Cross Property Client Full

1016 GAINER ROAD E
Minden, ON K0M 2K0
Haliburton County/Minden Hills/Minden

Residential/Single Family/For Sale **Price: $650,000.00**
Active

MLS®#:	**117242**		
List Date:	**03-Apr-2018**	Bedrooms (AG/BG):	**5** (**5**/**0**)
		Bathrooms (F/H):	**3** (**3**/**0**
Type:	**Detached**		
Style:	**1.5 Storey**		
Sqft Above Grade:	**2,950**	Sqft Below Grade:	**0**
Sq Ft Finished	**3,000**	Sq Ft. Unfinished	
Sq Ft Source:	**Other**		
New Construction:	**No**	# Rooms:	**15**
Title/Ownership:	**Freehold**	Recreational:	**Yes**
Fronting On:	**East**	Year Built/Desc:	**2007/Completed / New**
Lot Front:	**50.00**	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	**1-2.99 Acres/2.65**
Access:	**Private Road**		
Driveway Spaces/Type:	**4/Private Single Wide/Gravel**		
Waterfront:	**Yes**	WF Exposure:	**East**
WF Type/Name:	**Lake/Mountain**		
Shore Rd Allowance:	**Not Owned**	WF Frontage Ft:	**50**
WF Features:	**Dock**		
Shore Line:	**Rocky, Sandy**		

Public Remarks: **Very unique property on a large 2.65 acre parcel on beautiful Mountain Lake. Convenient location newly built 3,000 square foot cottage/home with a bunkie located off of Gainer Road with a great view of Mountain Lake. The lake front cottage consists of 3 + 2 bedroom and 3 full baths, cathedral ceilings, laminate and tile flooring throughout, fully finished walk-out basement. This would make a great income property. Call today for more details & get two for the price of one!**

Directions: **Highway 35 North to Minden to Gainer Road #1016 To access the main cottage is off of Wishbone Lane (Red Cottage)**

Interior Features

Interior Features:	**Other (see remarks)**				
Basement:	**Full/Fully Finished/Walk-Out**	Fireplace:	**Wood Stove**		
Heat Primary/Sec:	**Forced Air-Propane/Forced Air-Propane**				
HVAC:	**None**	Foundation:	**Poured Concrete**		
Under Contract $:		UFFI:	**No**	Furnace Age:	
Under Contract/Rental Items:	**Propane Tank**			Plumbing Age:	
Lease To Own Equip:	**None**			Oil Tank Age:	
Accessibility:	**Other (see remarks)**			Wiring Age:	

Exterior Features

Add'l Monthly Fees:		Exposure:	**East**	Pool:	**None**
Exterior Finish:	**Vinyl Siding**				
Restrictions:	**Right-of-Way**				
Services:	**Cell Service**				
Topography:	**Clear View, Sloping**			Alternative Power:	
Roofing:	**Asphalt**			Yr Roof Replaced:	
Water/Supply Type:	**Well/Drilled Well**			Sewage:	**Septic**
Water Treatment:	**None**				
Exterior Features:	**Deck(s)**				
Site Influences	**None**				

Inclusions/Exclusions

Inclusions: **Other All furniture and appliances are included.**

Exclusions: **Dining table, personal items and paintings.**

Parking Cost/Mnth $: Furnished: Sublease: **No** Priv Entrance:

Tax Information

Roll#:	**461603100025400**	Local Improve Fee/Comments /			
Pin#:	**391950081**	Zoning:	**see twp**	Taxes/Year:	**$3,647/2017**
Assessment $/Year:	**$526,000/2016**	Survey/Year:	**No**	Survey Type:	
Legal Description:	**Part lot 3 con 6 PT 2 on 19R341 S/T interests in H67608 S/T & T/W H67608 township of Minden Hills.**				

Rooms

Room	Level	Dimensions	Features
Living Room	M	**17'x14'**	
Dining Room	M	**11'x9'**	
Kitchen	M	**12'x12'**	
Foyer	M	**11'x6'**	
Master Bedroom	M	**15'x10'**	
Bedroom	M	**11'x8'**	
Bathroom	M	**5'x7'**	**4-Piece**
Bedroom	2	**15'x9'**	
Bedroom	2	**11'x10'**	
Bedroom	2	**11'x9'**	
Sitting Room	2	**16'x13'**	
Utility	LAG	**10'x6'**	
Recreation Room	LAG	**27'x20'**	
Bathroom	LAG	**5'x7'**	**3-Piece**
Bathroom	2	**5'x7'**	**3-Piece**

All data is subject to Errors, Omissions or Revisions and is not warranted. 08/31/2018 10:05:03 AM