



\$478,800

Welcome to 1012 Shetland Road
Minden Hills



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

1012 Shetland Road, Minden Hills, Ontario K0M 2L0

Listing

[1012 Shetland Rd Minden Hills](#)**Active / Residential Freehold / Detached****MLS®#: X13825348****List Price: \$478,800****New Listing****Haliburton/Minden Hills/Lutterworth**

Tax Amt/Yr: **\$2,133.88/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 27 CON 4 LUTTERWORTH PT 1 19R850 EXCEPT PT 4 19R7050; MINDEN HILLS**

Style: **Backsplit 3** Rooms Rooms+: **9+2**
 Fractional Ownership: **3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **263.14** Fronting On: **W**
 Lot Depth: **163.02** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Hwy 35 to Moore Estates Road to Shetland Road**

PIN #: **392540101**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461605100051700** Contact After Exp: **No**
 Survey Year/Type: **Available**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space, Partial Basement, Unfinished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Electric, Living Room**
 Interior Feat: **Water Heater Owned**
 Parking Feat: **Private Double**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Laundry Lev: **Lower**
 Property Feat: **Lake Access**
 Exterior Feat: **Patio, Year Round Living**
 Roof: **Metal**
 Foundation: **Concrete Block**
 Soil Type:
 Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Propane Tank**
 Access To Property: **Yr Rnd Municipal Rd**
 View:

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/2.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **8.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:
 Waterfront: **None**
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape:

Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Delivery Feat: **UV System, Water Treatment**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**
 Island YN:
 HST App To SP: **Included In**
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **A great place for a family to put down roots, this recently remodelled three-level backsplit offers year-round living just outside Moore Falls. Set on just under an acre, there is plenty of room for kids to play, families to gather, and everyone to enjoy the outdoors. The quiet community offers easy access to Highway 35, while the Village of Minden is approximately 20 minutes away and the GTA is less than two hours. With the Moore Lake boat launch is just a short walk away, it makes it easy to get out on the water for boating, fishing, swimming and summer days at the lake. Minden offers grocery stores, restaurants, parks, recreation, school, and other everyday amenities. Inside, the home has a practical layout with room for everyone. The ground level welcomes you with a bright and inviting living room. A few steps up, the open-concept kitchen and dining area overlooks the living room, creating an open and connected space for family meals and everyday life. From the dining area, step directly into the screened-in Haliburton room, an ideal spot for morning coffee or relaxing outdoors without the bugs. The main living level includes two bedrooms, each with its own private screened room, along with an office that could easily be used as a third bedroom. A 4-piece bathroom, updated in 2026, completes this level. The lower level currently houses the laundry and is unfinished, giving you the opportunity to create additional living space. Outside, the nearly one-acre property gives the kids plenty of space to run and play, while the detached garage and workshop provide room for vehicles, toys and tools. With lake access just down the road, a generous yard, flexible bedroom options and a convenient location close to Minden, this is a home designed to give a family room to live, grow and enjoy time together.**

Inclusions: **See attached schedule C**

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

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

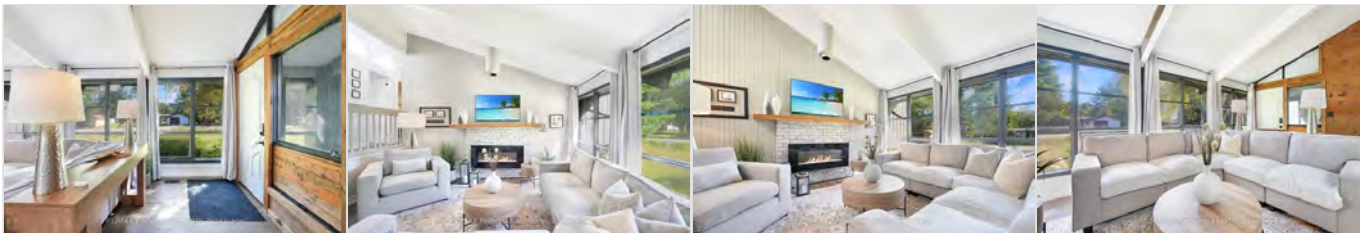
Date Prepared: **09/24/2026**

Rooms

MLS® #: X13825348

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Ground	2.03 M X 1.8 M	6.66 Ft x 5.91 Ft		
Living Room	Ground	5.36 M X 4.42 M	17.59 Ft x 14.50 Ft		
Kitchen	Second	5.82 M X 4.14 M	19.09 Ft x 13.58 Ft		
Primary Bedroom	Second	3.45 M X 4.17 M	11.32 Ft x 13.68 Ft		Combined w/Dining, W/O to Sunroom
Sunroom	Second	3.45 M X 1.19 M	11.32 Ft x 3.90 Ft		W/O to Sunroom
Bedroom	Second	2.97 M X 4.09 M	9.74 Ft x 13.42 Ft		
Sunroom	Second	2.97 M X 1.14 M	9.74 Ft x 3.74 Ft		W/O to Sunroom
Office	Second	2.64 M X 2.46 M	8.66 Ft x 8.07 Ft		
Sunroom	Second	4.98 M X 2.11 M	16.34 Ft x 6.92 Ft		
Utility Room	Basement	12.73 M X 3.61 M	41.77 Ft x 11.84 Ft		
Utility Room	Basement	3.4 M X 4.14 M	11.15 Ft x 13.58 Ft		
Bathroom	Upper			4	

Photos

MLS® #: X13825348**1012 Shetland Road, Minden Hills, Ontario K0M 2L0**





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Schedule "C"

1012 Shetland Road - Chattels

Included

- Hot Water Heater (owned)
- Fridge
- Stove
- Dishwasher
- Washer
- Dryer

Excluded

- Personal Belongings
- Anything not listed as an inclusion



Seller



Buyer

Additional Information

- Hydro: \$150/month approx
- Propane: \$2000/yr approx
- Propane Supplier: Budget Propane
- Cell Service: Yes
- Winterized: Yes

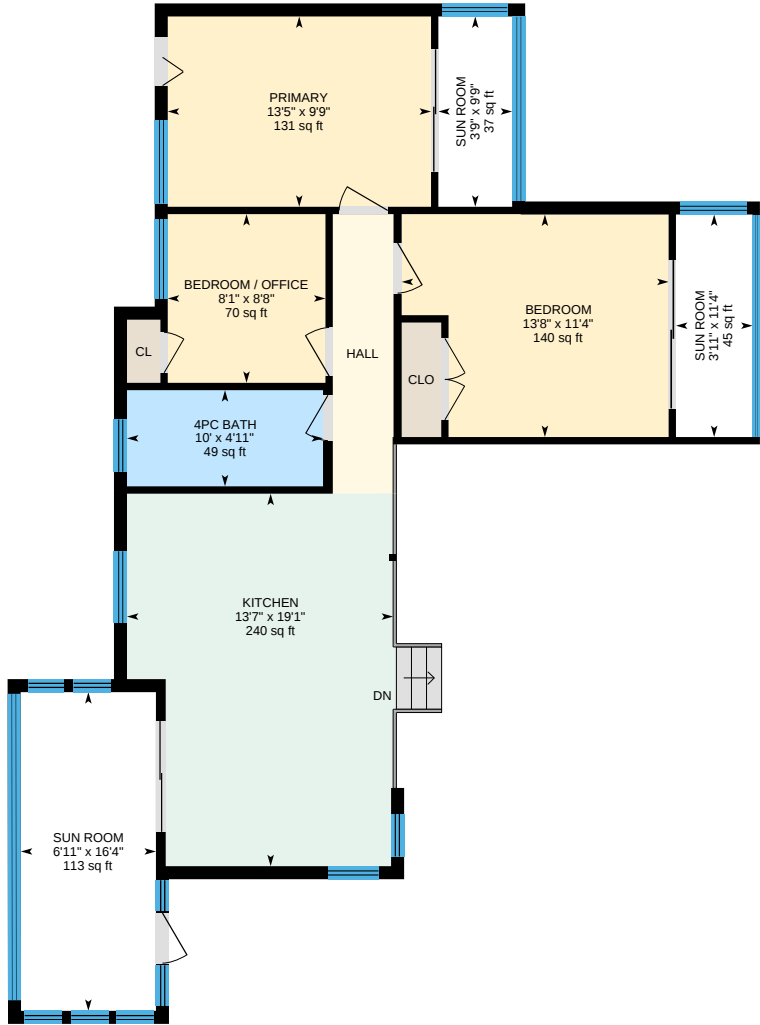
Upgrades:

- Metal Roof 2019
- Propane Furnace 2017
- Bathroom Updated 2026
- Flooring Updated 2026
- Replaced window screening in screened room, vestibles and 2 balconies
- Property fenced by Johnson Fence Contractor

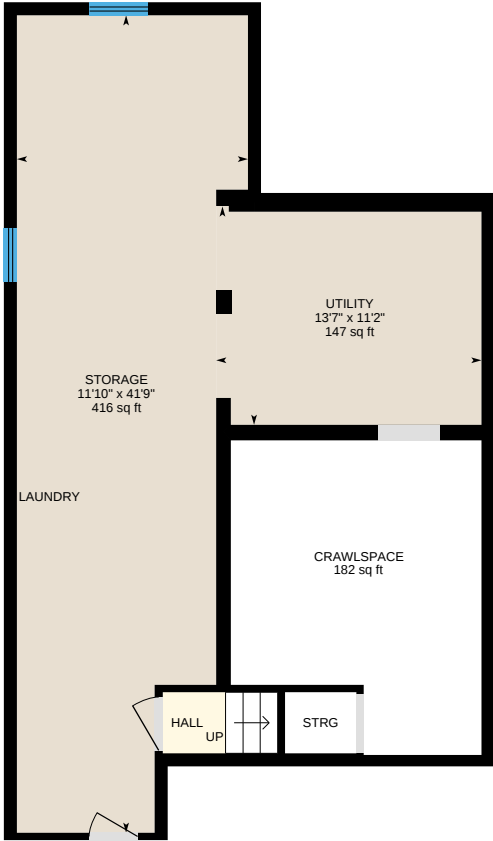


1012 Shetland Road, Minden Hills, ON

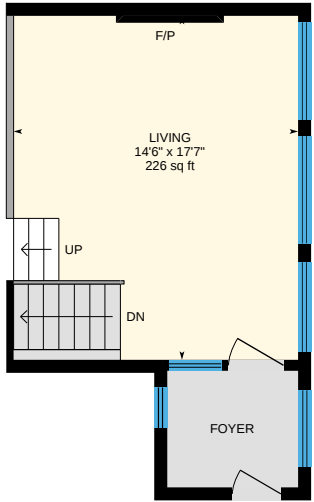
Main Building: Total Exterior Area Above Grade 1150.91 sq ft



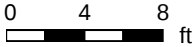
2nd Floor
Exterior Area 815.26 sq ft



Basement (Below Grade)
Exterior Area 687.89 sq ft



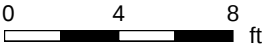
Main Floor
Exterior Area 335.65 sq ft



PREPARED: 2026/09/23

1012 Shetland Road, Minden Hills, ON

2nd Floor Exterior Area 815.26 sq ft
Interior Area 727.21 sq ft
Excluded Area 241.95 sq ft



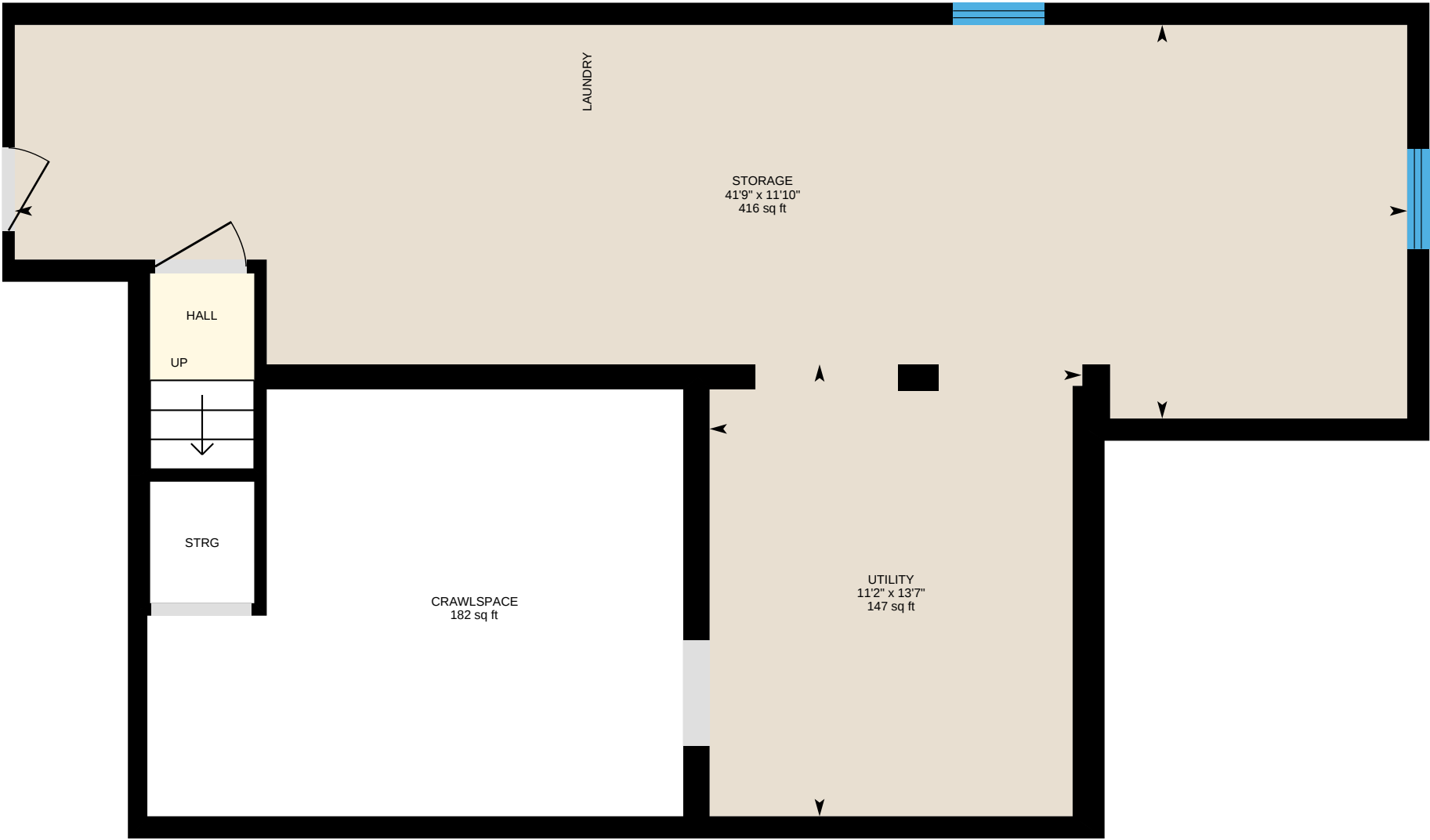
PREPARED: 2026/09/23



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1012 Shetland Road, Minden Hills, ON

Basement (Below Grade) Exterior Area 687.89 sq ft
Interior Area 599.12 sq ft
Excluded Area 206.47 sq ft



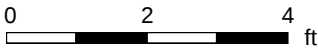
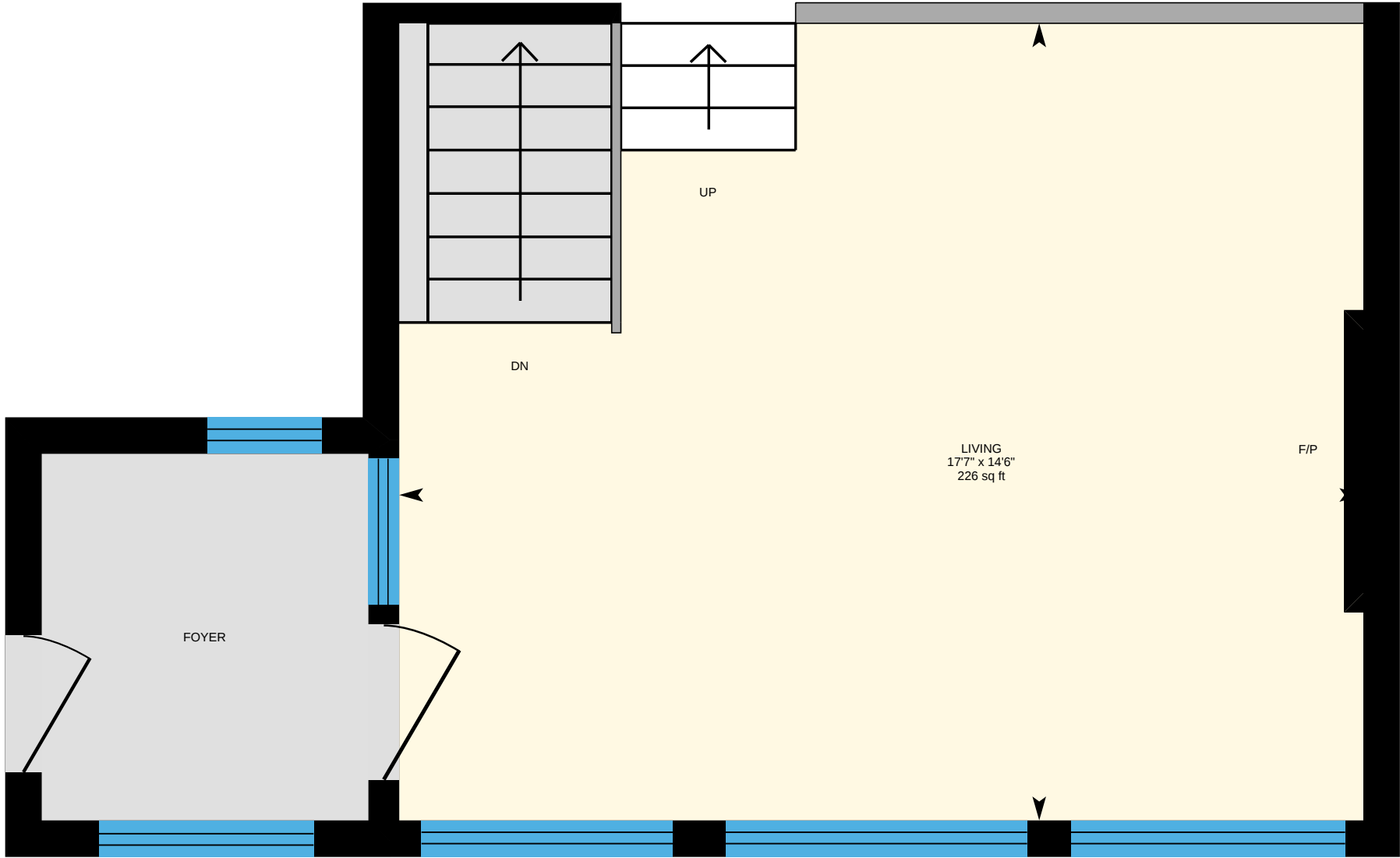
0 4 8 ft

PREPARED: 2026/09/23



1012 Shetland Road, Minden Hills, ON

Main Floor Exterior Area 335.65 sq ft
Interior Area 294.63 sq ft



PREPARED: 2026/09/23



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1012 Shetland Road, Minden Hills, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

2ND FLOOR

- 4pc Bath: 10' x 4'11" | 49 sq ft
- Bedroom: 13'8" x 11'4" | 140 sq ft
- Bedroom / Office: 8'1" x 8'8" | 70 sq ft
- Kitchen: 13'7" x 19'1" | 240 sq ft
- Primary: 13'5" x 9'9" | 131 sq ft
- Sun Room: 6'11" x 16'4" | 113 sq ft
- Sun Room: 3'9" x 9'9" | 37 sq ft
- Sun Room: 3'11" x 11'4" | 45 sq ft

BASEMENT

- Crawlspace: 182 sq ft
- Storage: 11'10" x 41'9" | 416 sq ft
- Utility: 13'7" x 11'2" | 147 sq ft

MAIN FLOOR

- Living: 14'6" x 17'7" | 226 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

2ND FLOOR

- Interior Area: 727.21 sq ft
- Excluded Area: 241.95 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 815.26 sq ft

BASEMENT (Below Grade)

- Interior Area: 599.12 sq ft
- Excluded Area: 206.47 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 687.89 sq ft

MAIN FLOOR

- Interior Area: 294.63 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 335.65 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1021.84 sq ft
- Excluded Area: 241.95 sq ft
- Exterior Area: 1150.91 sq ft

1012 Shetland Road, Minden Hills, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



Ministry
of the
Environment
Ontario
HALIBURTON

LUTTERWORTH

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

2702506

MUNICIP

CON

COUNTY OR DISTRICT

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

CON. BLOCK, TRACT, SURVEY, ETC.

LOT 25-27

OWNER (SURNAME FIRST)

ADDRESS

DATE COMPLETED

DAY

MO

YR

WORKING

RC

ELEVATION

RC

BASEIN CODE

11

111

1V

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
	Sand & Gr	Fe		0	38
	Gr	Granite		38	580

31

32

41 WATER RECORD	
WATER FOUND AT - FEET	KIND OF WATER
10-13	☒ FRESH ☐ SULPHUR
13-16	☐ SALTY ☐ MINERAL
16-19	☐ FRESH ☐ SULPHUR
19-22	☐ SALTY ☐ MINERAL
22-25	☐ FRESH ☐ SULPHUR
25-28	☐ SALTY ☐ MINERAL
28-31	☐ FRESH ☐ SULPHUR
31-34	☐ SALTY ☐ MINERAL

51 CASING & OPEN HOLE RECORD			
INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET
10-13	☐ STEEL		FROM TO
13-16	☐ GALVANIZED		
16-19	☐ CONCRETE		
19-22	☐ OPEN HOLE		
22-25	☐ STEEL		
25-28	☐ GALVANIZED		
28-31	☐ CONCRETE		
31-34	☐ OPEN HOLE		

61 PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET	MATERIAL AND TYPE
FROM TO	
10-13	16-17
18-21	22-25
26-29	30-33

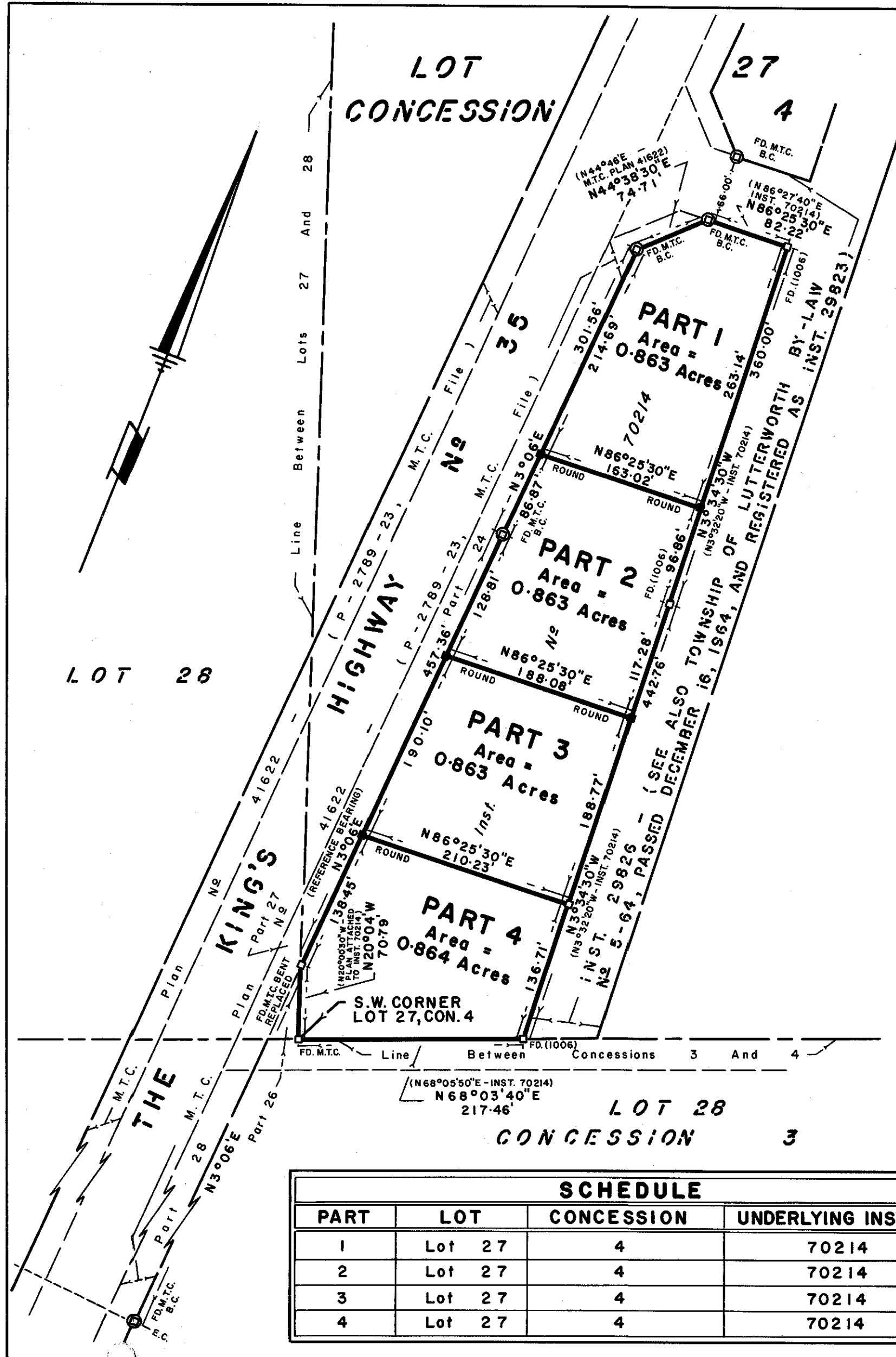
71 PUMPING TEST METHOD	
☒ PUMP	☐ BAILER
STATIC LEVEL	WATER LEVEL END OF PUMPING
19-21	22-24
30 FEET	500 FEET
IF FLOWING GIVE RATE	PUMP INTAKE SET AT
	500 FEET
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING
☐ SHALLOW ☒ DEEP	480 FEET

LOCATION OF WELL	
IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE INDICATE NORTH BY ARROW	
DRILLER'S REMARKS	

FINAL STATUS OF WELL	
☒ WATER SUPPLY	☐ ABANDONED, INSUFFICIENT SUPPLY
☐ OBSERVATION WELL	☐ ABANDONED, POOR QUALITY
☐ TEST HOLE	☐ UNFINISHED
☐ RECHARGE WELL	
WATER USE	
☒ DOMESTIC	☐ COMMERCIAL
☐ STOCK	☐ MUNICIPAL
☐ IRRIGATION	☐ PUBLIC SUPPLY
☐ INDUSTRIAL	☐ COOLING OR AIR CONDITIONING
☐ OTHER	☐ NOT USED
METHOD OF DRILLING	
☐ CABLE TOOL	☐ BORING
☐ ROTARY (CONVENTIONAL)	☐ DIAMOND
☐ ROTARY (REVERSE)	☐ JETTING
☐ ROTARY (AIR)	☐ DRIVING
☐ AIR PERCUSSION	

CONTRACTOR	
NAME OF WELL CONTRACTOR	LICENCE NUMBER
DEHNIS DEBLER DRILLING	1748
ADDRESS	
Rt#2 HALIBURTON, ONT	
NAME OF DRILLER OR BORE	LICENCE NUMBER
DEHNIS DEBLER	1748
SIGNATURE OF CONTRACTOR	SUBMISSION DATE
	DAY MO YR

OFFICE USE ONLY	
DATA SOURCE	CONTRACTOR
DATE OF INSPECTION	INSPECTOR
REMARKS	
CSS.ES	



I require this plan to be deposited under Part II of The Registry Act.

Dated: September 25, 1975

B. A. Nickerson
B. A. NICKERSON

Received and Deposited as
PLAN 19R - 850

Dated *26 Sept.* 1975

Jean A. Jackson
Land Registrar for the Registry
Division of Haliburton
N^o 19

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT, R.S.O. 1970, CHAPTER 349 AS AMENDED.

**PLAN
OF SURVEY OF
PART OF LOT 27
CONCESSION 4
TOWNSHIP OF LUTTERWORTH
PROVISIONAL COUNTY OF HALIBURTON**

Scale: 1 Inch = 100 Feet

1975

LEGEND:

Bearings hereon are derived from a portion of the easterly limit of the King's Highway N^o 35, which has an astronomic bearing of N3°06'E according to M.T.C. Plan N^o 41622 - (P-2789-23, M.T.C. File).

- ⊕ - 1" Square Iron Bar Planted (4' Long)
- ⊙ B.C. - 1" Square Iron Bar and Bronze Cap
- ⊕ ROUND - 3/4" Round Iron Bar Planted (2' Long)

FD. - Found

All hanging lines shown on this plan have been verified.
Distances are in feet and decimals thereof.

SURVEYOR'S CERTIFICATE

I HEREBY 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 18th day of June, 1975.

Dated: June 25, 1975.

Dirk Koolhaas
DIRK KOOLHAAS

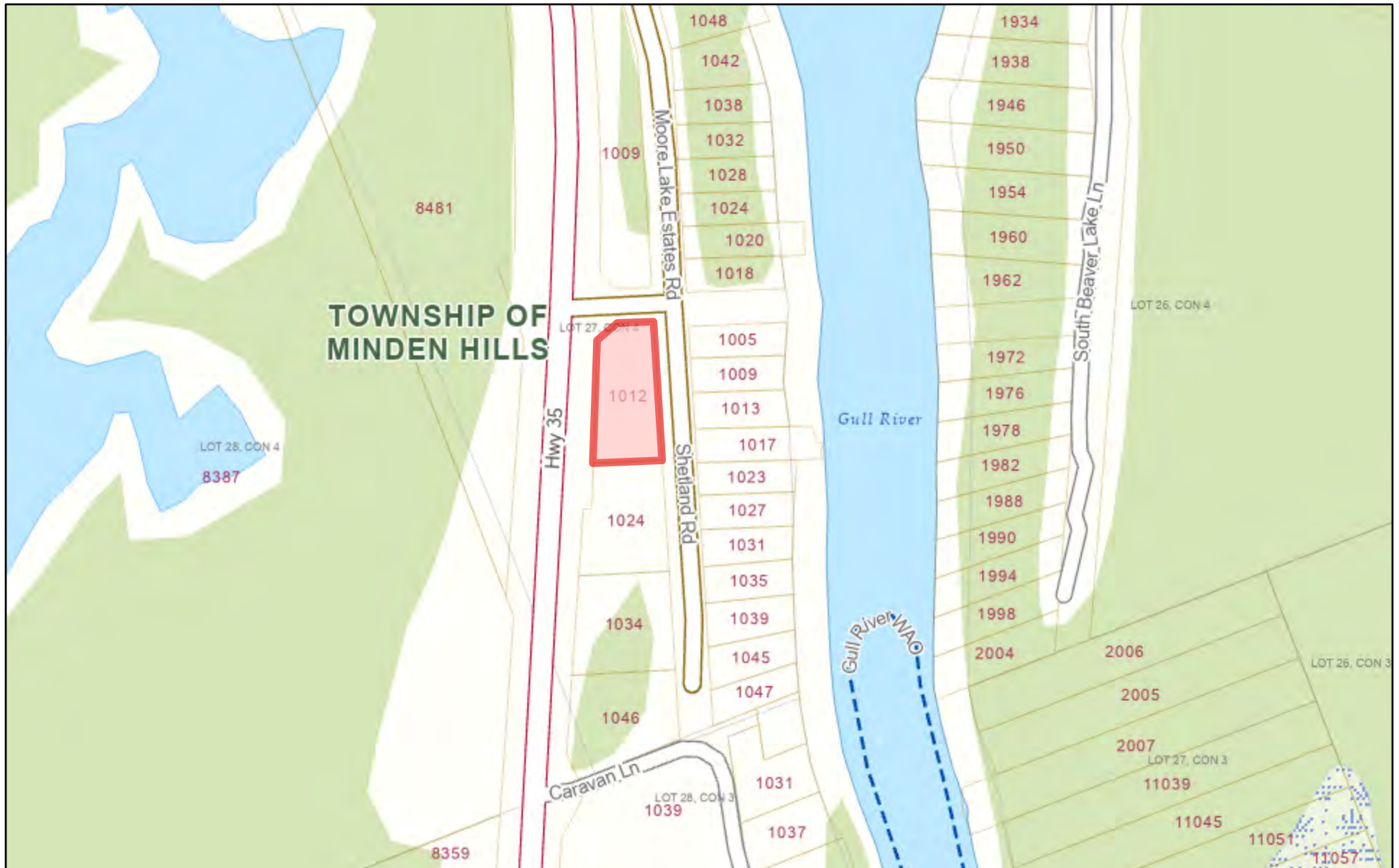
O. L. S.

**WILLIAM R. COE
LIMITED**

ONTARIO LAND SURVEYORS
LINDSAY, ONTARIO - PH. 324-4152

DRAWN BY: L.B.M. TRACED BY: L.B.M. CHECKED BY: D.K.

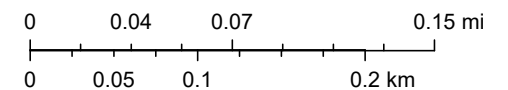
1012 Shetland Road, Moore Lake Estates



September 9, 2025



Scale: 1:4,514



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1012 Shetland Road, Moore Lake Estates



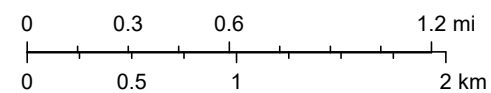
September 9, 2025

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Scale: 1:36,112





Hwy 35

35

Hwy 35

35

Moore Lake Estates Rd

Shetland Rd

Shetland Rd

Caravan Ln

Gull River

Gull River

S Beaver Lake Ln

S Beaver Lake Ln

S Beaver Lake Ln

Moore Lake

County of Haliburton

Lutterworth Township

Physical Data

Latitude - 44°48'

Surface Area - 390 acres

Height Above Sea Level - 804 ft Maximum Depth - 72 ft

Longitude - 78°48'

Perimeter - 7 miles

Mean Depth - 23 ft

Lake Characteristics

At the time of the survey, June 25, 1969, the water temperature ranged from 69°F on the surface to 50°F on the bottom. The thermocline occurred between 14 ft and 23 ft with the temperature dropping from 68°F to 51°F. The pH level ranged from 8.0 on the surface to 7.0 at 32 ft. The dissolved oxygen content ranged from 44.5 mg/L at 5 ft to 51.3 mg/L at 23 ft. The water was colourless and the secchi disc disappeared 15 ft below the surface.

Fish Species Present

Lake trout, whitefish, herring, rock bass, smallmouth bass, and yellow perch. Slot lake, check with MNR for current regulations.

Access

Moore Lake is located adjacent to Hwy 35 between Norland and Minden. There is a marina at Moore Falls. Groceries and excellent accommodation is available.

Survey Date June 25, 1969

(Refer to Lutterworth Township map - page 217)

