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## 1954 SOUTH BEAVER LAKE Lane, Minden, Ontario K0M 2K0

### Listing



Client Full  
**Active / Residential**

[1954 SOUTH BEAVER LAKE Ln Minden](#)

MLS®#: 40032430

Price: **\$399,900**



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### Haliburton/Minden Hills/Lutterworth Bungalow/House



Water Body: **Gull River**

Type of Water: **River**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 ( 2 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **540/LBO provided**  
 SF Range: **501 to 1000**  
 Abv Grade Fin SF: **540.00/LBO provided**  
 Blw Grade SF: **0.00**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,798/2020**



### Remarks/Directions

**Public Rmks:** Fantastic location on Gull River a very short distance from Moore Lake just south of Minden and fully accessible by boat to Moore Lake including a view of the lake from the dock at the water. This 2 bedroom cottage is perfect for those looking to enter the market because of the fabulous level lot with huge cleared area for outside activities and a rippled sand beach along the water, kids will love it here! A very easy access from the cottage to the water is key as well as a fantastic full length covered veranda across the front of the cottage to sit and take in the surroundings even when raining! Cute, well maintained 3 season cottage on a 3 season road with enormous future potential and upgrade possibilities due to the great "bones" OR keep as is for that cottage/cabin feeling! Just an overall great property ready to use immediately including coming fully furnished! NOTE: copy and paste this link for a full Printable Presentation including survey, maps, spec sheet and everything you'll need to know about the property. LINK - [https://www.vinceduchene.ca/files-vd/listings/1954-south-beaver-lake-lane-gull-river-moore-lake/files/graphic\\_presentation.pdf](https://www.vinceduchene.ca/files-vd/listings/1954-south-beaver-lake-lane-gull-river-moore-lake/files/graphic_presentation.pdf)

**Directions:** Highway 35 to Miner's Bay, turn on to Clear Lake Road then follow to "T", turn right on to Buller Road then follow to South Beaver Lake Lane and turn right...follow to a "Y" in the road and keep left to 1954 and signs on property.

### Common Elements

#### Waterfront

**Features:** **Riverfront**  
**Dock Type:** **Private Docking**  
**Shoreline:** **Clean, Deep, Sandy**  
**Shore Rd Allow:** **Not Owned**  
**Channel Name:**

**Boat House:**  
**Frontage:** **80.00**  
**Exposure:** **West**  
**Island Y/N:** **No**

#### Exterior

### Structure

**Exterior Feat:** **Deck(s), Porch, Recreational Area, Seasonal Living, Storage Buildings**  
**Construct. Material:** **Wood**

Shingles Replaced:	Foundation:	Roof:	<b>Asphalt Shingle</b>
Year/Desc/Source:	<b>1965/Estimate/Estimated</b>	Prop Attached:	<b>Detached</b>
		Apx Age:	<b>51-99 Years</b>

### Site

**Property Access:** **Private Road, Seasonal Road**  
**Other Structures:** **Shed, Storage**  
**Parking Features:** **Gravel Driveway, Private Single Driveway**  
**Parking Spaces:** **10** **Driveway Spaces:** **10**  
**Garage Sp/Desc:**  
**Services:** **Cell Service, Electricity, High Speed Internet Avail**  
**Water Source:** **Lake/River** **Water Tmnt:** **None**  
**Lot Size:** **0.62** **Acres Range:** **0.50-1.99**  
**Lot Front:** **80.00** **Lot Depth:** **269.00**  
**Lot Irregularities:** **Lot Shape:** **Rectangular** **Land Lse Fee:** **0.00**

### Surrounding Area

**Area Influences:** **Ample Parking, Hospital, Landscaped, River/Stream, Shopping Nearby, Trails**  
**View:** **Beach, Lake, River, Trees/Woods, Water** **Retire Com:** **No**  
**Topography:** **Flat, Partially Cleared, Wooded/Treed** **Fronting On:** **West**

Restrictions: **None**  
Local Impvmt: **No**

Interior

### Features and Access

Interior Feat: **Water Heater Owned**  
Basement: **None**  
Laundry Feat: **None**

### Heating/Cooling/Fixtures

Cooling: **None**  
Heating: **None**  
Under Contract: **None**  
Inclusions: **Other**  
Add Inclusions: **See Schedule "D" - at LBO or under Documents**  
Exclusions: **See Schedule "D" - at LBO or under Documents**  
Furnace Age: Tank Age:

Contract Cost/Mo:

UFFI: **No**

### Property Information

Common Elem Fee: **No**  
Legal Desc: **PT LOT 27 CONCESSION 4 LUTTERWORTH, PCL 10-2 PL 29200 AS IN H172804; MINDEN HILLS**  
Zoning: **SR**  
Assess Val/Year: **\$243,000/2020**  
PIN: **391060162**  
ROLL: **461605100045900**  
Possession/Date: **Flexible/**  
Possession Rmks: **ASAP based on Lawyer**

Local Improvements Fee: **No**  
Survey: **Boundary Only/ 1964**  
Hold Over Days: **0**  
Occupant Type: **Owner**  
Deposit: **10000**

### Brokerage Information

List Date: **10/09/2020**  
List Brokerage: [RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439](#)   
Source Board: **The Lakelands**

**Prepared By: VINCE DUCHENE, Broker**

**Date Prepared: 10/09/2020**

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**1954 SOUTH BEAVER LAKE Lane, Minden, Ontario K0M 2K0**

### Rooms



**MLS® #: 40032430**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>10 x 10</b>	<b>3.05 m x 3.05 m</b>	<b>Cathedral Ceiling, Walkout to Balcony/Deck</b>
<u>Desc:</u> <b>Kitchen/Dining Combo</b>				
<b>Living Room</b>	<b>Main</b>	<b>20 x 10</b>	<b>6.10 m x 3.05 m</b>	<b>Cathedral Ceiling, Walkout to Balcony/Deck</b>
<b>Bedroom</b>	<b>Main</b>	<b>10 x 10</b>	<b>3.05 m x 3.05 m</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10 x 10</b>	<b>3.05 m x 3.05 m</b>	
<b>Master Bathroom</b>	<b>Main</b>	<b>7 x 5</b>	<b>2.13 m x 1.52 m</b>	<b>3-Piece</b>

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