



# Building Lot

**BLUE HERON TRAIL,  
HALIBURTON**

**\$599,900**



## OVERVIEW



## ABOUT THIS PROPERTY

This exclusive 10-acre lot on Little Redstone Lake features over 500 feet of pristine shoreline and a naturally flat area ideal for building. Proposed plans suggest a modern, glass-exterior build, promising panoramic lake views and a touch of paradise in the Haliburton Highlands.

## FEATURES



10 Acres



Little Redstone Lake

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# BLUE HERON Trail, Haliburton, Ontario K0M 1S0

Listing

Client Full  
**Active / Land**

[0 BLUE HERON TI Haliburton](#)

MLS®#: 40451528  
Price: \$599,900



## Haliburton/Dysart et al/Guilford

Residential



Water Body: **LITTLE REDSTONE Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$1,783/2023**

Zoning: **WR**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range:

Frontage: **528.00**

Lot Dimensions: **528**

Lot Irregularities: **528 X IRREGULAR;  
10.65 A**

Lot Shape:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$1,783/2023**

## Remarks/Directions

Public Rmks: **Welcome to your future cottage retreat on Little Redstone Lake. This exclusive building lot boasts over 500 feet of clean, unspoiled shoreline and expands over a generous 10-acre area, blending natural beauty with endless possibilities for future construction. The elevated building lot is uniquely positioned to offer a naturally flat building spot. From this vantage point, you'll enjoy panoramic views of the stunning lake. The proposed architectural plans depict a modern build, a true testament to contemporary design featuring a sleek flat roof, expansive glass exteriors, and complete with an outdoor shower. The overall design is sure to impress. Seize the opportunity to own a piece of paradise on Little Redstone Lake in the Haliburton Highlands.**

Directions: **Hwy 118 to County Road 7 (Kennisis Lake Road) to Blue Heron Trail**

## Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features: **Other**

Dock Type: **None**

Shoreline:

Shore Rd Allow: **Owned**

Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **528.00**

Exposure: **East**

## Exterior

Property Access: **Public Road, Year Round Road**

View: **Lake, Trees/Woods**

Topography: **Sloping,**

**Wooded/Treed**

School District: **Trillium Lakelands District School Board**

Fronting:

## Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **Cell Service, Electricity, High Speed Internet**

Lot Front (Ft): **528.00** Lot Depth (Ft): Lot Size:

Sewer: **None**

Water Treatment:

Location: **Rural**

## Property Information

Legal Desc: **PT LT 20 CON 13 GUILFORD, PT 9, 10 19R6884 AND PART 17 19R6831; PT RDAL BTN LT 20 & LT 21 CON 13, CLOSED BY H228629**

Zoning: **WR**

Assess Val/Year: **\$253,000/2022**

PIN: **391380121**

ROLL: **462404100083050**

Possession/Date: **Other/**

Survey: **Available/**

Hold Over Days:

Occupant Type:

Deposit: **Min 5%**

## Brokerage Information

List Date: **07/11/2023**

List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 09/02/2023

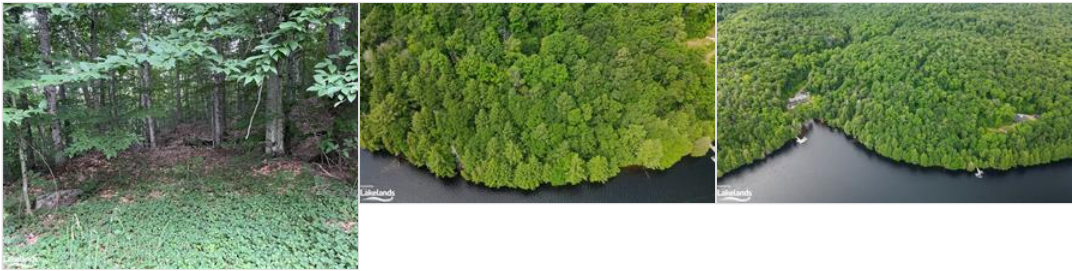
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Photos

MLS®#: 40451528











artist's renderings

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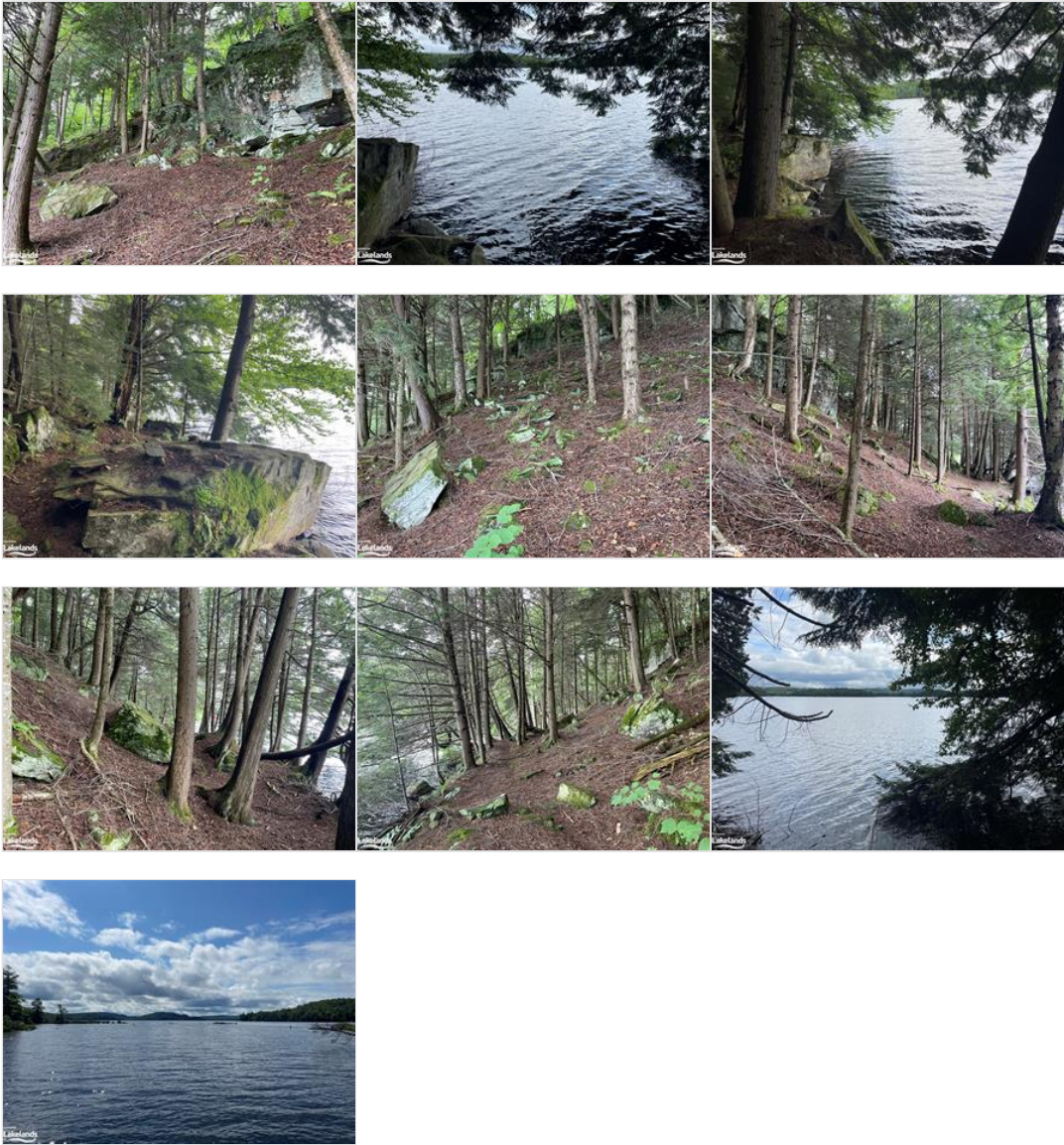
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# Municipality of Dysart et al

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

Group Code:

## TAX NOTICE

<b>Interim</b>	<b>2023</b>
<b>Billing Date</b>	<b>January 11, 2023</b>

Mortgage Company						Bill No.		461418	
Roll No.				Mortgage No.					
Name and Address				Municipal Address/Legal Description					
2330165 ONTARIO LIMITED C/O CASEY VAN LEEUWEN 8233 4TH LINE ANGUS ON L0M 1B1				BLUE HERCN TRAIL CON 13 PT LOTS 20 AND 21 AND PT ORIG RD ALLOW RP 19R6884 PARTS 1 7 TO 10 RP 19R6831 PARTS 13 17 AM480					
Assessment			Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	
RTEP	\$ 253,000.00	Res/Farm Tx:Full - EPubSup	0.00308847	\$ 390.69	0.00229423	\$ 290.22	0.00153000	\$ 193.55	
Sub Totals >>>			Municipal Levy	\$ 390.69	County Levy	\$ 290.22	Education Levy	\$ 193.55	
Special Charges			Installments		Summary				
By Law #	Description	Amt	Exp Year	Due Date	Amount				
				3/15/2023	\$ 437.46	Sub-Total - Tax Levy			
				4/12/2023	\$ 437.00	Special Charges/Credits			
						2023 Tax Cap Adjustment			
						Interim 2023 Levies			
						Past Due Taxes/Credit			
Total Special Charges		\$ 0.00			Total Amount Due	\$ 874.46			

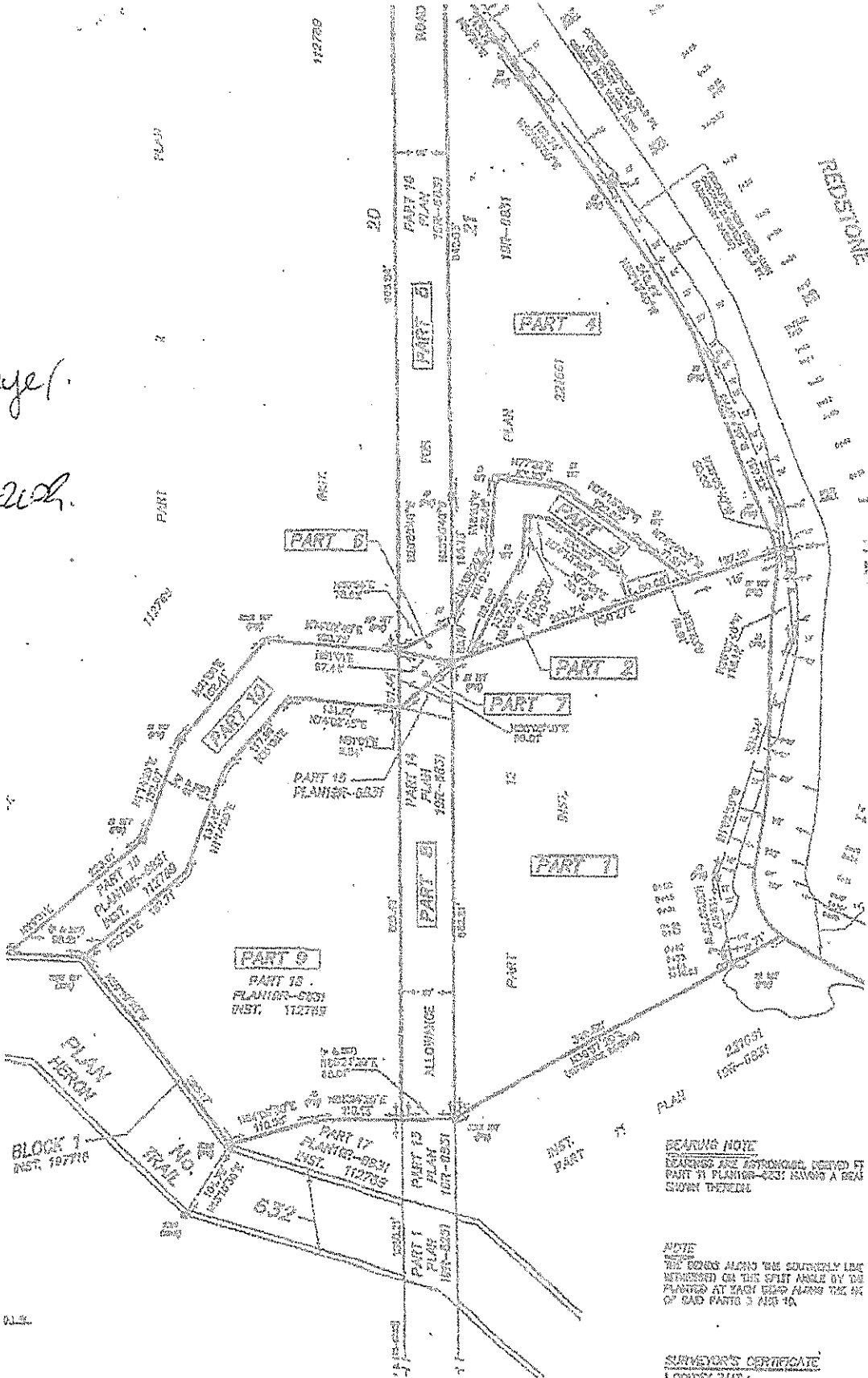
The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

612 340 81 122



# Schedule C

Buyer.  
GL 5-20-11



# GIS Map 1



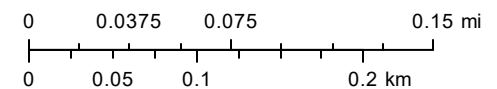
May 4, 2023

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# GIS Map 2



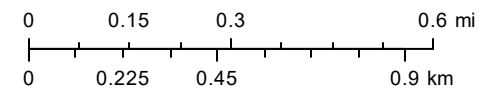
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# TAL - Havelock Township

