

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$579,000

Welcome to

1015 Calbrett Road
Highlands East




Troy Austen


Sales Representative



CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca



Set on 3.11 private acres, this square log 1.5-storey home offers a peaceful retreat just five minutes from Gooderham, where you'll find gas, groceries, an LCBO, and a public beach on Gooderham Lake. A durable steel roof ensures longevity and low maintenance. Inside, the front sitting and dining area is warmed by a cozy woodstove, while main floor laundry adds convenience. The second-floor primary suite features a private balcony, perfect for enjoying the natural surroundings. Outside, you'll find several established gardens, adding to the property's charm. A spacious 32' x 24' detached garage provides a workshop and additional storage above, making this a functional and inviting country home.

Property Client Full

1015 Calbrett Road, Highlands East, Ontario K0M 1R0

Listing

1015 Calbrett Rd Highlands East
Active / Residential Freehold / Detached

MLS®#: **X11999318**
List Price: **\$579,000**
New Listing



Haliburton/Highlands East

Tax Amt/Yr: **\$1,681.08/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 2 CON 9 MONMOUTH PT 1 19R5627; HIGHLANDS EAST EXCEPT FORFEITED MINING RIGHTS, IF ANY**

Style: **1 1/2 Storey** Rooms Rooms+: **9+0**
Fractional Ownership: BR BR+: **1(1+0)**
Assignment: Baths (F+H): **1(1+0)**
Link: **No** SF Range:
Storeys: **1.5** SF Source:
Lot Front: **400.00** Fronting On: **N**
Lot Depth: **330.00**
Lot Size Code: **Acres**

Zoning: **RU**
Dir/Cross St: **Glamor Lake Road**

PIN #: ARN #: Contact After Exp: **No**

Holdover: **60**
Possession: **Flexible**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **Yes/Crawl Space**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Wood Stove**
Interior Feat: **Water Heater Owned**
Heat: **Baseboard, Electric**
A/C: **No/None**
Central Vac: **No**
Apx Age: **31-50**
Property Feat:
Exterior Feat: **Landscaped, Porch**
Roof: **Metal**
Foundation: **Concrete Block, Perimeter Wall, Stone**

Exterior: **Log**
Drive: **Private**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/1.0**
Drive Pk Spcs: **5.00**
Tot Pk Spcs: **6.00**
Pool: **None**
Room Size:
Easements Rest:
Rural Services:
Security Feat:

Water: **Well**
Water Inc: **Drilled Well**
Water Meter:
Waterfront Feat::
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Soil Type:

Waterfront Y/N: **No**
Under Contract:
Access To Property: **Yr Rnd Municipal Rd**
View: **Trees/Woods**

Waterfront:
Dev Charges Paid:

Waterfront Frontage (M):
HST App To SP: **Included In**

Lot Shape:

Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Set on 3.11 private acres, this square log 1.5-storey home offers a peaceful retreat just five minutes from Gooderham, where you'll find gas, groceries, an LCBO, and a public beach on Gooderham Lake. A durable steel roof ensures longevity and low maintenance. Inside, the front sitting and dining area is warmed by a cozy woodstove, while main floor laundry adds convenience. The second-floor primary suite features a private balcony, perfect for enjoying the natural surroundings. Outside, you'll find several established gardens, adding to the property's charm. A spacious 32' x 24' detached garage provides a workshop and additional storage above, making this a functional and inviting country home.**

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

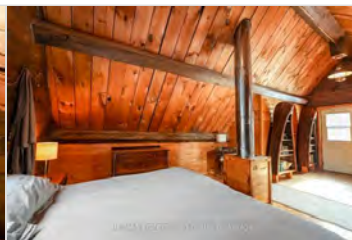
Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **03/04/2025**

Photos

MLS®#: **X11999318**

1015 Calbrett Road, Highlands East, Ontario K0M 1R0





PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025

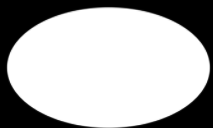
Chattels

Included

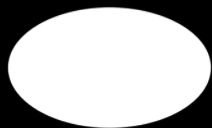
- Washer
- Dryer
- Fridges
- Stove
- Riding Lawnmower
- Push Mower
- 2 weed wackers
- Woodstove
- Seasoned wood
- All ladders
- Leaf Blower

Excluded

- Personal Items



Seller



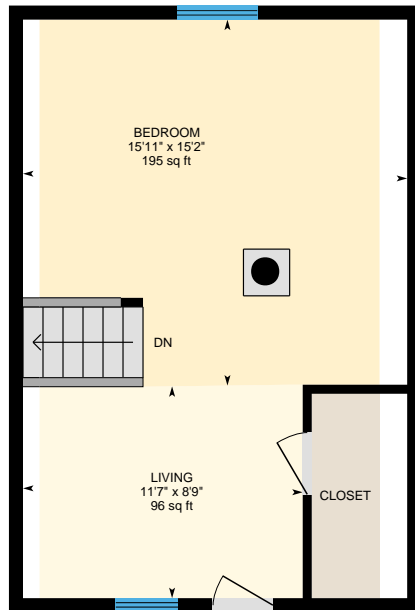
Buyer

Additional Information

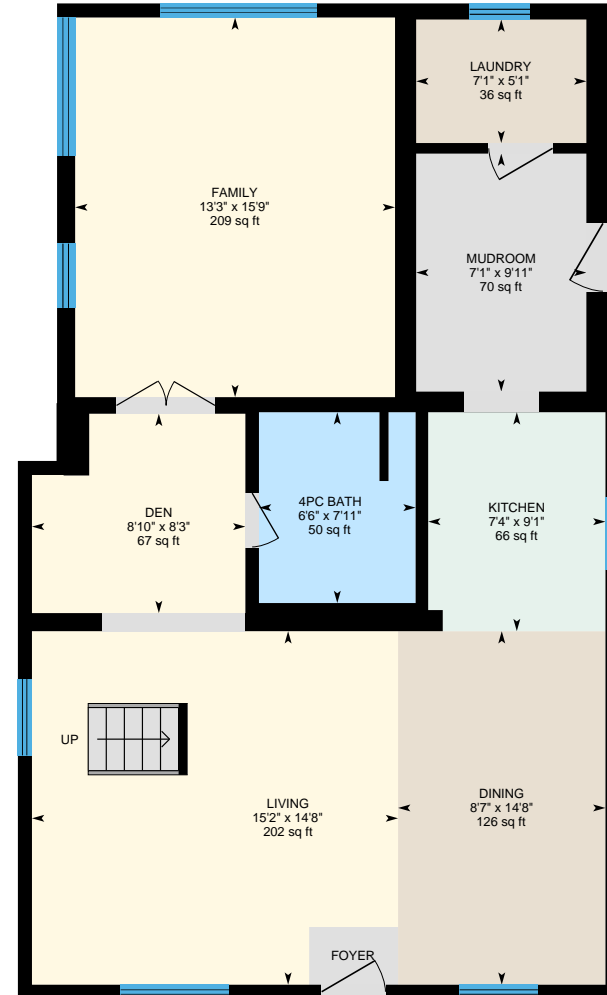
- Hydro Cost Per Year: \$2500/year
- Wood cords per Season: 5 bush cord
- Internet Provider: Bell
- Cell Service: Yes
- Septic
 - Tank Replaced in 2019
 - Last pumped on 05/05/2023
- Well
 - Installed in 1982
- Fully Winterized
- Age of Roof: 15 years
- Insurance Company: Floyd Hall
- Road Type: Year round municipal road
- Driveway plowing: \$75 per plow

1015 Calbrett Rd, Highlands East, ON

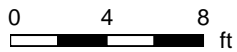
Main Building: Total Interior Area Above Grade 1249.05 sq ft



2nd Floor
Interior Area 341.04 sq ft



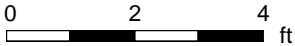
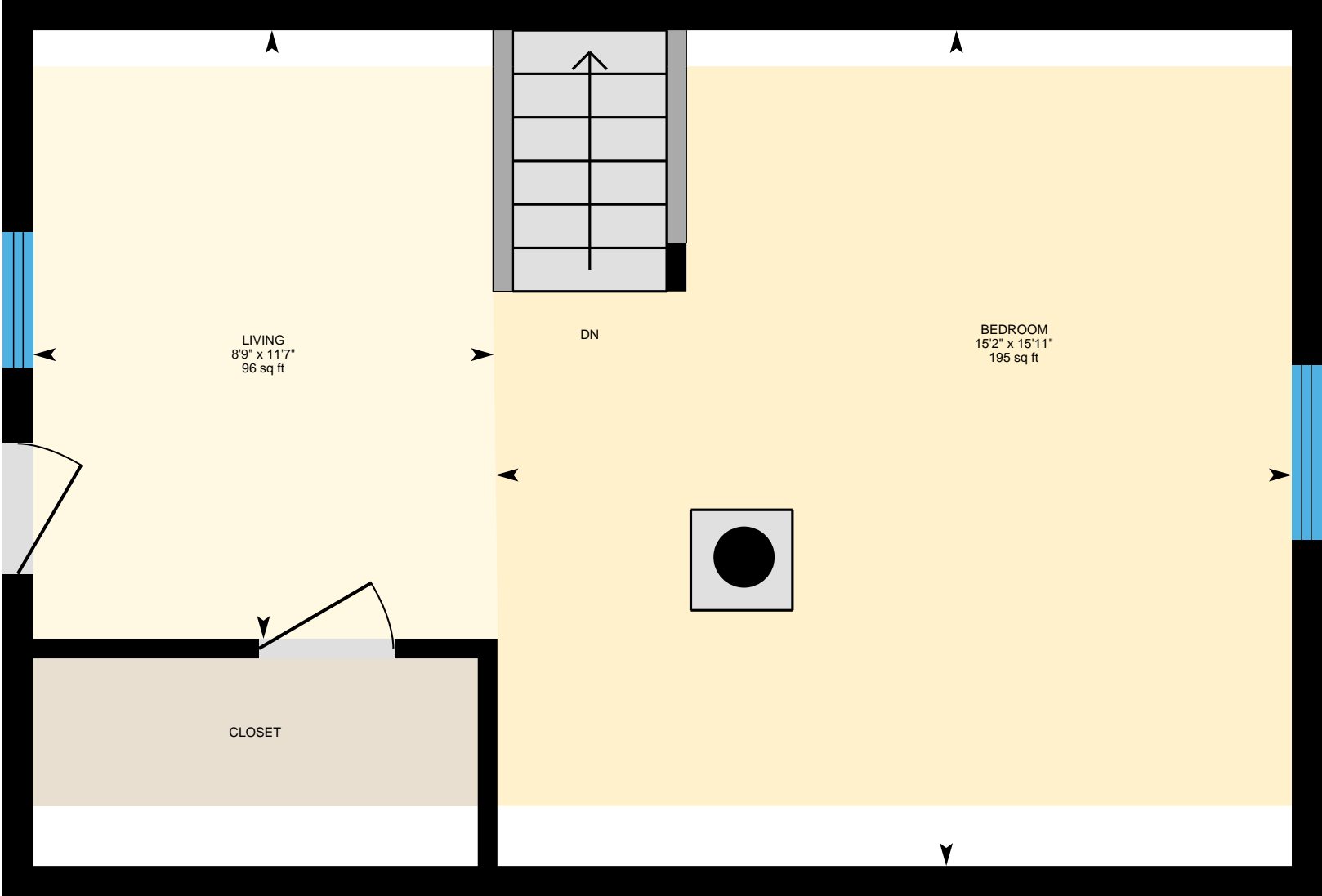
Main Floor
Interior Area 908.01 sq ft



PREPARED: 2025/02/27

1015 Calbrett Rd, Highlands East, ON

2nd Floor Interior Area 341.04 sq ft
Excluded Area 41.46 sq ft



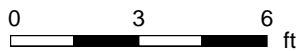
PREPARED: 2025/02/27



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.

1015 Calbrett Rd, Highlands East, ON

Main Floor Interior Area 908.01 sq ft



PREPARED: 2025/02/27



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.

1015 Calbrett Rd, Highlands East, 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

Bedroom: 15'11" x 15'2" | 195 sq ft

Living: 11'7" x 8'9" | 96 sq ft

MAIN FLOOR

4pc Bath: 6'6" x 7'11" | 50 sq ft

Den: 8'10" x 8'3" | 67 sq ft

Dining: 8'7" x 14'8" | 126 sq ft

Family: 13'3" x 15'9" | 209 sq ft

Kitchen: 7'4" x 9'1" | 66 sq ft

Laundry: 7'1" x 5'1" | 36 sq ft

Living: 15'2" x 14'8" | 202 sq ft

Mudroom: 7'1" x 9'11" | 70 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: 341.04 sq ft

Excluded Area: 41.46 sq ft

MAIN FLOOR

Interior Area: 908.01 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1249.05 sq ft

Excluded Area: 41.46 sq ft

OF SURVEY
 OF LOT 2 AND PART OF LOT 3, CONCESSION IX
 TOWNSHIP OF MONMOUTH
 COUNTY OF HALIBURTON
 100'
 STRONGMAN O.L.S.

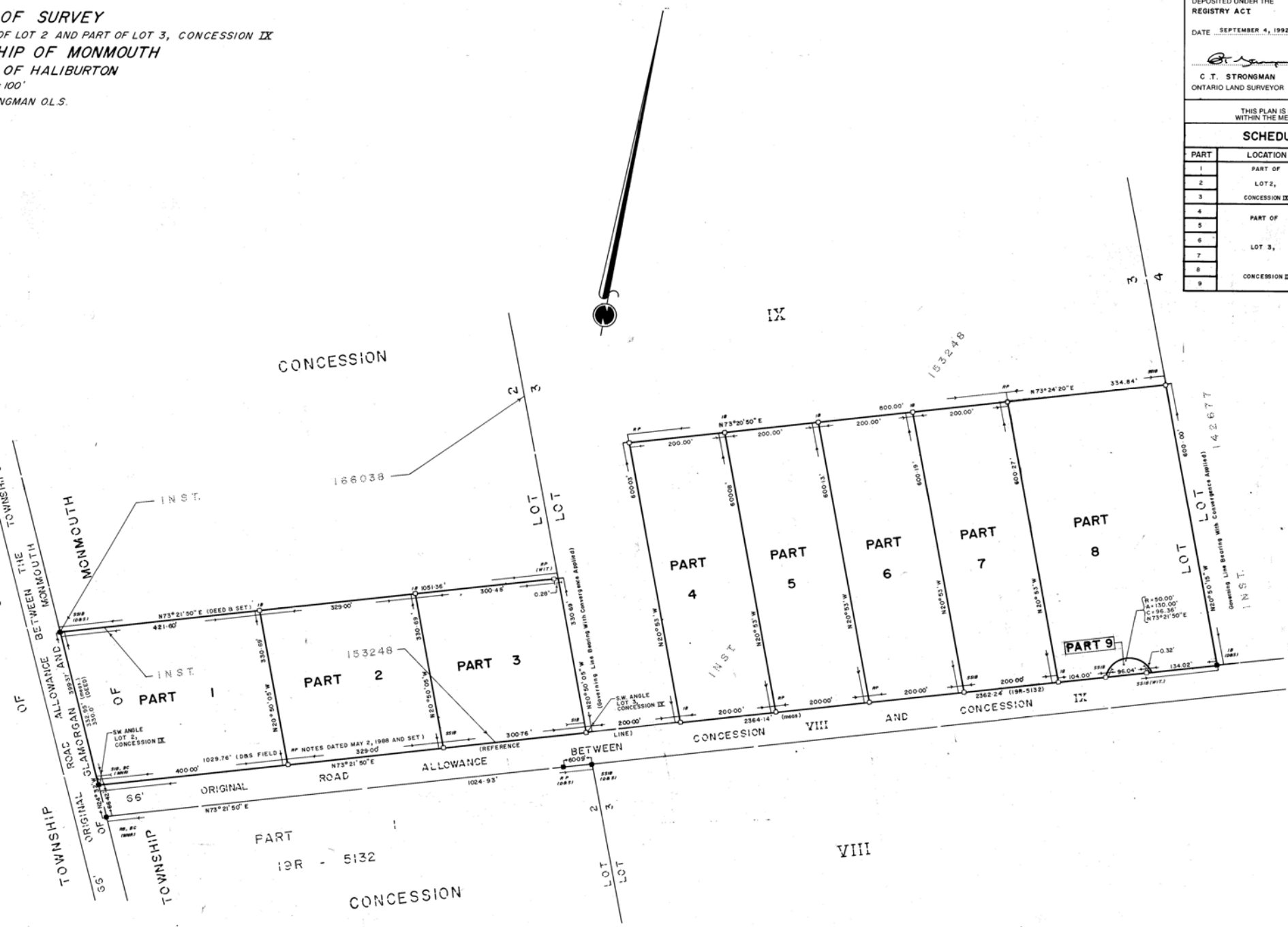
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT
 DATE SEPTEMBER 4, 1992
 C. T. STRONGMAN
 ONTARIO LAND SURVEYOR

PLAN 19 R- 5627
 RECEIVED AND DEPOSITED
 DATE 30th Oct 1992
 Cheryl Howe/Dep
 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		3.110 Acres
2	LOT 2,	PART	2.491 Acres
3	CONCESSION IX		2.277 Acres
4	PART OF	OF	2.745 Acres
5			2.748 Acres
6		INST.	2.748 Acres
7	LOT 3,		2.748 Acres
8	CONCESSION IX	153248	4.537 Acres
9			0.060 Acres



NOTE
 BEARINGS ARE ASTROMIC DERIVED FROM THE SOUTHERLY LIMIT OF LOTS 2 AND 3, CONCESSION IX, HAVING A BEARING OF N73°21'50"E AS SHOWN ON DEPOSITED PLAN 19R-5132.
 (D.B.S.) DENOTES DEARDEN, STANTON & STRONGMAN LTD., O.L.S.
 (M.N.R.) DENOTES MINISTRY OF NATURAL RESOURCES
 (I.B.C.) DENOTES IRON BRASS CAP
 (mess.) DENOTES MEASURED
 (W.I.T.) DENOTES WITNESS
 (DEED) REFERS TO INST. 153248

LEGEND
 SIB — DENOTES STANDARD IRON BAR
 SSB — DENOTES SHORT STANDARD IRON BAR
 IB — DENOTES IRON BAR
 IRB — DENOTES IRON BAR ROUND
 RP — DENOTES ROCK POST
 IT — DENOTES IRON TUBE
 M — 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 4TH DAY OF SEPTEMBER, 1992

MINDEN/ONTARIO
 SEPTEMBER 4, 1992

C. T. STRONGMAN
 ONTARIO LAND SURVEYOR

DEARDEN, STANTON, STONES AND STRONGMAN LTD.
 ONTARIO LAND SURVEYORS
 CONSULTING ENGINEERS
 BOX 329 KAM 2X0
 (705) 286-1788
 MINDEN - ONTARIO

1015 Calbrett Road, Gooderham



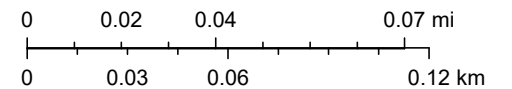
January 20, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2024.
This publication may not be reproduced in any form, in part or in whole, without written permission.

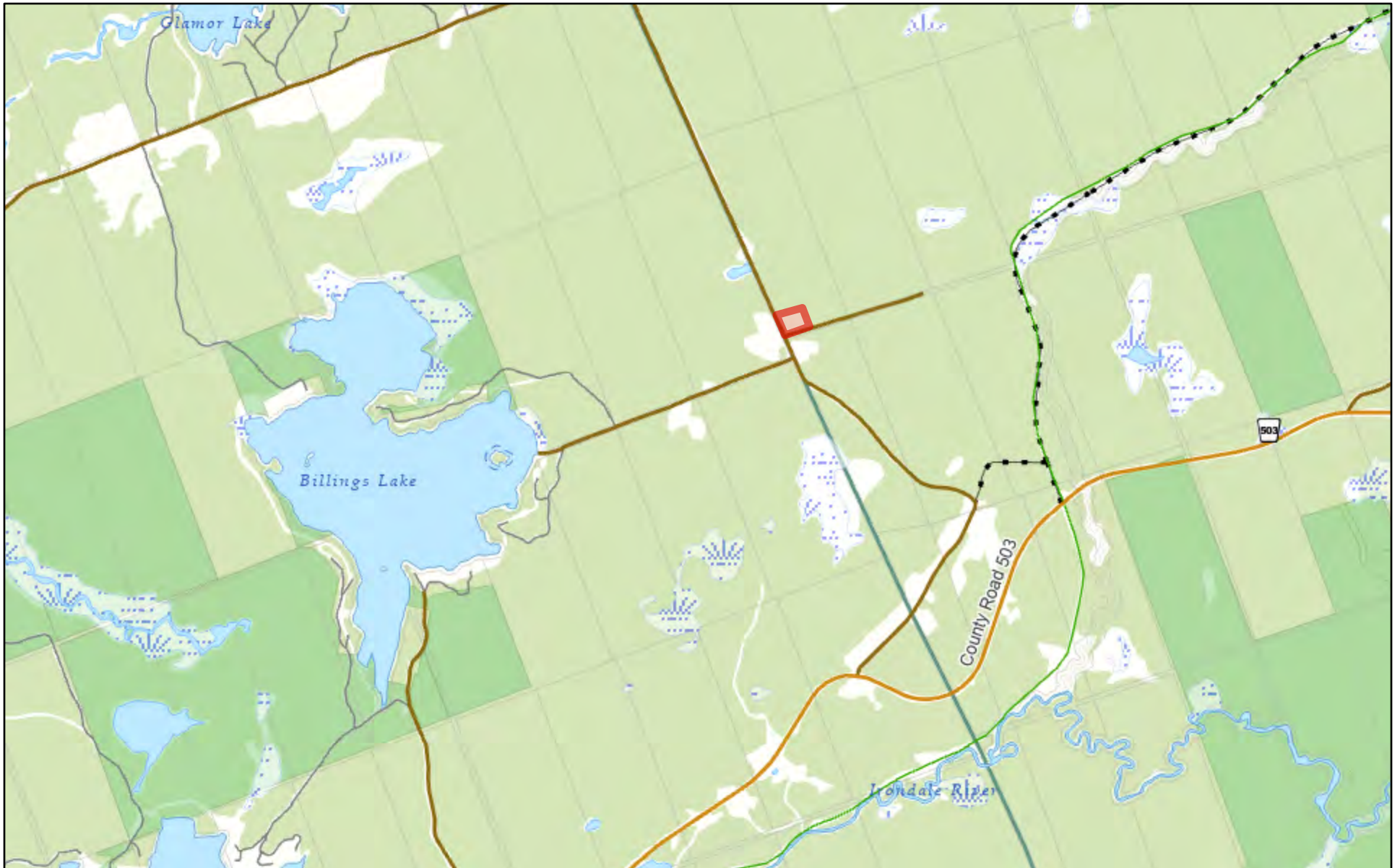
Published by the County of Haliburton, 2024.



Scale: 1:2,257



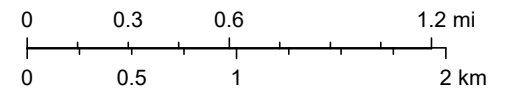
1015 Calbrett Road, Gooderham



January 20, 2025



Scale: 1:36,112



Copyright by the County of Haliburton, Minden, Ontario, 2024.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2024.



