

Haliburton Village Estate Lots



A “Community” inside
Haliburton Village

□ LOT 8 LAKEVIEW Street, Haliburton, Ontario K0M 1S0

Listing



Client Full
Active / Land

LOT 8 LAKEVIEW St Haliburton

Listing ID: 40346746

Price: **\$125,000**



Haliburton/Dysart et al/Dysart

Residential

Tax Amt/Yr: **\$180/2022**
Zoning: **R1**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv: **No**

Trans Type: **Sale**
Acres Range: **0.50-1.99**
Frontage: **127.00**
Lot Dimensions: **127 x 239**
Lot Irregularities:
Lot Shape: **Rectangular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$180/2022**

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Remarks/Directions

Public Rmks: **A private, well thought out 9 lot only development very well treed, within walking distance of Haliburton Village and featuring underground hydro, phone, internet, Stylish Street Lanterns and all on a municipality maintained roadway. An escarpment at the back of this lot creates a natural private backyard because the lot behind this lot must build on top of Keefer Street so even the access to that lot is on a different road. A dead end cul-de-sac ensures no traffic other than the residents on the street and the nature of this development is about preserving "rural" feel yet having all the amenities of being "in town". One of a kind opportunity to build your own home amongst other Newly built homes!**

Directions: **Highway 118 to Pine Street to Lakeview Street to SOP beside 186 Lakeview Street**

Exterior

Site

Property Access: **Year Round Road**

Surrounding Area

Area Influences: **Arts Centre, Beach, Business Centre, Cul de Sac/Dead End, Downtown, Golf, Hospital, Industrial Park, Library, Marina, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**

View: **Trees/Woods** Fronting: **South**

Topography: **Level, Rocky, Rolling, 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: **None**
Exclusions: **None**

Land Information

Utilities: **Available**
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service, Electricity Available, High Speed Internet Avail, Street Lights, Telephone Available, Underground Wiring**

Sewer: **None**
Water Treatment:
Location: **Urban**

Soil Test/Date:
Parcels:
Acres Fenced: **0.00** Acres Rent: **0.00** Acres Tiled Rnd: **0.00** Acres Tiled Sys: **0.00**
Acres Clear: **0.00** Acres Waste: **0.00** Acres Workable: **0.00**
Lot Front (Ft): **127.00** Lot Depth (Ft): **239.00** Lot Size: **0.71 Acres**

Soil Type: **Rocky, Sandy**
Environmental Audit/Phase: **No**

Property Information

Legal Desc: **LT 8 PL 602; DYSART ET AL**
Zoning: **R1**
Assess Val/Year: **\$26,000/2022**
PIN: **391810105**
ROLL: **462401200062208**
Possession/Date: **1 - 29 Days/**

Survey: **Boundary Only/**
Hold Over Days: **90**
Occupant Type:
Deposit: **10000**

Total Privacy



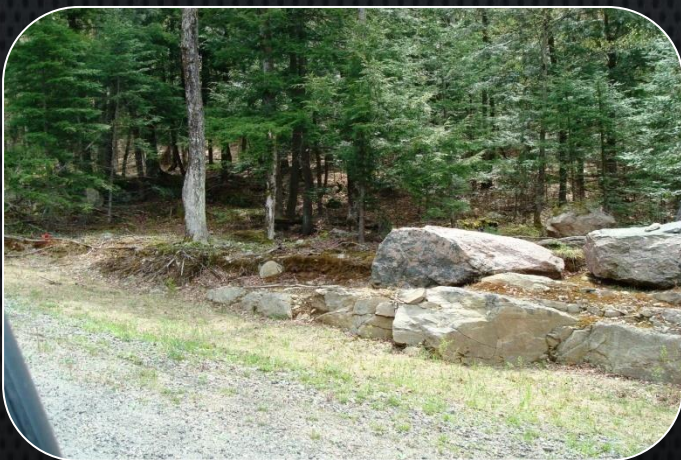
Dead end Township Road



Unique “Borders”



**Behind Lot 8 is a steep incline that separates the back of these lots from the lots on the next street over
Which allows for privacy too!**



Thinking Ahead...

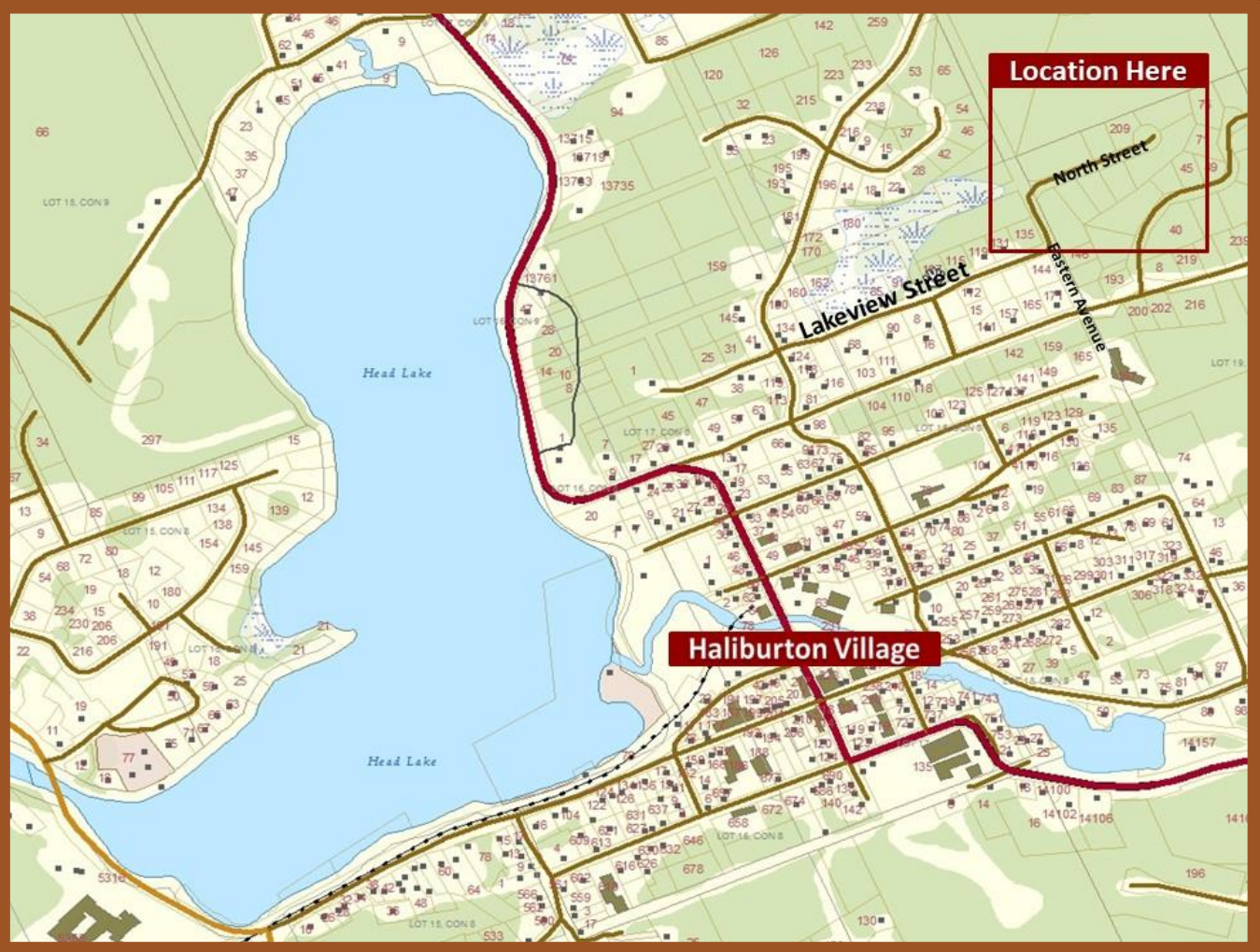


Thought was put into this development to allow a natural environment to be maintained without destroying too many trees. Underground hydro for example, leaves the trees intact. Street “lanterns” were installed simply to create a “feel” of quality and uniqueness.

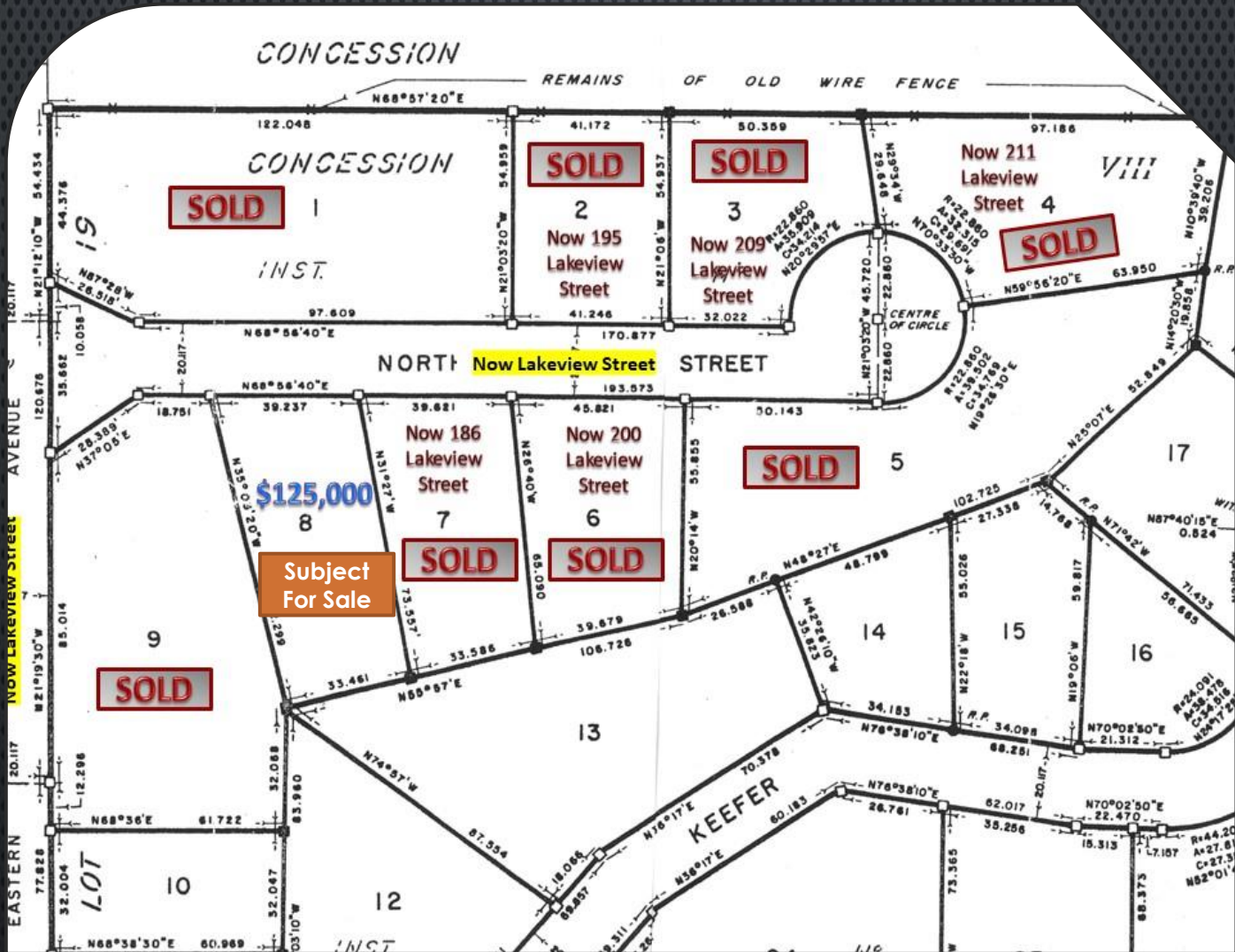


Exact Lot Location

Inside Haliburton Village

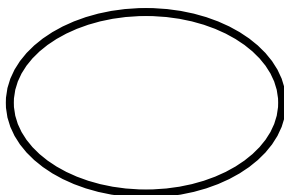
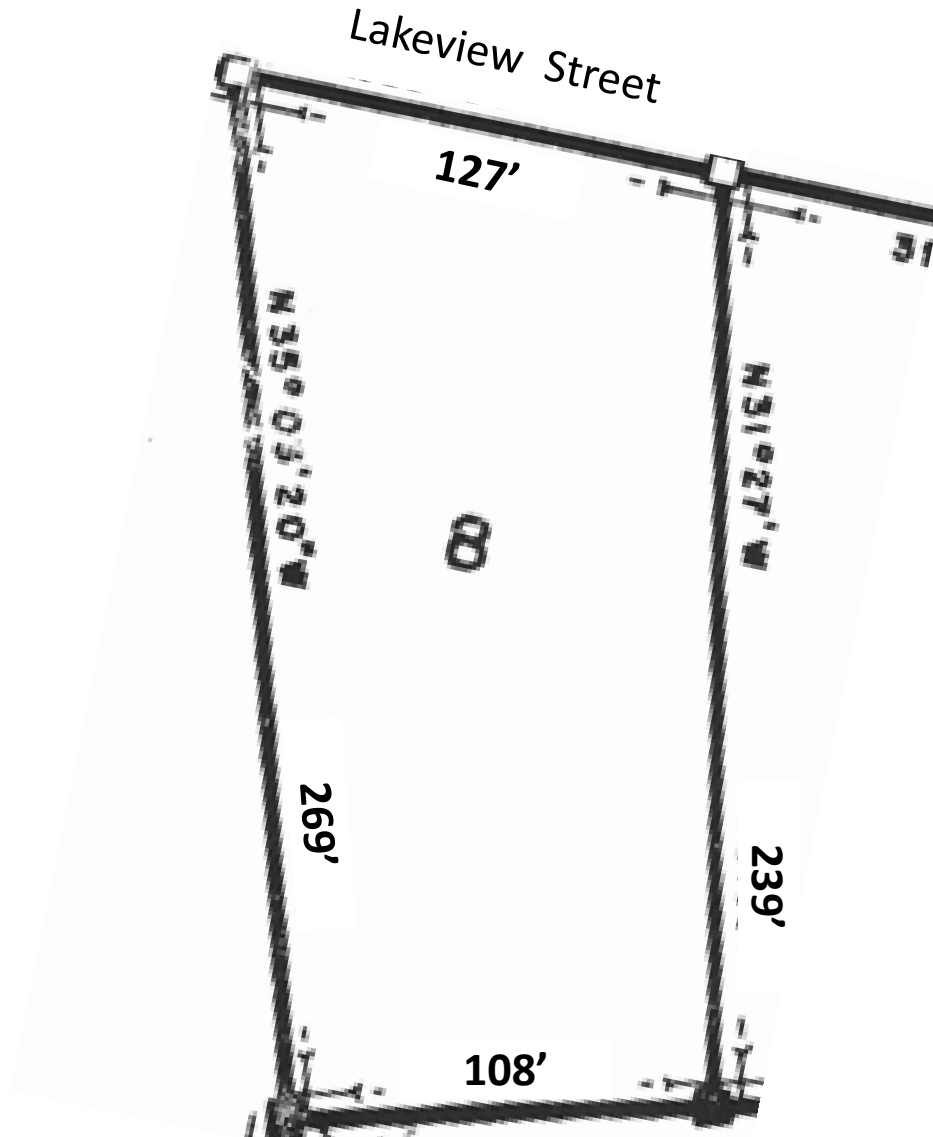


Development Plan

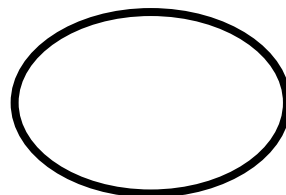


Schedule "C" – Survey

Lot 8, Plan 602, Dysart Township



Seller's Initials



Buyer's Initials