

186 LAKEVIEW Street, Haliburton, Ontario KOM 1S0

Listing < >

Client Full
Active / Residential

[186 LAKEVIEW St Haliburton](#)

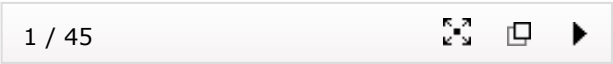
MLS®#: 40127616
 Price: \$829,900

Haliburton/Dysart et al/Dysart

Bungalow/House

	Beds	Baths	Kitch
Main	3	3	1

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Total: **2,483/Owner**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,483.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,473/2020**



Remarks/Directions

Public Rmks: Built with retirement in mind this 2,483 square foot 3 bedroom home just completed within walking distance of Haliburton Village boasts huge entrance foyer, large rooms, high ceilings, beautiful LR fireplace, wide open concept and a clever layout. Built with 2 bedroom wings, 1 is the Primary Bedroom and Ensuite/Walk in closet complete with windows on 2 sides and a view of a beautiful granite ridge off the walkout from the bedroom to the backyard patio. The other wing you'll find 2 more bedrooms and a gorgeous bath with tiled shower. Now add a fantastic, huge kitchen with dinette and all open concept along with the Living Room as well and you have a fantastic entertainment area where everyone is together. The beautiful back yard, private patio is a signature of the property and is cut in to that same granite ridge. Other bonuses include huge mud room/laundry/2 pc bath in its own room as you come in from the 2 car attached garage and a storage shed all adds to this already incredible property. Finally, a quiet dead end street, coach lanterns light up the street at night too, just a wonderful neighbourhood of new homes "in town"!

Directions: From Haliburton Village take Highland Street to Pine Street to #186 and signs on property.

Common Elements

Exterior

Structure

Exterior Feat:	Landscaped, Patio(s), Porch, Privacy, Year Round Living	Roof:	Fiberglass Shingle
Construct. Material:	Wood	Prop Attached:	Detached
Shingles Replaced:	2019	Apx Age:	0-5 Years
Year/Desc/Source:	2019/Completed / New/Owner		

Site

Property Access:	Municipal Road, Year Round Road	Rd Acc Fee:	
Other Structures:	Shed, Storage	Winterized:	Fully Winterized
Garage & Parking:	Attached Garage, Private Drive Single Wide, Gravel Driveway	Garage Spaces:	2.0
Parking Spaces:	7	Sewer:	Septic
Parking Level/Unit:		Services:	Cable TV Available, Cell Service, Electricity, High Speed Internet, Street Lights, Telephone
Water Source:	Drilled Well	Water Tmnt:	None
Lot Size Area/Units:	0.654/Acres	Acres Range:	0.50-1.99
Lot Front (Ft):	130.00	Acres Rent:	
Location:	Rural	Lot Shape:	Irregular
		Land Lse Fee:	

Surrounding Area

Area Influences: Arts Centre, Business Centre, Downtown, Golf, Hospital, Landscaped, Library, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails

View:	Forest	Retire Com:	No
Topography:	Flat, Partially Cleared, Rocky, Rolling, Wooded/Treed	Fronting On:	South

Restrictions: **None**
Local Impvmt: **No**
School District: **Trillium Lakelands District School Board**
High School: **HHSS**
Elementary School: **JDH**

Exposure: **South**

[Interior](#)

Features and Access

Interior Feat: **Air Exchanger, Ceiling Fans, Central Vacuum, Propane Tank**
Security Feat: **Smoke Detector(s)**
Basement: **None** Basement Fin: **Unfinished**
Laundry Feat: **Main Level**

Heating/Cooling/Fixtures

Cooling: **None**
Heating: **Fireplace-Propane, Hot Water-Other, Radiant**
Fireplace: **1/Propane** FP Stove Op: **Yes**
Under Contract: **Propane Tank** Contract Cost/Mo:
Lease to Own: **None**
Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Gas Oven/Range, Refrigerator, Washer**
Add Inclusions: **All kitchen appliances Washer and Dryer Buyers Initials**
Exclusions: **Personal items Balance of contents in house not listed in INCLUSIONS**
Furnace Age: Tank Age: UFFI: **No**

[Property Information](#)

Common Elem Fee: **No**
Legal Desc: **LT 7 PT 602 DYSART ET AL**
Zoning: **R1**
Assess Val/Year: **\$374,000/2021**
PIN: **391810128**
ROLL: **462401200062206**
Possession/Date: **30 - 59 Days/**

Local Improvements Fee: **No**
Survey: **Boundary Only/ 1980**
Hold Over Days: **0**
Occupant Type: **Owner**
Deposit: **30000**

[Brokerage Information](#)

List Date: **06/10/2021**
List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439](#)**
Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 06/10/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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186 LAKEVIEW Street, Haliburton, Ontario K0M 1S0

Rooms

MLS®#: 40127616

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	15' 5" X 9' 2"	4.70 X 2.79	
Office	Main	13' 8" X 11' 0"	4.17 X 3.35	
Kitchen	Main	17' 5" X 16' 3"	5.31 X 4.95	
Dinette	Main	10' 11" X 10' 0"	3.33 X 3.05	Walkout to Balcony/Deck
Living Room	Main	17' 5" X 16' 8"	5.31 X 5.08	
Bedroom Primary	Main	14' 12" X 9' 0"	4.57 X 2.74	Walkout to Balcony/Deck
Bathroom	Main	13' 5" X 12' 9"	4.09 X 3.89	5+ Piece, Ensuite
Bedroom	Main	12' 2" X 9' 4"	3.71 X 2.84	
Bedroom	Main	11' 5" X 9' 7"	3.48 X 2.92	
Bathroom	Main	9' 4" X 6' 11"	2.84 X 2.11	4-Piece
Mud Room	Main	8' 9" X 7' 5"	2.67 X 2.26	
Laundry	Main	7' 5" X 5' 6"	2.26 X 1.68	
Bathroom	Main	7' 3" X 6' 0"	2.21 X 1.83	2-Piece
Utility Room	Main	11' 0" X 5' 0"	3.35 X 1.52	
Other	Main	9' 8" X 9' 8"	2.95 X 2.95	
Other	Main	20' 4" X 4' 0"	6.20 X 1.22	

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