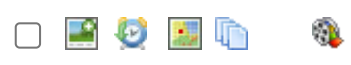


# TIPPY'S Trail, Haliburton, Ontario K0M 1S0

## Listing



Client Full  
**Active / Land**

[0 TIPPY'S TI Haliburton](#)

MLS®#: **40301844**  
Price: **\$345,900**



### Haliburton/Dysart et al/Dysart

#### Residential



Water Body: **Burnt River**  
Type of Water: **River**  
Tax Amt/Yr: **\$277/2022**  
Zoning: **WR4L**  
Devel Chrg Pd: **No**  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Lot Size Acres: **3.28**  
Acres Range: **2-4.99**  
Frontage: **312.00**  
Lot Dimensions: **312 x 430**  
Lot Irregularities:  
Lot Shape: **Rectangular**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$277/2022**



### Remarks/Directions

**Public Rmks:** This is a fantastic riverfront building lot with 312' frontage on 3.276 acres giving on amazing privacy. It is perfect for a quiet cottage getaway OR an amazing location for a year round residence with a lengthy river to navigate by canoe or kayak with a portage all the way to Blue Hawk Lake. You are only 10 minutes to Haliburton Village by car and all the amenities you'll ever need including Schools, Hospital, shopping as well as being close to Koshlong Lake and a public boat launch if yo want to adventure to more lake type activities. Also close by is access to the Haliburton County Snowmobile trail system were you can go for miles by sled includeing to Haliburton Village AND the Haliburton ATV trails are close as well. It is all her for any type of buyer wanting riverfront and privacy.

**Directions:** From Haliburton take Gelert Road to Koshlong Lake Road, Hamlet of Donald, turn left and follow over the bridge (Burnt River) and take your first right "Tippy's Trail...follow the extensive arrow to the 4 sale sign

### Waterfront

Features: **Riverfront**  
Dock Type: **None**  
Shoreline: **Rocky, Sandy, Shallow, Weedy**  
Shore Rd Allow: **Not Owned**  
Island Y/N: **No**  
Frontage: **312.00**  
Exposure: **North**

### Exterior

#### Site

Property Access: **Private Road, Year Round Road**

#### Surrounding Area

View: **Level, Rolling, Sloping, Wooded/Treed** Fronting: **North**  
Topography: **Level, Rolling, Sloping, Wooded/Treed**  
Restrictions: **None**  
School District: **Trillium Lakelands District School Board**  
High School: **Haliburton Highlands Secondary School**  
Elementary School: **JD Hodgson Elementary School**

### Comments

Inclusions: **2 sheds**  
Exclusions: **Contents of sheds**

### Land Information

Utilities: **None** Sewer: **None**  
Water Source: **None** Water Treatment:  
Well Testing: Location: **Rural**  
Services: **Cell Service. Electricity Available. High Speed Internet Avail**

Soil Test/Date: **Soil Type: Mixed, Rocky, Sandy**  
# Parcels: **Environmental Audit/Phase: No**  
Acres Clear: **Acres Waste: Acres Workable: Lot Size: 3.276 Acres**  
Lot Front (Ft): **312.00** Lot Depth (Ft): **430.00**

**Property Information**

Legal Desc: **PT LT 7 CON 1 DYSART PT 13 TO 17 19R5841; S/T & T/W H245895; T/W H195021; DYSART ET AL**  
Zoning: **WR4L** Survey: **Boundary Only/ 1994**  
Assess Val/Year: **\$40,000/2022** Hold Over Days: **0**  
PIN: **391710279** Occupant Type:  
ROLL: **462401000001825**  
Possession/Date: **1 - 29 Days/** Deposit: **\$25,000**

**Brokerage Information**

List Date: **07/28/2022**  
List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#)**  
Source Board: **The Lakelands**

**Prepared By: Vince Duchene, Broker**

**Date Prepared: 07/28/2022**

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**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

Property Type is 'Land'  
Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional',  
'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'  
Region is 'Haliburton'  
Change Type History Modification Timestamp is after 07/26/2022 11:28:54 AM  
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