

20 SUNNYSIDE Street, Haliburton, Ontario K0M 1S0

Listing



Client Full
Active / Residential

20 SUNNYSIDE St Haliburton

MLS®#: 40321497
Price: \$689,995



Haliburton/Dysart et al/Dysart

2 Storey/House



Water Body: **Head Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **1,828**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,828/LBO provided**
 DOM/CDOM: **42/42**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,735.09/2022**

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Remarks/Directions

Public Rmks: PRIVATE PEDESTRIAN WALKING EASEMENT TO YOUR OWN DOCK! Yes it is true, although this is NOT a typical waterfront property this "easement" pretty much makes it "almost" waterfront with a short walk down a cleared path to the lake. This property located in Haliburton Village has a unique circumstance whereby the property was granted a private walking path to your own dock on Head Lake, part of the 5 lake chain. Now lets add a modern, upgraded 3 (or 4 bdrm if you convert the office) original Century old home with loads of charm including the wrap around covered veranda and a 24 x 24 detached, insulated garage and you have a unique opportunity "in town" with water access but not the big price or taxes associated with waterfront. Beautiful, large modern kitchen, huge living room with fireplace, 3 baths including Primary ensuite and walk in closet and finally a large, enclosed deck at the back, for the pets with custom built pergola to entertain, bbq or sit and look at the stars at night! To round off this fantastic opportunity is walking in to the village where you'll find shopping, Glebe park where the kids and dogs can run, close to all the schools and the hospital. Other activities nearby include cross country ski trails, snowmobile trails, hiking, biking or walk the boardwalk along Head Lake. Opportunity awaits for those looking for the convenience of in town living with a country home flavor!

Directions: Highway 118 towards West Guilford in Haliburton

Common Elements

Locker: Balcony:

Waterfront

Features: Waterfront - Road Between, Waterfront-Access Deeded
Dock Type: Private Docking Boat House:
Shoreline: Shallow, Soft Bottom Frontage: **13.00**
Shore Rd Allow: Not Owned Exposure: **West**
Channel Name: Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				Yes

Exterior

Structure
 Exterior Feat: **Deck(s), Deeded Water Access, Porch, Private Entrance, Storage Buildings, Year Round Living**
 Construct. Material: **Stone, Wood** Roof: **Metal**
 Shingles Replaced: Foundation: **Stone** Prop Attached: **Detached**
 Year/Desc/Source: // Apx Age: **Unknown**

Site
 Property Access: **Year Round Road** Rd Acc Fee:
 Other Structures: **Shed, Storage** Winterized: **Fully Winterized**
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Circular Driveway, Gravel Driveway**
 Parking Spaces: **17** Driveway Spaces: **15.0** Garage Spaces: **2.0**
 Parking Level/Unit: Parking Assigned: Licon Dwelling: **Yes**

Parking Level/Unit: **Cell Service, Electricity, Street Lights, Telephone Available**
Services: **Cell Service, Electricity, Street Lights, Telephone Available**
Water Source: **Drilled Well** Water Tmnt: **Sediment Filter**
Lot Size Area/Units: **0.370/Acres** Acres Range: **< 0.5**
Lot Front (Ft): **178.00** Lot Depth (Ft): **91.90**
Location: **Urban** Lot Irregularities:
Licen Dwelling: **Yes**
Sewer: **Sewer (Municipal)**
Acres Rent:
Lot Shape: **Rectangular**
Land Lse Fee:

Surrounding Area

Area Influences: **Arts Centre, Beach, Business Centre, Downtown, Golf, High Traffic Area, Highway Access, Hospital, Industrial Park, Lake Access, Landscaped, Library, Major Highway, Park, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**
View: **Lake, Trees/Woods** Retire Com: **No**
Topography: **Flat, Partially Cleared, Wooded/Treed** Fronting On:
Restrictions: **None** Exposure: **South, West**
School District: **Trillium Lakelands District School Board**
High School: **Haliburton Highlands Secondary School**
Elementary School: **J D Hodgson Elementary School**

Interior

Features and Access

Interior Feat: **Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Propane Tank, Water Heater, Water Treatment**
Basement: **Crawl Space** Basement Fin: **Unfinished**
Basement Feat: **Exposed Rock, Separate Entrance**
Laundry Feat: **Laundry Closet, Upper Level**
Heating/Cooling/Fixtures
Cooling: **Central Air**
Heating: **Baseboard, Electric, Forced Air-Propane**
Under Contract: **HWT-Electric, Propane Tank** Contract Cost/Mo: **117.00**
Inclusions: **Garage Door Opener**
Add Inclusions: **See Schedule C under Documents**
Exclusions: **See Schedule C under Documents**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 9-10 BLK X PL 1 DYSART PT 1 PL 19R9327 TOGETHER WITH AN EASEMENT OVER PT LT 8-9 BLK X PL 1 DYSART PT 2 19R9327 AS IN HA17024 - SEE FULL LEGAL DESCRIPTION IN DOCUMENTS SCHEDULE A2.**
Zoning: **R1** Survey: **Boundary Only/ 2011**
Assess Val/Year: **\$251,000/2022** Hold Over Days: **0**
PIN: **391770096** Occupant Type: **Owner**
ROLL: **462401200038310**
Possession/Date: **30 - 59 Days/** Deposit: **25000**

Brokerage Information

List Date: **09/11/2022**
List Brokerage: **RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON** 
Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Vince Duchene, Broker

Date Prepared: 10/23/2022

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

Property Type is 'Residential'
Standard Status is one of 'Active', 'Conditional'
Street Name is like 'sunnyside*'
Ordered by MIs Status, Current Price
Found 2 results in 0.02 seconds.

20 SUNNYSIDE Street, Haliburton, Ontario K0M 1S0

Rooms



MLS® #: 40321497

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	12' 2" X 5' 9"	3.71 X 1.75	
Den	Main	11' 3" X 12' 1"	3.43 X 3.68	
Living Room	Main	20' 6" X 15' 2"	6.25 X 4.62	Fireplace, Walkout to Balcony/Deck
Kitchen	Main	15' 10" X 11' 0"	4.83 X 3.35	Walkout to Balcony/Deck
<u>Desc:</u> Eat in Kitchen				
Dinette	Main	11' 3" X 8' 0"	3.43 X 2.44	Walkout to Balcony/Deck
Bathroom	Main	4' 5" X 4' 0"	1.35 X 1.22	2-Piece
Bedroom Primary	Second	12' 9" X 10' 0"	3.89 X 3.05	
Primary Ensuite Bathroom	Second	11' 0" X 7' 4"	3.35 X 2.24	4-Piece, Separate Room
Other	Second	9' 4" X 7' 4"	2.84 X 2.24	
<u>Desc:</u> Walk-in-Closet off Primary Bedroom				
Laundry	Second	5' 5" X 3' 10"	1.65 X 1.17	
<u>Desc:</u> In Closet inside Primary Bedroom				
Bedroom	Second	10' 2" X 9' 2"	3.10 X 2.79	
Bedroom	Second	10' 2" X 9' 2"	3.10 X 2.79	
Storage	Second	17' 9" X 10' 7"	5.41 X 3.23	Separate Room
<u>Desc:</u> Off bedroom @ top of stairs				
Bathroom	Second	9' 9" X 8' 3"	2.97 X 2.51	4-Piece
Bonus Room	Second	6' 9" X 4' 0"	2.06 X 1.22	
<u>Desc:</u> Beside Guest Bathroom but part of it.				

Property Type is 'Residential'

Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional', 'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'

Region is 'Haliburton'

Change Type History Modification Timestamp is after 09/08/2022 11:58:50 AM

Found 31 results in 0.02 seconds.