

1541 WENONA LAKE Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

[1541 WENONA LAKE Rd Haliburton](#)

MLS®#: 40090409
 Price: **\$749,000**

Haliburton/Dysart et al/Dysart



Chalet/House

	Beds	Baths	Kitch
Main	2	1	1
Second	2	1	

Beds: **4 (4 + 0)**
 Baths: **2 (1 + 1)**
 SF Total: **1,540/LBO provided**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,540.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,513/2020**

Remarks/Directions

Public Rmks: **This is one lovely family cottage, terrific for both young and old to enjoy. Level lot for kids to play and the elderly to walk about. Lovely sand beach and a beautiful view down the lake, long dock to park the pontoon boat. Treed privacy on both sides and a little babbling brook for the kids to wade in. The main floor is open and bright with the dining room having a walkout to the deck and a great view of the yard, beach, and dock. The living room has cathedral ceilings with a soaring stone wood-burning fireplace and huge windows to enjoy the landscape. Main floor laundry, 2 main floor bedrooms, and a 4pc bathroom. Stairs up to the loft where it's bright and airy from the front window and skylights. Enjoy some quiet time here in the den/sitting area or retire to the master bedroom with a walkout to the balcony. The crawlspace is block housing the utilities, there is Electric Baseboard heat supplemented by your cozy fireplace, and lake water. An outstanding cottage on a brilliant spring-fed lake that is great for fishing only 10 minutes east of Haliburton.**

Directions: **Highway 118 to Trapper's Trail to Wenona Lake Road**

Common Elements

Exterior

Construct. Material: **Vinyl Siding** Foundation: **Block** Roof: **Asphalt Shingle**
 Shingles Replaced: Year/Desc/Source: **1984//Owner** Prop Attached: **Detached**
 Other Structures: **None** Apx Age: **31-50 Years**
 Pool Features: **None** Winterized: **Not Winterized**
 Parking Features: **Private Double Driveway** Sewer: **Septic**
 Garage Sp/Desc: Parking Assigned: Services: **Cell Service, Internet Other, Telephone**
 Water Source: **Lake/River** Water Tmnt: **None**
 Lot Size Area/Units: **1.12/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **107.00** Lot Depth (Ft): **0.00** Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Lake Access, Landscaped**
 School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Skylight** Basement Fin: **Unfinished**
 Basement: **Crawl Space**
 Laundry Feat: **In Hall, Main Level**
 Cooling: **None**
 Heating: **Baseboard, Electric, Fireplace-Wood**
 Inclusions: **Other**
 Add Inclusions: **Kayak, Paddleboat, outdoor furniture.**
 Exclusions: **All items personal items to be removed.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 61 PL 511; DYSART ET AL**
 Zoning: **see twp** Survey: **Unknown/**
 Assess Val/Year: **\$380,000/2021** Hold Over Days:
 PIN: **391630147** Occupant Type: **Owner**
 ROLL: **462402000048000**
 Possession/Date: **Flexible/** Deposit:

Brokerage Information

List Date: **03/31/2021**
 List Brokerage: **RE/MAX PROFESSIONALS NORTH THH REALTY, BROKERAGE, HALIBURTON**
 Source Board: **The Lakelands**

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

Date Prepared: **03/31/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS®#: 40090409

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Kitchen	Main	14.02 x 10	4.27 m x 3.05 m	
Bathroom	Main	7.01 x 5	2.13 m x 1.52 m	4-Piece
Bedroom	Main	7.05 x 10	2.13 m x 3.05 m	
Desc: 7'5"X10'5"				
Laundry	Main	3.04 x 3	.91 m x .91 m	
Dining Room	Main	23 x 11	7.01 m x 3.35 m	
Desc: 23'2"X11'1"				
Living Room	Main	19 x 13	5.79 m x 3.96 m	
Desc: 19'6"X13'9"				
Bedroom	Main	11 x 17	3.35 m x 5.18 m	
Bedroom	Second	11 x 13	3.35 m x 3.96 m	
Desc: 11'2"X13'10"				
Bathroom	Second	3.1 x 5.09	.91 m x 1.52 m	2-Piece
Bedroom	Second	7 x 13	2.13 m x 3.96 m	
Desc: 7'8"X13'10"				
Recreation Room	Second	19 x 8	5.79 m x 2.44 m	