

HOME IN THE HIGHLANDS

HALIBURTON COUNTY REAL ESTATE



JULY 2022



LATEST REAL ESTATE LISTINGS
STRESS-FREE INTERIOR DESIGN

PHOTO BY UNSPLASH.COM



JEFF & ANDREA* STRANO • MARJ & JOHN PARISH
SALES REPRESENTATIVES/*BROKER

PARISH & STRANO
TAKING REAL ESTATE TO NEW HEIGHTS



CONTACT US TODAY FOR
A FREE PROPERTY EVALUATION
705-761-7629


PARISHANDSTRANO.CA



RE/MAX
PROFESSIONALS
NORTH

RE/MAX Professionals North, Brokerage Independently Owned & Operated.

The Cottage Insurance Experts



PROUDLY SERVING HALIBURTON COUNTY FOR OVER 65 YEARS THROUGH 4 GENERATIONS

Floyd Hall Limited
Insurance Brokers

Minden 705.286.1270 • **Haliburton** 705.457.1732
ghall@floydhallinsurance.com • floydhallinsurance.com

NEW LISTING



Spectacular lot on Percy Lake! Gradual sloping, well treed private 2.19 acre lot, with 155 ft of clean, weed free, hard packed sand and rock shore line. South West exposure allows for all day sun! Access via a paved municipal road. Big savings as the driveway is already in, right to the building area. Hydro is buried underground to the neighbor and this lot. This property is ready for you to build on this year.

\$775,000

GREATER HALIBURTON TEAM



GLORIA CARNOCHAN
BREANN BUDEL
SALES REPRESENTATIVES

WHITNEY MANANDHAR
PROFESSIONAL PHOTOGRAPHER,
SOCIAL MEDIA AND OFFICE ASSISTANT

CENTURY 21.
Granite Realty Group Inc. Brokerage

KENNISIS OFFICE: 705-754-1932
Kennisisoffice@gmail.com

* Independently Owned and Operated. * trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2020 Century 21 Canada Limited Partnership



CAMBRIA
CAMBRIA PERFORMS BEAUTIFULLY. EVERY DAY.

castle
building centres

EMMERSON LUMBER LTD
63 Maple Ave, Haliburton 705-457-1550
www.emmersonlumber.com



ONE THING IN LIFE THAT NEVER CHANGES, IS THE
ENDURING APPEAL OF LIFE IN COTTAGE COUNTRY.



KASHAGAWIGAMOG LAKE
\$3,495,000



3 X BED
2 X BATH
5.33 ACRES
620 FT. FRONTAGE
GUEST CABIN
MLS# 40279170

KENNISIS LAKE
\$2,495,000



4 X BED
3 X BATH
6.27 ACRES
642.78 FT. FRONTAGE
1900 SQ.FT
MLS# 40275471

GOODERHAM LAKE
\$1,850,000



4 X BED
4 X BATH
.839 ACRES
204+ FT. FRONTAGE
4,000+ SQ.FT
MLS# 40243823

KENNISIS LAKE
\$1,685,000



4 X BED
4 X BATH
.578 ACRES
100 FT. FRONTAGE
2,534 SQ.FT
MLS# 40278705

KASHAGAWIGAMOG LAKE
\$789,000

JUST LISTED



3 X BED
1 X BATH
DRY BOATHOUSE
131+ FT. FRONTAGE
658 SQ.FT
MLS# 40297608

KAWAGAMA LAKE
\$279,000



WATER ACCESS ONLY (WAO)
102 FT. FRONTAGE
.590 ACRES
MLS# 40212937

HARBURN RD.
\$249,900



GREAT LOCATION
MUNICIPAL YEAR-ROUND RD.
16+ ACRES
MLS# 40296528

NORTH SHORE RD.
\$325,000



2 X BED
1 X BATH
.629 ACRES
GREAT LOCATION
1,475 SQ.FT
MLS# 40294240

NORTH SHORE ROAD
\$99,900



GREAT LOCATION
MUNICIPAL YEAR-ROUND RD.
.607 ACRES
MLS# 40294546

FARQUHAR LAKE
\$450,000



SOLD

3 X BED
1 X BATH
1.31+ ACRES
450 FT. FRONTAGE
662 SQ.FT
MLS# 40293886

BEECH LAKE
\$685,000



SOLD

3 X BED
1 X BATH
1.18+ ACRES
104+ FT. FRONTAGE
948 SQ.FT
MLS# 40269111

GRASS LAKE
\$698,500



SOLD

3 X BED
1 X BATH
.594 ACRES
100 FT. FRONTAGE
867 SQ.FT
MLS# 40282736

KENNISIS LAKE
\$799,500



SOLD

3 X BED
1 X BATH
.444 ACRES
108+ FT. FRONTAGE
800 SQ.FT
MLS# 40293468

HALIBURTON LAKE
\$825,000



SOLD

3 X BED
1 X BATH
.480 ACRES
110 FT. FRONTAGE
740 SQ.FT
MLS# 40282166

STORMY LAKE
\$988,000



SOLD

3 X BED
1 X BATH
.752 ACRES
247+ FT. FRONTAGE
1,253 SQ.FT
MLS# 40280785

EMMERSON COURT
\$999,999



SOLD

3 X BED
3 X BATH
.493 ACRES
GREAT LOCATION
GUEST SUITE
MLS# 40285174

Linda Baumgartner - Broker of Record | Owner

(705) 457.3461

@ contact@haliburtonrealestate.on.ca

www.haliburtonrealestate.on.ca

RE/MAX

PROFESSIONALS NORTH
BAUMGARTNER REALTY

Brokerage - independently owned and operated



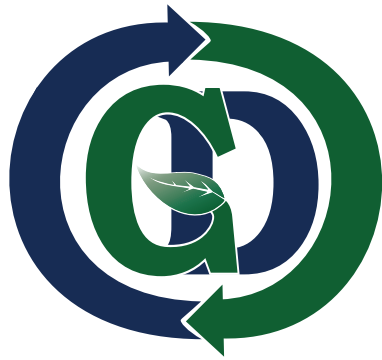
HALIBURTON
TIMBER MART
Free delivery!

**THE DESIGN
EXPERTS**
Registered Design Firm



5148 County Road 21, Haliburton • (705) 457-2510 • Toll Free 1-877-425-5862
• www.haliburtonlumber.com • sales@haliburtonlumber.com

"Show us your Junk!"



GARBUTT DISPOSAL



Haliburton Highlands
CHAMBER of COMMERCE



Haliburton County
Home Builders Association



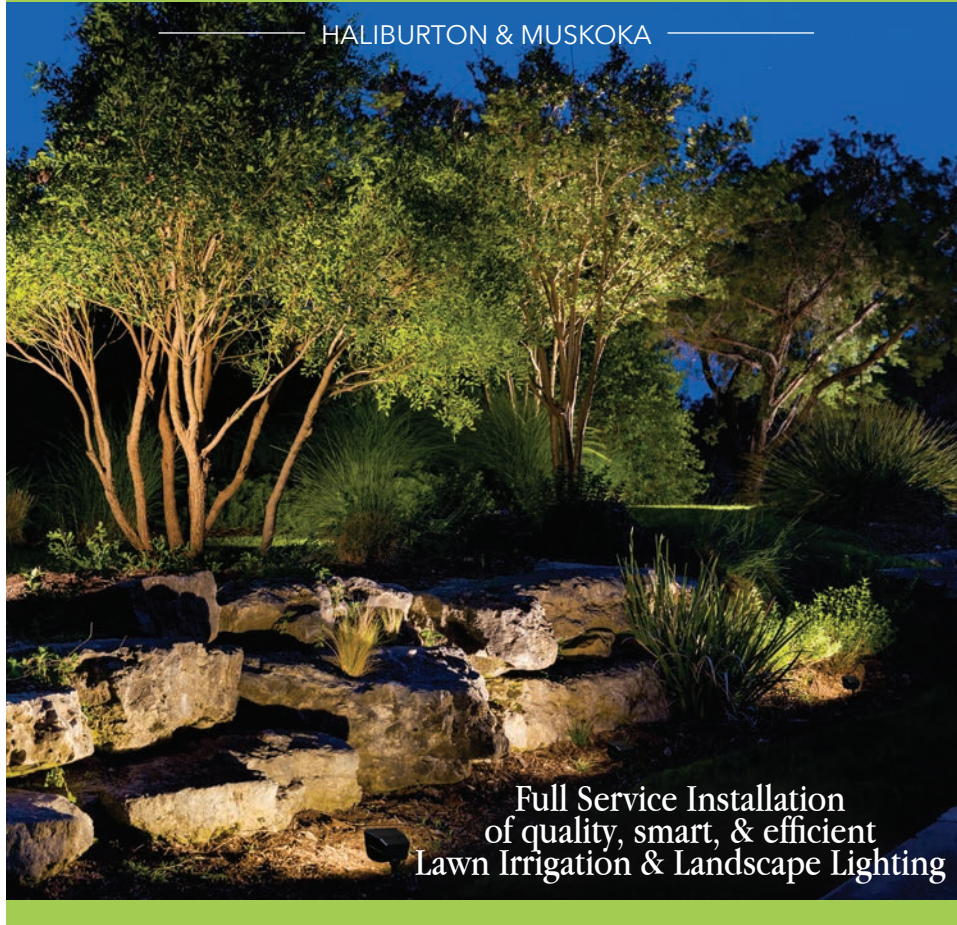
- Construction Waste Containers
- Commercial Containers
- Demolition Services
- 10 To 40 Cubic Yard Bins
- Licensed By Ministry Of Environment
- Fully Insured

Dan & Sarah Garbutt • 705.286.1843 • garbuttdisposal@outlook.com

GARBUTT DISPOSAL.ca

PATH - TREE - ACCENT - STAIR - DECK & DOCK LIGHTS

HALIBURTON & MUSKOKA



Full Service Installation
of quality, smart, & efficient
Lawn Irrigation & Landscape Lighting



H2OIRRIGATIONANDLIGHTING.COM
705-644-4949 OR 1-888-748-2463
CURTIS@H2OIRRIGATIONANDLIGHTING.COM

JUST LISTED



1118 MERGANSER TRAIL

Fabulous Redstone Lake - one of Haliburton's most sought-after lakes. This rarely-offered west-facing property features 4 beds, 3 baths and 151-ft. of lake frontage with breathtaking sunsets all year round. Perfect mix of shallow entry and deep water off the dock. Many upgrades including flooring, metal roof, deck, dock, gas fireplace, insulation, some windows, sauna, bathrooms, brand new soffits/fascia/eaves and more. Bonus: 2 car garage with loft space above and heated basement workshop. Come see for yourself and fall in love with this gorgeous property. Won't last long. Contact Jake Neill today for more information.

MLS #: 40299013



JAKE NEILL

SALES REPRESENTATIVE

direct (647) 519-6345 • office (416) 205-0355

jakeneill@royallepage.ca



Signature Realty

IND. OWNED & OPERATED BROKERAGE

154 Bathurst St., Toronto, ON, M5V 2R3

Not intended to solicit those currently under contract with another brokerage.

SERVING HALIBURTON HIGHLANDS

Moving the Highlands

TEAM

PROFESSIONAL • DISCREET • PERSONALIZED SERVICE



Reach Out for your
comprehensive
copy of our **2022**
Market Report

TEAM LEADER

Terry Carr

Sales Representative

CELL: 705-935-1011

EMAIL: terry@movingthehighlands.com

Drew Staniforth

Sales Representative

CELL: 705-854-2732

EMAIL: drew@movingthehighlands.com

- Specialized Training in Luxury Marketing
- Certified Negotiation Expert
- No Cost | No Commitment Property Evaluations
- The Power of the World-Wide Re/Max Brand

RE/MAX
Professionals North

BROKERAGE - INDEPENDENTLY OWNED + OPERATED

MovingTheHighlands.com  

Our Priorities are Your Priorities...

DESIGNERS

‘take away the stress’ from renos and rebuilds

Kitchens are the one space where you get the most bang for your buck in return on investment, says Cedar Winds' Lauren Poetker. *Photo submitted.*

Interior designers can project manage for you but also provide do-it-yourself tips.

■ BY MIKE BAKER

While many homeowners may fancy themselves as interior designers, securing professional help with a renovation or redesign could be the difference between success and failure on your next major project.

It's been a busy two-year period for Haliburton County's interior design professionals. With the onset of the COVID-19 pandemic, people have been spending more time than ever within the four walls they call home.

Whether it's long-time owners seeking a change of scenery, or recent buyers wanting to put their stamp on a new property, the Highlands' remodeling market has been kicked into overdrive, so much so that those working in the industry are finding it hard to keep up.

"It's been a crazy, crazy run these past couple of years. There's been a huge demand from local residents looking to refresh their space, and even more from newcomers that have purchased a cottage or [an investment] property," said Sophie Creelman, a junior designer with Haliburton-based ACM Designs. "I've only worked in interior design for a few years, but some of my colleagues who have decades' worth of experience have said they've never seen it this busy."

The term 'interior designer' is almost redundant now, with most operations serving the Highlands going beyond simply offering advice on colour schemes, lighting placement and appliances.

"We're project managers, so really we oversee all aspects of a build or a redesign," Creelman said. "We'll sit down with homeowners and go over every aspect of a job, tapping

into what they'd want in their ideal dream property. Then we'll work directly with our local contractors to bring that vision to life."

Creelman has extensive experience working on kitchen redesigns, but said bathrooms are her specialty.

She recently oversaw a project that allowed her to tap into her creative nature and fashion a finish that delighted her and her client.

"I love using designs that are a little different than what you would typically see in a magazine," Creelman said. "I like to use designs that are thoughtful and have a little bit of a story. On this project, we used a plasterer to get a unique finish and installed fixtures inspired by work from [famous American architect] Frank Lloyd Wright."



Sunrooms are a popular feature of many homes and cottages in the Highlands.
Photo submitted.

It's this attention to detail and ability to call upon a wealth of contacts, both inside and beyond the County's borders, where designers like Creelman earn their keep.

"I would say the one benefit of hiring an interior designer to help with a project is the peace of mind you get. We really do manage the whole process from start to finish, and do everything we can to make sure our clients love their new space," Creelman said. "Because we're experienced and deal with issues on a day-to-day basis, we're there whenever a problem arises and often have creative ways to overcome them.

"Right now, supply chain issues are still quite prevalent. But because we know that, we'll make sure that things such as appliances, windows and flooring are all ordered way in advance, because we know it could take a year for them to come in... We've really worked to create a system where unavailability and a temperamental, unpredictable market can be offset by solid planning and preparation," she added.

Kitchens best bang for the buck

Lauren Poetker, a designer with Cedar Winds, said she's seeing a similar thing. Poetker said she's quoting at least a year for new projects due to uncertainty over the availability of materials and contractors.

Cedar Winds is a bit of a different operation in that they strictly manage new build and complete redesigns. Poetker said she typically manages between 10 and 12 projects per year.

"My job is really fun because I get to help people throughout the entire process,

beginning with the opening conversation discussing what they'd like to see and ending with a big, happy smile once the work is finished," Poetker said.

Breaking down projects into different phases helps to keep things moving, and ensures clients are aware of where things are at all times. Poetker said she begins with a layout analysis and finding out how clients utilize their space. "I find out what their routine is like, how often they host people – that's a big thing for people up here, people with cottages like to host – and then we come up with a design that not only appeals, but is practical for what they want," she said.

Once that's out of the way, Poetker moves into what she calls the building design phase. This is where electrical and plumbing decisions are made, so clients have to know, roughly, where they'd like appliances to be located and how they'd like their main living space to be set up. From there, it's the finishing phase: think cabinetry, flooring, tiling, colours. This is where the most time is spent, as clients decide how they want their finished space to look.

"Then the last piece of the puzzle is the communication from what we've talked about and what's in my head and making sure that can be communicated properly to the guys in the field. We'll have specifications, full drawing packages, everything ready to go," Poetker said. "One of the benefits of working with us is that everything is handled and done in-house. Even the most complicated projects are that much easier, because everyone is on the same page."

In terms of prioritizing projects, Poetker

said the kitchen is often the place where homeowners get the best bang for their buck.

"It's one of those spaces that you spend a lot of time in. Not only do you want it to look good, but you need it to function well, because it gets used a lot," she said. "That's also one of the big spaces that immediately adds a lot of value to your house. So, if you're looking to resell, the kitchen is probably the best place for you to invest."

Both Creelman and Poetker had some tips for projects homeowners could lead on their own that wouldn't necessarily break the bank but could change the feel of a property, and perhaps even increase its value.

"A fresh coat of paint will go a long way. White backdrops are really appealing right now, and trying to spruce up a living room with throw pillows and small things like that can make a huge difference," Creelman said.

Poetker echoed that sentiment, saying that creative property owners could go one step further by playing around with wall textures. This could involve adding shiplap or some form of paneling to "add a little coziness to the space".

Doing a little work outside of the house is an easy-to-do project, too.

"Increasing curb appeal is a huge one. If you like to putter in the great outdoors, work on some gardening and some landscaping, I think that goes a long way. Whether it's friends and family, or potential buyers showing up at the house, when you've got this beautiful, fresh exterior I find it just screams 'welcome home'," Poetker said.



BROKER OF RECORD

DIANNE & VIC

SALES REPRESENTATIVE

Spring

#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.

Not intended to solicit listings already under contract.



COUNTRY LIVING REALTY INC., BROKERAGE
4980 Monck Rd., PO Box 29, Kinmount

705.488.3000 • 1.800.305.3611
dspring@sympatico.ca • diannespring.com

MAKE YOUR FIRST CALL THE ONLY CALL YOU NEED TO MAKE!



- Site Clearing • Drilling and Blasting
- Excavation Services • Retaining Walls

SEPTIC SERVICES

- Installation • Pumping • Repairs

TOTAL
Site Services Inc.

- Well Drilling
- Pump Installation
- Geothermal Drilling



Casey's
WATER WELL & GEOTHERMAL INC.

FREE SITE VISIT, WSIB COMPLIANT AND FULLY INSURED

Tel: 705.457.9558
info@totalsiteservices.ca
TOTALSITESERVICES.CA




ETransfers Accepted






INTERIOR & EXTERIOR LIGHTING

HOME DECOR

Providing superior & endless lighting solutions & inspiration tailored to our valued clientele exclusivley enhancing their space.



~ 175 INDUSTRIAL PARK ROAD., HALIBURTON, ON KOM 1S0 ~
KOHARACO.COM ~ 705-455-9417

Melanie Hevesi
B R O K E R

Make **ME** your
REALTOR® of choice

Call Melanie Today
705.854.1000
www.melaniehevesi.com
info@melaniehevesi.com



MCGILLIVRAY™
Trusted
Haliburton County



CENTURY 21®
Granite Realty Group Inc.
BROKERAGE
Independently Owned & Operated



BUSINESS DIRECTORY

ALGONQUIN ROOFING

PROFESSIONAL SITE CLEAN UP

Financing Available o.a.c.

BP Certified Roofer

FRANK PACKARD 1.866.773-ROOF

algonquinroofing@bellnet.ca
algonquinroofing.ca **705.457.7631**

Serving Haliburton County for Over 30 Years
Guaranteed Quality Workmanship • Fully Insured • Free Estimates & Roof Analysis
RESIDENTIAL & COMMERCIAL

CHURKO ELECTRIC

705-457-4576
steve@churkoelectric.com

RESIDENTIAL • COMMERCIAL • INDUSTRIAL

Professionalism at "Your Service"

BISHOP GEYER SURVEYING INC.

ONTARIO LAND SURVEYORS

705.457.2811 • fax: 705.457.5300
info@bgsurveys.ca

www.bgsurveys.ca

121 Mallard Road, Box 309, Haliburton, ON

HALIBURTON ARTESIAN WELL DRILLERS INC.

GOOD WATER MEANS GOOD LIVING

Dave Walker
705-457-2686

HALIBURTONWELLDRIILLERS.COM

Fully Insured Contractor

Wett Certified Technician

Kawartha Home and Hearth Ltd.

James Barrieau email: khhltd@gmail.com

FIREPLACES (705) 340-2123
www.kawarthahomeandhearth.com

HILARY'S TRIM'N FLOOR

CUSTOM MANUFACTURER

• FLOORING • TRIM • SIDING •

705-448-3394
2726 Essonville Line, Wilberforce

CURBSIDE & DELIVERY AVAILABLE

INFO@TRIMANDFLOOR.CA

Stamp CARPET & DUCT CLEANING

Certified, professional truck mounted carpet, upholstery and duct cleaning. Serving Haliburton county for over 25 years.

INTRODUCING VITAL OXIDE

Sanitizing your home & office, killing bacteria & viruses in 10 minutes. Non toxic, scent free. Applied with ULV fogger.

RICK 705-457-4715 & 705-306-0704

STOUGHTON'S QUALITY ROOFING

Steel Eavestroughing & Gutter Guard

We now have a patent using perforated eave trims to prevent ice back-up and IT WORKS!

705-457-0703 info@stoughtonsqualityroofing.ca
stoughtonsqualityroofing.ca

NORTHERN IMAGE WINDOWS & DOORS

BRENT DOIRON
Owner/Operator

705-528-4609
northernimage1@outlook.com
northernimage.net

- Energy Star Rated Vinyl Windows
- Fibreglass & Steel Doors
- Broken/Seal Failure Glass Replacement • Mirrors
- Patio & Garden Doors

PUBLISHED EVERY LONG WEEKEND

To advertise, email sales@thehighlander.ca or call 705-457-2900

Ready for you

TD

Mortgage advice.

From a TD Mobile Mortgage Specialist

Call me today

Kim Try
Mobile Mortgage Specialist
T: 705 935 0879
F: 1 855 770 7079
kim.try@td.com

Haliburton Home hardware building centre

MIDSUMMER SPECIAL

20% OFF

IN STOCK PATIO FURNITURE

JULY 28-AUGUST 4

705-457-1402 | 5201 Haliburton County Rd. 12



RODco
ENTERPRISE
DESIGN • BUILD • MAINTAIN

Celebrating Over 40 Years • Rod Thurston, Owner
GENERAL CONTRACTOR • CUSTOM BUILT COUNTRY HOMES
ADDITIONS & RENOVATIONS
705-457-1224 | 866-343-4985 | info@rodcoen.com | rodcoen.com

GET THE HIGHLANDER ALL YEAR ROUND

Stay in touch... even when
you're away. Sign up at
thehighlander.ca

DON'T RISK LOSING YOUR DREAM COTTAGE

I am a Highlands bank mortgage cottage specialist. I have been providing mortgage financing in the area since 2001. I can pre-qualify you and the property which means no last minute surprises. Give me the opportunity to impress you. I will make the financing process smooth and stress free.

It only takes a phone call.

Susan Lee Mortgage Architect

Specializing in cottage and rural properties.

Private mortgage funds also available.

susan@susanleecfp.com

Call or Text

705-457-0028

17 Maple Ave., Haliburton



Minden
Home
hardware
building centre

705-286-1351 | 16 Bobcaygeon Rd, Minden



**MIDSUMMER
SPECIAL**
20% OFF
**IN STOCK
BBQS**

JULY 28-AUGUST 4



COTTAGE
PAINT

CORDELL
CARPET
more than just carpet

25 Hops Dr., Haliburton, ON
705-457-2022 • www.cordellcarpet.ca
cordellcarpet@bellnet.ca



PARISH & STRANO

TAKING REAL ESTATE TO NEW HEIGHTS



John: 705.457.5485
Jeff: 705.761.7629

Andrea: 705.457.5984
Marj: 705.455.2211

JEFF & ANDREA* STRANO • MARJ & JOHN PARISH
SALES REPRESENTATIVES/*BROKER

PARISHANDSTRANO.CA

EAGLE LAKE RD. \$700,000



- 3 bed, 2 bath
- 5 acres of level land w/meadow
- Established veggie garden
- Walk out basement waiting to be finished
- Gourmet kitchen

HALIBURTON LAKE RD. \$679,000



- 3 bed, 3 bath
- Garage with workshop
- Walking distance to Eagle Lake beach
- Minutes to all the amenities
- Pride of ownership evident

STORMY LAKE \$899,900



- 3 bed, 1 bath
- Winterized
- Bunkie
- Beautiful view of Stormy Lake
- Mancave and garage/workshop

DRAG LAKE \$1,699,000



- Newly renovated
- 3 bed, 3 bath
- Gorgeous view on Drag
- Beautiful shoreline
- Year round cottage living

MISKWABI LAKE \$1,850,000



- 5 beds, 3 baths
- Over 2400 sq ft
- 396 ft of shoreline
- Beautiful Miskwabi and Long Lake chain

HARBURN RD. \$549,000



- 2 bed plus office
- 2.4 acres
- Hobby barn
- Minutes to town and all the amenities

KUSHOG LAKE \$1,479,000



- 650 ft of frontage on beautiful Kushog Lake
- 4 bedrooms, 3 bathrooms
- Attached oversized 2 car garage
- 80 acres of bush and fields to roam
- 30x33 barn, 78x22 drive shed, 60x30 storage building
- A rare find on one of Haliburton's premium lakes!

HALIBURTON LAKE \$697,900



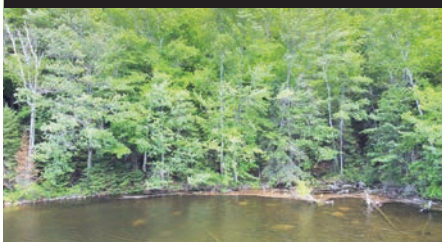
- 2 bed, 1 bath
- 271 ft of clean sand/rock shoreline on beautiful Haliburton Lake
- Perfect for families with children
- Great boating, fishing and swimming
- 10 mins to Sir Sam's and Eagle Lake store

COUNTY RD. 121 \$599,000 + HST



- 118 acres of rolling hills and mixed bush
- Large pond and creek
- Cleared for building site
- Driveway installed
- Deer/moose hunting potential

SELECT TRAIL DRAG LAKE \$359,000



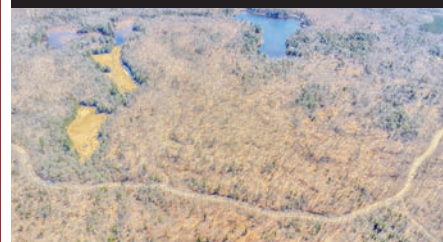
- Affordable building lot on Outlet Bay
- 100 ft of shoreline with sand and mixed bottom
- Hydro and telephone available
- Build your dream home on beautiful Drag Lake

TAILFEATHER RD. \$74,900



- Year round township road
- 20 mins to Haliburton Village
- Close to Miskwabi and Long public boat access
- Great spot to build a home or cottage

HARBURN RD \$950,000 + HST



- 200 acres
- 15 mins to Haliburton
- 2 separate parcels of land
- Tons of wildlife, trails, perfect for ATV's
- Close to Eagle, Moose and Haliburton Lakes

THE MARKET IS
HOT



RE/MAX Professionals North, Brokerage Independently Owned & Operated 191 Highland St., Haliburton

RE/MAX
PROFESSIONALS
NORTH

**CALL US TODAY FOR
A FREE PROPERTY
EVALUATION**