

# - BUSHWOLF LAKE Road, Haliburton, Ontario K0M 1S0

Listing

Client Full  
**Active / Land**

[- BUSHWOLF LAKE Rd Haliburton](#)

MLS®#: 40119752  
Price: **\$1,345,000**



## Haliburton/Dysart et al/Dysart Residential



Water Body: **Bushwolf Lake**  
Type of Water: **Lake**  
Tax Amt/Yr: **\$2,172/2021**  
Zoning: **see twp**  
Devel Chrg Pd:  
Official Plan:  
Site Plan Apprv:

Trans Type: **Sale**  
Lot Size Acres: **755.88**  
Acres Range: **100+**  
Frontage: **9,827.00**  
Lot Dimensions: **9,827 x**  
Lot Irregularities:  
Lot Shape: **Irregular**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$2,172/2021**

### Remarks/Directions

Public Rmks: **Boasting over 9000 feet of water-front and 755 acres, this rare parcel of land includes the South shore of Bushwolf Lake as well as frontage on Little Art Lake. Bushwolf Lake offers great swimming and bass fishing. This could be the ultimate private retreat or could be developed similarly to the North Shore of Bushwolf Lake. This lake is off-grid. More details for Bushwolf Lake Road and the Peterson Trail access roads available upon request from the listing brokerage. Haliburton Lake Road to Sir Sams Road to Bushwolf Lake Road. Follow to first "Y", stay right to signs. This road is not maintained past the "Y". 4x4 needed.**

Directions: **Haliburton Lake Road to Sir Sams Road to Bushwolf Lake Road. Follow to first "Y", stay right to signs. This road is not maintained past the "Y". 4x4 needed.**

### Waterfront

Features: **Water Access**  
Dock Type: **Private Docking**  
Shoreline: **Clean, Deep, Natural**  
Shore Rd Allow: **Not Owned**  
Island Y/N: **No**

Frontage: **9826.00**  
Exposure: **North**

### Exterior

Property Access: **Seasonal Road, None**  
View:  
School District: **Trillium Lakelands District School Board**

Fronting: **South**

### Land Information

Utilities:  
Well Testing:  
Acres Clear: **9,827.00**      Acres Waste:  
Lot Front (Ft): **9,827.00**      Lot Depth (Ft): **0.00**      Acres Workable:  
Sewer: **None**  
Location: **Rural**  
Lot Size: **755.880 Acres**

### Property Information

Legal Desc: **LT 26-30 CON 13 DYSART; LT 27-30 CON 12 DYSART UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**  
Zoning: **see twp**  
Assess Val/Year: **\$323,000/2016**  
PIN: **391670006**  
ROLL: **462401300015600**  
Possession/Date: **Flexible/**  
Survey: **None/**  
Hold Over Days:  
Occupant Type:  
Deposit: **TBD**

### Brokerage Information

List Date: **05/26/2021**  
List Brokerage: **[RE/MAX PROFESSIONALS NORTH THH REALTY, BROKERAGE, HALIBURTON](#)**  
Source Board: **The Lakelands**

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

**Date Prepared: 05/28/2021**

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