# Cross Property Client Full

**1008 BUSY ROAD** — **Residential/Single Family/For Sale** — **Price: $285,000.00**
**Haliburton, ON K0M 1J0** — **Active**
**Haliburton County/Algonquin Highlands/Stanhope**

| | | | |
|---|---|---|---|
| MLS®#: | **159629** | | |
| List Date: | **05-Oct-2018** | Bedrooms (AG/BG): | **2** (**2**/**0**) |
| | | Bathrooms (F/H): | **1** (**1**/**0** |
| Type: | **Detached** | | |
| Style: | **Bungalow** | | |
| Sqft Above Grade: | **800** | Sqft Below Grade: | **800** |
| Sq Ft Finished | **800** | Sq Ft. Unfinished | |
| Sq Ft Source: | **Other** | | |
| New Construction: | **No** | # Rooms: | **7** |
| Title/Ownership: | **Freehold** | Recreational: | **Yes** |
| Fronting On: | **North** | Year Built/Desc: | /**Unknown** |
| Lot Front: | **131.99** | Lot Depth: | |
| Road Access Fee: | | Lot Size/Acres: | **0.5-0.99 Acres**/**0.93** |
| Access: | **Year Round** | | |
| Garage Spaces/Type: | **2.0**/**Detached, Heated** | | |
| Driveway Spaces/Type: | **4**/**Private Double Wide**/**Gravel** | | |
| Waterfront: | **No** | WF Exposure: | |

Public Remarks: **Country charm in a fantastic location. This move in ready home would make a great starter, retirement home, studio or home-based business. Nicely renovated 2-bedroom house. Full, unfinished basement on 0.927 acres, low maintenance. Great garage that has been renovated into a four-season studio and was formerly Mahaffy Upholstery. Endless possibilities.**

Directions: **Hwy 118 to Busy Rd, 1008 and sign**

## Interior Features

| | | | |
|---|---|---|---|
| Interior Features: | **None** | | |
| Basement: | **Full**/**None**/**Separate Entrance** | Fireplace: | |
| Heat Primary/Sec: | **Forced Air-Oil**/ | | |
| HVAC: | **Duct Work** | Foundation: | **Concrete Block** |
| Under Contract $: | | UFFI: **No** | Furnace Age: |
| Under Contract/Rental Items: | **None** | | Plumbing Age: |

## Exterior Features

| | | | |
|---|---|---|---|
| Add'l Monthly Fees: | Exposure: | Pool: | **None** |
| Exterior Finish: | **Vinyl Siding** | | |
| Restrictions: | **Easement** | | |
| Services: | **Cell Service, Electricity, Internet High-Speed, Telephone** | | |
| Topography: | **Dry, Flat, Level** | Alternative Power: | |
| Roofing: | **Metal** | Yr Roof Surface Replaced: | |
| Water/Supply Type: | **Well**/**Drilled Well** | Sewage: | **Holding Tank** |
| Water Treatment: | **None** | | |
| Other Structures: | **Workshop** | | |
| Site Influences | **Landscaped** | | |

## Inclusions/Exclusions

Inclusions: **Refrigerator, Stove**

Exclusions: **all personal items**

## Tax Information

| | | | |
|---|---|---|---|
| Roll#: | **462100200037900** | Local Improve Fee/Comments / | |
| Pin#: | **391290249** | Zoning: **see twp** | Taxes/Year: **$858**/**2017** |
| Assessment $/Year: | **$153,000**/**2016** | Survey/Year: **No** | Survey Type: |
| Legal Description: | **PT LT 31 CON 4 STANHOPE AS IN H273439; S/T SA1443, SA1721; ALGONQUIN HIGHLANDS** | | |

## Rooms

| Room | Level | Dimensions | Features |
|---|---|---|---|
| **Kitchen /Dining Room** | M | **19'5"x9'2"** | |
| **Living Room** | M | **15'x11'** | |
| **Bedroom** | M | **18'8"x7'2"** | |
| **Bedroom** | M | **15'x9'** | |
| **Bathroom** | M | **9'x6'4"** | **4-Piece** |
| **Workshop** | M | **38'x16'** | |
| **Other** | M | **12'x24'** | |


**All data is subject to Errors, Omissions or Revisions and is not warranted. 10/19/2018 12:15:27 PM**