

51 SANDFORD Court, Haliburton, Ontario K0M 1S0

Listing



Client Full

Active / Residential**51 SANDFORD Ct Haliburton**

MLS®#: 40294135

Price: \$759,950

Haliburton/Dysart et al/Dysart**Bungalow/House**

	Beds	Baths	Kitch
Lower	1	1	
Main	2	2	1

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,722**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,470/LBO provided**
 BG Fin SF: **1,252/LBO provided**
 Tot Unfin SF: **876**
 DOM/CDOM: **136/136**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,101.45/2022**

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**Remarks/Directions**

Public Rmks: An amazing "in town" property and opportunity located in Haliburton Village! Located on Sandford Court off College Drive is this 2,700 sqft home extensively updated, redecorated & renovated! Very modern and up to current standard improvements include new floors, ceilings, 3 baths, 2 laundry rooms, kitchen, mud room and much more. Access to the house is from three areas. The first is via the driveway to the Main level, another is access to the lower level through its own entrance and third is a separate access through the mud room/laundry area at the back of the garage to the huge loft above the garage, currently unfinished, but providing another 1,000 sqft of potential living space (with township approval). Another bonus is the total privacy with 2.8 acres and 300' of road frontage on this dead end road. Too many great things to tell, view the video and photos for more visual information along with the Buyer Information Package.

Directions: From Haliburton take County Rd 21 towards Minden, turn at Industrial Park Road then first right on to College Drive to Sandford Court to #51 and signs on property

Common Elements

Locker:

Balcony:

Exterior**Structure**

Exterior Feat:	Deck(s), Landscaped, Privacy, Year Round Living			Roof:	Shingles
Construct. Material:	Wood			Prop Attached:	Detached
Shingles Replaced:	Foundation:	Poured Concrete		Apx Age:	Unknown
Year/Desc/Source:	/Owner/Other				
Site					
Property Access:	Year Round Road			Rd Acc Fee:	
Other Structures:	None			Winterized:	Fully Winterized
Pool Features:	None				
Garage & Parking:	Attached Garage//Private Drive Double Wide//Gravel Driveway				
Parking Spaces:	8	Driveway Spaces:	6.0	Garage Spaces:	1.5
Parking Level/Unit:		Parking Assigned:		Licen Dwelling:	Yes
Services:	Cell Service, Electricity, High Speed Internet, Telephone Available				
Water Source:	Drilled Well			Sewer:	Septic
Well Cap Gall/Min:	5	Water Tmnt:	Water Softener	Well Depth Ft:	323
Lot Size Area/Units:	2.800/Acres	Well Testing:		Acres Rent:	
Lot Front (Ft):	300.00	Acres Range:	2-4.99	Lot Shape:	Irregular
Location:	Rural	Lot Depth (Ft):	408.00	Land Lse Fee:	
		Lot Irregularities:			

Surrounding Area

Area Influences: Arts Centre, Beach, Business Centre, Downtown, Golf, Hospital, Industrial Park, Landscaped, Library, Park, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Shopping Nearby, Skiing, Trails, Other

View: **Downtown, Trees/Woods, Water**Retire Com: **No**Topography: **Level, Partially Cleared, Terraced**

Fronting On:

Restrictions: **None**Exposure: **South**School District: **Trillium Lakelands District School Board**

School District: **Yukon-Lakeland District School Board**
High School: **HHSS**
Elementary School: **J D H Elementary School**

Interior

Features and Access

Interior Feat: **Air Exchanger, Built-In Appliances, In-law Capability, Propane Tank, Suspended Ceilings, Upgraded Insulation, Water Heater Owned, Water Softener**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Basement Feat: **Separate Entrance**
Laundry Feat: **Lower Level, Main Level**

Heating/Cooling/Fixtures

Cooling: **None**
Heating: **Baseboard, Electric, Forced Air-Propane**
Under Contract: **Propane Tank** Contract Cost/Mo: **10.00**
Inclusions: **Other**
Add Inclusions: **See schedule C under documents**
Exclusions: **See schedule C under documents**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 14 CON 9 DYSART PT 3 19R7817; S/T H152226**
Zoning: **RR8**
Assess Val/Year: **\$304,000/2022**
PIN: **391740376**
ROLL: **462401200004390**
Possession/Date: **1 - 29 Days/**
Local Improvements Fee:
Survey: **Boundary Only/ 2004**
Hold Over Days:
Occupant Type: **Vacant**
Deposit: **50000**

Brokerage Information

List Date: **07/12/2022**
List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#)** 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Vince Duchene, Broker
Date Prepared: 11/25/2022

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Property Type is 'Residential'
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Rooms < >

MLS® #: 40294135

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	15' 2" X 7' 0"	4.62 X 2.13	
Kitchen	Main	21' 7" X 10' 8"	6.58 X 3.25	
Dining Room	Main	12' 0" X 11' 5"	3.66 X 3.48	Walkout to Balcony/Deck
Living Room	Main	17' 0" X 11' 5"	5.18 X 3.48	Walkout to Balcony/Deck
Bedroom	Main	15' 2" X 11' 9"	4.62 X 3.58	
Bedroom Primary	Main	15' 2" X 11' 2"	4.62 X 3.40	
Primary Ensuite Bathroom	Main	7' 7" X 4' 0"	2.31 X 1.22	3-Piece
Bathroom	Main	7' 7" X 5' 0"	2.31 X 1.52	3-Piece
Bedroom	Lower	16' 9" X 12' 0"	5.11 X 3.66	
Office	Lower	14' 6" X 10' 0"	4.42 X 3.05	
Recreation Room	Lower	17' 9" X 13' 0"	5.41 X 3.96	Walkout to Balcony/Deck
Bathroom	Lower	8' 5" X 7' 10"	2.57 X 2.39	4-Piece
Laundry	Lower	10' 10" X 6' 0"	3.30 X 1.83	
Utility Room	Lower	8' 6" X 5' 10"	2.59 X 1.78	
Laundry	Main	21' 0" X 8' 6"	6.40 X 2.59	
<u>Desc:</u> Combination with Mud Room off Garage				
Bonus Room	Lower	21' 0" X 11' 0"	6.40 X 3.35	

Public Listing Links

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