

# 1936 EAGLE LAKE Road, Eagle Lake, Ontario K0M 1M0

**Listing** < >



Client Full  
**Active / Residential**

**1936 EAGLE LAKE Rd Eagle Lake**

MLS® #: 40129356  
Price: \$729,900



## Haliburton/Dysart et al/Guilford

### Multi-Level Split/House

	Beds	Baths	Kitch
Lower	1	2	
Main	3	2	1

Beds: 4 ( 3 + 1)  
 Baths: 4 ( 3 + 1)  
 SF Total: 3,328/LBO provided  
 SF Range: 1501 to 2000  
 Abv Grade Fin SF: 1,728.00/LBO provide  
 Blw Grade SF: 1,600.00/LBO provide  
 Common Interest: Freehold/None  
 Tax Amt/Yr: \$2,142/2020

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### Remarks/Directions

**Public Rmks:** Large family or retirement home with 3,300 sqft of finished living space, 4 bedrooms, 4 stunning bathrooms including a beautiful Primary Bedroom Suite with walk in closet & Ensuite Bath. Now add a beautiful eat in kitchen, a bright, huge Living Room with propane fireplace and walk outs to the front covered porch or the back privacy deck, a spectacular Rec Room with wet bar and bath and you have a stunning home. Other bonus rooms include an office, work out room and there's still more for you to envision as you move in. The 2 story huge 2 car 32' X 26' detached garage with full loft above will be perfect for your workshop or the tinkering you'll enjoy on all your "toys"! Conveniently located 2 minutes from Eagle Lake Village in Haliburton Highlands with Sir Sam's Ski Area there, snowmobile trails and an abundance of lake after lake after lake to explore. Haliburton Village and all it's amenities including Hospital/Schools/Shopping is a 15 minute car ride! No stone unturned here at 1936 Eagle Lake Road!

**Directions:** Highway 118 to Haliburton Lake Road (County Road 14) to Eagle Lake Road (County Road 6) to 1936 and signs on property

### Common Elements

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				Yes

### Exterior

#### Structure

Exterior Feat: **Balcony, Deck(s), Landscaped, Privacy, Year Round Living**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced:  
 Year/Desc/Source: **//Estimated**

Foundation: **Concrete Block**

Roof: **Fiberglass Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**

#### Site

Property Access: **Year Round Road**  
 Other Structures: **Shed**  
 Pool Features: **None**  
 Garage & Parking: **Detached Garage, Front Yard Parking, Private Drive Double Wide, Circular Driveway, Gravel Driveway**  
 Parking Spaces: **12**  
 Parking Level/Unit:  
 Services: **Cell Service, Electricity, Telephone**

Water Tmnt: **Sediment Filter, UV System**

Rd Acc Fee:  
 Winterized: **Fully Winterized**

Lot Size Area/Units: **1.580/Acres**  
 Lot Front (Ft): **354.00**  
 Location: **Rural**

Acres Range: **0.50-1.99**  
 Lot Depth (Ft):  
 Lot Irregularities:

Garage Spaces: **2.0**  
 Sewer: **Septic**

Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:

#### Surrounding Area

Area Influences: **Beach, Downtown, Golf, Highway Access, Hospital, Landscaped, Library, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Shopping Nearby, Skiing, Trails**

View: **Clear, Trees/Woods**  
 Topography: **Level, Partially Cleared, Wooded/Treed**  
 Restrictions: **None**  
 School District: **Trillium Lakelands District School Board**  
 High School: **Haliburton Highlands Secondary School**  
 Elementary School: **J.D. Hodgson Elementry**

Retire Com: **No**  
 Fronting On: **South**  
 Exposure: **North**

**Features and Access**

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Ceiling Fans, Propane Tank, Water Heater Owned, Wet Bar**

Security Feat: **None**

Basement: **Full Basement**

Basement Fin: **Fully Finished**

Laundry Feat: **Lower Level**

**Heating/Cooling/Fixtures**

Cooling: **Central Air**

Heating: **Fireplace-Propane, Forced Air-Propane, In-Floor, Propane, Radiant, Other**

Fireplace: **1/Living Room, Propane**

FP Stove Op: **Yes**

Under Contract: **Propane Tank**

Contract Cost/Mo:

Lease to Own: **None**

Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Gas Oven/Range, Hot Water Tank Owned, Range Hood, Refrigerator, Washer, Other**

Add Inclusions: **Pool table and rec room bar fridge.**

Furnace Age:

Tank Age:

UFFI: **No**

**Property Information**

Common Elem Fee: **No**

Legal Desc: **PT LT 17 CON 4 GUILFORD AS IN H276319; DYSART ET AL**

Zoning: **Rural Residential**

Assess Val/Year: **\$324,000/2021**

PIN: **392900153**

ROLL: **462404000084600**

Possession/Date: **1 - 29 Days/**

Possession Rmks: **Closing can be ASAP**

Local Improvements Fee:

Survey: **Boundary Only/ 1969**

Hold Over Days:

Occupant Type: **Vacant**

Deposit: **30000**

**Brokerage Information**

List Date: **06/14/2021**

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

Source Board: **The Lakelands**

**Prepared By: VINCE DUCHENE, Broker**

**Date Prepared: 06/15/2021**

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

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Property Type is 'Residential'

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## Rooms

**MLS®#: 40129356**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	10' 4" X 6' 8"	3.15 X 2.03	
Kitchen/Dining Room	Main	19' 0" X 15' 2"	5.79 X 4.62	Tile Floors
Living Room	Main	23' 5" X 13' 2"	7.14 X 4.01	Engineered Hardwood, Fireplace, Walkout to Balcony/Deck
Bedroom Primary	Main	16' 0" X 12' 6"	4.88 X 3.81	
Bathroom Primary	Main	10' 7" X 7' 10"	3.23 X 2.39	4-Piece, Ensuite, Heated Floor
Bedroom	Main	10' 6" X 9' 3"	3.20 X 2.82	
Bathroom	Main			4-Piece, Heated Floor, Tile Floors
Bedroom	Main	11' 3" X 8' 3"	3.43 X 2.51	
Recreation Room	Lower	28' 3" X 22' 8"	8.61 X 6.91	Engineered Hardwood, Wet Bar
Bathroom	Lower			2-Piece
<u>Desc:</u> Off Recreation Room				
Bedroom	Lower	15' 6" X 14' 6"	4.72 X 4.42	Laminate
Exercise Room	Lower	12' 11" X 10' 6"	3.94 X 3.20	Laminate
Office	Lower	11' 9" X 11' 6"	3.58 X 3.51	Laminate
Laundry	Lower	7' 0" X 6' 2"	2.13 X 1.88	
Bathroom	Lower	9' 10" X 6' 5"	3.00 X 1.96	3-Piece, Heated Floor, Tile Floors
Other	Main	12' 0" X 4' 6"	3.66 X 1.37	
<u>Desc:</u> Walk in Closet in Primary Bedroom				

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