

## Cross Property Client Full

**1171 TWIST LANE**  
**Irondale, ON K0M 1X0**  
 Haliburton County/Highlands East/Glamorgan

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

**Price: \$169,000**



MLS@#: **131779**  
 List Date: **01-Jun-2018**  
 Bedrooms (AG/BG): **3 (3/0)**  
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached Chalet**  
 Style: **Chalet**  
 Sqft Above Grade: **774**  
 Sq Ft Finished: **774**  
 Sq Ft Source: **Other**  
 New Construction: **No**  
 Title/Ownership: **Freehold**

Fronting On: **East**  
 Lot Front: **225.00**  
 Road Access Fee:  
 Access: **Deeded Water Access, Private Road, Year Round**  
 Driveway Spaces/Type: **4/Private Double Wide/Gravel**  
 Waterfront: **No**

Sqft Below Grade: **0**  
 Sq Ft. Unfinished  
 # Rooms: **8**  
 Recreational: **Yes**  
 Year Built/Desc: **/Completed / New, Unknown**  
 Lot Depth: **99.00**  
 Lot Size/Acres: **0.5-0.99 Acres/0.52**  
 WF Exposure:

Public Remarks: **A great opportunity to get into the cottage market. Three bedroom, 1 bath cottage getaway with deeded access to Salerno Lake. Rippled sand beach, clean water and great pickerel/bass fishing. Large deck, metal roof, wood stove that is WETT certified. Enjoy all of this for a great price! Relax all year round at this private getaway.**

Directions: **Glamorgan road to 503 to Irondale to Salerno Lake Road to Twist Lane**

Interior Features: **None**  
 Basement: **None/None/**  
 Heat Primary/Sec: **Baseboard, Fireplace-Wood/**  
 HVAC: **None**  
 Under Contract/Rental Items: **None**

### Interior Features

Fireplace: **Wood**  
 Foundation: **Concrete Block, Piers**  
 Plumbing Age:

Add'l Monthly Fees:  
 Exterior Finish: **Wood**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity**  
 Topography: **Level, Wooded/Treed**  
 Roofing: **Metal**  
 Water/Supply Type: **Well/Dug Well**  
 Water Treatment: **UV System, Water System**  
 Exterior Features: **Privacy**  
 Site Influences: **None**

### Exterior Features

Pool: **None**  
 Alternative Power:  
 Yr Roof Replaced:  
 Sewage: **Holding Tank**

### Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer**  
 Exclusions: **All personal items**

### Tax Information

Roll#: **460190100043500**  
 Pin#: **392690220**  
 Assessment \$/Year: **\$122,000/2016**  
 Legal Description: **PT LT 2 CON 4 GLAMORGAN PT 23 RD37 T/W H2**

Local Improve Fee/Comments /  
 Zoning: **see twp**  
 Survey/Year: **No**  
 Taxes/Year: **\$937/2017**  
 Survey Type:

### Rooms

Room	Level	Dimensions	Features
Kitchen	M	8'5"x15'	
Dining Room	M	8'x15'	
Living Room	M	12'x12'	
Sitting Room	M	8'x10'	
Bedroom	M	10'x7'6"	
Bedroom	M	7'x7'	
Bedroom	M	7'6"x10'	
Bathroom	M	7'5"x6'5"	4-Piece

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

Date Printed: 06/03/2018

Prepared By: JEFFREY WILSON, Salesperson

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

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