

# Cross Property Client Full

**1008 BUSY ROAD**  
**Haliburton, ON K0M 1J0**  
 Haliburton County/Algonquin Highlands/Stanhope

**Residential/Single Family/For Sale**  
**Active**

**Price: \$285,000.00**



MLS®#: **180948**  
 List Date: **12-Mar-2019** Bedrooms (AG/BG): **2 (2/0)**  
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached Bungalow**  
 Style: **Detached 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:  
 Leased Land Fee:

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: **None**  
 Basement: **Full/None/Separate Entrance**  
 Heat Primary/Sec: **Forced Air-Oil/**  
 HVAC: **Duct Work**  
 Under Contract \$:  
 Under Contract/Rental Items: **None**

### Interior Features

Fireplace:  
 Foundation: **Concrete Block**  
 UFFI: **No** Furnace Age:  
 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'	

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288  
 Client Full Report

Date Printed: 03/12/2019

Prepared By: TROY AUSTEN, Salesperson

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288

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