

TROY AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$519,900

Welcome to

1123 Harcourt Road
Harcourt



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Step into this cozy and conveniently located home nestled on nearly an acre of land, positioned perfectly between the bustling communities of Haliburton and Bancroft. Featuring two spacious bedrooms, this move-in-ready dwelling is sure to steal your heart. Upon arrival, a sizable front deck invites you to unwind and enjoy the outdoors.

Inside, the welcoming living room boasts the warmth of a wood stove, setting the stage for intimate gatherings. The updated eat-in kitchen, complete with granite countertops and oak cabinets, offers a delightful space for meal preparation and family bonding. The basement adds extra value with a recreation room equipped with a bar and pellet stove, as well as a separate finished room with potential for a home office or gym.

Outside, a partially fenced yard provides privacy, while amenities like a detached garage, carport, and detached insulated room featuring a 7 person Beachcomber Hot Tub convenience. Outdoor enthusiasts will appreciate easy access to nearby snowmobile and ATV trails, a playground, and a welcoming community. Whether you're exploring the outdoors or enjoying the peace and quiet, this property offers the best of both worlds. Don't miss out on making it your own!

Interior Home Features

Three Bedrooms

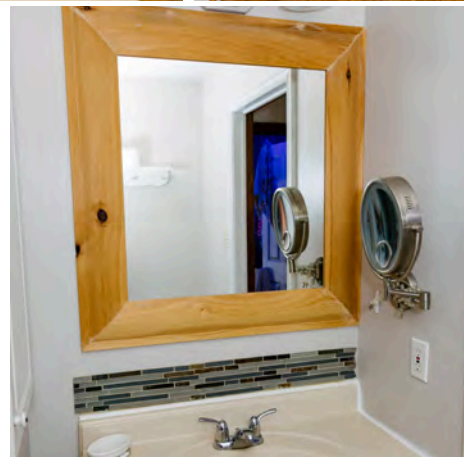
One Bathroom

1300sq ft of living space

Updated kitchen with granite countertops and oak cabinets

Finished rec room in the basement with a bar and pellet stove

Move in ready



Exterior Features

Partially fenced yard adding privacy

Detached 1 car garage and carport

Detached insulated room featuring a 7 person Beachcomber Hot Tub

Easy access to nearby snowmobile trails and ATV trails

Local amenities include a playground, community center, ball diamond, restaurant, and more

30 minutes to both Haliburton and Bancroft

1123 HARCOURT Road, Harcourt, Ontario K0L 1X0

Listing

Client Full
Active / Residential

[1123 HARCOURT Rd Harcourt](#)

Listing ID: 40578383
Price: \$519,900



Haliburton/Dysart et al/Harcourt

Bungalow/House

	Beds	Baths	Kitch
Basement	1		
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,340**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,340/LBO provide**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,233.58/2023**

Remarks/Directions

Public Rmks: **Step into this cozy and conveniently located home nestled on nearly an acre of land, positioned perfectly between the bustling communities of Haliburton and Bancroft. Featuring two spacious bedrooms, this move-in-ready dwelling is sure to steal your heart. Upon arrival, a sizable front deck invites you to unwind and enjoy the outdoors. Inside, the welcoming living room boasts the warmth of a wood stove, setting the stage for intimate gatherings. The updated eat-in kitchen, complete with granite countertops and oak cabinets, offers a delightful space for meal preparation and family bonding. The basement adds extra value with a recreation room equipped with a bar and pellet stove, as well as a separate finished room with potential for a home office or gym. Outside, a partially fenced yard provides privacy, while amenities like a detached garage, carport, and detached insulated room featuring a 7 person Beachcomber Hot Tub convenience. Outdoor enthusiasts will appreciate easy access to nearby snowmobile and ATV trails, a playground, and a welcoming community. Whether you're exploring the outdoors or enjoying the peace and quiet, this property offers the best of both worlds. Don't miss out on making it your own!**

Directions: **From Haliburton take ON-118 E to Essonville Line/Haliburton County Rd 4 Turn left onto Loop Rd. - turn left onto Harcourt Rd to sign**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				No

Exterior

Exterior Feat: **Deck(s), Hot Tub**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: //
 Year/Desc/Source: //
 Other Structures: **Fence - Partial**
 Garage & Parking: **Detached Garage//Carport Parking, Private Drive Single Wide, Private Drive Double Wide**
 Parking Spaces: **10**
 Services: **Cell Service, Electricity**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **0.920/Acres**
 Lot Front (Ft): **264.00**
 Location: **Rural**
 Foundation: **Poured Concrete**
 Driveway Spaces: **10.0**
 Water Tmnt: //
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **0.00**
 Lot Irregularities: **290.70 ft x 275.39 ft x 165.28 ft x 130.32 ft x 59**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Winterized: **Fully Winterized**
 Garage Spaces: **1.0**
 Sewer: **Septic**
 Acres Rent: //
 Lot Shape: **Irregular**
 Land Lse Fee: //
 Area Influences: **Ample Parking, Open Spaces, Park, Playground Nearby, Quiet Area, Rec./Community Centre, Schools, Trails**
 Topography: //
 Fronting On: **North**
 High School: **North Hasting in Bancroft**
 Elementary School: **Wilberforce Elementary & Maynooth Public School**

Interior

Interior Feat: **Ceiling Fans, Water Heater**
 Basement: **Full Basement**
 Laundry Feat: **In Basement**
 Cooling: **Central Air**
 Heating: **Oil Forced Air, Pellet Stove, Woodstove**
 Fireplace: **2**
 Under Contract: **Hot Water Heater**
 Inclusions: **Dishwasher, Dryer, Hot Tub, Microwave, Refrigerator, Stove, Washer**
 Add Inclusions: **Bar fridge, TV in living room, Push Mower, Firewood in Carport, 7 person beachcomber hot tub (2021)**
 Exclusions: **Lawn Tractor & Wagon, stand up freezer, Personal items**
 Basement Fin: **Partially Finished**
 FP Stove Op: **Yes**
 Contract Cost/Mo: **16.32**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 16-17 CON 2 HARCOURT AS IN H230638 EXCEPT THE EASEMENT THEREIN; DYSART ET AL**
 Zoning: **R1**
 Assess Val/Year: **\$175,000/2024**
 PIN: **391580137**
 ROLL: **462403000023700**
 Possession/Date: **Other/**

Local Improvements Fee:
 Survey: **Available/ 1987**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **min 5%**

Brokerage Information

List Date: **04/29/2024**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 04/29/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Rooms

Listing ID: 40578383

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Family Room	Main	15' 3" X 16' 10"	4.65 X 5.13	
Dining Room	Main	9' 2" X 7' 9"	2.79 X 2.36	
Kitchen	Main	12' 0" X 11' 1"	3.66 X 3.38	
Bedroom Primary	Main	21' 9" X 11' 5"	6.63 X 3.48	
Bedroom	Main	19' 6" X 9' 10"	5.94 X 3.00	
Bedroom	Basement	16' 6" X 15' 8"	5.03 X 4.78	
Bathroom	Main			4-Piece
Bonus Room	Main	7' 8" X 9' 2"	2.34 X 2.79	
<u>Desc:</u> entrance/pantry				
Recreation Room	Basement	17' 0" X 13' 0"	5.18 X 3.96	
Laundry	Basement	12' 9" X 5' 7"	3.89 X 1.70	
Bonus Room	Basement	121' 0" X 20' 0"	36.88 X 6.10	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

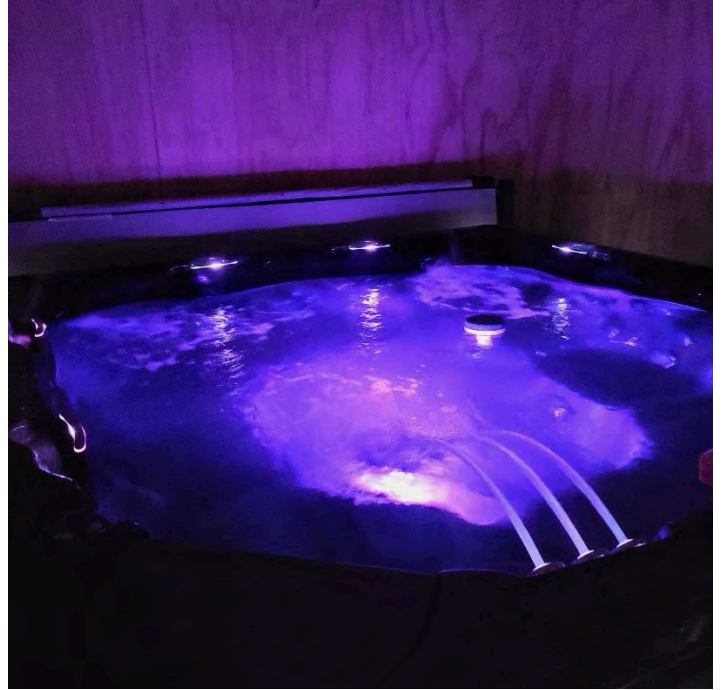
Chattels

Included

- Dishwasher
- Dryer
- Hot Tub
- Microwave
- Refrigerator
- Stove
- Washer
- Bar Fridge
- TV in living room
- Push Mower
- Firewood in Carport

Excluded

- Personal Items
- Lawn Tractor & Wagon
- Stand up freezer



Seller



Buyer



Ministry
of the
Environment

The Ontario Water Resources Act WATER WELL RECORD

1 PRINT ONLY IN SPACES PROVIDED
2 CHECK CORRECT ONE WHERE APPLICABLE

11 2702165

COUNTY OR DISTRICT: [redacted] TOWNSHIP: [redacted] CITY/TOWN/VILLAGE: [redacted] RURAL/URBAN TRACT SURVEY: [redacted] No. 16
DATE COMPLETED: DAY 27 MO 11 YEAR 2004

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)					
GENERAL COLOUR	WATER BEARING MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH FEET	
				FROM	TO
10-11	red		fine	0	12
12	blue sand		fine	12	15
13	grey	granular material		15	40

31 [] 32 []

<p>41 WATER RECORD</p> <p>WELL TOWN: [redacted] KIND OF WATER: [] SALINE [] SULPHUR [] SALT [] MINERAL [] FRESH [] SODA [] OTHER</p> <p>420</p>	<p>51 CASING & OPEN HOLE RECORD</p> <p>WELL HEAD: [] STEEL [] GALVANIZED [] CONCRETE [] OPEN HOLE [] OTHER</p> <p>64 189 0 153</p>	<p>61 PLUGGING & SEALING RECORD</p> <p>DATE: [] TIME: [] MATERIALS AND TYPES: [] METHOD APPLIED: []</p>
---	--	--

<p>71 PUMPING TEST</p> <p>WATER TABLE: 300.0 ft</p> <p>47 460 450 450 440 440</p>	<p>LOCATION OF WELL</p> <p>IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.</p>
--	--

<p>FINAL STATUS OF WELL</p> <p><input type="checkbox"/> ABANDONED SUPPLY <input type="checkbox"/> ABANDONED INSUFFICIENT SUPPLY <input type="checkbox"/> ABANDONED POOR QUALITY <input type="checkbox"/> UNFINISHED</p>	<p>WATER USE</p> <p><input type="checkbox"/> DOMESTIC <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> PUBLIC SUPPLY <input type="checkbox"/> COOLING OF AIR CONDITIONING <input type="checkbox"/> OTHER <input type="checkbox"/> BY USER</p>
<p>METHOD OF DRILLING</p> <p><input type="checkbox"/> CABLE TOOL <input type="checkbox"/> DRIFING <input type="checkbox"/> ROTARY ED. PE. METHOD <input type="checkbox"/> AUGER <input type="checkbox"/> ROTARY OVERHEAD <input type="checkbox"/> JET NC <input type="checkbox"/> AUGER AND <input type="checkbox"/> C. V. NC <input type="checkbox"/> PERCUSSION</p>	

<p>CONTRACTOR</p> <p>NAME OF CONTRACTOR: J. E. DUFFIN LTD. 1248 NAME OF DRILLER OR BORE: [redacted] SIGNATURE OF CONTRACTOR: [redacted] 1248 ADDRESS: [redacted]</p>	<p>OFFICE USE ONLY</p> <p>DATE RECEIVED: [redacted] 130385 DATE OF INSPECTION: [redacted]</p>
---	--



Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetal.ca

Group Code:
DO NOT PAY - PAID BY MORTGAGE HOLDER

TAX NOTICE

Interim	2024
Billing Date	January 11, 2024

Mortgage Company		CIBC MORTGAGES INC-RESIDENTIAL		Mortgage No.		9210253		Bill No.		479821			
Roll No.		030-000-23700-0000		Municipal Address/Legal Description									
Name and Address		8656		1123 HARCOURT RD HARCOURT CON 2 PT LOTS 16 AND 17 AND RP 19R3787 PARTS 1 AND 3 RP 19R631 PARTS 3 AND 4									
Assessment		Municipal Levy		County Levy		Education Levy							
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount			
RTEP	\$ 175,000.00	Res/Farm Tx:Full - EpubSup	0.00316071	\$ 276.56	0.00235833	\$ 206.35	0.00153000	\$ 133.88					
Sub Totals >>>		Municipal Levy		\$ 276.56		County Levy		\$ 206.35		Education Levy		\$ 133.88	
By Law #	Description	Special Charges	Amt	Exp Year	Due Date	Installments	Amount	Summary					
					3/13/2024		\$ 308.79	Sub-Total - Tax Levy				\$ 616.79	
					4/10/2024		\$ 308.00	Special Charges/Credits				\$ 0.00	
								2024 Tax Cap Adjustment				\$ 0.00	
								Interim 2024 Levies				\$ 616.79	
								Past Due Taxes/Credit				\$ 0.00	
Total Special Charges							\$ 0.00	Total Amount Due				\$ 616.79	

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT

RECEIVED AND DEPOSITED AS

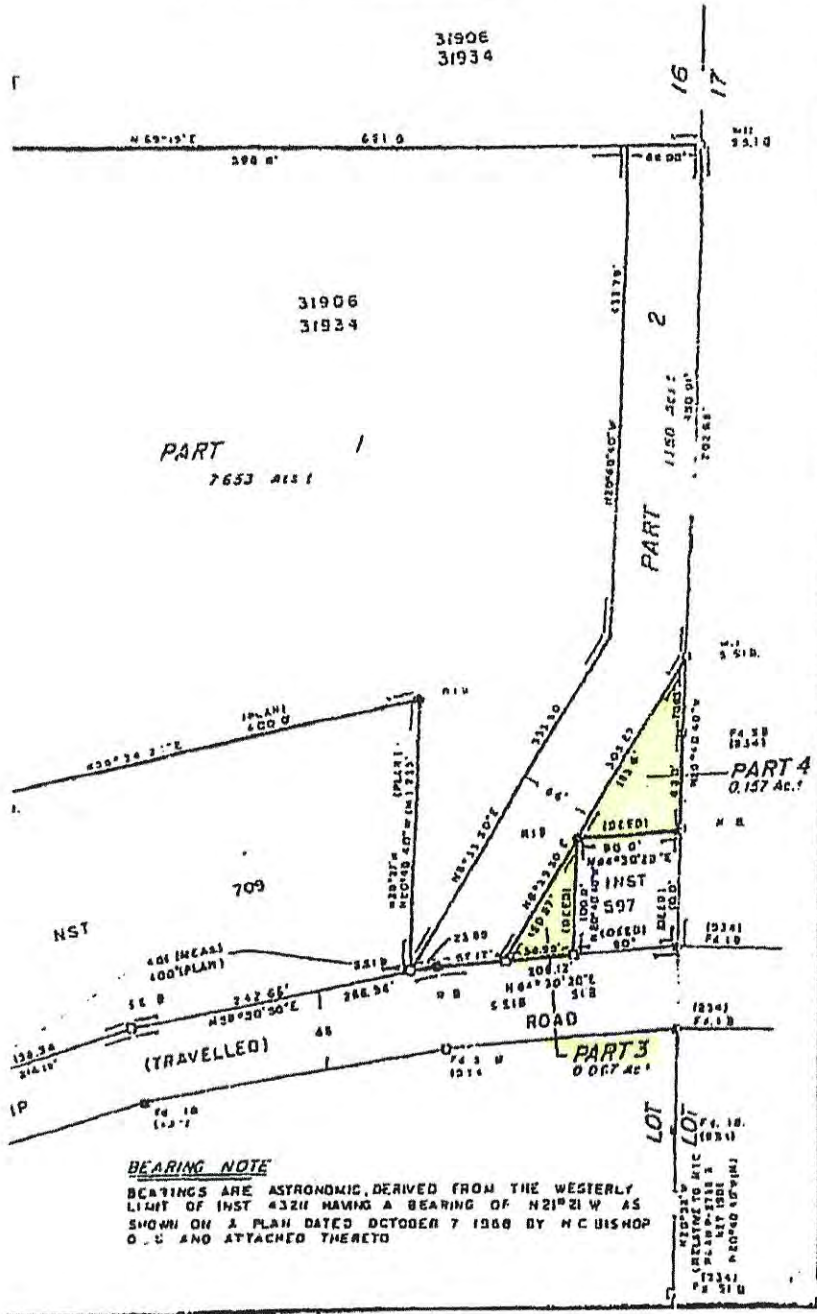
PLAN 19R-631

DEC 11, 1974
(DATE) H C BISHOP

11 Dec 1974

CAUTION THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 29, 32 OR 33, OF THE PLANNING ACT

Jean A. Jackson
LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N° 19)



BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE WESTERLY LIGHT OF INST 43211 HAVING A BEARING OF N21°21'W AS SHOWN ON A PLAN DATED OCTOBER 7 1968 BY H C BISHOP O.C. AND ATTACHED THERETO

RECORD
PLAN 19R-631
BY 1974
PER 1974
P 1974
1974
1974

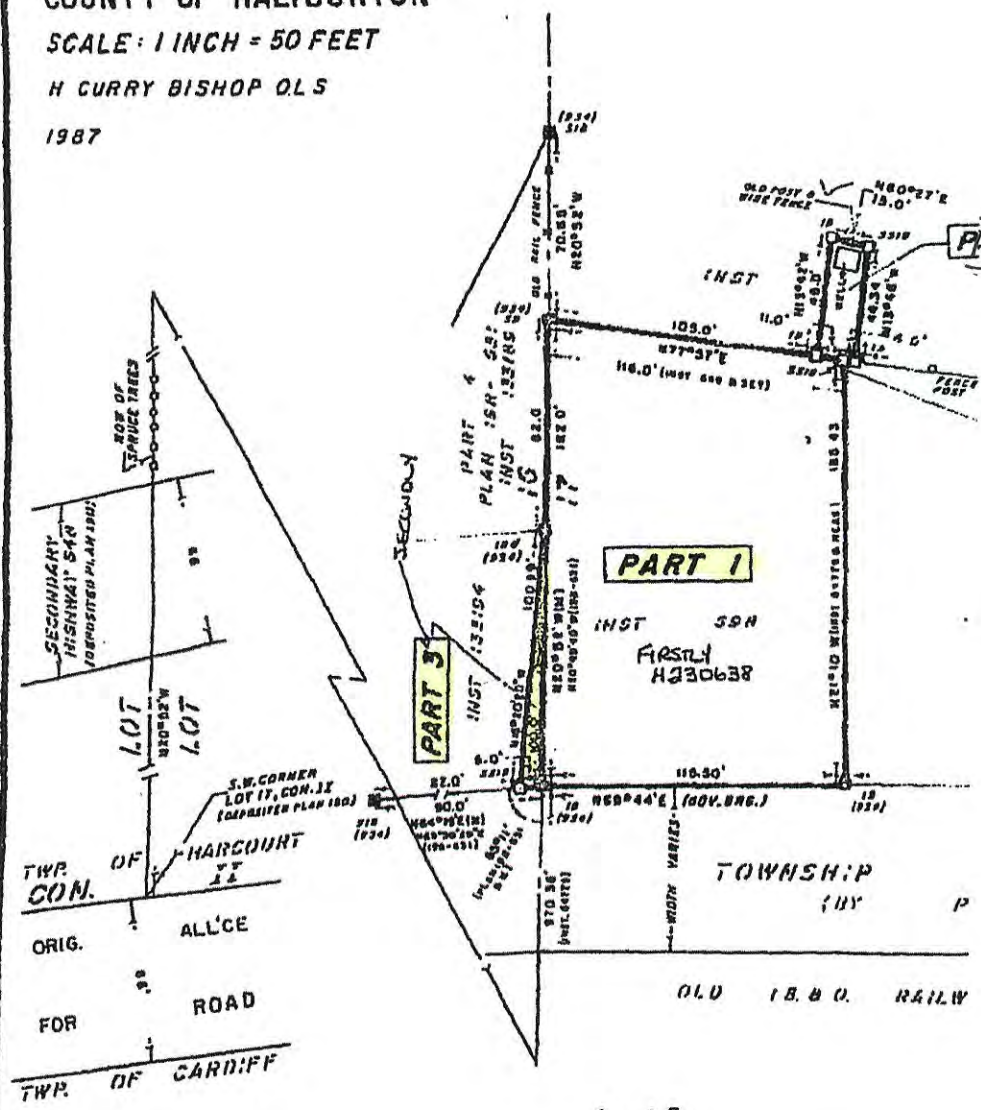
PR 3787

PLAN OF SURVEY OF
 PART OF LOTS 16 & 17, CONCESSION II
 TOWNSHIP OF HARCOURT
 COUNTY OF HALIBURTON

SCALE: 1 INCH = 50 FEET

H CURRY BISHOP O.L.S

1987



LEGEND

- DISTANCES ARE IN FEET AND DECIMALS THEREOF
 ALL HANGING LINES HAVE BEEN VERIFIED
- DENOTES PLANTED
 - DENOTES FOUND
 - 510 DENOTES STANDARD IRON BAR
 - 3310 DENOTES SHORT STANDARD IRON BAR
 - 10# DENOTES 3/4" DIA. ROUND IRON BAR
 - 1" DENOTES 5/8" SQ. IRON BAR
 - 20 DENOTES 1/2" SQ. SUBDIVISION BAR
 - (1004) DENOTES H.C. BISHOP O.L.S.
 - (1704) DENOTES J.B. TREPANIER O.L.S.
 - (1004) DENOTES BISHOP & WILSON O.L.S.
 - (1022) DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
 - (M) DENOTES MEASURED

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND THE SOUTHERLY LIMIT OF INS HAVING A BEARING OF N63°4' A PLAN BY H.C. BISHOP O.L.S. 20, 1972 ATTACHED TO INST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE IN ACCORDANCE WITH THE SURVEYS ACT AND REGULATIONS MADE THEREIN
 2. THIS SURVEY WAS COMPLETE

HALIBURTON, ONT.
 MAY 15, 1987

1123 Harcourt Road, Harcourt



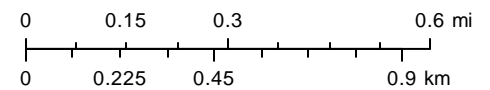
August 15, 2023

Copyright by the County of Haliburton, Minden, Ontario, 2022.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2022.



1:18,056



1123 Harcourt Road, Harcourt



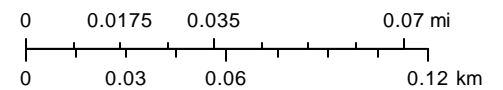
August 15, 2023

Copyright by the County of Haliburton, Minden, Ontario, 2022.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2022.



1:2,257





11111

59.14ft

130.32ft

165.28ft

290.70ft

275.89ft

Harcourt Rd

Harcourt Rd

Harcourt Rd

Harcourt Rd

Harcourt Playgrou

11121

11122

11222

