner**
ROLL: **462404100076028**
Possession/Date: **1 - 29 Days/** Deposit: **\$75,000**

Brokerage Information

List Date: **06/15/2023**
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Vince Duchene, Broker
Date Prepared: 06/16/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Property Type is 'Residential'
Standard Status is one of 'Active', 'Conditional'
Street Name is like 'blue heron*'
Ordered by MIs Status, Current Price
Found 2 results in 0.02 seconds.

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Rooms

MLS®#: 40438541

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	12' 0" X 9' 0"	3.66 X 2.74	
Dining Room	Main	11' 7" X 8' 0"	3.53 X 2.44	
Great Room	Main	23' 0" X 15' 0"	7.01 X 4.57	Fireplace, Walkout to Balcony/Deck
Bathroom	Main	7' 5" X 5' 5"	2.26 X 1.65	3-Piece
Bedroom	Main	12' 10" X 10' 9"	3.91 X 3.28	
Bedroom	Main	11' 7" X 11' 0"	3.53 X 3.35	
Bedroom Primary	Second	17' 6" X 9' 0"	5.33 X 2.74	
Primary Ensuite Bathroom	Second	9' 0" X 5' 10"	2.74 X 1.78	3-Piece
Recreation Room	Lower	23' 6" X 22' 0"	7.16 X 6.71	
Utility Room	Lower	23' 6" X 19' 0"	7.16 X 5.79	
<u>Desc:</u> Includes a Laundry are				
Bathroom	Lower	6' 2" X 6' 2"	1.88 X 1.88	2-Piece

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