

Cross Property Client Full

1171 ANGEL ROAD

Haliburton, ON K0M 1S0

Haliburton County/Dysart Et Al/Guilford

Residential/Single Family/For Sale

Price: \$439,000.00

Active



MLS®#: **181355**
 List Date: **14-Mar-2019**
 Bedrooms (AG/BG): **4 (3/1)**
 Bathrooms (F/H): **3 (3/0)**
 Type: **Detached**
 Style: **Chalet**
 Sqft Above Grade: **1,500**
 Sq Ft Finished: **2,376**
 Sq Ft Source: **Other**
 Sqft Below Grade: **876**
 Sq Ft. Unfinished:
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **15**
 Recreational: **No**
 Year Built/Desc: **/Completed / New, Unknown**
 Fronting On: **South**
 Lot Front: **200.10**
 Lot Depth:
 Road Access Fee:
 Lot Size/Acres: **1-2.99 Acres/1.80**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **4/Private Triple+ Wide/Gravel**
 Waterfront: **No**
 WF Exposure:
 Leased Land Fee:

Public Remarks: **Chalet in the woods! This unique property is walking distance to the top of Sir Sam's Ski Hill and a public boat launch with a nice sandy beach and playground. Very private lot with 1.8 acres located on a year-round township road. 1.5 story home with 3 bedrooms, 2 bathrooms and a full walk-out basement. The master bedroom features an ensuite. Beautiful kitchen and open concept living/dinning room & vaulted ceilings with skylights. The main floor has brand new laminate flooring. The second floor consists of two large bedrooms and a 4-pc bathroom with a jet tub. Three season screened room. Enjoy relaxing on the large deck with a sunken-in hot tub and an incredible view looking over the forest. The fully finished walk-out basement has many possibilities including rental potential. Detached insulated garage wired for a back-up generator. Immaculate inside & out, just move in and enjoy!**

Directions: **Highway 118 to Eagle Lake Road to Sir Sams Road to Younges Trail to Angel Road # 1171**

Interior Features

Interior Features: **Hot Tub, Skylight**
 Basement: **Full/Fully Finished/Walk-Out**
 Heat Primary/Sec: **Forced Air-Oil, Forced Air-Propane, Wood, Woodstove/**
 HVAC: **None**
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Masonite/Colourlock**
 Restrictions: **Easement**
 Services: **Cell Service, Electricity, Internet High-Speed, Telephone**
 Topography: **Wooded/Treed**
 Roofing: **Asphalt, Shingles**
 Water/Supply Type: **Well/Drilled Well**
 Site Influences: **Beach, Playground Nearby, Skiing**
 Exposure:
 Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Tub, Window Coverings Hot Tub, Kitchen Island**

Exclusions: **all items not listed in inclusions.**

Tax Information

Roll#: **462404000056000**
 Pin#: **392910119**
 Assessment \$/Year: **\$296,000/2016**
 Legal Description: **LT 17 PL 564 S/T RIGHT IN H77650; DYSART ET AL**
 Local Improve Fee/Comments /
 Zoning: **see twp**
 Survey/Year: **No**
 Taxes/Year: **\$1,725/2018**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Porch	M	16'x5'6"	
Kitchen	M	11'x11'6"	
Dining Room	M	11'5"x15'3"	
Living Room	M	19'x13'5"	
Bedroom	M	13'x10'5"	
Bathroom	M	5'9"x7'2"	3-Piece
Foyer	M	11'9"x3'9"	
Bedroom	2	11'6"x13'3"	
Bathroom	2	11'7"x8'3"	3-Piece
Bedroom	2	11'x12'6"	
Kitchen /Dining Room	B	16'6"x10'5"	
Bedroom	B	25'x11'4"	
Bathroom	B	6'x6'	3-Piece
Foyer	B	11'x8'	
Laundry Room	B	12'9"x15'1"	

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

Date Printed: 03/14/2019

Prepared By: JEFF WILSON, Salesperson

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

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