

2171 HARBURN ROAD

Residential/ Single Family/ For Sale Price: \$489,900.00

Haliburton, ON K0M 1S0

Active

Haliburton County/ Dysart Et Al/ Dysart

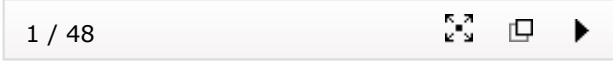


MLS®#: **217908**
 List Date: **26-Aug-2019**
 Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **3 (2/ 1)**

Type: **Detached**
 Style: **Multi-Level**
 Sqft Above Grade: **2,246**
 Sq Ft Finished: **3,014**
 Sq Ft Source: **LBO provided**
 Sqft Below Grade: **0**
 Sq Ft. Unfinished: **0**

New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **546.70**
 # Rooms: **13**
 Recreational: **No**
 Year Built/Desc: **/ Unknown**
 Lot Depth:
 Lot Size/Acres: **10-24.99 Acres/ 13.50**

Road Access Fee:
 Access: **Year Round**
 Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **8/ Private Single Wide/ Gravel**
 Waterfront: **No**
 WF Exposure:
 Leased Land Fee:



Public Remarks: Total seclusion comes with this 13 acre parcel just minutes outside Haliburton Village. The property is a mixed forest but around the house & garage are beautiful bedrock outcroppings and open from trees...this property is a true nature lover's paradise. The 3 level home features a spectacular Great Room area with cathedral ceilings and wood beams, all oversized rooms including the "loft" Master Bedroom and ensuite and a large eat-in kitchen. Off the middle level is a walkout to the back acreage and at the front you walk in to a large covered screen porch that is 19' long! The other half of the porch is open but with a roof as well to take in the outdoors. Another feature is the 768 square foot, fully insulated 2 bay garage complete with workshop but also features a "full" loft that is 90% finished...think Man Cave or Rec Room!!! A storage shed rounds off the buildings and as a final added bonus is a Generac generator wired in to the house! Must be seen to be appreciated!

Directions: From Haliburton take Highway 118 to Harburn Road to signs on property at #2171

Interior Features

Interior Features: **Cathedral Ceiling, Finished Loft, Smoke Detector, Winterized**
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace:
 Heat Primary/Sec: **Fireplace-Propane/ Airtight Stove, Woodstove**
 HVAC: **None** Foundation: **Concrete Block**
 Under Contract \$: **\$100.00** UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: **South East** Pool: **None**
 Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, School Bus Route**
 Topography: **Partially Cleared, Rocky, Rolling, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced: **2011**
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Porch-Enclosed, Privacy, Year-Round Living**
 Other Structures: **Shed**
 Site Influences: **Arts Centre, Beach, Business Centre, Downtown, Golf, Hospital, Landscaped, Library, Park, Place of Worship, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
 Schools: **Stuart Baker Elementary JDHES / HHSS**

Inclusions/Exclusions

Inclusions: Refrigerator, Stove Kitchenaid Range, Kitchenaid Dishwasher, Refrigerator, HE Washer/Dryer & stands, Central Vac(not hooked up but stored up in loft of garage, was hooked up in utility room when Seller purchased the home), Generac Generator including transferable warranty.

Exclusions: All contents of home and garage are excluded other than noted in INCLUSIONS

Tax Information

Roll#: **462401300004704** Local Improve Fee/Comments /
 Pin#: **391670057** Zoning: **RUI & EP** Taxes/Year: **\$1,468/ 2019**

Assessment \$/Year: **\$224,000/2019** Survey/Year: **Yes 1991** Survey Type: **Boundary Only**
Legal Description: **PT LT 30 CON 10 DYSART PT 1 - 19R2331, PT 3 AND 4 - 19R5373 EXCEPT PT 8 - 19R3091 DYSART ET AL**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Office	LAG	24'6"x14'6"	
Laundry Room	LAG	12'4"x13'6"	
Foyer	LAG	9'x4'6"	
Bathroom	LAG	11'6"x7'6"	3-Piece
Utility	LAG	16'x8'	
Eat-in Kitchen	M	18'x12'	
Bathroom	M	9'3"x7'3"	4-Piece
Bedroom	M	12'10"x11'3"	
Living Room	M	19'x12'5"	Walkout to Balcony/Deck
Dining Room	M	19'x12'5"	Walkout to Balcony/Deck
Porch	M	19'x6'	
Master Bedroom	2	21'6"x12'4"	
Bathroom	2	10'3"x5'7"	2-Piece

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M235
Client Full Report

Date Printed: 08/28/2019

Prepared By: VINCE DUCHENE, Broker

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M235
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