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Residential Freehold

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Hotsheet display

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Client Full

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☐ Osprey Road, Minden Hills, Ontario K0M 2K0

Listing



[0 Osprey Rd Minden Hills](#)

Active / Residential Freehold / Vacant Land

MLS®#: **X12141625**

List Price: **\$224,900**

New Listing

Haliburton/Minden Hills/Minden



Tax Amt/Yr: **\$646.20/2024**

Transaction: **Sale**

SPIS: **No**

DOM: **0**

Legal Desc: **PT LT 29 CON 7 PT 4 TO 6 19R8686 AS IN H228153 MINDEN T/W EASEMENT OVER PT LT 29 CON 7 MINDEN PT 3 19R8686 AS IN HA3129; S/T EASEMENT OVER PT 4 19R8686 IN FAVOUR OF PT LT 29 CON 7 MINDEN PT 2,3, 19R8686 AS IN HA3129; S/T MN5495; MINDEN HILLS**

Style:

Fractional Ownership:

Assignment:

Link:

Storeys:

Lot Irreg:

Lot Front: **310.00**

Lot Depth: **1,683.00**

Lot Size Code: **Feet**

Zoning: **RU-13**

Dir/Cross St: **Osprey Road and Hambly Drive**

Rooms Rooms+: **+0**

BR BR+: **0(0+0)**

Baths (F+H): **0(0+0)**

SF Range: **< 700**

SF Source:

Lot Acres: **25 - 49.99**

Fronting On: **S**

1 / 19

PIN #: **391910538**

Holdover: **0**

Possession: **Flexible**

ARN #: **461603100072100**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + Island YN: **(0+)**

Interior Feat: **None**

Central Vac: **No**

Property Feat: **Golf, Hospital, Marina, Rolling, Skiing**

Soil Type: **Mixed**

Drive: **None**

Garage: **No**

Room Size:

Rural Services: **Electric On Road, Internet High Speed**

Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, Telephone Available**

Water: **None**

Water Meter:

Waterfront Feat::

Waterfront Struc:

Well Capacity:

Well Depth:

Sewers: **None**

Special Desig: **Other**

Farm Features:

Winterized:

Waterfront Frontage (M):

HST App To SP: **Included In**

Lot Size Source: **Survey**

Waterfront Y/N: **No**

Water Struct:

Under Contract:

Access To Property: **Yr Rnd Municipal Rd**

View: **Trees/Woods**

Waterfront: **None**

Easements/Restr: **Easement**

Dev Charges Paid:

Lot Shape: **Irregular**

Remarks/Directions

Client Rmks: **The perfect residential acreage parcel located between Minden and Haliburton! This 26+ acre parcel is off Osprey Lane with 342 feet of road frontage on a municipally maintained road with hydro and phone available at the road. The best part is the beautiful forest you'll find here. ATV/Walking trails go through the property and what you'll mostly see are huge, mature hardwoods with very little underbrush so you can see clearly for 100's of feet. It is a very gently rolling acreage with no steep cliffs so it gives you many options for a building site. Another unique part is it takes in part of a hydro line so if you are into hunting this has been a successful area for a fall deer freezer fill especially good for bow hunting! Last, you are 12 km to Haliburton and 14 km to Minden so all of your amenities are close as well as a hospital, schools and much more. Oh, forgot to mention Soyer's and Kashagawigamog Lakes are within walking distance! NOTE: there are some unique Township setback restrictions - contact Listing Agent for more information.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Change Type History Modification Timestamp is 05/11/2025 12:18:33 PM+
Property Type is 'Residential Freehold'
Area is 'Haliburton'
Ordered by MIs Major Change Type
Found 13 results in 0.02 seconds.