

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$749,000

Welcome to 1016 Linsmore Lane
on Redstone Lake, Haliburton



Amanda Tancredi

Sales Representative



CONTACT DETAILS:

 705-457-9994  amanda@troyausten.ca
 647-620-7662  troyausten.ca



The one you've been waiting for on Redstone Lake—one of the most prestigious and sought-after lakes in Haliburton. This fully renovated, turn-key waterfront property blends modern comfort with timeless cottage charm.

Offering 2 bedrooms plus 2 additional flex spaces ideal for a home office, gym, or kids' playroom, the cottage was completely renovated in 2020 with quality finishes throughout. The high-end kitchen features granite countertops and an island, perfect for everyday living and entertaining.

Enjoy coveted northwestern exposure with stunning sunset views, an oversized primary bedroom with direct access to the expansive wrap-around deck (2024), and a gently sloping lot leading to deep water off the dock—ideal for swimming and boating. Unwind in your private sauna (2021) and take full advantage of the exceptional outdoor living spaces.

Major updates include: roof (2022), windows (2020), electrical panel (2020), hot water tank (2024), water system (2023), outdoor lighting (2025), and wrap-around deck (2024).

A rare opportunity to own a beautiful cottage on one of the most coveted lakes at a very desirable price!

Property Client Full

1016 Linsmore Lane, Dysart, Ontario K0M 1S0

Listing

1016 Linsmore Lane Dysart
Active / Residential Freehold / Detached

MLS®#: X12812016
List Price: \$749,000
New Listing

Haliburton/Dysart et al/Guilford



Tax Amt/Yr: **\$1,872.85/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 24 CON 7 GUILFORD AS IN H260581; DYSART ET AL**

Style: **Bungalow** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **100.00** Fronting On: **N**
 Lot Depth: **293.00**
 Lot Size Code: **Feet**

Zoning: **WR4L**
 Dir/Cross St: **ON-118W to Kennis Lake Road to Coleman Lake Road to Linsmore Lane. Follow to signs**

PIN #: **392860178**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462404100031400**
 Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **Water Heater Owned**
 Heat: **Radiant**
 Heat Source: **Electric**
 A/C: **/None**
 Central Vac: **No**
 Property Feat: **Metal**
 Roof: **Block**
 Foundation: **Block**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Redstone Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Bunkie**
 Water Features: **Stairs to Waterfront**
 Under Contract:
 Access To Property: **Seasonal Priv Rd**
 Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services**
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Delivery Feat: **Heatd WaterIne**
 Water Meter:
 Waterfront Feat: **Stairs to Waterfront**
 Waterfront Struc: **Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **North West**

Water View: **PartiallyObstructive**
 Lot Shape:

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **The one you've been waiting for on Redstone Lake-one of the most prestigious and sought-after lakes in Haliburton. This fully renovated, turn-key waterfront property blends modern comfort with timeless cottage charm. Offering 2 bedrooms plus 2 additional flex spaces ideal for a home office, gym, or kids' playroom, the cottage was completely renovated in 2020 with quality finishes throughout. The high-end kitchen features granite countertops and an island, perfect for everyday living and entertaining. Enjoy coveted northwestern exposure with stunning sunset views, an oversized primary bedroom with direct access to the expansive wrap-around deck (2024), and a gently sloping lot leading to deep water off the dock-ideal for swimming and boating. Unwind in your private sauna (2021) and take full advantage of the exceptional outdoor living spaces. Major updates include: roof (2022), windows (2020), electrical panel (2020), hot water tank (2024), water system (2023), outdoor lighting (2025), and wrap-around deck (2024). A rare opportunity to own a beautiful cottage on one of the most coveted lakes at a very desirable price!**

Inclusions: **As viewed except noted exclusions, sauna**

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

Prepared By: **AMANDA TANCREDI, REALTOR Salesperson**

Date Prepared: **02/23/2026**

Photos

MLS®#: X12812016

[1016 Linsmore Lane, Dysart, Ontario K0M 1S0](#)





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Chattels

Included

- As viewed except noted exclusions
- Sauna

Excluded

- Staging items (blankets, sheets, pillows, rugs, decor)
- Trunk in bedroom
- Cedar table outside and all patio furniture (except glass table on dock and green metal chairs)
- Muskoka chairs
- Cold plunge



Seller



Buyer

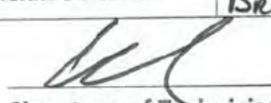
Additional Information

- Upgrades:
 - Roof was 22'
 - Windows 20'
 - Reno 20'
 - Hot water tank 24'
 - Water system 23'
 - Out door lights 25'
 - New panel 20'
 - Sauna 21'
 - Deck 24'
- Hydro Costs/Yr - \$2200 Approx/yr
 - Did turn off year two years ago and saved approx. \$800



Septic System Re-Inspection Report

PROPERTY INFORMATION		
Owners Name:		
Municipal Address:	1016 LINSMORE LANE	
Phone Number:		E-
Type of Building(s) present: (select all that apply)		
<input type="checkbox"/> Primary Residence	<input checked="" type="checkbox"/> Seasonal Dwelling	<input type="checkbox"/> Private Cabin <input type="checkbox"/> Apartment or Duplex
Number of Bedrooms:	Main Building <u>2</u>	Private Cabin <u>0</u>
SEPTIC TANK INFORMATION		
Type of System:	<input checked="" type="checkbox"/> Class 4 <input type="checkbox"/> Treatment Unit <input type="checkbox"/> Holding Tank <input type="checkbox"/> Class 1 <input type="checkbox"/> Class 2	
Tank Accessible?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, why?
Number of Chambers:	<u>2</u>	
Tank Pumped?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, why?
Tank Size:	<u>3600</u>	
Tank Material:	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Plastic <input type="checkbox"/> Steel <input type="checkbox"/> Other	
Condition:	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures <input type="checkbox"/> Recommend Replacement	
Observations:		
Inlet Condition	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures	
Outlet Condition:	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures	
Effluent Filter:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures
Pump Chamber:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Condition: <input type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures
TILE FIELD INFORMATION		
Approx. location determined?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, why?
Visual evidence of seepage or failure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, where?
Clearance to structures driveway, parking area	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures	Water Source: <u>LAKE</u>
Clearance to nearest Lake, River or Pond	<u>30</u> FT / (M) ⁺	Clearance to nearest creek or stream (seasonal or permanent) <u>N/A</u> FT / M
Other Observations:		
REPORT COMPLETED BY:		
Company Name:	<u>SEPTICOLOGY</u>	<u>111287</u>
Technician's Name:	<u>BRO (GEORGE) CLARK</u>	BCIN: <u>11061</u>


Signature of Technician

08 / 19 / 2019
Date (MM/DD/YYYY)

I certify that I have not participated in, or been employed by a company that designed or constructed this septic system and I have no professional or financial interest in the design, construction or improvement of this septic system.



FRENCH SEPTIC PUMPING

(DIVISION OF SHEPHERD ENVIRONMENTAL)

6798 Hwy 35, P.O. Box 68
Coboconk, Ontario K0M 1K0

Telephone: 705-457-1152 • 705-454-3744
705-887-1503 • 705-286-1178
Fax: 705-454-8700

Wed.

CUSTOMER:



DIRECTIONS:

1016 LINSMORE LANE
KENNISIS LAKE RD. TO COLEMAN
LAKE RD.

INV. NO. 0000154212

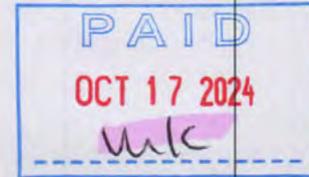
DATE: Oct-16-24

CUST. NO. 029941

ON

TERMS: **PAYABLE ON RECEIPT**
VISA • M/C • DEBIT • ETRANSFER
EMT: Lshepherd@shepherdenvironmental.ca
Quote Invoice Number

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTIC8-01	PUMPING SEPTIC TANK	309.74
<p>SHEPHERD ENVIRONMENTAL 6798 HWY 35 COBOCONK ON K0M1K0 7054543744</p> <p>SALE PHONE ORDER</p> <p>MID: 5674622 TID: 006 Batch #: 291001 10/17/24</p> <p>REF#: 00000007 RRN: 00000007 1128.11 CVD: M</p> <p>ORDER#: 29941 APPR CODE: 04359Z MANUAL CNP *****8050</p> <p>AMOUNT \$350.01</p> <p>APPROVED</p> <p>I AGREE TO PAY ABOVE TOTAL AMOUNT IN ACCORDANCE WITH CARD ISSUER'S AGREEMENT (MERCHANT AGREEMENT IF CREDIT VOUCHER) RETAIN THIS COPY FOR STATEMENT VERIFICATION</p> <p>THANK YOU! / MERCH</p> <p>CUSTOMER COPY</p>		
<p>HST# R104</p> <p>Material on site pertaining to this invoice remains the property of French Septic Pumping until paid in full. Work done close to trees, flower beds, patios, sidewalks, etc. done at customer's risk only. 2% INTEREST CHARGED PER MONTH ON ACCOUNTS OVER 30 DAYS.</p>		
<p>PAYMENT METHOD:</p>		
<p>HST</p>		40.27
<p>TOTAL:</p>		\$350.01



INVOICE

CUSTOMER COPY

DRIVER: _____

000
041-31400 0000



165 LANGRISH LANE
GUELFBORO COM 7 PT LOT 2A

Class	Value	Class/Equiv. Support	Rate (Per Sq Ft)	Amount	Tax Rate (Per Sq Ft)	Amount	Exemption %	Amount
RTEP	1604,700.00	Recreation-Trail-Ed. EPoSUP	0.00000000	\$0.00	0.00000000	\$0.00	0.00000000	\$0.00

Sub Totals >>>	Municipal Levy	County Levy	Education Levy	Total
	\$692.93	\$507.22		\$1,200.15

Special Charges	Amount	Summary	Amount
Development	\$1,120.19	Sub-Total - Tax Levy	\$1,577.78
		Special Charges/Notes	\$0.00
		2010 Tax Cap Adjustment	\$0.00
		Final 2018 Levies	\$1,577.78
		Local Inflation Tax/Relief	\$760.56
		Prd Due Taxes/Credits	\$0.12
Total Special Charges	\$0.00	Total Amount Due	\$917.32

Schedule 2
Explanation of Tax Changes 2018 to 2019
Final 2018 Levies \$7,577.30
Final 2019 Levies \$7,577.30
Total Year Over Year Change \$0.00

Final 2018 Levies	Final 2019 Levies	Total Year Over Year Change
\$7,577.30	\$7,577.30	\$0.00

Schedule 3
Explanation of Property Tax Calculations
Municipal, County, Education, Industrial, Health Fees

Municipality of Dysart et al
P.O. Box 388
135 Maple Ave
Haltiburton ON R0M 1S0
(705) 457-1740

paid

PLEASE DETACH AND SUBMIT WITH PAYMENT

RECORDED / PAID

Roll # 041-000-31400-0000

Name [Redacted]

Address [Redacted]

City [Redacted]

Province [Redacted]

Postcode [Redacted]

September 11, 2018

Amount Due \$408.00

PLEASE DETACH AND SUBMIT WITH PAYMENT

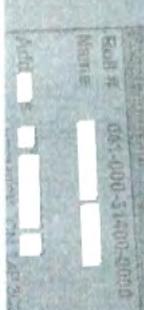
SECOND INSTALLMENT

THANK YOU

FOR NETWORK AND SUPPORT WITH PAYMENT

FIRST INSTALLMENT

THANK YOU



1016 Linsmore Lane, Redstone Lake



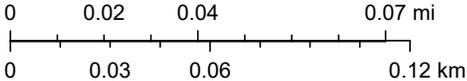
March 14, 2025

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Published by the County of Haliburton, 2024.



Scale: 1:2,257



1016 Linsmore Lane, Redstone Lake

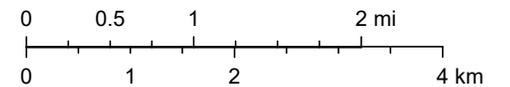


March 14, 2025

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Scale: 1:72,224







Location: 15 km (9.5 mi) east of Huntsville
Elevation: 314.9 m (1,033 ft)
Way Point: 79° 00' 00" Lon - W 45° 15' 00" Lat - N

www.backroadmapbooks.com

Lake of Bays

Lake Chart on p.93

Fishing

Lake of Bays is a popular spot for summer cottagers and recreationists alike. The lake is a very scenic Muskoka area lake and is a favourite spot for boaters with many quiet nooks that hold bass as well as the ever popular lake trout. With lakers being caught in the 16 kg (35 lb) class, it is no wonder that many lake trout enthusiasts spend some quality time here.

Lake trout are best fished just after the spring ice off, which occurs around mid-April. The fish are generally quite hungry, and are still near the surface of the lake as the water is still cold enough to keep them comfortable. Anglers will find success by trolling silver or gold spoons or larger streamer type flies that imitate baitfish. For trolling, the Little Cleo or Diamond King are good bets, while fly fishers should try a grey and white streamer with some crystal flash.

In the summer, the surface of the lake warms up, and the fish head down, usually to within a few feet of the bottom. In order to find them, you will need to fish deep using a downrigger. A fish finder also helps locate them. A few good areas to troll for lake trout are just east of Bona Vista and in the deeper sections west of Wahawin and Nith Grove. A baited lure with lots of action, like a Flatfish or Kwikfish, trolled just off the bottom will work best.

Fishing in the lake is best for smallmouth bass that can reach up to 1.5 kg (3 lbs) in size with a very few up to 2.5 kg (6 lbs). A good spot to look for smallmouth is off of the lake's many islands. Try working spinners, jigs and crankbaits along the structure areas and if fishing is slow, slow the retrieve down significantly.

Bass anglers should be happy to know that largemouth bass have established a population in the lake. These fish can be found in the shallower waters, lurking under cover in weed beds, beneath fallen trees, in jumbles of rocks, even under docks. They like warmer water than smallmouth, and don't move around as much as smallmouth, making them easier to find.

Directions

This large lake is located southeast of the town of Huntsville and can be accessed from a number of different areas. The two main access areas are found off Highway 35 north. When travelling north along Highway 35, the first main boat launch area is found off the west side of the highway north of Dorset on Rabbit Bay. The second main boat launch area is found further north of the west side of the highway on Dwight Bay, in the settlement of Dwight.

South Portage Road (County Road 9) provides the main access to the west side of the lake, while County Road 117 provides access to the east side of the lake. There are a few access points and resorts accessible from these two roads for visitors to use.

Facilities

Lake of Bays is a popular summer destination lake and is the location for a number of fantastic lodges and resorts. Most provide cabin rentals and/or camping along with lake access throughout the year. The lake is also home to a few small settlements, including the villages of Dorset and Dwight. Both settlements offer basic amenities such as food, accommodations and other basic supplies. Along with the two above mentioned boat launch areas, there is a number of other access points to Lake of Bays. **Little Trading Bay Park** is found off Highway 35 north of Dorset and offers a nice beach and picnic area for area visitors.



Location: 14 km (8.5 mi) north of Haliburton
Elevation: 359 m (1,197 ft)
Surface Area: 1,193 ha (2,948 ac)
Mean Depth: 21.5 m (71.9 ft)
Max Depth: 81 m (270 ft)
Way Point: 78° 32' 00" Lon - W 45° 11' 00" Lat - N

www.backroadmapbooks.com

Redstone Lake

Lake Chart on p.94

Fishing

Redstone Lake is a large lake found just south of the Haliburton Forest Reserve. There are a few cottages scattered around its shores, but for the most part the lake has an undisturbed shoreline. Being part of the Trent Canal headwater system, Redstone Lake experiences significant water fluctuations throughout the spring to fall season. When fishing, be sure to keep this factor in mind, as sportfish, especially bass, will move from some areas depending on depth.

Redstone Lake has a vast array of bottom structure. Numerous mid lake humps and shoals attract both lake trout and smallmouth bass, depending on the depth. There are also a number of points and bays and islands, which also create structure for fish to hang around.

Lake trout are stocked on occasion but the fishery still remains hit and miss for these sometimes elusive fish. Ice fishing is the most effective method of finding lakers; however, spring trolling just after ice off can also work well. At this time, they are found near the surface and will aggressively take spoon and spinner presentations. However, as the weather warms up, lake trout head for deeper waters and the only way to get a lure down that deep is to use a downrigger.

Bass anglers should try off any of the shallower shoal areas found around the lake. Shoals in the 3-6 m (10-20 ft) range can be productive, especially if there is weed or rock structure evident. Working a jig or crayfish imitation fly or lure can work quite well along these areas.

Top-water lures such as poppers, prop-baits, or stickbaits are excellent when Redstone is calm, especially in the late evening or early morning. Topwater baits cover water quickly and effectively and aggressive smallmouth will rise quite willingly to these lures. When a lake is too choppy or it is too bright for the fish, a good alternative is suspended jerkbait. These minnow-shaped plugs are weighted so that they hover in place when stopped. Watch for special regulations on this lake.

Directions

Sandwiched between Kennisis and Haliburton Lakes, there are several access points on Redstone Lake. One of the main public access points to the big lake is located along its southwestern shore. To reach the access point, follow Highway 118 to the Haliburton Lake Road (County Road 14) and follow this road north past Eagle Lake. Look for Klondike Road branching west, which leads to Larmouth Lane and the boat launch site on the southeast shore of Redstone Lake.

Alternate access points are found off Kennisis Lake Road (County Road 7). The easiest to find is at the end of Redstone Lake Road, which provides a boat launch on the southwest side of the lake. Further north, Redken Road picks up from the end of the County Road and leads to another launching site.

Facilities

In addition to the boat launches, there are several camps and cottages on Redstone Lake that may be available for rent. Inquire locally through the Haliburton Chamber of Commerce.

Other Options

Little Redstone Lake is linked via a short channel to the much larger Redstone Lake and offers both lake trout and smallmouth bass. If you are looking for a little seclusion as an alternative to Redstone Lake, **Guilford Lake** can be reached by portage from the southwest shore of Redstone Lake. Guilford Lake is stocked periodically with splake and is a popular winter ice fishing destination.



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 Mean Depth: 21.5 m (71.9 ft)
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 Way Point: 78° 32'00" Lon - W 45° 11'00" Lat - N

Redstone Lake

Area Indicator



Redstone Lake Fish Stocking Data		
Year	Species	Number
2007	Lake Trout	1,070

