

1032 MINERAL Lane, Haliburton, Ontario K0M 1X0

Listing



Client Full
Active / Land

[1032 MINERAL Ln Haliburton](#)

MLS®#: 40013156

Price: \$239,900



Haliburton/Highlands East/Glamorgan

Residential



Water Body: **Salerno Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$1,151/2020**

Zoning: **LSR**

Devel Chrg Pd: **No**

Official Plan:

Site Plan Apprv:

Trans Type:

Lot Size Acres: **5.26**

Acres Range: **5-9.99**

Frontage: **131.00**

Lot Dimensions: **131**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$1,151/2020**

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Remarks/Directions

Public Rmks: **This is one of two lots available (both are listed at \$239,900 including HST) on Salerno Lake side by side with Northwest exposure for beautiful sunsets. This is the larger lot acreage wise with over 5 acres of land and situated next to another vacant lot owned by the person 2 doors over and retained for privacy purposes. Only 3 owners on this road and all parcels are over sized to keep privacy. The lots are well treed, sloping but very manageable for a walkout basement and room for detached garage. The shoreline is natural and the view is amazing from here. The forest is very clean from brush so it is easy to walk around and picture where the building would go based on the style of the new cottage built at the end of the road. Fabulous walleye, bass and muskie as well as loads of boating opportunity and all located at the south end of Haliburton County. Watch the video for a drone presentation as well as some interior forest video to give you an idea of what you can create here.**

Directions: **County Road 503 to Irondale, turn on to Irondale Road then follow to Chimo Drive then left on Grampa's Trail then right on Mineral Lane to Signs**

Water

Features: **Waterfront-Deeded**
Dock Type: **Private Docking**
Shoreline: **Deep, Rocky, Sandy**
Shore Rd Allow: **Owned**

Frontage: **131.00**

Exposure:

Exterior

Site

Property Access: **Seasonal Road**

Surrounding Area

Area Influences: **Shopping Nearby**
Topography: **Sloping, Wooded/Treed**

Land Information

Utilities:
Services: **Electricity, High Speed Internet**
Acres Clear: **131.00**
Lot Front: **131.00**

Sewer: **None**

Acres Waste:

Acres Workable:

Lot Size: **5.26**

Lot Depth:

Brokerage Information

List Brokerage: [RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439](#)

Source Board: **The Lakelands**

Prepared By: **VINCE DUCHENE**

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