

**2178 MINNICOCK LAKE ROAD****Residential/ Single Family/ For Sale Price: \$599,900.00****Haliburton, ON K0M1S0****Active****Haliburton County/ Highlands East/ Glamorgan**MLS® #: **274316**List Date: **16-Jul-2020**Bedrooms (AG/BG): **2 ( 2/ 0)**Bathrooms (F/H): **1 ( 1/ 0)**Type: **Detached**Style: **1.5 Storey**Sqft Above Grade: **1,287**Sqft Below Grade: **0**Sq Ft Finished: **1,287**

Sq Ft. Unfinished

Sq Ft Source: **Public Records**New Construction: **No**# Rooms: **8**Title/Ownership: **Freehold**Recreational: **Yes**Fronting On: **North**Year Built/Desc: **0/ Completed /**Lot Front: **340.00**

Lot Depth:

Road Access Fee: **210**Lot Size/Acres: **10-24.99 Acres/  
11.54**Access: **Seasonal Access**Driveway Spaces/Type: **5/ Private Single Wide/ Gravel**Waterfront: **Yes**WF Exposure: **North West**WF Type/Name: **Lake/ Minnicock**Shore Rd Allowance: **Owned**WF Frontage Ft: **340**WF Features: **Dock**Shore Line: **Deep, Rocky**

Leased Land Fee:

1 / 47



Public Remarks: **Does extreme seclusion on over 11 acres with 340' on the lake sound appealing? This property located on Minnicock Lake just south of Haliburton Village not only offers that privacy but also brings an environment & attitude of like minded individuals who are all looking for that peace and quiet. The Lake Association has uniquely written a "Charter" that defines the respect for the lake but also the respect of for quietness & serenity so all can enjoy the natural sounds Mother Nature has provided & intended. Kayaks and canoes are prominent instead of wakeboard boats & seadoos...tracts of Crown Land are nearby for exploration yet just minutes away is access to the Arts Centre & all the amenities. The cottage with loft also boasts cathedral ceiling & stone fireplace in the LR, huge wrap around deck, all perched up on a treed knoll just off the lake...now the property is complete! Love those magical Western Sunsets? We'll show you just that here at scenic & majestic Minnicock Lake.**

Directions: **Glamorgan Road to Minnicock Lake Road to 2178 and signs**

**Interior Features**

Interior Features: **Carbon Monoxide Detector, Cathedral Ceiling, Finished Loft, Smoke Detector, Water Heater Owned, Winterized**

Basement: **Crawl Space/ Partially Finished/**

Fireplace: **Wood Stove**

Heat Primary/Sec: **Fireplace-Wood/ Other (see remarks)**

HVAC: **None**

Foundation: **Concrete Block**

Under Contract \$:

UFFI: **No**

Furnace Age:

Under Contract/Rental Items: **None**

Plumbing Age:

Lease To Own Equip: **None**

Oil Tank Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: **North West** Pool: **None**

Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:

Exterior Finish: **Wood**

Restrictions: **Right-of-Way**

Services: **Cell Service, Electricity**

Topography: **Dry, Level, Partially Cleared, Rocky, Rolling, Sloping, Terraced, Wooded/Treed** Alternative Power:

Roofing: **Asphalt**

Yr Roof Surface Replaced: **2018**

Water/Supply Type: **Other/ Lake/River**

Sewage: **Septic**

Water Treatment: **None**

Exterior Features: **Deck(s), Porch, Privacy, Seasonal Living**

Other Structures: **Shed**

Site Influences **Arts Centre, Downtown, Hospital, Library, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**

**Inclusions/Exclusions**

Inclusions: **Other See Schedule under Documents**

Exclusions: **See Schedule under Documents**

**Tax Information**

Roll#: **460190300032804** Local Improve Fee/Comments /  
Pin#: **392730194** Zoning: **Shoreline (S)** Taxes/Year: **\$2,762/ 2019**  
Assessment \$/Year: **\$325,000/2020** Survey/Year: **Yes 1994** Survey Type: **Boundary Only**  
Legal Description: **Part of Lot 33, Concession 14 and Part Road Allowance in front of Lot 33, Concession 15 (Closed by By-Law H196567) as in H198248; s/t H19824 t/w H198248 PIN 39273-0194, Glamorgan**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Foyer</b>	M	<b>11'10"x5'6"</b>	
<b>Hobby Room</b>	M	<b>10'x8'7"</b>	
<b>Kitchen</b>	M	<b>11'6"x11'</b>	
<b>Dining Room</b>	M	<b>11'6"x10'</b>	<b>Walkout to Balcony/Deck</b>
<b>Living Room</b>	M	<b>23'x16'4"</b>	
<b>Bedroom</b>	M	<b>13'4"x8'6"</b>	
<b>Bathroom</b>	M	<b>9'6"x8'5"</b>	<b>4-Piece</b>
<b>Master Bedroom</b>	2	<b>12'x11'6"</b>	

**RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439**

**Client Full Report**

**Date Printed: 07/17/2020**

**Prepared By: VINCE DUCHENE, Broker**

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**Loaded by The Lakelands**

MLS® Number is 274316  
Property Type is 'Residential'  
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