

1345 SOUTH WILBERFORCE Road, Haliburton, Ontario K0M 3C0

Listing

Client Full

1345 SOUTH WILBERFORCE Rd
Haliburton

MLS@#: 40082706

Active / Residential

Price: \$599,000

Haliburton/Highlands East/Monmouth Bungalow/House



Water Body: **Irondale River**
Type of Water: **River**

	Beds	Baths	Kitch
Basement	2	1	
Main	1	2	1

Beds: **3 (1 + 2)**
Baths: **3 (2 + 1)**
SF Total: **2,116/Other**
SF Range: **1001 to 1500**
Abv Grade Fin SF: **1,216.00/Other**
Blw Grade SF: **900.00/Other**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,046/2020**

Remarks/Directions

Public Rmks: **You don't see a neighbour just nature and sounds of the river. This unique property offers ultimate privacy and peacefulness. Situated close to the river south facing its flooded with light through the wall of windows. This pristine bungalow has three bedrooms, three bathrooms and has gleaming hardwood floors, open concept full walkout lower level with a furnished games room plus attached garage. Its an amazing hideaway that has no visual neighbours and you can canoe or kayak to two lakes. Just minutes down the cottage road is a public beach where the kids can take there red-cross swimming lessons. Gardens have asparagus and spring flowers are planted throughout the property. This highly maintained year-round home boasts many updates including a new propane furnace in December 2020. All furnishings are included its a total turn key property ready for you to cottage or work remotely or an amazing retirement oasis.**

Directions: **Loop Road to South Wilberforce Road to #1345 and signs.**

Common Elements

Waterfront

Features: **Riverfront**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **Owned**
Channel Name:
Boat House:
Frontage: **274.00**
Exposure: **South**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Barn				

Exterior

Exterior Feat: **Deck(s), Year Round Living**
Construct. Material: **Vinyl Siding**
Shingles Replaced:
Year/Desc/Source: **//Owner**
Property Access: **Municipal Road, Year Round Road**
Other Structures: **Gazebo, Shed, Storage**
Parking Features: **Attached Garage, Private Single Driveway**
Garage Sp/Desc: **2 Spaces** Parking Assigned:
Services: **Electricity, High Speed Internet, Telephone**
Water Source: **Drilled Well, Dug Well** Water Tmnt:
Lot Size Area/Units: **1.70/Acres** Acres Range: **0.50-1.99**
Lot Front (Ft): **275.00** Lot Depth (Ft): **308.00**
Location: **Rural** Lot Irregularities:
Area Influences: **Quiet Area**
View: **River, Trees/Woods**
Topography: **Level**
School District: **Trillium Lakelands District School Board**
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Rd Acc Fee:
Winterized:
Sewer: **Septic**
Acres Rent:
Lot Shape: **Square**
Land Lse Fee:
Retire Com:
Fronting On: **West**

Interior

Interior Feat: **Built-In Appliances, Central Vacuum**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Basement Feat: **Walk-Up**
Laundry Feat: **Main Level**
Cooling: **None**
Heating: **Forced Air, Propane**
Inclusions: **Dryer, Garage Door Opener, Refrigerator, Stove, Washer**
Add Inclusions: **Row boat and oars by the dock. Murphy bed in lower level All furnishings as viewed minus personals.**
Exclusions: **Brown chair in master, coffee machine on kitchen counter**

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 22 PL 224; PT RDAL IN FRONT OF LT 32 CON 12 MONMOUTH CLOSED BY H244125 PT 1, 2 & 3 19R7459; S/T H244813; HIGHLANDS EAST**
Zoning: **see twp**
Assess Val/Year: **\$237,000/2016**
PIN: **392360127**
ROLL: **460160100073100**
Possession/Date: **Flexible/**
Local Improvements Fee:
Survey: **Available/ 2002**
Hold Over Days:
Occupant Type: **Owner**
Deposit:

Brokerage Information

List Date: **03/18/2021**
List Brokerage: **RE/MAX PROFESSIONALS NORTH THH REALTY, BROKERAGE, HALIBURTON**
Source Board: **The Lakelands**

Prepared By: **Office Admin - D. Willis, Employee**

Date Prepared: **03/18/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Living Room	Main	16.07 x 14.09	4.88 m x 4.27 m	
Dining Room	Main	9.08 x 14.13	2.74 m x 4.27 m	
Bedroom Primary	Main	14.08 x 15.08	4.27 m x 4.57 m	
Bedroom	Basement	12.07 x 12.07	3.66 m x 3.66 m	
Bedroom	Basement	10.09 x 14.11	3.05 m x 4.27 m	
Kitchen	Main	10.06 x 13.03	3.05 m x 3.96 m	
Recreation Room	Basement	12.08 x 24.07	3.66 m x 7.32 m	
Utility Room	Basement	11.1 x 12.11	33.83 m x 3.66 m	
Laundry	Main	5 x 9.02	1.52 m x 2.74 m	
Sunroom	Main	8.08 x 11.05	2.44 m x 3.35 m	
Bathroom Primary	Main			4-Piece
Bathroom	Basement			3-Piece
Bathroom	Main			2-Piece