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HALIBURTON COUNTY REAL ESTATE



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JUNE 2021



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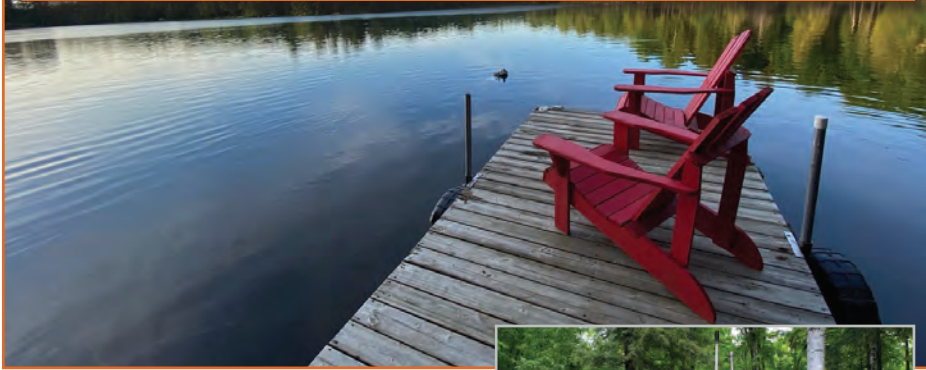


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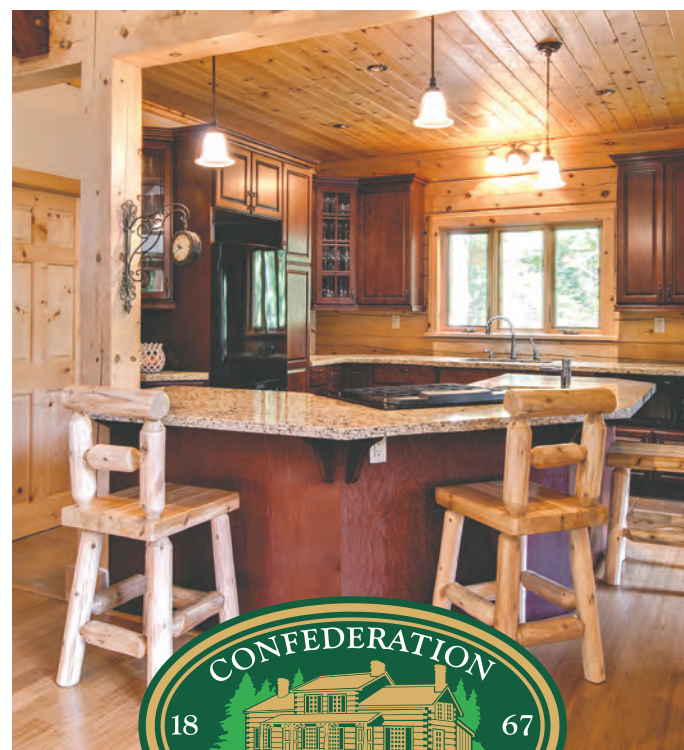
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Out Standing in our Field



# A HOME IN THE WOODS



*Photo submitted by Terry Carr.*

## Homes away from the water are attracting buyers and getting higher prices as the pandemic effect continues.

No surprise: waterfront properties remain the most desirable cottage country purchases. But non-waterfront property values have seen a jump too.

Terry Carr, Sales Representative and Team Leader with the Moving the Highlands Team, RE/MAX Professionals North, said the rise has been “like no other in recent history.”

“As of June 20, non-waterfront properties rose in value by a median of 37.3 percent from last year, and the average price in May 2021 was \$418,916,” she said.

The percentage increase in non-waterfront property prices has drawn even with waterfront over the past two years, according to Melanie Hevesi, Broker, Century 21 Granite Realty Group Inc.

“[Pre-pandemic] prices to current 2021 prices have increased by roughly the same amount, a 66.43 percent increase from average 2019 prices for waterfront and 66.56 percent for non-waterfront.”

Kirby Keks, Sales Representative, Century 21 Granite Realty Group Inc., said, “Many people in the GTA have realized the value of living in the country despite the increases in prices for non-waterfront.

“Larger lots, peace and tranquility and close proximity to all of our beautiful lakes made our non-waterfront properties surge in demand,” he said.

Carr said retired and semi-retired people want away from the crowds, meanwhile younger people are seeing this as the perfect opportunity to make lifestyle changes — to simplify their world.

“Investors are also drawn to potential rental properties ... [as] rising housing costs ensure that there are fewer first-time home buyers being able to get into the market, increasing the need, yet again, for rental properties,” she said.

Non-waterfront properties also appeal to a smaller group who are buying them as their second home or recreational property, said Hevesi.



## Bursting at the seams

Working from home is a major contributor to this growth. Some employees sent home to work during the pandemic already had a home office, but others were forced to repurpose space wherever they could find it. Many families with children schooling from home have found the distractions and reduced personal space overwhelming. Empty-nesters have also felt the space pinch under stay-at-home restrictions.

Upsizing to a cottage country property has become a highly desirable, affordable solution. Most buyers are looking for a permanent residence with access to the internet included in their must-haves, according to Keks.

## The battle for space

Non-waterfront buyers are prepared to consider just about anything these days.

“A well-staged home will generate a lot of interest whether it’s modest or upscale,” said Keks. “We have seen some very modest homes that are very appealing and sell fast and over list.”

The demand even extends to vacant land. Hevesi recalls a five-acre lot that received five offers.

“Two of the buyers wrote compelling letters to the seller. I have never had a buyer submit a letter to the seller for vacant land before, let alone two on the same property!”

## More bang for the buck

“Non-waterfront can be significantly better value from homes in the GTA,” said Keks. As well as being cheaper to buy, taxes are significantly lower too.

And coming with acreage also brings value. “This year, more than ever, some acreage with a home can boost the price significantly,” said Carr. “The value of the land varies depending on whether there are wetlands, if it is rolling hills, level land, bush and the quality of the bush, and the neighbourhood.”

## Waiting on the dream

Realtors recommend non-waterfront buyers be prepared and patient.

“Many sales this year have been unconditional (no financing or home inspection conditions),” said Carr. “This is not for the faint of heart, and not something that real estate professionals encourage. Our job is to protect you. If you are thinking of buying, know your comfort levels with risk, your skill level and budget for replacement or repair if something goes wrong, and most importantly, your financial positioning.”

Hevesi advises to stay patient and don’t give up. “I had been working with a first-time home buyer for over a year and we missed out on several properties in multiple-offer situations. As frustrating as it was, my client stayed patient.”

The client finally had an accepted offer, against 10 others, on a residence with several outbuildings on 20 acres.

“It is the dream property for this buyer and making the call to say we got it was the best feeling.”

## NON-WATERFRONT MARKET SNAPSHOT



Non-waterfront gems that sell quickly include this charming chalet-style residence on more than eight acres near Minden. *Photo submitted by Kirby Keks.*



Buyers searching for non-waterfront acreage are snapping up everything from modest to high-end residences, says realtor Kirby Keks. Land is a primary draw -- for example, this property listed for \$329,000 includes 20 acres. Sale was pending at time of writing. *Photo by Lisa Mercer / submitted by Melanie Hevesi.*



The need to renovate isn’t deterring many non-waterfront seekers. Vacant for more than a year, this original log cabin with additions situated on five acres ultimately received five offers and sold for \$65,000 over asking. It required a lot of love but had charm, character and much potential for restoration as the buyers’ permanent home, according to realtor Terry Carr. *Photo submitted by Terry Carr.*





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## Kashagawigamog Lake

**LUXURY**



Custom-built home overlooking prestigious Kashagawigamog Lake. This property checks so many boxes: 4 bedrooms and 3 bathrooms to comfortably accommodate family and friends. Spacious great room with floor to ceiling windows and a cozy fireplace. Kitchen features solid knotty white oak cabinetry, granite counters and an island cook-top. Master bedroom with a view, private deck, and hot tub. Walkout lower level to heated in-ground pool. 3 bay garage/workshop and one-half ownership of a west-facing waterfront lot with hard sandy entry to Kashagawigamog Lake. **\$1,499,000**

**SOLD**

## Percy Lake



This 4-season beautiful home or cottage is located on a superb year-round municipal road. Southern exposure. A shallow entry, beautiful sandy beach. Large grassy area. Bright open concept living space finished with hardwood flooring, cathedral ceilings, floor to ceiling windows providing ample natural lighting. Spacious kitchen finished with white cabinetry. Enjoy your morning coffee on the large cedar deck with stunning open water views. Detached double garage. This desirable turnkey cottage will check all your boxes. **\$889,000**

## Inondale River



First time being offered for sale! This beautiful 3-bdrm 1 bath year-round home or cottage. With over 200 feet of frontage and 3.24 acres, this level property provides ample privacy. Sand riverfront shoreline is perfect for swimming. This home was built in 2015 and offers a spacious kitchen finished with wood cabinetry, soft close drawers, ceramic flooring, and a large island. The formal dining room is the perfect size for your family's harvest table. Sunken living room with walkout to the large front deck. The unfinished lower-level waits your finishing touch to create more space for your family. **\$795,000**

**SOLD**

## Glamor Lake



This cute 3 season cottage is situated on the water's edge in a quiet bay on Glamor Lake. Bright open concept kitchen, dining and living room finished with pine walls. This property offers 3 spacious bdrms and a 4pc bath. Plenty of room for the whole family to come and enjoy the beauty of Haliburton County. Many recent upgrades completed, including plumbing, windows, shingles, flooring, appliances and more. Beautiful sand beach with deep waters. Swim out and enjoy your very own small island. Bonus – 6.6 acres of your own land to explore. **\$598,500**

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## Inondale River



Peace and tranquility on 11ac. This beautiful 3-bdrm, 2 bath home is an excellent opportunity for first-time homeowners to enter the market. This home is fully winterized and would also make a fantastic year-round cottage. The beautiful riverfront offers a private sand beach and miles of river for excellent canoeing, swimming, tubing, and kayaking. Bright open concept kitchen and dining area. Listen to the bird's sing from the screened porch. Finished walk-out lower level. Relax and destress after a long day in your very own sauna. **\$465,000**

**SOLD**

## Angel Road



Have you been searching for a "do it yourself" project? This 2-bdrm, 1 bath dwelling is a great handyman special. Complete to your taste for your year-round home or cottage- your home away from home. The framing has been completed with Roxul insulation installed in the ceilings and walls. This property has underground hydro, drilled well, and septic. 2.226 acres of wooded grounds. Situated on a year-round road in a nice quiet area. This property has potential and endless possibilities. Being sold "as is where is". **\$249,000**

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**THE HIRSTWOOD HOMESTEAD - OFFERED AT \$660,000**

1474 Buller Road, Minden Hills. This homestead dates back 100 years and is a rare find due to its 2 foot thick cut stone walls and 100 acre peaceful setting. Stone and wood for structure and trim came from this acreage and was milled for the home. The property includes a separate garage with hydro and concrete floor and a small building that used to be a 1 bedroom cottage. The home itself has 4 bedrooms and 2 bathrooms with a large eat in farmhouse kitchen. The acreage has some cleared areas, some nice bush, a stream along one side and a pond near the back. If you have always wanted to restore an original stone farmhouse, then this is the property for you. The 4 upstairs bedrooms all have those second floor farmhouse angled ceilings and original floors. The property may be suitable as a hobby farm, equestrian facility, farm produce outlet, garden centre or nursery or home industry. If you are an artist, the exposure along Buller Road is just what you need, and the cabin can be moved anywhere on the property and converted into your art studio. If you are a "Snowbird", there is ample room to park your RV. Swimming is nearby on Clear Lake or Davis Lake. The potential to restore this home is incredible. Call to book an appointment today!

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# HOT PROPERTIES



## LOG HOME LUXURY



You'll know you're at the cottage when you drive up to this home: massive white pine logs give this property a distinctive look, matched only by its stunning panoramic views. Windows flood this home with light and allow you to look out over Kawagama Lake. On cooler evenings, cozy up close to the great room's boulder rock fireplace. The custom kitchen has polished slate counters and a butcher block island. Meanwhile, you can dine in the adjoining room with its natural slate floors and removable Plexiglass windows to make the most of all seasons. The master bedroom, with ensuite, is on the main floor, and two additional bedrooms are on the second level. And there's one more surprise: behind the gardens is a bunkie that will be perfect for the kids. More info from Penny Kiely, salesperson, at [pennykiely.com](http://pennykiely.com). \$3,495,000

## AT HOME IN NATURE



If you love nature, you'll adore sitting on the wrap-around deck and watching the birds and other creatures that surround this property.

This newly built home is completely turnkey with all furnishings, and features birch flooring throughout. There's an open-concept kitchen/living area, plus a full walkout basement. There's space for guests with two bedrooms above grade, one below, and a total of two bathrooms. What's more, you're only 500m from access to gorgeous

Kushog Lake. More info from Christine Sharp, salesperson, at [christine-sharp.c21.ca](mailto:christine-sharp.c21.ca). \$649,000.





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### NEW LISTING



**Koshlong Lake**  
• 231' frontage  
• Total seclusion  
• Bald rock type lakefront  
• Extremely well maintained  
• 15 minutes to Haliburton  
• A true "cabin in the woods"  
• Cottage + 3 outbuildings

**599,900**



**VINCE DUCHENE**  
BROKER

cell: 705-457-0046  
vince@vinceduchene.ca



**Park St., Haliburton**  
Great family home in the heart of Haliburton. 3 bdrm, 1.5 bath. Large kitchen space and main floor laundry. Detached garage and large open yard. Minutes away from all amenities. Call today to book your showing!

**359,000**



**KELLY MERCER**  
BROKER

cell: 705-455-7500  
kelly@kelly-mercerc.ca



**Coming Soon**  
This beautiful 4 season cottage on Mountain Lake has 3 bdrms on the main level & potential for two more bdrms & a separate kitchen & living area on the lower level. There is also a two bdrm bunkie & a boathouse. Enjoy both shallow hard packed sand entry & deep water off the dock. Large lot with great privacy.

**1,075,000**



**LISA MERCER**  
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cell: 705-457-0364  
lisa@lisamercer.ca

**RICK FORGET**  
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### NEW PRICE!



**FARQUHAR LAKE WAO - \$849,000**

Fantastic 3 bed/2 bath on prestigious north shore! Striking 3-seas cottage on 13acs, boasts 825 ft of pvt shore & SE exp! Tastefully fin; warm cozy feel & wood everywhere! KT/LR/DR is an entertainer's dream; w/wood stove & awesome screened porch! Stress melts away as ultimate privacy greets you; not a typical water access property! Incl hydro, septic, laundry, internet & more! Relax on the deck, roam the land or enjoy breathtaking views!

705-448-2222 • 705-457-0580  
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**Gelert Road Acreage**  
3 beautiful lots fronting on Gelert Road close to Haliburton - suitable for hobby farm with some open field - nicely treed pines - hydro and telephone available  
• .9 acre - \$75,000.00  
• 10.7 acres - \$219,000.00  
• 16.1 acres - \$245,000.00

**1,075,000**



**TED VASEY**  
SALES REPRESENTATIVE

cell: 705-455-2034  
ted@tedvasey.ca



**Townhouse Home**  
This is it! The perfect family townhouse or investment property. So many upgrades in this spacious, 3 bdrm., 2 bath property. Loads of space in the backyard, on the deck or in the yard. The location is perfect. Walk to town, walk to the brand new community centre/arena, the library and so much more!

**309,000**



**TERRY CARR**  
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cell: 705-935-1011  
terry@movingthehighlands.com



**Riverside Drive**  
• 4 bdrm, 2 bath Home in Haliburton Village  
• Includes beautiful deeded lot on the rivers edge!  
• Spacious eat-in kitchen, sunporch, large bright living room  
• Partial finished basement, Laundry, sauna  
• Single garage, shed, municipal sewers, plus much more!  
• Ideal location or family, Retirement or Investment!

**429,900**



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## 1022 MOUNTAIN VIEW RD. 729,900



**JUST LISTED**

Quintessential four season cottage/home on 106 ft of awesome sandy shoreline on beautiful Mountain Lake. Main floor kitchen/living/dining & 4 piece bath with walkout to lakeside deck. Living room has a cozy propane fireplace for chilly evenings. One bdrm located on the main floor, with two bdrms upstairs each with their own balconies. Lower level family room with walkout to patio has a spacious family room, three piece bath and storage/laundry room.

## 1067 CANUCK TRAIL 849,000



**JUST LISTED**

Escape to the lake with your family and friends at beautiful Davis Lake, offering great boating, fishing and swimming. This completely turn-key 3 bdrm, 1 bath year round cottage is made for entertaining and pride of ownership is evident. Open kitchen/living/dining with cozy double sided fireplace. Relax in the indoor hot tub looking out at the lake, roast marshmallows at the lakeside firepit, or sit up on the extensive deck overtop the wet boathouse.

## 5725 GELERT RD. 249,000



**JUST LISTED**

Cozy turn-key 3 bdrm + den home or cottage retreat conveniently located 10 minutes from the Village of Haliburton. Open concept living/kitchen/dining with cozy propane stove for chilly nights. Close to trails for ATVs and snowmobiles. This is your opportunity to escape the city and get into the country at an affordable price. Drilled well and septic. Located on a year-round township road.

## 1682 TOM BOLTON RD. 385,000



**LISTED AND SOLD BY THE TEAM!**

Private country setting with the convenience of a location between Haliburton and Minden. Meticulously maintained 2-bdrm home with tasteful finishes located on 1.6 acres. Main floor primary bdrm w/en-suite privilege to the 4 pc bath. Open kitchen/dining living room with walkout to deck overlooking a huge yard! Large bdrm in the lower level with 4 pc guest bath.

## 1801 TRAPPERS TRAIL 405,900



**LISTED AND SOLD BY THE TEAM!**

Affordable cottage/home with deeded access to Miskwabi Lake. Enjoy this immaculate 2 bdrm (plus den) cottage or home nestled on a nicely landscaped, private 1.2 acre lot. Comes fully furnished! Large eat-in kitchen with walkout to deck. Spacious living room with cathedral ceiling and woodstove for supplementary heat. Main-floor bdrm with walkout to screened porch.

## 132 SKYLINE PARK RD 579,000



**SOLD**

Private country setting with the convenience of a location in Haliburton Village. Meticulously maintained 2 bdrm home, living room with pine cathedral ceiling, large picture windows to enjoy this pretty forested area in your backyard, propane fireplace. Main floor laundry & 2 pc bathroom. Kitchen & dining room with hardwood floors & walkout to private deck. Master bdrm with spacious closet area and 4pc bathroom with jetted tub & separate shower. This beautiful home is nestled on a 1 acre forest lot.

## ANGEL RD. 319,900 + HST



**EAGLE LAKE**

Build your Dream Home on this well treed 2.3 acre lot with driveway already in. Building site cleared. Just minutes to Sir Sam's Ski and Mountain Biking Resort. Level building area, Hydro available. Grab your towel and enjoy summer fun at the Municipal Beach at Eagle Lake just minutes away! Great location for year round entertainment and fun.

## 9192 HIGHWAY 118 489,000



**INVESTMENT!**

Opportunity knocks! Fantastic investment opportunity awaits at an ideal location close to the one of the highest traffic intersections in the county, Highway 118 and Highway 35 in the hamlet of Carnarvon, surrounded by popular cottage country lakes. Situated on 3.62 acres, this 3 bdrm, 2 bathroom home would provide an income stream while a buyer developed the property for a new business. Don't miss out on this one of kind investment opportunity to live, work and play in the Highlands!

## SALVATORI TRAIL 199,000



**SOLD**

Great waterfront building lot on Jim Beef Lake just 5 minutes to Haliburton. 110 feet of shoreline. Enjoy beautiful evening sunsets with this n/w exposure. Septic location preapproved by township. Hydro available. Year round access. Build your retirement home or family cottage in this great location close to all amenities.

## SELECT TRAIL 229,000



**LISTED AND SOLD BY THE TEAM!**

Vacant waterfront lot on Outlet Bay of Drag Lake. 150 feet of frontage. Southern exposure. Driveway in. 1.6 acres of privacy. This lot is close to where winter ploughing stops. Miles of boating on beautiful Drag and Spruce lakes.

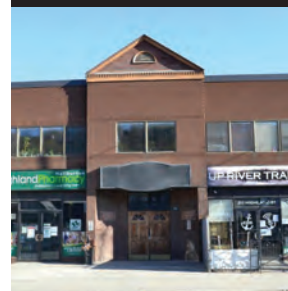
## SUNNYSIDE ST. 124,900



**BUILDING LOT**

Great residential building lot in the Village of Haliburton. Well treed, nice residential area to build your dream home. Hydro available, walk to downtown Haliburton or Head Lake Park. Year round municipal road and close to schools, shopping and hospital.

## 211 HIGHLAND ST. 925,000



**COMMERCIAL**

Central downtown location with two commercial condo units for sale. Fully rented. Must assume current leases.

THE MARKET IS  
**HOT**



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