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HALIBURTON COUNTY REAL ESTATE



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TAKING REAL ESTATE
TO NEW HEIGHTS

SEPTEMBER 2021

ALL ABOUT COTTAGE ROADS

LATEST REAL ESTATE LISTINGS



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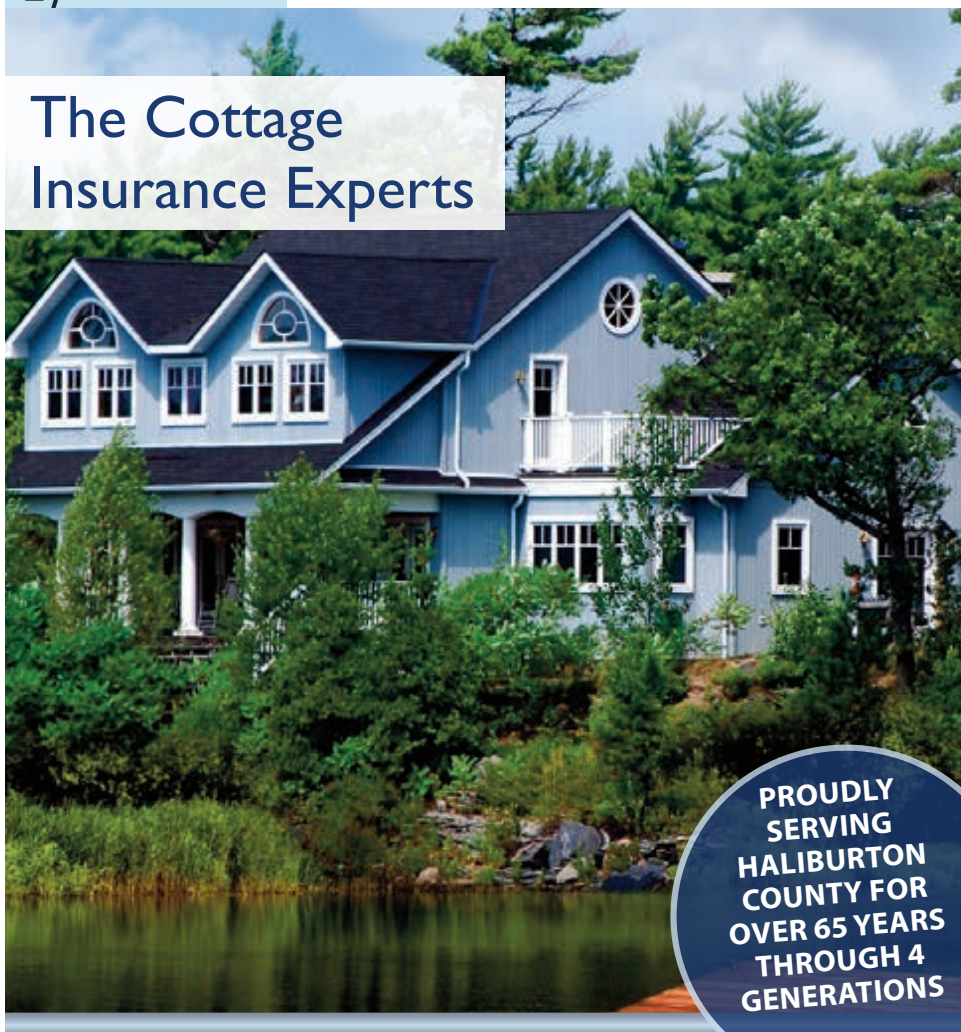
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#1
WHERE OUR CLIENTS ARE

NOW IS THE PERFECT TIME TO SELL YOUR COTTAGE OR HOME IN HALIBURTON OR THE KAWARTHAS

Dianne and I have been selling properties for a combined 30+ years in both Kawartha Lakes and Haliburton. We have the knowledge and experience to provide excellent service and get top dollar for your listing in this HOT market.

Properties are selling FAST. There is a shortage of listings and buyers are anxious to fulfill their dream of owning a property in cottage country. Multiple offers are not uncommon in this market and listings often sell above asking.

If you're thinking of selling your cottage or home, now is the ideal time.

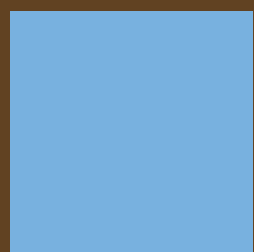
Let us help to make your sale or purchase a stress free experience.

Give us a call or drop by the office to see how we can best help you achieve your cottage dream.

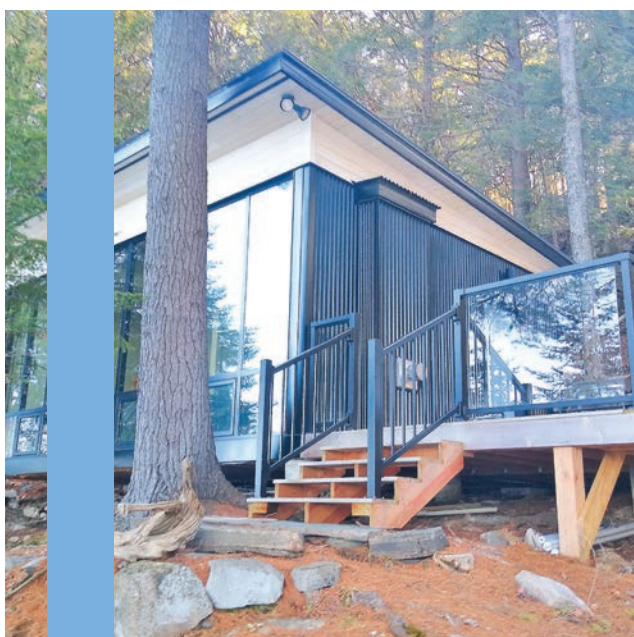
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andrew.hodgson@century21.ca
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ANDREW HODGSON
REAL ESTATE

NEW WATERFRONT HOME LISTING

**KENNIS LAKE \$1,600,000**

Turn-key getaway with 5 bedrooms & 3 baths on the shores of Kennis Lake. This year-round home sits on a 2-acre lot with a gentle slope to 200+ ft of waterfront.

NEW WATERFRONT HOME LISTING

**PERCY LAKE \$1,300,000**

Well-maintained home with 3 bedrooms & 2 baths and wrap around decks. Enjoy sunny southern exposure and big lake views of Percy Lake.

WATERFRONT HOME JUST REDUCED

**GRASS LAKE \$999,000**

Private lakefront home with 4 bedrooms & 3 baths & a walkout lower level. 385 FT of water frontage on a 1-acre parcel. Explore Haliburton's Premium 5-Lake Chain.

COMMERCIAL BUILDING LOT

**HIGHWAY 35 \$999,000**

This development site consists of 2 parcels in a high-traffic location with over 460 feet of road frontage. Ideal location on the corner of a busy intersection.

COMMERCIAL PROPERTY

**COUNTY ROAD 21 \$750,000**

Prime corner location with 1.5 acres, commercial buildings, and a rental house as an added feature. Expand your current business or develop this central location.

REDUCED COUNTRY HOME

**BUCKHORN ROAD \$745,000**

Well-maintained 2,200 SQ FT home with 4 bedrooms and 3 bathrooms on over 55 acres just outside of Gooderham with an attached garage and shop/oversized garage.

NEW COUNTRY HOME LISTING

**IRISH LINE ROAD \$699,000**

Updated home in a private setting just minutes from Haliburton Village with 4 bedrooms, 2 bathrooms sitting on 7 acres over a pond at the back of the property.

NEW WATERFRONT COTTAGE LISTING

**NEGAUNEE LAKE \$499,000**

Cozy 2 bedroom, 4-season A-frame cottage on a quiet and picturesque no-motor lake plus a spacious bunkie. Ideal as a getaway from the city or potential Airbnb rental!

NEW BUILDING LOT LISTING

**CONESTOGA ROAD \$419,000**

38+ Acre lot off of a year-round municipally maintained road. Ideal location between Minden and Haliburton. Driveway installed, site cleared and bell run to the site.

NEW WATERFRONT COTTAGE LISTING

**KASHAGAWIGAMOG LAKE \$699,000**

Secluded waterfront 3 bedroom cottage with 3 bathrooms on a premium 5-lake chain.

NEW WATERFRONT HOME LISTING

**HALIBURTON LAKE \$1,100,000**

Beautifully maintained, turn-key home with 4 bedrooms and 3 bathrooms on a 2-acre lot with a gentle slope to 200+ ft of waterfront. Western exposure for sunsets over the lake.

WATERFRONT HOME JUST REDUCED

**KENNIS LAKE \$1,600,000**

Turn-key waterfront cottage with 4 bedrooms and 2 bathrooms. Fully winterized guest cottage.

NEW WATERFRONT HOME LISTING

**KASH LAKE \$1,100,000**

Stunning waterfront home with 3 bedrooms and 3 bathrooms. Over 100 ft of water frontage and private lake access.

NEW WATERFRONT HOME LISTING

**BAPTISTE LAKE \$1,900,000**

Luxury waterfront home with 3 bedrooms and 3 bathrooms. Over 100 ft of water frontage and private lake access.

NEW LAKEFRONT PARCEL LISTING

**PERCY LAKE \$775,000**

Beautiful waterfront parcel with 3 bedrooms and 2 bathrooms. Over 100 ft of water frontage and private lake access.

NEW WATERFRONT COTTAGE LISTING

**BOSHKUNG LAKE \$745,000**

Beautiful waterfront cottage with 2 bedrooms and 2 bathrooms. Over 100 ft of water frontage and private lake access.

UPDATED HOME ON PRIVATE ACREAGE

**IRISH LINE ROAD \$699,000**

Updated home on private acreage with 4 bedrooms and 2 bathrooms. Over 100 ft of water frontage and private lake access.

NEW HALIBURTON HOME LISTING

**VICTORIA STREET \$499,000**

Beautiful Haliburton home with 3 bedrooms and 2 bathrooms. Over 100 ft of water frontage and private lake access.

NEW MINDEN CONDO LISTING

**NEWCASTLE STREET \$299,000**

Beautiful Minden condo with 2 bedrooms and 2 bathrooms. Over 100 ft of water frontage and private lake access.

IN-TOWN HALIBURTON HOME

**MOUNTAIN STREET \$299,000**

Beautiful Haliburton home with 3 bedrooms and 2 bathrooms. Over 100 ft of water frontage and private lake access.

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Kushog Lake



A Southwest facing point of land, on Kushog Lake – with 275 feet of shoreline. Experience beautiful sunsets. This 2,300 sq ft Classic cottage is situated on 1 acre. Level lot and includes a hill at the rear rising over 100 ft where you will find a Gazebo with a 3-mile view of the lake. The hill property goes back over 400 feet to Crown Land. **\$1,300,000**

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, & 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. **\$759,000**

NEW LISTING!

Old Donald Road



This 3 bdrm, 3 bath bungalow is a pleasure to view both inside and out. Open concept living inside with the tastefully designed kitchen opening up to the dining & living room areas. Generous sized living room with floor to ceiling windows. The primary bdrm features a walk-in closet, ensuite bath, & large patio doors that open to the backyard. Forced air propane heating, & air conditioning. Situated on a level, landscaped, 4.5-acre lot. Gorgeous and spacious 3 season Haliburton room. Two detached outbuildings. This property truly has too many amazing features to list, and pride of ownership is evident. **\$729,000**

Cope Lake Road



Looking for privacy? Then this 2+1 bdrm, 2 bath home or home away from home is for you! Nestled amongst 7.85 acres of nicely treed property with a small stream and crown land across the road. Municipal access to pretty Cope Lake just down the road. Warm and cozy main living area with walkout to the deck. Open concept kitchen and dining area with ample natural lighting. Very well constructed and efficient home with many recent upgrades. **\$575,000**

NEW LISTING!

Turning Leaf Lane



Are you looking for privacy? This 5 bdrm, 3 bath year-round home will be perfect for you & your large family. This well-maintained home features an open concept kitchen & dining room with vaulted ceilings, oak cabinetry, & engineered hardwood flooring. The sunken living room has ample natural lighting. Walkout lower level. Enjoy a daily hot tub on the covered deck. Don't miss out on the chance to explore the 3.70 acres **\$549,000**

NEW LISTING!

Glamorgan Road



This 100+ ac off-grid Hunt Camp is abound with wildlife & beautiful vistas - there's a little something here for everyone! The property offers scenic walking trails, marshes & ponds. With Crown Land all around, this property is a gateway to thousands of acres of wildlife & a beautiful large pond on the abutting Crown acreage. Rustic yet comfortable amenities including a cistern, outhouse, grey water pit and is wired for a generator. This secluded and private property is a rare find and truly a must see. **\$509,000**

NEW PRICE!

Gelert Road



Fantastic 3 bdrm, 2 bath family home located in the heart of Haliburton. Perfect for the outdoor enthusiast. Tranquil wooded backyard backs onto the Haliburton Rail Trail. Enjoy walking, four-wheeling, and snowmobiling for year-round enjoyment – head out your back door, just hop on and go! Convenient low-maintenance home. Kitchen features a generous sized island, inside entry to the attached garage, and a walkout to the back deck. Sunroom off the front is a bright and breezy space. Walking distance to schools, shopping, hospital, recreation and Head Lake Park, this is the perfect spot to settle in. **\$449,000**

Vacant Lots

LOUISE LANE | 35+ AC | **\$275,000**

LOT 16 CONC 5 | 99+ AC | **\$149,000**

STILLS ROAD | 1.2 AC | **\$149,000**

NORTH DRIVE | 2.08 AC | **\$135,000** | **SOLD**

COUNTY ROAD 503 | 0.82 AC | **\$69,000**

SOUTH DRIVE | 2.34 AC | **\$65,000** | **SOLD**

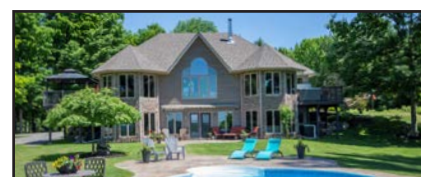


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Based on 2020 residential transactions sides.
Source: CREA, RE/MAX

SOLD!

Kashagawigamog Lake **\$1,499,000**



SOLD!

Percy Lake **\$889,000**



SOLD!

Kennisis Lake **\$699,000**



SOLD!

Contau Lake **\$535,000**



SOLD!

Red Pine Lake WAO **\$375,000**



SOLD!

Haliburton Lake **\$789,000**



SOLD!

Contau Lake Road **\$329,000**



SOLD!

Highway 118 **\$575,000**



If you want your property **SOLD** call Linda and the Haliburton Real Estate Team and get results. Call our team today for a **FREE** property evaluation. **705-457-6508**



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6283 Kennisis Lake Rd \$2,195,000



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1023 Rolland Dr \$599,000



SOLD in 1 Day!

1035 Cypress Rd \$849,900



SOLD

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panoramic views and
500ft of frontage on
highly sought after
Redstone Lake! This
4 season Viceroy is
complete with a huge
garage, bunkie, and
Helipad!

1170 Fisherman's Tr \$1,799,900



New Listing!

Redstone Lake



Coming Soon!

Don't miss this 4 bed +
den 3 bath cottage on
prestigious Redstone
Lake! Complete With
new decks all around, a
freshly updated primary
Bathroom, lots of big
windows, and a stunning
rocky shoreline!

WE ARE STARTING TO SEE CHANGES IN THE MARKET.

PRICES ARE HOLDING AND VERY LITTLE INVENTORY.

List Now to capture the BEST DOLLARS
WE HAVE EVER SEEN.

CALL US TODAY TO DISCUSS YOUR PROPERTY AND
options

TESTIMONIAL

When we decided to list our Kennisis Lake cottage for sale, we settled on Gloria and her team because of their local presence, long standing reputation and personal recommendations. We were not disappointed. Gloria's expertise in the issues specific to cottage properties was a real advantage. The property was well presented in photos, videos and descriptions. We received excellent advice through the listing, showing and offer stages. In the end, this all added up to an efficient process that produced a result beyond our expectations. We would recommend Gloria and Breann very highly.

Dan and Mary O'Reilly
August 2021

GREATER HALIBURTON TEAM

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Obeying the rules of the (private) road

Living off the beaten path can be a wonderful experience. To make sure it stays that way, it's wise to keep in mind the rights and responsibilities of using our many private roads.

■ BY LISA HARRISON

■ PHOTO BY SAM GILLETT

Private roads have been developed as a way to access remote properties not served by municipal roads.

In most cases, what we call a private road is actually a series of rights-of-way that have been joined together. A single private road may become quite long, and can cross multiple private properties.

“A public road is owned by the local municipality, whereas a right-of-way is owned by the person who owns the land under it; others can have rights to use it, but they don't own it and are limited in what they can do with it,” said Bram Lebo, a real estate lawyer in Haliburton.

“Anyone can drive or walk on a public road ... [but with] a right-of-way or private road, only property owners with the route registered on their deeds can use it. You can use it for accessing your property. Your guests, tradespeople, delivery persons, house-checkers and other visitors can use it too, but not the general public, and you can't transfer your right to other people. For example, you couldn't tell a friend he can use it when you're not there, unless the

friend is actually going to your property for a specific purpose.”

Those who have rights-of-way over their properties have responsibilities, too. Rights-of-way must be kept passable for those who have a right to use them; for example, you can't put up a gate unless you give a key to all those entitled to use the right-of-way. But you, or a road association, can set restrictions for safety and other purposes. Improper use of private roads and rights-of-way can lead to disputes and ultimately legal action, even among neighbours.

“Problems arise when users of rights-of-way over other properties come to believe – incorrectly – that they can do other things besides enter and exit,” said Lebo. “Unless those activities are written into the original right-of-way or established by decades of use, they are not permitted. Conversely, sometimes a property owner decides he doesn't like a right-of-way crossing his land and tries to block it. That's not permitted either.

“Private roads are one of the most common causes of disputes between neighbours in

cottage country. If not managed well, your road can cost you years of aggravation and expensive legal headaches.”

Keeping it all on track

Travelling through the Spruce Lake area, not far from Haliburton Village, you may see a sign that reads, “Driving faster than 30 km/h – you're on the wrong road”.

The quirky speed limit reminder is one of several signs posted over the years by volunteers and managed more recently by the Spruce Lake Outlet Bay Peninsula Road Association. The group was formed about three years ago to look after area private roads – Hunt Trail, Dryden Drive, Select Trail and Clive Trail – after the lead road maintenance volunteer retired from the role.

“One of the benefits to our roads is that they have been maintained for over 40 years,” said Graham Ballantine, association president. He and his wife Jane are seasonal residents on Outlet Bay.

“Our roads comparatively speaking are in

very good condition. We spend money each and every year on some kind of maintenance to keep up the quality of our roads ... It helps in overall reducing your cost because you're not going to have a major expense because of some calamity."

The association's responsibilities also include arranging snow plowing to ensure access for emergency vehicles and for insurance purposes, and producing a newsletter to keep members informed.

Members pay \$325 per lot per member, resulting in a budget of about \$10,000 annually, said Ballantine. The association maintains a reserve fund in case of unusual expenses such as repairs after washouts from heavy rains. The group is incorporated and has a liability insurance policy for the board members.

Respecting the rules

Private road use restrictions such as speed limits are no less necessary than restrictions on public roads. In both cases, safety is paramount for drivers and pedestrians. For example, on private cottage country roads, slower speeds are warranted because driveways and sideroads are more likely to be hidden by brush and the road's twists and turns, and it can be more difficult to see a child running out into the road in time to stop your vehicle. Unfortunately, private road restrictions are often treated as suggestions.

For the Spruce Lake road association, speeding is the primary issue these days, according to Ballantine.

"[People] will be out on ATVs or motorbikes and like to roam around our roads ... Sometimes they travel a little too fast and so we're concerned about safety for kids that might be coming out onto the road."

When it comes to private road and right-of-way disputes, what looks like a legal problem is often a social problem, said Lebo. "The most common complaints are reckless driving and use of the right-of-way by people who have no business there. These can be difficult disputes to solve, because the reckless drivers and trespassers are well aware of what they're doing – they just don't care."

In one reckless driving situation, Lebo advised the property owner to speak with the driver's father, even though the driver was an adult himself. "We knew his father was a nice man who still believed in things like having a good reputation and being considerate. It worked."

Lebo also points to lack of respect for the rules on the part of some newcomers: those who have "entitled attitudes" or who see their cottage strictly as a financial investment.

"These changes have disrupted the respect-your-neighbour culture that existed in cottage country for so long. We have various strategies to deal with these kinds of disputes, from gentle letters to, rarely, legal action. But often, trying to solve the problem just leads to more defiance and more conflict. 'You're not the boss of me' seems to be a common motto these days. Work through your road association if you can."

For those considering buying property on a private road, Lebo's advice is to check the legality of access before making an offer, or at least during the condition period. Sellers on private roads are advised to verify they have legal access before listing the property.

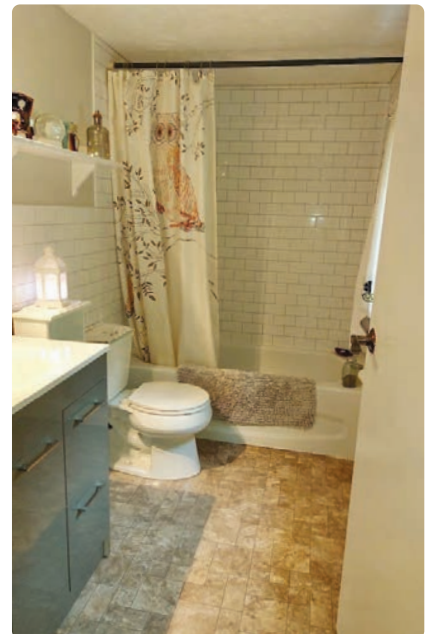
"You show me a right-of-way, and I'll show you an argument waiting to happen. If you want the benefits of living on a public road, that's where you should live. Otherwise, respect private property and your limited rights to use a right-of-way if you have one. Only family issues cause more disputes," said Lebo.

And his thoughts on families with right-of-way conflicts?

"Don't get me started."

FEATURE HOME

\$699,900



Enjoy the serenity of country living in this stunning picturesque setting! Beautiful Tamarack Log Home nestled in the woods possesses all the charm and character of a rustic home, with a lovely updated interior. The grounds are lush with attractive perennial gardens and plenty of trees providing privacy. Main floor boasts large living room with cathedral ceiling and exposed wooden beams, cozy woodstove, country kitchen with live edge counter tops and new tile backsplash, new contemporary bathroom, new laminate flooring and spacious master bedroom with walk-in closet. Laundry is conveniently located on the main floor and the four season solarium is the place to enjoy your morning coffee surrounded by nature or curl up with a good book. Upstairs features beautiful wide plank wood flooring with 2 bedrooms and a bright powder room with skylight. The detached two-car garage, with 200 amp. service, is great for the toys, storage, or a dream workshop and the bonus loft space could be an ideal studio for the aspiring artist. Other features include finished Bunkie, Screened-In Gazebo, 2 woodsheds, large outdoor fire pit area & home is plumbed for propane appliances with easy conversion. Conveniently located just a short drive to Minden or Norland with access to a 3-Lake-chain and Queen Elizabeth II Wildlands Park nearby. Located at the end of a quiet road, this could be your perfect piece of paradise!



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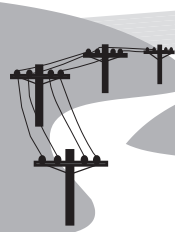
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Sauble Beach #22 - 18x36 inches - 2021

HOT PROPERTIES

ALGONQUIN-STYLE LIVING



You'll bring the outside in if you choose this four-season cottage on beautiful Percy Lake. Spacious decks await summer entertaining, and there's a propane stove in the living room for cozy evenings. The living area is open concept, with the kitchen and dining space raised to make the most of the view. There are three bedrooms here, so space for guests – two have walkouts to private balconies over the lake for that morning coffee. This cottage is surrounded by recently landscaped gardens, which give good privacy. There's 100 ft of clean, rocky shoreline and a southern exposure on this beautiful lake. More info from Andrew Hodgson, broker, at andrewhodgsonrealestate.com. \$1,300,000.

SPACE TO GROW

Imagine your own family compound on 14 acres of rolling hills! There are three separately deeded parcels combined here, including a three-bed custom-built home and garage/shop. As an extra bonus, three solar arrays provide income from power fed back to the grid. The home features a wrap-around veranda to enjoy the view over the land, and a rear deck with hot tub. Inside are hardwood floors and an oak kitchen, main floor laundry and a master bed with walk-in closet. There's development potential here, with a partially finished basement and plenty of land. More info from Anthony van Lieshout, broker of record, at trilliumteam.ca. \$1,199,900.



Hot Properties is a feature produced and written by Home in the Highlands staff. The real estate agents mentioned here have not paid for promotion or contributed to the content in any way. Information comes from publicly available real estate listings published by MLS and individual realtors, and is assumed to be correct and accurate. In the current fast-moving market, readers are advised to check all property details for themselves.

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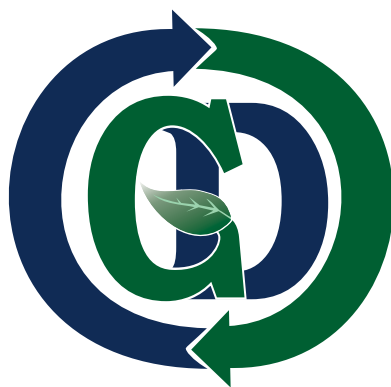
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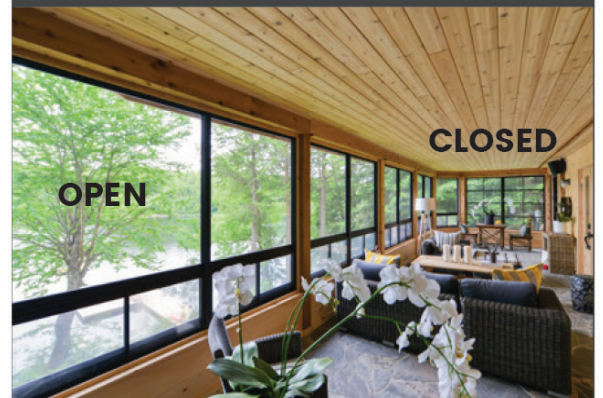


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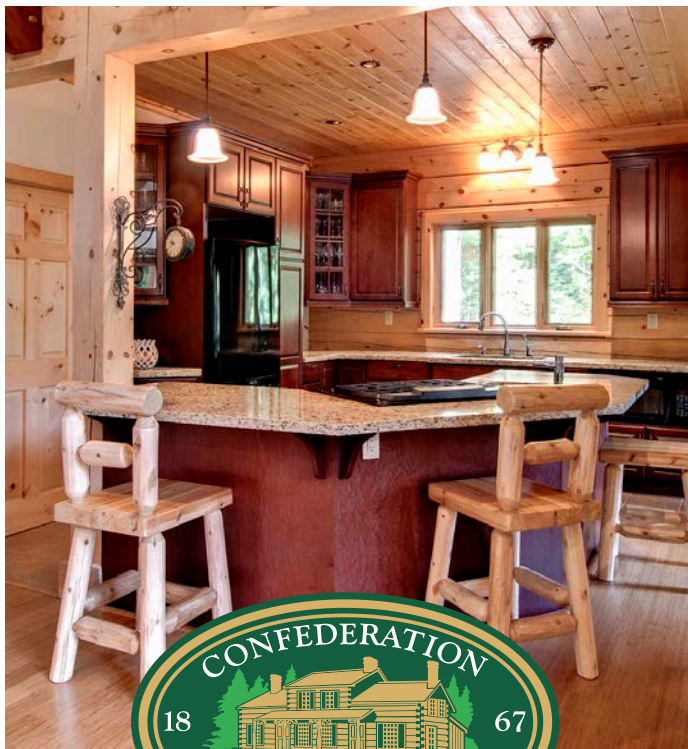
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ANGEL RD. 165,000 + HST



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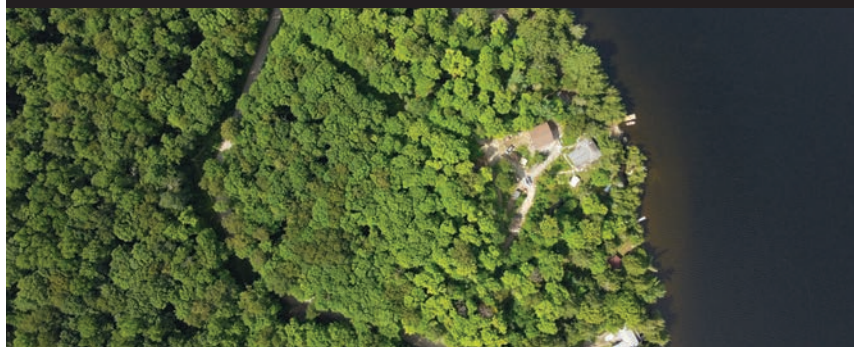
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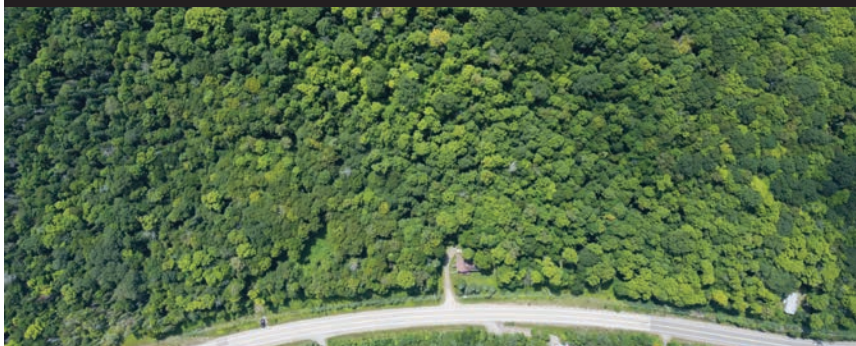
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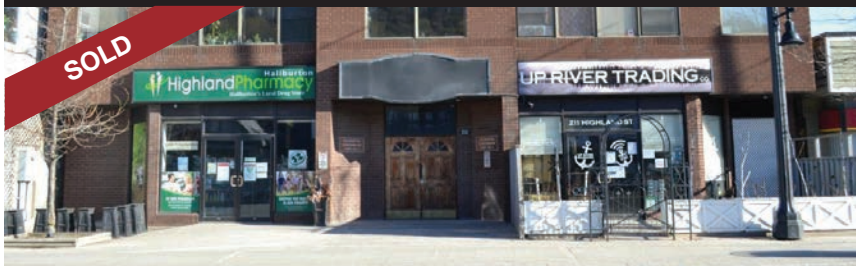
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