

**Cross Property Client Full**

**1062 REG'S TRAIL**  
**Haliburton, ON KOM 1S0**  
 Haliburton County/Dysart Et Al/Dudley

**Residential/Single Family/For Sale** Price: **\$1,399,000.00**  
**Active**



MLS®#: **143513**  
 List Date: **23-Jul-2018** Bedrooms (AG/BG): **5 (5/0)**  
 Bathrooms (F/H): **4 (3/1)**  
 Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **4,400** Sqft Below Grade: **0**  
 Sq Ft Finished: **4,400** Sq Ft. Unfinished:  
 Sq Ft Source: **Other**  
 New Construction: **No** # Rooms: **18**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **North** Year Built/Desc: **/Completed / New, Unknown**  
 Lot Front: **188.98** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/8.03**  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **2.0/Carport, Detached**  
 Driveway Spaces/Type: **10/Private Double Wide/Gravel**  
 Waterfront: **Yes** WF Exposure: **North West**  
 WF Type/Name: **Lake/Drage**  
 Shore Rd Allowance: **Owned** WF Frontage Ft: **189**  
 WF Features: **Boat Launch, Dock**  
**Clean, Deep, Hard**  
 Shore Line: **Bottom, Sandy, Shallow**

Public Remarks: **Uniquely designed custom-built cottage, on one of Haliburton's most prestigious lakes. Great lot, has almost 189' of frontage & just over 8 acres. Faces north-west; breathtaking views. Rock & gravel shore with deep water off the dock. Marine railway & underground boathouse/workshop. Over 4400sqft of living space. Large gourmet kitchen with granite counter tops & attractive wood cabinetry. Double sided propane fireplace between kitchen & living room. Separate dining room. Main floor powder room, media room & games room. Walkout to massive decking.**

Directions: **PT RDAL IN FRONT OF LT 9 CON 7 DUDLEY CLOSED BY H283467 PT 11 19R9050; PT LT 9 CON 7 DUDLEY AS IN H199449 EXCEPT PT 4 TO 7 19R9050; S/T & T/W H199449; S/T H283279; DYSART ET AL**

**Interior Features**

Interior Features: **Skylight**  
 Basement: **Partial Basement/None/** Fireplace:  
 Heat Primary/Sec: **Forced Air-Oil, Wood/**  
 HVAC: **Duct Work** Foundation: **Concrete Block**  
 Under Contract/Rental Items: **Propane Tank, Other (see Remarks)** Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Wood**  
 Restrictions: **Easement**  
 Services: **Cell Service, Electricity, Internet Other, Telephone**  
 Topography: **Level, Wooded/Treed** Alternative Power:  
 Roofing: **Metal** Yr Roof Replaced:  
 Water/Supply Type: **Other/Lake/River** Sewage: **Septic**  
 Site Influences: **Lake Access, Water View**

**Inclusions/Exclusions**

Inclusions: **Other**  
 Exclusions: **please see documents**

**Tax Information**

Roll#: **46240200094700** Local Improve Fee/Comments /  
 Pin#: **391650270** Zoning: **see twp** Taxes/Year: **\$8,420/2017**  
 Assessment \$/Year: **\$1,327,000/2016** Survey/Year: **No** Survey Type: **Available**  
 Legal Description: **PT RDAL IN FRONT OF LT 9 CON 7 DUDLEY CLOSED BY H283467 PT 11 19R9050; PT LT 9 CON 7 DUDLEY AS IN H199449 EXCEPT PT 4 TO 7 19R9050; S/T & T/W H199449; S/T H283279; DYSART ET AL**

**Rooms**

Room	Level	Dimensions	Features
Living Room	M	20'x16'7"	
Kitchen	M	30'7"x14'10"	
Dining Room	M	19'7"x13'	
Master Bedroom	2	25'x14'	
Bedroom	2	11'3"x11'5"	
Bedroom	2	13'9"x11'5"	
Bedroom	2	14'2"x12'7"	
Bedroom	2	14'7"x12'4"	
Games Room	M	25'7"x13'10"	
Other	M	18'6"x11'3"	
Foyer	M	18'6"x10'1"	
Loft	2	8'x9'	
Pantry	M	11'6"x6'6"	
Ensuite	2		3-Piece, Other
Bathroom	2		3-Piece, Other
Bathroom	2		3-Piece, Other
Bathroom	M		2-Piece, Other
Other	M	28'x30'	

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

Date Printed: 07/24/2018

Prepared By: TROY AUSTEN, Salesperson

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 07/24/2018 12:23:40 PM