

1687 BLAIRHAMPTON Road, Minden, Ontario K0M 2K0

Listing

Client Full
Active / Residential

[1687 BLAIRHAMPTON Rd Minden](#)

MLS®#: 40080575
Price: \$599,000



Haliburton/Minden Hills/Minden

Bungalow Raised/House

	Beds	Baths	Kitch
Lower		1	
Main	3	1	1

Beds: 3 (3 + 0)
Baths: 2 (2 + 0)
SF Total: 1,345/Owner
SF Range: 1001 to 1500
Abv Grade Fin SF: 1,345.00/Owner
Blw Grade SF: /Owner
Common Interest: Freehold/None
Tax Amt/Yr: \$1,754/2020

Remarks/Directions

Public Rmks: **This amazing family country home is set on 6 acres of nature with ultimate privacy. Lots of room to play with trails throughout the acreage. Located within 15 minutes to Haliburton or Minden for access to all amenities. Is golf your game? Blairhampton Golf Club is right down the road. The kitchen has incredible storage and function with sliders out to the side deck for morning coffee. Bedrooms are generous. Primary bedroom is huge offering a separate sitting area. The family room in the lower level boast more light as its surrounded with windows both front and back. A separate games room with direct access to garage is a bonus for families. Take a walk on the trails and capture the peace and serenity. Only a 5 minute drive to the beach located on Twelve Mile Lake.**

Directions: **County Road 21 to Blairhampton Road to signs, or Hwy 35 to Blairhampton Rd to signs.**

Common Elements

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Privacy, Year Round Living**
Construct. Material: **Vinyl Siding**
Shingles Replaced: Foundation: **Block, Concrete, Wood**
Year/Desc/Source: **1990/Completed / New/Owner**
Property Access: **Municipal Road, Year Round Road**
Garage & Parking: **Attached Garage, Private Drive Single Wide,**
Parking Spaces: **3** Driveway Spaces: **2.0**
Parking Level/Unit: Parking Assigned:
Services: **Electricity, High Speed Internet Avail, Telephone Available**
Water Source: **Drilled Well** Water Tmnt:
Lot Size Area/Units: **5.948/Acres** Acres Range: **5-9.99**
Lot Front (Ft): **510.00** Lot Depth (Ft): **0.00**
Location: **Rural** Lot Irregularities:
Area Influences: **Golf, Landscaped, Quiet Area, School Bus Route**
View: **Forest, Trees/Woods**
Topography: **Level, Partially Cleared, Wooded/Treed**
Restrictions: **Easement**
School District: **Trillium Lakelands District School Board**
High School: **Haliburton Secondary**
Elementary School: **Archie Stouffer**

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **31-50 Years**
Rd Acc Fee:
Garage Spaces: **1.0**
Sewer: **Septic**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Retire Com:
Fronting On: **North**
Exposure: **South**

Interior

Interior Feat: **Central Vacuum**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Laundry Feat: **Lower Level**
Cooling: **Central Air**
Heating: **Electric Forced Air**
Under Contract: **Hot Water Heater**
Inclusions: **Dishwasher, Refrigerator, Stove**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **PART LOT 20 CONCESSION 10 MINDEN PART 4 19R4578; S/T H162430 TOWNSHIP OF MINDEN HILLS**
Zoning: **See Twp**
Assess Val/Year: **\$237,000/2021**
PIN: **391900098**
ROLL: **461603200061405**
Possession/Date: **Flexible/**
Local Improvements Fee:
Survey: **Available/**
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: **06/18/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS®#: 40080575

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	18' 0" X 11' 0"	5.49 X 3.35	
Desc: Kitchen/Dining Combo				
Living Room	Main	18' 0" X 12' 0"	5.49 X 3.66	
Bedroom Primary	Main	22' 7" X 15' 4"	6.88 X 4.67	
Bedroom	Main	12' 0" X 10' 8"	3.66 X 3.25	
Bedroom	Main	10' 3" X 9' 0"	3.12 X 2.74	
Bathroom Primary	Main			4-Piece
Recreation Room	Lower	22' 7" X 16' 0"	6.88 X 4.88	
Laundry	Lower	10' 8" X 6' 8"	3.25 X 2.03	
Bathroom	Lower	10' 0" X 5' 0"	3.05 X 1.52	3-Piece
Storage	Lower	22' 7" X 12' 5"	6.88 X 3.78	