



Price:	<b>\$2,995,000</b>	MLS® #:	<b>392600122</b>
Status:	<b>Active</b>		
Address:	<b>1109 BULLFROG BAY DR</b>		
City:	<b>HALIBURTON, K0M 1S0</b>		
Side of Road:			
PKA:	<b>1109 BULLFROG BAY DRIVE</b>		
Elem Schl:	<b>JDH</b>		
Sec. School:	<b>HHSS</b>		
Lot Dimension/Acreage:	<b>400 X IRREG (0.73 AC)</b>	Major Area:	<b>HB</b>
Zoning Source:	<b>Municipality</b>	District:	<b>DEA</b>
SQ.FT. above:	<b>4,438</b>	Sub-Dist:	<b>HAVEL</b>
Total SqFt Finished:	<b>4,438</b>	Zoning:	<b>WR4</b>
Shore Road Allowance (SRA):	<b>Not Owned</b>		
Road Access:	<b>Yes</b>		
Possession:	<b>TBA</b>		

<b>KENNISIS LAKE</b>
Water Frontage: <b>400.00</b> Exposure: <b>Multi</b>

**Public Info.** 1109 Bullfrog Bay, Haliburton Kennisis Lake – A purity of vision realized. Architecturally designed masterpiece positioned with a focus on integration into the striking natural surroundings on which it sits at the water's edge. 400 feet of frontage on a very private lot in a quiet bay. Painstaking attention to detail in every aspect of this incredible property. The highest quality of natural materials utilized throughout this building with durability & efficiency in conjunction with a dynamic design interpenetrating exterior & interior spaces which sleep 12. The cottage has two wings: one with eating / dining / entertaining areas & the second with guest rooms and master suite which is an incredible 16' x 40'. Gourmet kitchen with the finest of finishes and high end appliances open to dining room with incredible lake views. The building materials, construction, mechanical / electrical and finishes are all of the finest quality and too numerous to mention. Contact the listing brokerage

**Directions** Hwy 118 to Kennisis Lake Rd. North to Wilkinson Road, to Fox Hollow Rd. to Bullfrog Bay Drive, last property at the end of Bullfrog Bay Drive #1109

Type:	<b>Cottage/Recreational 2 Level</b>	Heating/Mechanical:	<b>Air Exchanger, Fireplace - Wood, In Floor, Insulated, Propane, Radiant, Wired-in generator</b>	Exterior:	<b>Stone, Stucco, Other</b>
Style:	<b>Freehold</b>	Garage Type:	<b>Detached, Double, Heated</b>	Driveway:	<b>Double, Gravel, Private</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Heated Line, Pond/Lake/River</b>	Foundation:	<b>Concrete, Perimeter Wall, Slab</b>
Property Size:	<b>0.5 -0.99 Acres</b>	Sewer:	<b>Septic</b>	Basement:	<b>None</b>
Land Features:	<b>Landscaped, Level, Sloping / Terrace, View, Water View, Wooded/Treed</b>	Utilities/Services:	<b>Cell Service, Electricity, Internet-high speed, Telephone</b>	Interior Features:	<b>Alarm, Built-in Appliances, Ensuite, Fireplace(s), Furnished, Main Floor Family Room, Main Floor Laundry, Upgraded Insulation</b>
Access:	<b>Year Round Municipal Road, Year Round Private Road</b>	Rental Equipm.:	<b>Propane Tank</b>	Ext. Features:	<b>Deck, Landscaped Lighting, Patio, Privacy</b>
Waterfront Features:	<b>Dock, Water Frontage</b>	Lease-To-Own Equip:	<b>None</b>	Roof:	<b>Other</b>
Shoreline:	<b>Deep, Natural</b>			Flooring:	<b>Carpet, Stone Tile, Wood</b>
Accessory Buildings:	<b>Bunkie</b>				

Easements/Restrictions:

**Inclusions** Dishwasher, Dock, Dryer, Microwave, Refrigerator, Satellite Dish, Stove, Washer, Water Purifier, Window Coverings  
**Exclusions** Range of Motion exercise machine, Big Mamma Chair in Master (Striped chair)

Bedrooms:	<b>4</b>	Sign:	<b>No</b>	Garage:	<b>Yes</b>
Bathrooms:	<b>3 \</b>	SPIS:	<b>No</b>	Waterfront:	<b>Yes</b> Body of Water Type: <b>LAKE</b>
Rental Income:	<b>POTENTIAL</b>	Survey:	<b>Yes</b>		
Yr.Built:	<b>2007</b>				
Construction Status:	<b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	12' 5" X 19' 4"	MAIN FLOOR	UTILITY	7' 8" X 22' 2"
MAIN FLOOR	KITCHEN	12' 5" X 19' 4"	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	DINING ROOM	12' 5" X 19' 4"	2ND FLOOR	MASTER BEDROOM	17' 4" X 17' 6"
MAIN FLOOR	FAMILY ROOM	12' 8" X 17' 4"	2ND FLOOR	OTHER	11' 4" X 17' 4"
MAIN FLOOR	BEDROOM	7' 5" X 12' 8"	2ND FLOOR	BATH (# pieces 1-6)	5 PCS
MAIN FLOOR	BEDROOM	8' 7" X 12' 8"	2ND FLOOR	GREAT ROOM	19' 4" X 37' 3"
MAIN FLOOR	BEDROOM	11' 5" X 12' 8"			

Full Assessed Value:	<b>\$1,141,000</b>	Phased Assessment:	<b>1141000 (2017)</b>
Taxes:	<b>\$7240 (2017)</b>	Improvement / Capital Chgs:	<b>NO</b>

Listing Office: **RE/MAX NORTH COUNTRY REALTY INC.,** :

**BROKERAGE, HALIBURTON - M288**



Compliments of: **TROY AUSTEN, Sales Person: 705-457-9999**

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Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288, INDEPENDENTLY OWNED AND OPERATED: 705-457-9999**

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