

Cross Property Client Full

2186 EAGLE LAKE ROAD

Haliburton, ON KOM 1S0

Haliburton County/Dysart Et Al/Guilford

Residential/Single Family/For Sale

Active

Price: \$489,000



MLS@#: **123451**
 List Date: **02-May-2018** Bedrooms (AG/BG): **4 (4/0)**
 Bathrooms (F/H): **2 (1/1)**

Type: **Detached**
 Style: **2 Level (split)**
 Sqft Above Grade: **2,330** Sqft Below Grade: **0**
 Sq Ft Finished: **2,330** Sq Ft. Unfinished:
 Sq Ft Source: **Other**

New Construction: **No** # Rooms: **12**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Year Built/Desc: **/Completed, Unknown**

Fronting On: **North** Lot Depth:
 Lot Front: **1,220.00** Lot Size/Acres: **75-99.99 Acres/78.00**
 Road Access Fee: WF Exposure:

Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **5/Private Double Wide/Gravel**
 Waterfront: **No**

Public Remarks: This is one of the old original farmhouses in Haliburton County. "When old meets new". The old original farmhouse has been redone including the stone foundation, spray foamed, central vac put in, & furnace. A large addition was put on. On the main floor is a huge country kitchen with lots of windows overlooking the barn with views of the large yard. The previous owners had a massive vegetable garden and there is a charming greenhouse on the property. Having a look at the barn, it's in very good shape for the age of it. It could very easily be up and running. Perfect for a hobby farm. - Large 78.2-acre property -4 bedrooms -2 baths -Close proximity to Sir Sam's Ski/Ride -Hardwood floors throughout -Open concept kitchen -Ideal hobby or horse farm -Large barn, greenhouse and garage -Close to Haliburton -Beautifully renovated farmhouse -Country kitchen -Stream & pond on the property

Directions: HWY 118 to cnty rd 6 (Eagle Lake Rd) to 2186

Interior Features: **Main Floor Laundry**
 Basement: **Full/Partially Finished/**
 Heat Primary/Sec: **Forced Air-Propane/**
 HVAC: **Duct Work**
 Under Contract/Rental Items: **Propane Tank**

Interior Features

Fireplace:
 Foundation: **Concrete Block, Stone**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Vinyl Siding, Wood**
 Restrictions: **None**
 Services: **Electricity, Internet High-Speed, Telephone**
 Topography: **Level, Rolling, Wooded/Treed**
 Roofing: **Asphalt** Alternative Power:
 Water/Supply Type: **Well/Drilled Well** Yr Roof Replaced:
 Site Influences: **Landscaped, River/Stream, Skiing** Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer Island in the kitchen**
 Exclusions: **Snowblower (negotiable), Lawn Tractor (negotiable), Spare hardwood (negotiable). Outdoor play structure**

Tax Information

Roll#: **462404000036900** Local Improve Fee/Comments /
 Pin#: **392900191** Zoning: **see twp** Taxes/Year: **\$1,517/2018**
 Assessment \$/Year: **\$275,000/2016** Survey/Year: **Yes 1985** Survey Type: **Available**
 Legal Description: **PT LT 19-20 CON 3 GUILFORD AS IN H274773; S/T GU1183, GU1190; DYSART ET AL**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	26'3"x16'11"	
Master Bedroom	2	17'14"x11'	
Bedroom	2	16'8"x11'6"	
Bedroom	2	14'x10'8"	
Bedroom	2	14'4"x9'3"	
Family Room	M	17'x11'5"	
Recreation Room	L	24'7"x16'8"	
Den	M	15'4"x11'10"	
Foyer	M	14'x10'	
Utility	L	15'x23'	
Bathroom	M	7'2"x6'1"	2-Piece
Bathroom	2	11'1"x11'1"	4-Piece

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Client Full Report

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