



Building Lot

GLAMOR LAKE ROAD,
HIGHLANDS EAST

\$119,000



OVERVIEW



ABOUT THIS PROPERTY

This lovely, partially cleared, one-acre building lot is perfect for a house with a walkout basement, thanks to its gentle slope. Located near Gooderham village, you'll have easy access to essentials like LCBO, gas, and grocery essentials.

FEATURES



1 Acre

CONTACT DETAILS



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troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

GLAMOR LAKE Road, Highlands East, Ontario K0M 1R0

Listing

Client Full
Active / Land

[0 GLAMOR LAKE Rd Highlands East](#)

MLS® #: 40509709

Price: \$119,000



Haliburton/Highlands East/Monmouth

Residential

Tax Amt/Yr: **\$162/2023**
Zoning: **RR**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **0.50-1.99**
Frontage: **200.00**
Lot Dimensions: **200 x 220**
Lot Irregularities:
Lot Shape:
Common Interest:
Tax Amt/Yr: **\$162/2023**

Remarks/Directions

Public Rmks: **This one-acre building lot, featuring a partially cleared landscape, offers an ideal setting for a home with a walkout basement, thanks to its gently sloping terrain. Situated in close proximity to Gooderham village, this property provides convenient access to essential amenities such as gas and groceries. Year-round accessibility is guaranteed via the municipal road, and a nearby public beach adds to its allure. The presence of mature trees enhances the beauty and privacy of this plot, making it a harmonious blend of convenience and natural charm.**

Directions: **County Road 503 to Glamour Lake Road and signs.**

Exterior

Property Access: **Municipal Road, Year Round Road**
Area Influences: **Beach**
View:
Topography: **Wooded/Treed**
School District: **Trillium Lakelands District School Board**

Fronting: **West**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service**
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **200.00** Lot Depth (Ft): **220.00** Lot Size: **1.09 Acres**

Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PT LT 2 CON 8 MONMOUTH PT 1 19R4918; HIGHLANDS EAST**
Zoning: **RR**
Assess Val/Year: **\$17,700/2023**
PIN: **392340163**
ROLL: **460160100022810**
Possession/Date: **Flexible/**

Survey: **Yes/ 1990**
Hold Over Days:
Occupant Type:

Deposit: **min 5%**

Brokerage Information

List Date: **11/06/2023**
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 11/06/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Photos

MLS® #: 40509709



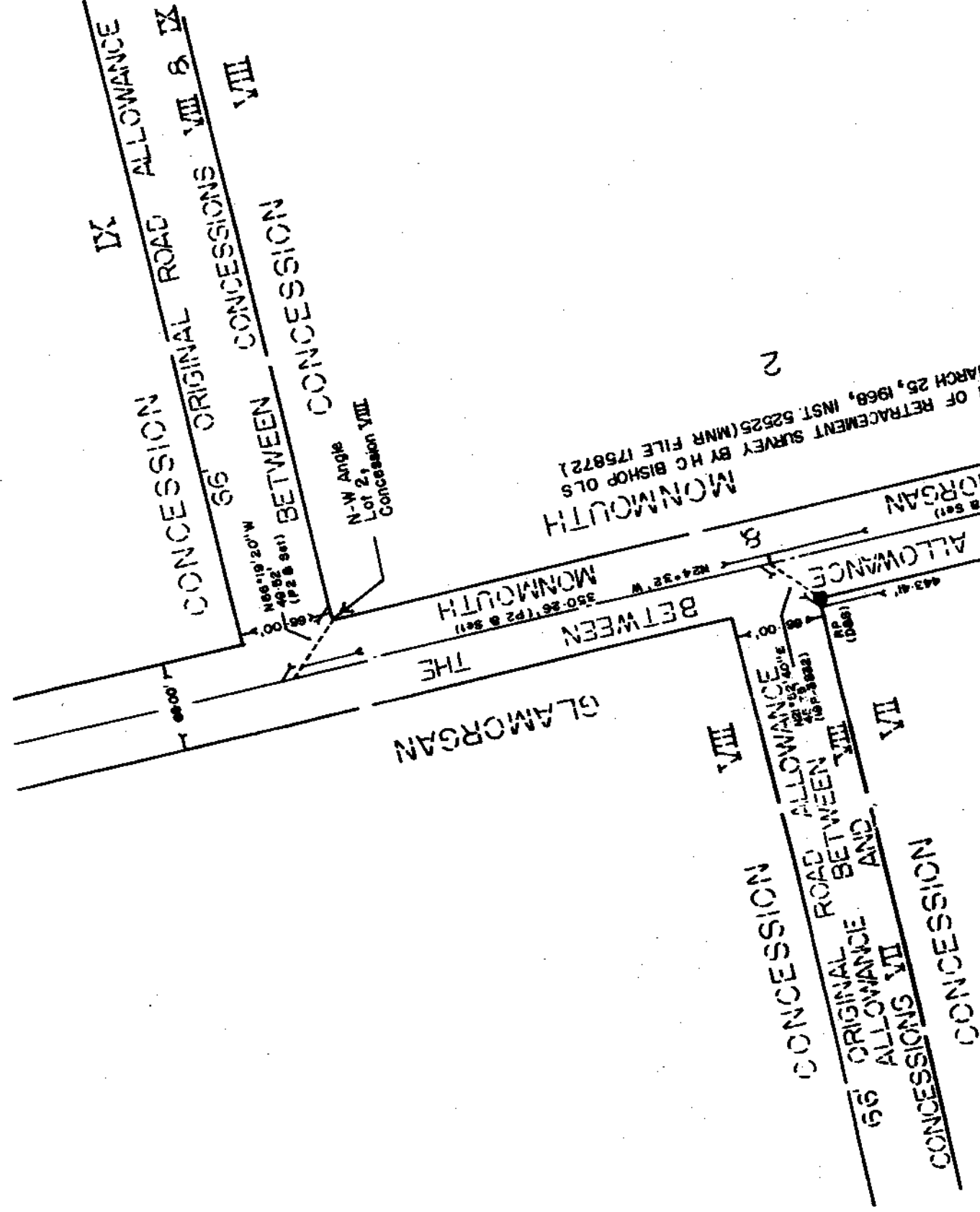


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I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT	PLAN 19R-4918 RECEIVED AND DEPOSITED		
DATE <u>Sept 18, 1990</u>	DATE <u>18th Sep. 1990</u>		
<u>Ct. Strongman</u> CT. STRONGMAN ONTARIO LAND SURVEYOR	<u>Cheryl Howe Dep.</u> Land Registrar for the Registry Division of Haliburton "19"		
CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.			
SCHEDULE OF PARTS			
PART	LOCATION	REGISTRATION	AREA
1	PART OF LOT 2, CONCESSION VIII	PART OF INST. 60337	1.024 ± Acres

PLAN OF SURVEY
OF PART OF LOT 2, CONCESSION VIII
TOWNSHIP OF MONMOUTH
COUNTY OF HALIBURTON

SCALE 1"=100'
CT. STRONGMAN QLS.
1990



PART 2
19R-3832

NOTE
BEARINGS ARE ASTROMOMIC DERIVED FROM THE EASTERLY LIMIT OF PART 2,
DEPOSITED PLAN 19R-3832, HAVING A BEARING OF N24°48'40" W AS SHOWN THEREON
(D&S) - DENOTES DEARDEN, STANTON, STONES & STRONGMAN LTD., QLS.
(934) - DENOTES H.C. BISHOP QLS.
(meas) - DENOTES MEASURED
(P1) - DENOTES PLAN OF SURVEY BY O. SMITH QLS., DATED MAY 31, 1948, ATTACHED
TO INST. 1765.
(P2) - DENOTES PLAN OF RETRACEMENT SURVEY OF THE WEST BOUNDARY OF THE
TOWNSHIP OF MONMOUTH BY H.C. BISHOP QLS., DATED MARCH 25, 1968, INST.
52525 (MNR FILE 175872).

- LEGEND
- DENOTES STANDARD IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES IRON BAR
 - DENOTES IRON BAR ROUND
 - DENOTES ROCK POST
 - DENOTES IRON TUBE
 - DENOTES MONUMENT FOUND
 - DENOTES MONUMENT PLANTED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT
AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2) THE SURVEY WAS COMPLETED ON THE 10 TH DAY OF SEPT, 1990

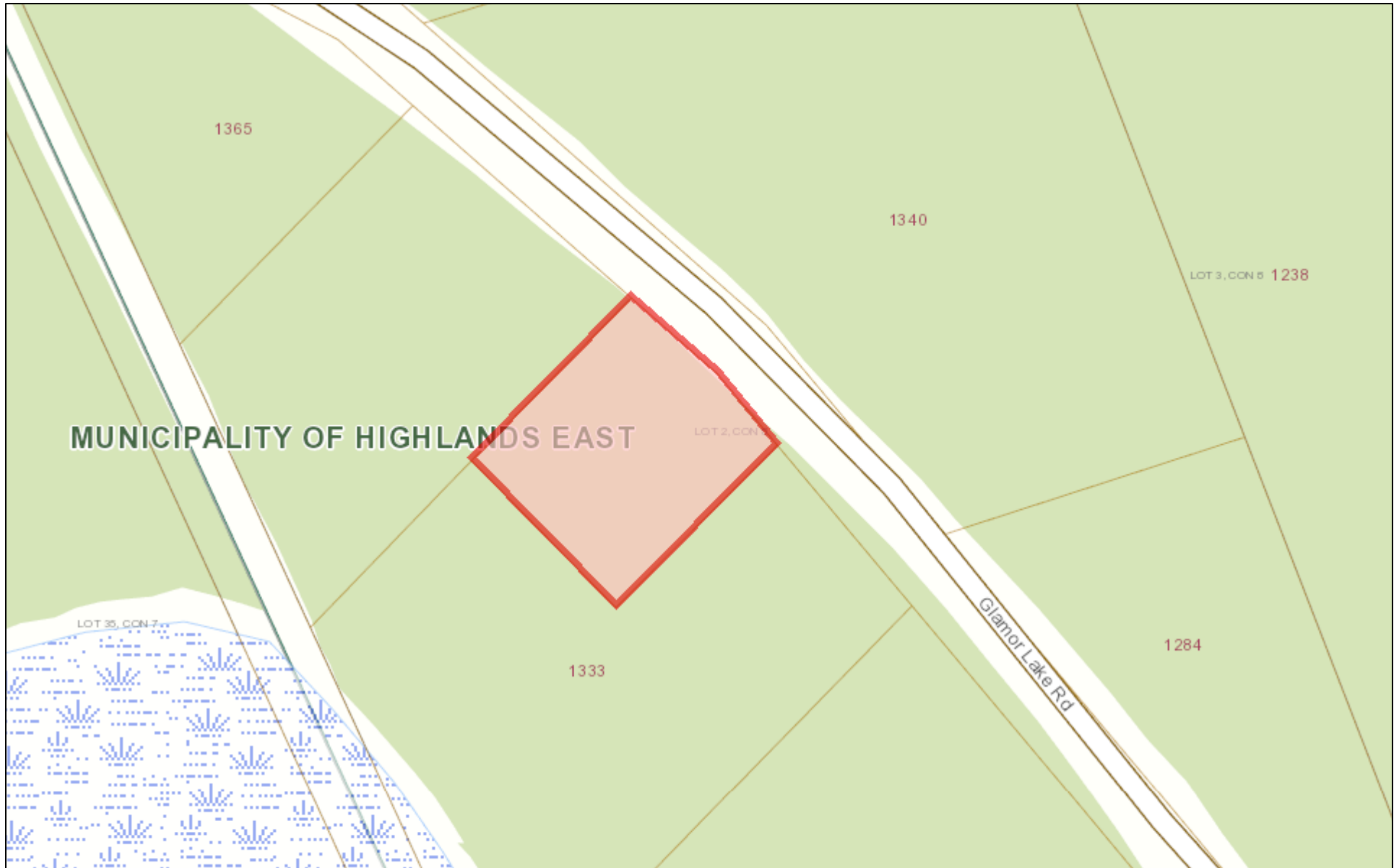
SEPT. 18, 1990
MINDEN, ONTARIO

C.T. STRONGMAN
ONTARIO LAND SURVEYOR

DEARDEN, STANTON, STONES
AND STRONGMAN LTD.
ONTARIO LAND SURVEYORS
CONSULTING ENGINEERS
BOX 329 KOM 2X0
(705) 286-1768
MINDEN - ONTARIO

MC-445

Glamor Lake Road Lot - Gooderham Area



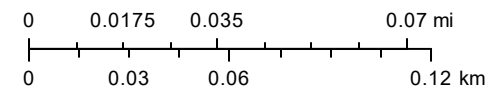
June 13, 2023

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Glamor Lake Road Lot - Gooderham Area



June 13, 2023

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