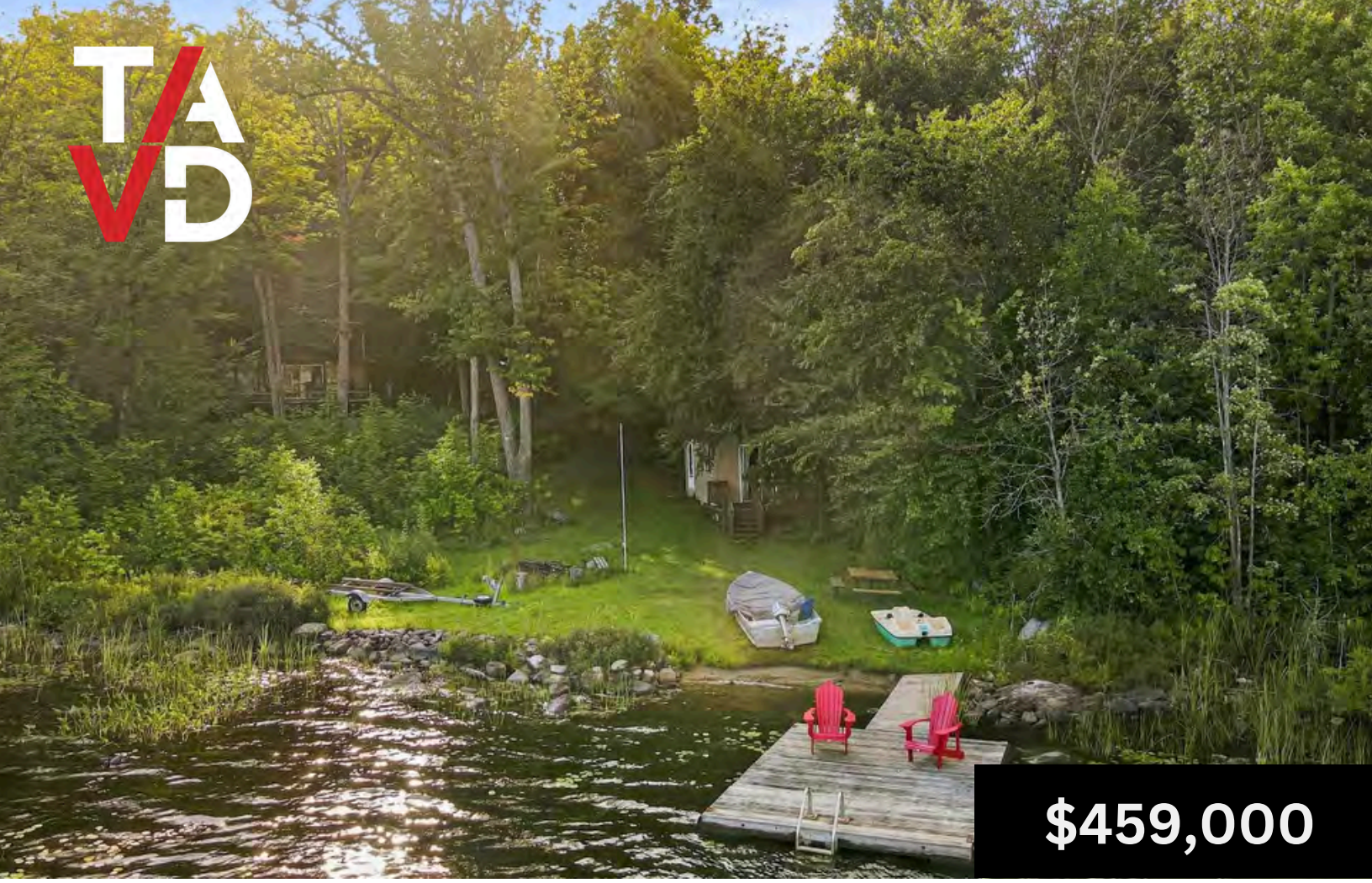


$459,000

Welcome to 1009 Spencer's Trail

On Salerno Lake, Highlands East

Troy Austen

Sales Representative

CONTACT DETAILS:

705-457-9994 info@troyausten.ca

705-455-7653 troyausten.ca

Property Client Full

1009 Spencers Trail, Highlands East, Ontario K0M 1X0

Listing

1009 Spencers Tr Highlands East
Active / Residential Freehold / Detached

MLS®#: X13738252
List Price: **$459,000**
Price Decrease

Haliburton/Highlands East/Glamorgan

Tax Amt/Yr:	**$3,192.48/2026**	Transaction:	**Sale**
SPIS:	**Yes**	DOM	**41**
Legal Desc:	**PT LT 2 CON 4 GLAMORGAN PT 6 RD37 T/W H140368; HIGHLANDS EAST**		
Style:	**Bungalow Raised**	Rooms Rooms+:	**6+0**
Fractional Ownership:		BR BR+:	**3(3+0)**
Assignment:		Baths (F+H):	**1(1+0)**
Link:	**No**	SF Range:	**< 700**
Storeys:		SF Source:	**LBO Provided**
Lot Irreg:		Lot Acres:	
Lot Front:	**115.00**	Fronting On:	**E**
Lot Depth:	**326.00**	Builder Name:	
Lot Size Code:	**Feet**		

Dir/Cross St: **County Road 503 to Irondale Road to Salerno Lake Road to Twist Lane to Spencer's Trail and on left #1009**

PIN #:	**392690200**	ARN #:	**460190100046100**	Contact After Exp:	**No**
Holdover:	**60**			Survey Year/Type:	**Available**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Wood**	Water:	**Other**
Fam Rm:	**No**	Garage:	**No**	Water Supply Type:	**Lake/River**
Basement:	**/None**	Gar/Gar Spcs:	**None/0.0**	Water Meter:	
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**4.00**	Waterfront Feat:	**Dock**
Fireplace Feat:	**Wood Stove**	Tot Pk Spcs:	**4.00**	Waterfront Struc:	**Bunkie**
Interior Feat:	**None**	Pool:	**None**	Well Capacity:	
Parking Feat:	**Private**	Room Size:		Well Depth:	
Heat:	**Other**	Rural Services:	**Electrical**	Sewers:	**Septic**
Heat Source:	**Wood**	Security Feat:		Special Desig:	**Unknown**
A/C:	**Yes/Window Unit**			Farm Features:	
Central Vac:	**No**			Winterized:	**No**
Property Feat:					
Roof:	**Metal**				
Foundation:	**Piers**				
Soil Type:					
Alternate Power:	**None**				

Water Name:	**Salerno Lake**		
Waterfront Y/N:	**Yes**	Waterfront: **Direct**	Island YN:**No**
Water Struct:	**Bunkie**	Easements/Restr: **Unknown**	
Water Frontage:	**35.05/Meters**		
Water Features:	**Dock**		
Under Contract:		Dev Charges Paid:	HST App To SP: **Included In**
Access To Property:	**Yr Rnd Private Rd**		
Shoreline:	**Sandy, Shallow**	Shoreline Exposure: **East**	
Shoreline Road Allowance:	**Not Owned**		
Docking Type:	**Private**	Water View: **Direct**	Channel Name:
View:	**Lake, Trees/Woods**	Lot Shape:	Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Start making family memories on beautiful Salerno Lake! This private 3-season cottage sits on approximately 0.8 acres with a flat, easy-to-enjoy lot stretching from the cottage to the water. With 3 bedrooms and 1 bathroom, there's plenty of room for family and guests to enjoy classic cottage living. The open-concept living space is filled with natural light and features a wall of windows showcasing broad lake views. Whether you're gathering for meals, relaxing after a day on the water, or simply taking in the scenery, the lake is always part of the experience. A lakeside bunkie provides additional space for guests or the kids, while the generous waterfront area offers plenty of room for swimming, boating, fishing, and summer fun. Salerno Lake is approximately 4 km long and is well suited for a variety of water sports and fishing for multiple species. The cottage is waiting for its next family and ready for some TLC, offering an opportunity to bring your vision and create a place that can be enjoyed for years to come. Located in the southern part of Haliburton County, Salerno Lake also offers a shorter drive from the GTA while still delivering the peace and privacy of cottage country. A great opportunity to get on the lake, add your personal touches, and start making your own family memories.**

Inclusions: **All Appliances, Furniture, Paddle Boat, Canoe**

Exclusions: **Personal Belongings, Motor Boat, anything not listed as an inclusion**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: TROY AUSTEN, REALTOR Salesperson **Date Prepared: 10/13/2026**

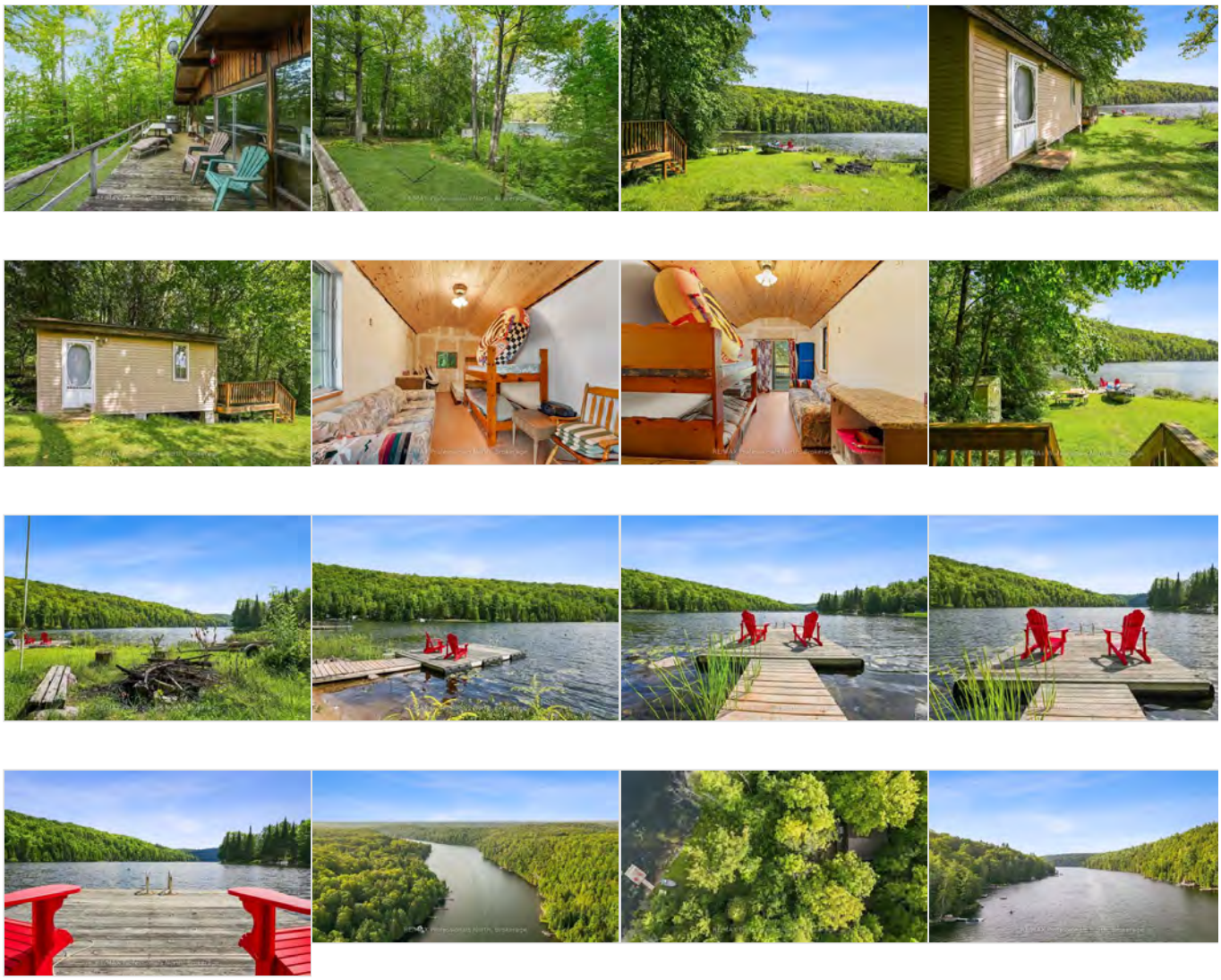
Rooms

MLS®#: X13738252

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	**Main**	**3.35 M X 2.74 M**	**10.99 Ft x 8.99 Ft**		
Living Room	**Main**	**6.1 M X 3.96 M**	**20.01 Ft x 12.99 Ft**		**Combined w/Dining**
Bedroom	**Main**	**3 M X 2.29 M**	**9.84 Ft x 7.51 Ft**		
Bedroom	**Main**	**2.69 M X 3.66 M**	**8.83 Ft x 12.01 Ft**		
Bedroom	**Main**	**3.4 M X 2.44 M**	**11.15 Ft x 8.01 Ft**		**Combined w/Laundry**
Bathroom	**Main**			**3**	

Photos

MLS®#: X13738252 **1009 Spencers Trail, Highlands East, Ontario K0M 1X0**



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Schedule “C”

1009 Spencer’s Trail - Chattels

Included

- All Appliances
- Furniture
- Paddle Boat
- Canoe

Excluded

- Personal Belongings
- Motor Boat
- Anything not listed as an inclusion

Seller

Buyer

Additional Information

- Hydro costs per year: $700/yr approx.
- Cell Service: Yes
  - Booster might be needed for some providers
- Septic Last Pumped: August 2026
- Water Treatment System: No
- Winterized: No
- Age of Building: 40+
- Age of Roof: 14 Years
- Insurance Company: Cooperators
- Road: Private Year Round
- Road Assc. Dues: $400/yr approx.

1032 Gooderham St. PO Box 22
Gooderham ON K0M 1R0
Phone: 705-447-0051 Fax: 705-447-0003
ldevolin@highlandseast.ca

LAST YEAR

August 12, 2021

Roll No. 4601-901-000-46100-0000
1009 Spencers Tr

[redacted]

Re: On-site Sewage System Maintenance Inspection Program

(Summer Re-inspection Program)

As you may know the On-site Sewage System Maintenance Inspection program has begun this spring. The purpose of this program is to ensure that existing on-site sewage systems do not have any adverse impacts on the watershed and public health. Please note that it is the property owner's responsibility to ensure their private on-site sewage systems are in good working order and are in compliance with the standards outlined in Part 8 of the Ontario Building Code. Through these preventative measures we can eliminate any hazards and preserve the biodiversity within our community. These inspections provide us the information needed to determine the performance and condition of a property owner's system and benefit future owners with information regarding the existing system.

A preliminary site inspection has been conducted on your property on August 11, 2021 and it has been noted that:

- [x] Sewage disposal system appears to be in compliance with current Building Code requirements
  No re-inspection of the system is required at this time.
- [x] No record of installation report or permit on file. Should you have a copy, please provide one.
- [x] More information on your sewage disposal system is required
  - Please return your property questionnaire
- [ ] Sewage disposal system could not be located
- [ ] Sewage disposal system requires some repair and or maintenance
- [ ] Sewage disposal system appears to not be in compliance with current Ontario Building Code requirements

With respect to any issue outlined above, a re-inspection may be required in order to assess the potential problem and discuss any remedial action required. Please contact the Building and Planning Department by: **September 2, 2021**

Arlene Quinn
Septic Inspector
aquinn@highlandseast.ca
705-447-0051 ext. 443

Laurie Devolin
By-law Officer
ldevolin@highlandseast.ca
705-447-0051 ext. 440

Summer Student Inspector
Natalie Hunter – nhunter@highlandseast.ca
Desmond Davies – ddavies@highlandseast.

image1.jpeg
9/1/26, 10:36 AM
https://mail.google.com/mail/u/0/?tab=rm&ogbl#label/listings%2FLyons+-+1009+Spencers+Trail/FMfcgzQhWBkWwMhJWnxQTwcxxrMhWdvh?projector=1
1/1

Municipality of Highlands East

2249 Loop Road
PO 295
Wilberforce Ontario K0L 3C0
(705) 448-2981
Email: info@highlandseast.ca

highlandseast.ca

Group Code:

TAX NOTICE

Final	**2026**
Billing Date	**June 22, 2026**

Mortgage Company — **Bill No.** 238616

Roll No. 901-000-46100-0000 — **Mortgage No.**

Name and Address 2716 — **Municipal Address/Legal Description**

[redacted]

1009 SPENCER'S TR
CON 4 PT LOT 2 RP 19R37 PART 6

Assessment			Municipal Levy		County Levy		Education Levy	
Class	**Value**	**Class/Educ. Support**	**Tax Rate(%)**	**Amount**	**Tax Rate(%)**	**Amount**	**Tax Rate(%)**	**Amount**
RTEP	$301,000.00	Residential English Public	0.00621746	$1,871.46	0.00285878	$860.49	0.00153000	$460.53
Sub Totals >>>			**Municipal Levy**	**$1,871.46**	**County Levy**	**$860.49**	**Education Levy**	**$460.53**

Special Charges				Installments		Summary	
By Law #	**Description**	**Amt**	**Exp Year**	**Due Date**	**Amount**		
				9/29/2026	$1,664.15	Sub-Total - Tax Levy	$3,192.48
						Special Charges/Credits	$0.00
						2026 Tax Cap Adjustment	$0.00
						Final 2026 Levies	**$3,192.48**
						Less Interim Tax Notice	$1,528.33
						Past Due Taxes/Credit	$0.00
Total Special Charges		$0.00				**Total Amount Due**	$1,664.15

Schedule 2

Explanation of Tax Changes 2025 to 2026

Final 2025 Levies	Final 2026 Levies	Total Year Over Year Change
$3,056.65	$3,192.48	$135.83

Final 2025 Levies	$3,056.65
* 2025 Annualized Taxes	$3,056.65
2026 Local Municipal Levy Change	$84.22
2026 County Levy Change	$51.61
2026 Provincial Education Levy Change	
2026 Tax Change Due to Reassessment	
** Final 2026 Levies	$3,192.48

**Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

Schedule 3

Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2026 CVA Taxes			
* 2025 Annualized Taxes			
2026 Tax Cap Amount			
2026 Provincial Education Levy Change			
2026 Municipal Levy Change			
** 2026 Adjusted Taxes			

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.

View bill

200023522669

< Back

Print bill

> account summary > view bill

Join myEnergy Rewards: Get $100 for enrolling a smart thermostat. Learn more: myEnergy Rewards / Hydro One

Feedback

hydro one

[redacted]

Your account number is: **2000 2352 2669**

This statement is issued on: **June 18, 2026**

Your Electricity Statement

For the period of: **March 9, 2026 - June 5, 2026**

What do I owe?

$191.26

See reverse for a summary of your charges

How much did I use?

You powered your home with

21 kWh

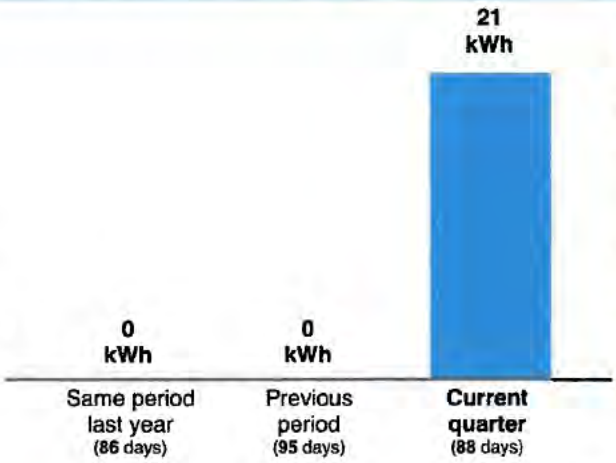
of electricity this period

When is it due?

Jul 8, 2026

What does my electricity usage look like?

Find out more by logging into ***my*Account** at www.HydroOne.com



What do I need to know

NOTICE: We're updating our Conditions of Service, which describes how we do business with our customers. Please visit HydroOne.com/COS to review t changes. If you wish to provide comments you may do so until July 17, 2026.

For billing, quick answers and much more, visit **www.HydroOne.com**

For emergencies or reporting outages **1-800-434-1235** (24 hrs)

For service inquiries and payment **1-888-664-9376**
Mon to Fri 7:30 a.m. - 8 p.m.

Hydro One Networks
PO Box 5700
Markham, ON L3R 1

Please return this slip with your payment

[redacted]

Please return this slip with your payment.

Your account number: 2000 2352 2669

hydro one

Total amount you owe **$191.26**

Amount enclosed $

[redacted]

HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3

2000235226690000191262

Balance carried forward from previous statement		**$0.00**
Amount from your previous period	$202.3	
Amount we received on Mar 23/26	-202.3	
Your electricity charges		**$191.26**
Total amount you owe		**$191.26**

We plan to read your meter between Sept 15, 2026 and Sept 21, 2026. Not accessible or visible? Please contact us.

If payment is not received by Jul 8, 2026, a lat payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.

Powering 1009 SPENCERS TRAIL

Point of Delivery: 10974857 — Residential - Medium Density

Electricity $2.52

This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the **money collected goes directly to the electricity generators**.

Delivery $210.34

This is the cost of ensuring you have reliable power when you need it. **Hydro One collects this money** to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.

Regulatory Charges $0.84

The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.

HST (87086-5821-RT0001) $27.78

Ontario Electricity Rebate ..... -$50.22

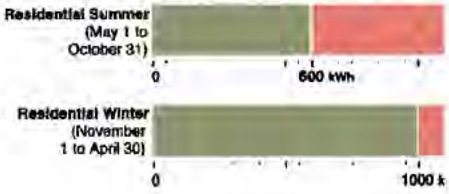
Total of your electricity charges **$191.26**

Notice: The Tiered threshold has decreased to 600 kWh/month for the summer season (May 1 – Oct 31). For details, see the Tiered breakdown next to the Electricity line.

What is my Tiered breakdown?

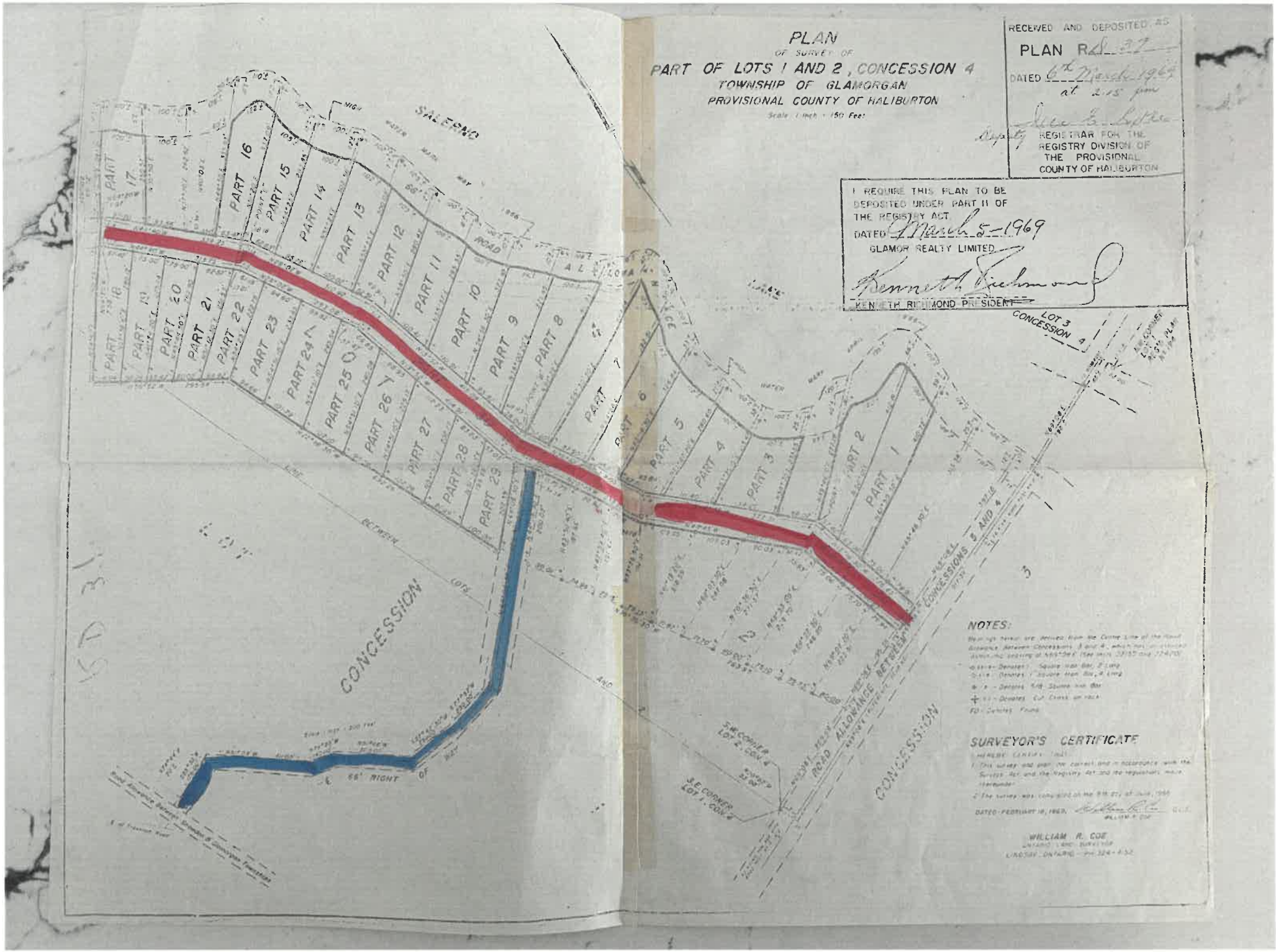
Mar 9/26 to Jun 5/26	Usage (kWh)	Rate (¢)	Am
Tier 1	21.0000	12.0	

Tiered Price Plan



Meter details

Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3167127	Jun 5/26 10133.0	Mar 9/26 10112.0	21.0	(x1) = 21.0


PLAN
OF SURVEY OF
PART OF LOTS 1 AND 2, CONCESSION 4
TOWNSHIP OF GLAMORGAN
PROVISIONAL COUNTY OF HALIBURTON
Scale: 1 inch = 150 Feet
RECEIVED AND DEPOSITED AS
PLAN R&L 37
DATED 6th March 1969
at 2:15 pm
REGISTRAR FOR THE
REGISTRY DIVISION OF
THE PROVISIONAL
COUNTY OF HALIBURTON
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II OF
THE REGISTRY ACT
DATED March 5-1969
GLAMOR REALTY LIMITED
KENNETH RICHMOND PRESIDENT
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
PART 12
PART 13
PART 14
PART 15
PART 16
PART 17
PART 18
PART 19
PART 20
PART 21
PART 22
PART 23
PART 24
PART 25
PART 26
PART 27
PART 28
PART 29
SALEMO
ROAD
LOT 3
CONCESSION 4
CONCESSION
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4
66' RIGHT OF
S.W. CORNER LOT 2, CON. 4
S.E. CORNER LOT 1, CON. 4
NOTES:
SURVEYOR'S CERTIFICATE
WILLIAM R. COE
ONTARIO LAND SURVEYOR
LINDSAY, ONTARIO

Twist Lane
Twist Lane
Twist Lane
Spencers Trl
366.09ft
62.08ft
55.45ft
287.97ft
90.48ft
Spencers Trl

1009 Spencers Trail, Salerno Lake

July 13, 2026

N

Scale: 1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

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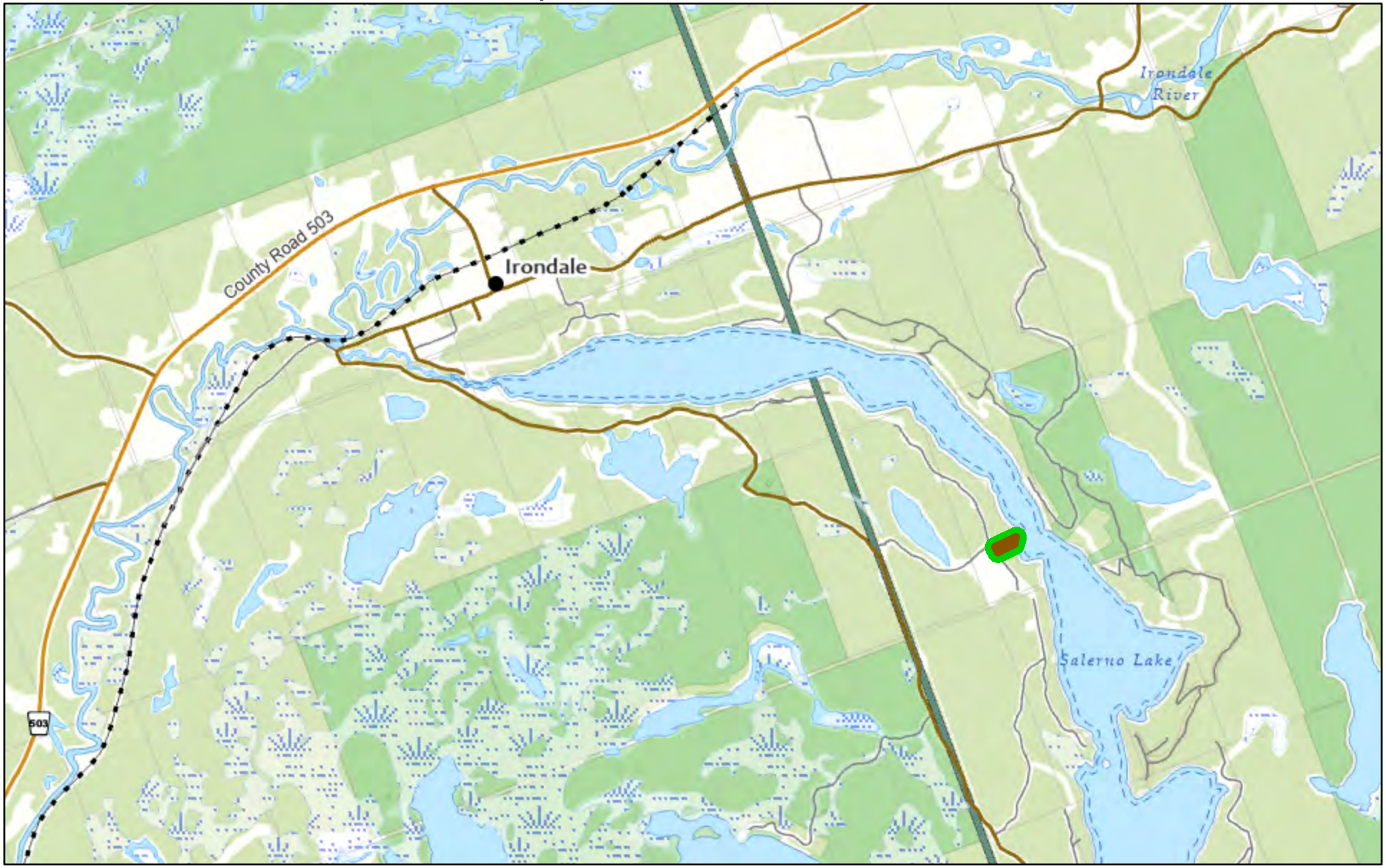
Published by the County of Haliburton, 2025.

1009 Spencers Trail, Salerno Lake



July 13, 2026

N

Scale: 1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

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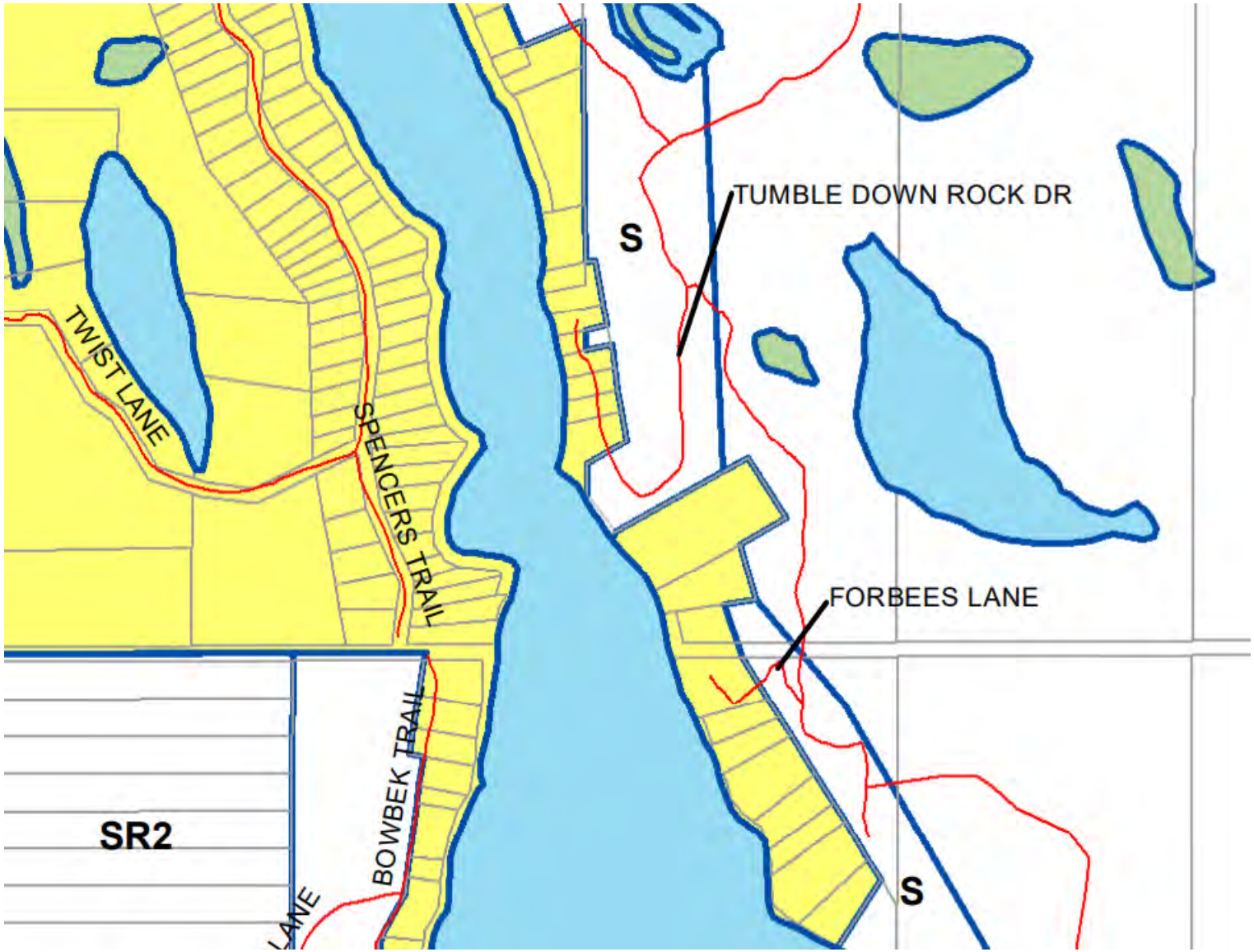
Published by the County of Haliburton, 2025.


TUMBLE DOWN ROCK DR
S
TWIST LANE
SPENCERS TRAIL
FORBEES LANE
BOWBEK TRAIL
SR2
S

Salerno Lake

Location: 20 km (12.5 mi) south of Haliburton
Elevation: 292 m (974 ft)
Surface Area: 144 ha (357 ac)
Mean Depth: 6 m (20 ft)
Max Depth: 13.2 m (44 ft)
Way Point: 78° 29'00" Lon - W 44° 51'00" Lat - N

Fishing

This long, narrow, shallow lake resembles a wide river. It's even set in a broad valley much like a river valley. The lake was formerly called Devil's Lake, and has water that is stained the colour of weak coffee. Although development has taken its toll on this once fantastic fishing lake, more and more anglers have started to practice catch and release and the fishing quality has been slowly improving at the lake over the past few years.

Anglers visiting Salerno Lake can expect to find mainly smallmouth and largemouth bass. The shallow, weedy nature of the lake is prime habitat for bass and anglers should work weed areas for the best results. Try stripping a streamer pattern or a brighter coloured jig through the weeds for ambush ready bass. During slower times, a tube jig can work quite well.

Walleye fishing in Salerno Lake is definitely slower than success for bass. Walleye can be found cruising the weed lines during the evening period. Trolling a worm harness slowly along these weed lines or still jigging off a shoal can be effective. One hot spot for walleye is the 3 m (10 ft) shoal found in the southwestern end of the lake. Fall is one of the best time to fish for walleye. Not only are the walleye bulking up for winter and usually extremely willing to hit anything that moves, but there are no launch line-ups, no pleasure boaters out scaring the fish. As the water gets colder, walleye move deeper, where temperatures are more stable. The majority concentrate along the edge of drop-offs, making them fairly easy to find.

While muskellunge are present in Salerno Lake, the average angler may have a tough time finding them. Try working a jointed Rapala in a Fire Tiger pattern, or an X-Rap Jointed Shad in Gold. The jointed lures have a very pronounced swimming motion which can draw strikes from these big predators, especially in the fall. Muskie are very sensitive to sound, and scatter when they hear a boat approaching. They will return to where they were once the boat has past, but it is good to have your lure at least 70 m (200 ft) behind the boat.

Area Indicator

Directions

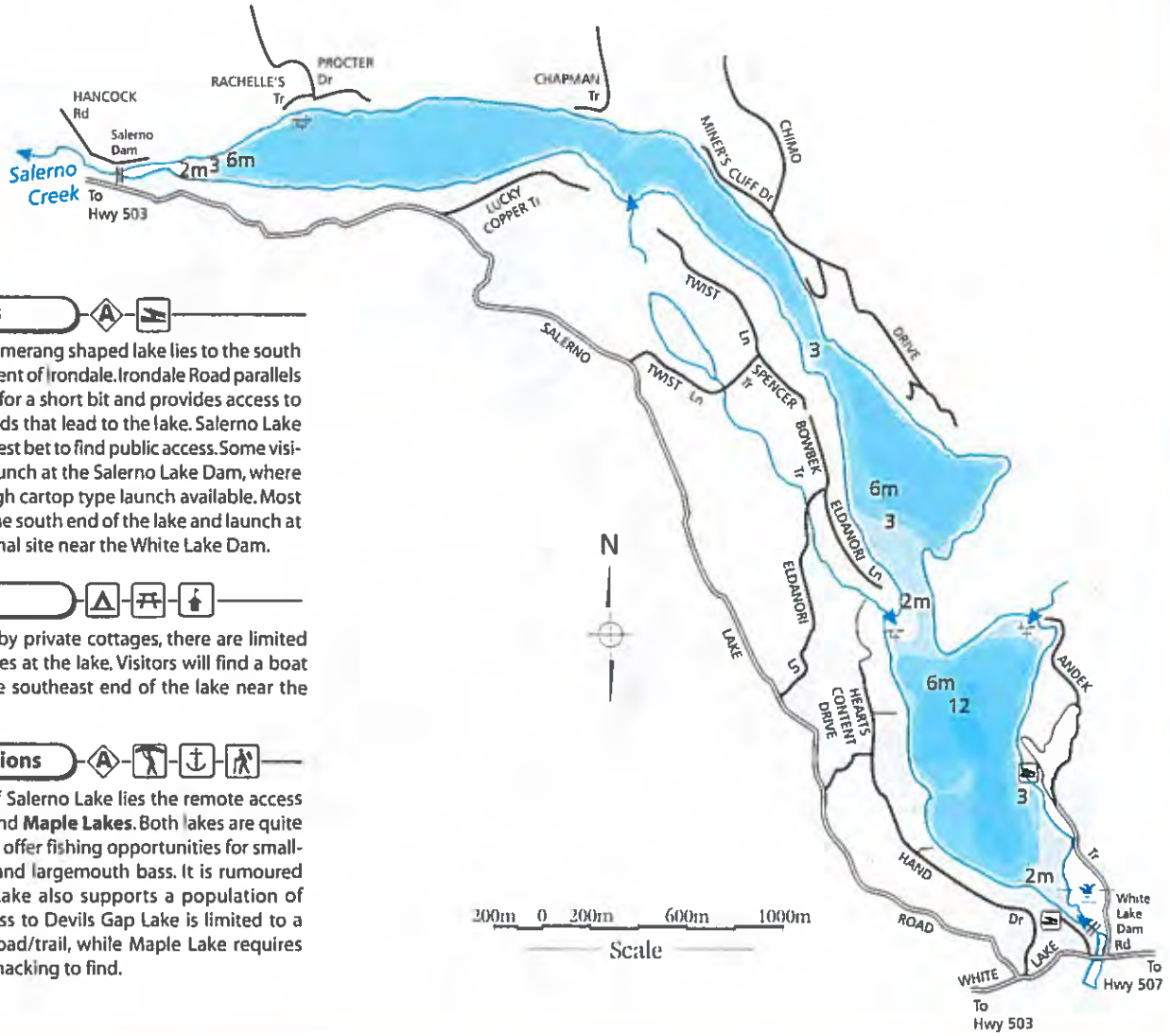
This long, boomerang shaped lake lies to the south of the settlement of Irondale. Irondale Road parallels Highway 503 for a short bit and provides access to a few side roads that lead to the lake. Salerno Lake Road is your best bet to find public access. Some visitors simply launch at the Salerno Lake Dam, where there is a rough cartop type launch available. Most continue to the south end of the lake and launch at the more formal site near the White Lake Dam.

Facilities

Surrounded by private cottages, there are limited public facilities at the lake. Visitors will find a boat launch at the southeast end of the lake near the dam.

Other Options

To the east of Salerno Lake lies the remote access **Devils Gap** and **Maple Lakes**. Both lakes are quite secluded and offer fishing opportunities for smallmouth bass and largemouth bass. It is rumoured that Maple Lake also supports a population of walleye. Access to Devils Gap Lake is limited to a rough 4wd road/trail, while Maple Lake requires some bushwhacking to find.



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