

10549 DEVIL'S LAKE WAO, Minden, Ontario K0M 2K0

Listing

Client Full
Active / Residential

[10549 DEVIL'S LAKE WAO Minden](#)

MLS®#: 40137990
Price: **\$474,000**



Haliburton/Minden Hills/Lutterworth Bungalow/House



Water Body: **Devils Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **950/Other**
 SF Range: **501 to 1000**
 Abv Grade Fin SF: **950.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,568/2020**

Remarks/Directions

Public Rmks: **This nice and cozy 3-bedroom cottage is the place to escape the city and come to wind down and relax. Very private 220 feet of Canadian Shield waterfront. Great lake views from the cottage. This 3-season getaway is only 2 hours from the GTA. Devils Lake offers great lake trout fishing and is surrounded by Queen Elizabeth II Wildlands Provincial Park. Nicely finished open flowing cottage, storage shed, and boathouse on the water's edge.**

Directions: **Deep Bay Road to Devil's Lake Road to Devil's Lake boat launch to #10549**

Common Elements

Waterfront

Features:	Water Access	Boat House:	Boat House
Dock Type:	Private Docking	Frontage:	220.00
Shoreline:	Clean, Deep	Exposure:	North
Shore Rd Allow:	Not Owned	Island Y/N:	Yes
Channel Name:			

Exterior

Exterior Feat:	Deck(s), Seasonal Living	Roof:	Metal Detached
Construct. Material:	Wood	Prop Attached:	16-30 Years
Shingles Replaced:		Apx Age:	
Year/Desc/Source:	//Estimated	Rd Acc Fee:	
Property Access:	Boat Access, By Water Only	Winterized:	
Other Structures:	Shed, Other	Garage Spaces:	
Garage & Parking:	, None,	Driveway Spaces:	0.0
Parking Spaces:		Parking Assigned:	
Parking Level/Unit:		Services:	Electricity, High Speed Internet
Water Source:	Lake/River	Water Trmnt:	UV System
Lot Size Area/Units:	1.500/Acres	Acres Range:	0.50-1.99
Lot Front (Ft):	220.00	Lot Depth (Ft):	0.00
Location:	Rural	Lot Irregularities:	
Area Influences:	Quiet Area	Acres Rent:	
View:	Lake	Lot Shape:	Irregular
Topography:	Dry, Sloping	Land Lse Fee:	
School District:	Trillium Lakelands District School Board	Retire Com:	
		Fronting On:	

Interior

Interior Feat:	Other	Basement Fin:	
Basement:	None		
Cooling:	None		
Heating:	Baseboard, Woodstove		
Fireplace:	/Wood Stove	FP Stove Op:	
Inclusions:	Refrigerator, Stove		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 24 CON 13 LUTTERWORTH; PT RDAL IN FRONT OF LT 24 CON 13 (DEVIL LAKE) LUTTERWORTH CLOSED BY H137111 AS IN H233973; MINDEN HILLS	Survey:	Available/ 1985
Zoning:	see twp	Hold Over Days:	
Assess Val/Year:	\$212,000/2016	Occupant Type:	Owner
PIN:	392040030	Deposit:	TBD
ROLL:	461605200087200		
Possession/Date:	Flexible/		

Brokerage Information

List Date: **07/06/2021**
 List Brokerage: **RE/MAX PROFESSIONALS NORTH THH REALTY, BROKERAGE, HALIBURTON**
 Source Board: **The Lakelands**

Prepared By: **M. Wingrove. Brokerage Staff, Employee**

Date Prepared: **07/08/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS®#: 40137990

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Dining Room	Main	9' 10" X 15' 0"	3.00 X 4.57	
Kitchen	Main	17' 0" X 7' 6"	5.18 X 2.29	
Foyer	Main	4' 0" X 5' 0"	1.22 X 1.52	
Bedroom	Main	6' 11" X 8' 0"	2.11 X 2.44	
Living Room	Main	14' 0" X 17' 0"	4.27 X 5.18	
Sunroom	Main	14' 1" X 7' 0"	4.29 X 2.13	
Bathroom	Main	10' 1" X 5' 0"	3.07 X 1.52	3-Piece
Bedroom	Main	6' 1" X 10' 0"	1.85 X 3.05	