

1137 TUMBLEDOWN ROCK Road, Haliburton, Ontario K0M 1R0

Listing

Client Full

[1137 TUMBLEDOWN ROCK Rd Haliburton](#)

MLS®#: 40251387

Active / Land

Price: \$449,000



Haliburton/Highlands East/Glamorgan Residential

Water Body: **Salerno Lake**Type of Water: **Lake**Tax Amt/Yr: **\$1,373/2022**Zoning: **LSR**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres:

Acres Range: **0.50-1.99**Frontage: **254.00**Lot Dimensions: **254 x**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**Tax Amt/Yr: **\$1,373/2022**

Remarks/Directions

Public Rmks: **What an opportunity to start your dream of cottaging on beautiful Salerno Lake. This cottage is located at the end of Tumbledown Rock Road, so you have no through traffic. The property has huge potential to make it your own by renovating the cabin on site or start fresh with a new build. The original 330 sq foot cabin, sits relatively close to the waters edge. 250 feet of waterfront with Southwest exposure. In front of the cabin there is a very large level area for kids to play. Granite Rock outcroppings and no neighbours to the one side, makes this lot completely private. Salerno lake is about 4 km in length and features great fishing for walleye bass and Muskie. There is a shallow entry sand/ rock area and a sheltered cove perfect for swimming. Deep water off the end of dock, allows for great swimming. This property is off a seasonal road and is located just 2.5 hours from the GTA.**

Directions: **Hwy 503 To Irondale Road to Chimo Drive to tumble down rock Road to the end and signs at number 1137**

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Rocky, Sandy, Shallow**
 Shore Rd Allow: **Not Owned**
 Island Y/N: **No**

Frontage: **250.00**
 Exposure: **West**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	0	0	0	No

Exterior

Property Access: **Private Road, Seasonal Road**
 View: **Lake**
 Topography: **Flat, Hilly, Sloping**

Fronting:

Comments

Exclusions: **Staging Items**

Land Information

Utilities: **Yes**
 Water Source: **None**
 Well Testing:
 Services: **Cell Service, High Speed Internet Avail**
 Lot Front (Ft): **254.00** Lot Depth (Ft): **0.00**

Sewer: **None**
 Water Treatment:
 Location: **Rural**

Property Information

Legal Desc: **PT LT 2 CON 4 GLAMORGAN AS IN H259619; HIGHLANDS EAST**
 Zoning: **LSR**
 Assess Val/Year: **\$153,000/2022**
 PIN: **392690167**
 ROLL: **460190100047300**
 Possession/Date: **Flexible/**

Survey: **Available/**
 Hold Over Days:
 Occupant Type:

Deposit: **min 5%**

Brokerage Information

List Date: **05/04/2022**
 List Brokerage: [RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#)
 Source Board: **The Lakelands**

Prepared By: **JEFF WILSON, Salesperson**Date Prepared: **06/02/2022**POWERED by [itsorealestate.com](#). All rights reserved.

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