

LOT 29 MINNICOCK LAKE Road, Haliburton, Ontario K0M 1S0
Listing

 Client Full
Active / Land
[LOT 29 MINNICOCK LAKE Rd Haliburton](#)

 MLS®#: 40181177
 Price: \$329,900

Haliburton/Highlands East/Glamorgan
Residential

 Water Body: **Minnicock Lake**

 Type of Water: **Lake**

 Tax Amt/Yr: **\$786/2021**

 Zoning: **LSR**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

 Trans Type: **Sale**

 Lot Size Acres: **1.47**

 Acres Range: **0.50-1.99**

 Frontage: **200.00**

 Lot Dimensions: **200 x 405**

Lot Irregularities:

Lot Shape:

 Common Interest: **Freehold/None**

 Tax Amt/Yr: **\$786/2021**


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[Remarks/Directions](#)

Public Rmks: **One of the nicest lots you'll find with a perfect entrance from the road for a driveway, hydro available right at the road and a level to gently sloping lot to the lake, it is a perfect lot for a walkout type basement. The Northwest view, a nice, expansive view, will allow you to capture sunsets a good part of the year especially the late spring, summer and early fall months. Minnicock Lake is known to be a very quiet, motor restricted (see disclosure and information Schedule) lake with many, many larger than normal pieces of land. The "residents and lake organization are committed" to a GREEN ethos with an illusion of wilderness and the general feeling of the lake is to maintain the lakefront as well as the waterfront and general area in as much of a "natural Mother earth" perspective as possible and in conjunction with our County of Haliburton Tree Cutting bylaw and Highlands East set backs. One thing is for sure, this is one of the nicest vacant waterfront lots that has been offered this year, don't miss out.**

Directions: **From Haliburton take Hwy 118 east to Glamorgan Road (County Rd 3) and follow to Minnicock Lake Road...lot for sale is just past #2178...signs on property.**

[Waterfront](#)

 Features: **Motors Restricted**

 Dock Type: **None**

 Shoreline: **Clean, Rocky**

 Shore Rd Allow: **Not Owned**

 Island Y/N: **No**

 Frontage: **200.00**

 Exposure: **North, West**
[Exterior](#)
Site

 Property Access: **Private Road, Year Round Road, Other**
Surrounding Area

 Area Influences: **Arts Centre, Downtown, Golf, Hospital, Lake/Pond, Library, Place of Worship, Quiet Area, Schools, Shopping Nearby, Skiing, Trails**

 View: **Lake, Trees/Woods**

Fronting:

North
Dry, Level, Rocky,

 Topography: **Sloping, Wooded/Treed**

 Restrictions: **Other**

 School District: **Trillium Lakelands District School Board**

 High School: **Haliburton Highlands Secondary School**

 Elementary School: **J D Hodgson Elementary School**
[Comments](#)

 Inclusions: **N\A**

 Exclusions: **N\A**
[Land Information](#)

Utilities:

Sewer:

None

Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service, Electricity**
Soil Test/Date: **No**
Parcels:
Acres Clear: **0.17** Acres Waste:
Lot Front (Ft): **200.00** Lot Depth (Ft): **405.00**

Water Treatment:
Location: **Rural**
Soil Type: **Mixed, Rocky, Sandy**
Environmental Audit/Phase: **No**
Acres Workable:
Lot Size: **1.465 Acres**

Property Information

Legal Desc: **PT LT 33 CON 15 GLAMORGAN PT 29 TO 31 19R4057; S/T H213926; T/W H213926; HIGHLANDS EAST**
Zoning: **LSR** Survey: **Available/ 1988**
Assess Val/Year: **\$89,000/2021** Hold Over Days: **0**
PIN: **392730196** Occupant Type:
ROLL: **460190300032803**
Possession/Date: **30 - 59 Days/2021-12-08** Deposit: **30000**

Brokerage Information

List Date: **10/27/2021**
List Brokerage: [RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439](#) 
Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker
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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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