

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$529,000**

*Welcome to* 1020 Vinegar Hill Lane  
on Esson Lake, Highlands East



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



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705-455-7653



troyausten.ca





Discover the perfect starter cottage for families along the picturesque shores of Esson Lake, where the simple joys of cottage life await your personal touch. This beloved family retreat exudes the warmth of past memories and the promise of new adventures. Featuring 2 bedrooms and 1 bathroom, it's the ideal canvas to create your own cozy escape from the everyday hustle and bustle. The cottage boasts 100 feet of natural shoreline, providing ample space for swimming, fishing, and soaking up the sun. For outdoor enthusiasts, the nearby Esson Lake boat launch offers easy access to endless hours of boating, kayaking, paddleboarding, and more. Just a short 5-minute drive away, the Village of Wilberforce provides all the essentials – groceries, gas, and restaurants. Begin crafting your family's cherished memories at this cozy Esson Lake cottage, where rustic charm and natural beauty come together to offer the perfect setting for family adventures.



# 1020 VINEGAR HILL Lane, Highlands East, Ontario K0L 3C0

Listing

Client Full  
**Active / Residential**

**1020 VINEGAR HILL Ln Highlands East**

Listing ID: 40609474  
Price: **\$529,000**



## Haliburton/Highlands East/Monmouth Bungalow/House



Water Body: **Esson Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **1,090**  
AG Fin SF Range: **1001 to 1500**  
AG Fin SF: **1,090/LBO provide**  
DOM: **1**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$2,194.21/2023**

## Remarks/Directions

Public Rmks: **Discover the perfect starter cottage for families along the picturesque shores of Esson Lake, where the simple joys of cottage life await your personal touch. This beloved family retreat exudes the warmth of past memories and the promise of new adventures. Featuring 2 bedrooms and 1 bathroom, it's the ideal canvas to create your own cozy escape from the everyday hustle and bustle. The cottage boasts 100 feet of natural shoreline, providing ample space for swimming, fishing, and soaking up the sun. For outdoor enthusiasts, the nearby Esson Lake boat launch offers easy access to endless hours of boating, kayaking, paddleboarding, and more. Just a short 5-minute drive away, the Village of Wilberforce provides all the essentials – groceries, gas, and restaurants. Begin crafting your family's cherished memories at this cozy Esson Lake cottage, where rustic charm and natural beauty come together to offer the perfect setting for family adventures.**

Directions: **HWY 118E to Essonville Line/Haliburton County Rd 4 (signs for County Road 4/Wilberforce) to Vinegar Hill Ln**

## Waterfront

Waterfront Type: **Direct Waterfront**  
Waterfront Features: **Beach Front**  
Dock Type: **Private Docking**  
Shoreline: **Natural, Rocky**  
Shore Rd Allow: **Not Owned**  
Channel Name:

Water View: **Direct Water View**  
Boat House:  
Frontage: **100.00**  
Exposure: **North, East**  
Island Y/N: **No**

## Exterior

Exterior Feat: **Deck(s)**  
Construct. Material: **Vinyl Siding**  
Shingles Replaced: **2023** Foundation: **Concrete Block, Piers**  
Year/Desc/Source: **//**  
Property Access: **Private Road, Seasonal Road**  
Garage & Parking: **Outside/Surface/Open**  
Parking Spaces: **4** Driveway Spaces: **4.0**  
Services: **Cell Service, Electricity**  
Water Source: **Lake/River** Water Tmnt:  
Lot Size Area/Units: **/** Acres Range: **< 0.5**  
Lot Front (Ft): **100.00** Lot Depth (Ft):  
Location: **Rural** Lot Irregularities:  
Area Influences: **Access to Water, Lake Access, Lake/Pond**  
View: **Lake**  
Topography: **Sloping**

Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **51-99 Years**  
Rd Acc Fee:  
Garage Spaces:  
Sewer: **Holding Tank**  
Acres Rent:  
Lot Shape:  
Land Lse Fee:  
Retire Com:  
Fronting On: **East**

## Interior

Interior Feat: **None**  
Basement: **None** Basement Fin:  
Cooling: **None**  
Heating: **Oil Forced Air**  
Inclusions: **Negotiable**

## Property Information

Common Elem Fee: **No**  
Legal Desc: **PT LT 25 CON 13 MONMOUTH AS IN H39514; T/W H39514; HIGHLANDS EAST**  
Zoning: **LSR**  
Assess Val/Year: **\$240,000/2024**  
PIN: **392380202**  
ROLL: **460160100082800**  
Possession/Date: **Flexible/**  
Local Improvements Fee:  
Survey: **None/**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **min 5%**

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## Brokerage Information

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List Date: **06/20/2024**

List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 06/21/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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### Rooms

#### Listing ID: 40609474

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>10' 4" X 5' 4"</b>	<b>3.15 X 1.63</b>	
<b>Living Room</b>	<b>Main</b>	<b>13' 8" X 19' 4"</b>	<b>4.17 X 5.89</b>	
<b>Bathroom</b>	<b>Main</b>	<b>8' 9" X 4' 11"</b>	<b>2.67 X 1.50</b>	<b>3-Piece</b>
<b>Kitchen/Dining Room</b>	<b>Main</b>	<b>19' 7" X 12' 0"</b>	<b>5.97 X 3.66</b>	
<b>Sitting Room</b>	<b>Main</b>	<b>20' 5" X 9' 6"</b>	<b>6.22 X 2.90</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 0" X 11' 6"</b>	<b>3.05 X 3.51</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 0" X 11' 6"</b>	<b>3.05 X 3.51</b>	

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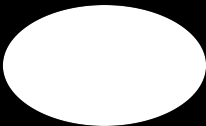
# Chattels

## Included

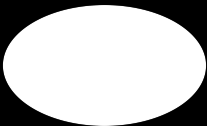
- Appliances
- Window Coverings
- Turn Key - except noted exclusions

## Excluded

- Personal Items
- Rod-iron love-seat in living room and the 2 chairs that go with it
- Aluminum boat and trailers on property
- Sentimental items in China cabinet
- Paddle Boat



Seller



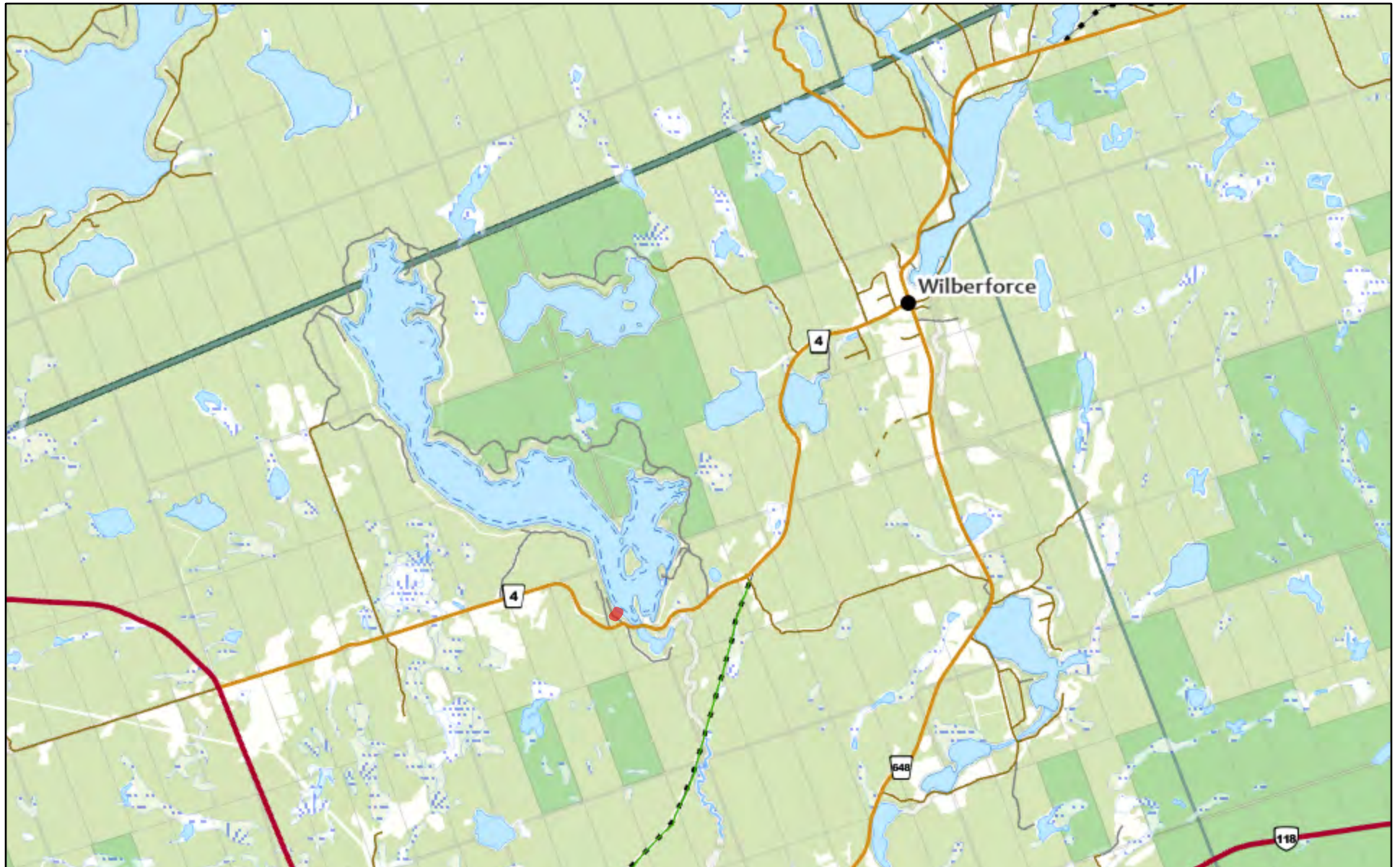
Buyer

# Additional Information

- Insurance Company: Elite Insurance
- Roof replaced in 2023
- Hydro per year: \$700/yr approx
- Oil Supplier: Ultramar
- Septic last pumped by: French Septic Pumping
- Septic last pumped: Oct 2023
- Internet Provider: Bell



# 1020 Vinegar Hill Lane, Esson Lake



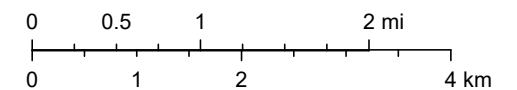
March 8, 2024

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Scale: 1:72,224



# 1020 Vinegar Hill Lane, Esson Lake



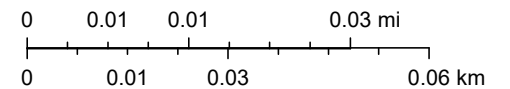
March 8, 2024

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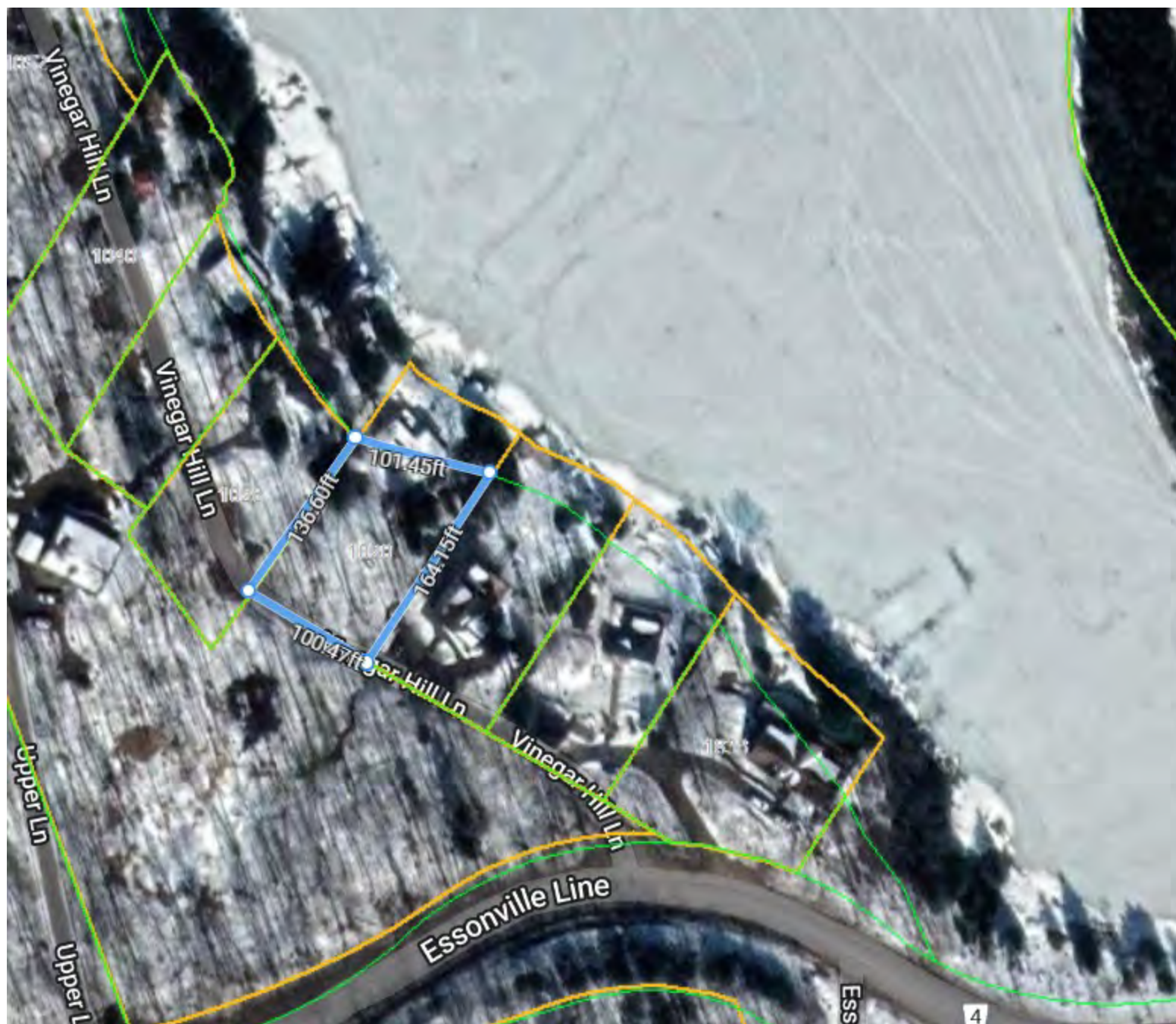
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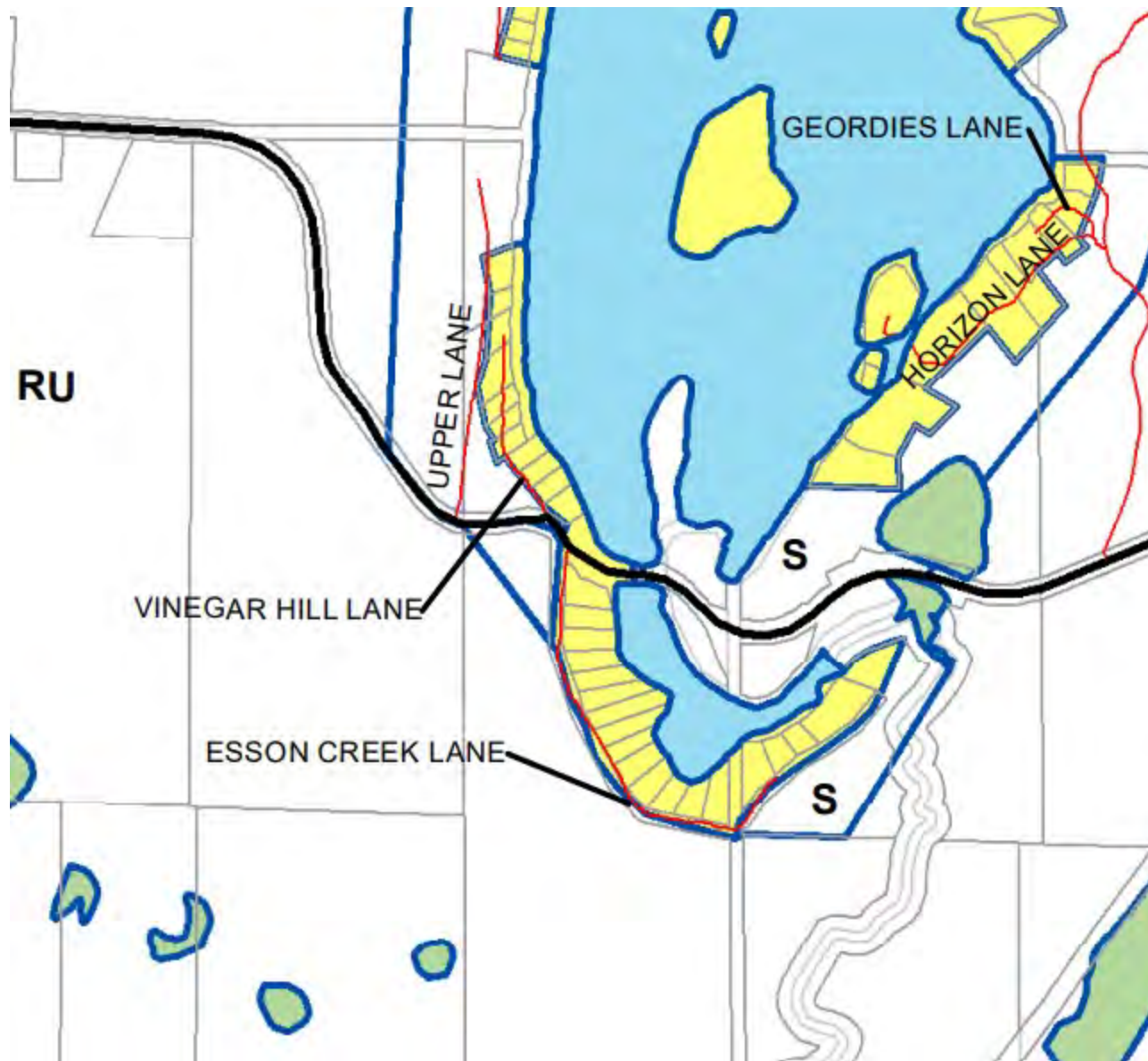


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# Esson (Otter) Lakes

Location: 17 km (10.5 mi) east of Haliburton  
 Elevation: 427 m (1,423 ft)  
 Surface Area: 243 ha (600 ac)  
 Mean Depth: 10.7 m (35.9 ft)  
 Max Depth: 30 m (100 ft)  
 Way Point: 78° 16'00" Lon - W 45° 01'00" Lat - N



## Fishing

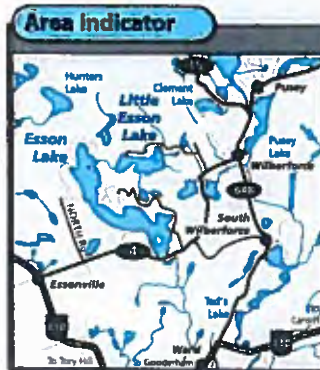
Also known as Otter Lake, Esson Lake is stocked annually with lake trout to help maintain this fishery. Anglers can find decent success at times for generally small lakereels. One of the best times to fish for lake trout is during the spring when they are closer to the surface. While the standard trolling option for lakereels is either a silver or gold spoon, some recommended trolling options include most Williams's spoons and the Little Cleo.

During warmer months, most of the attention turns to smallmouth bass, which can be found up to 1.5 kg (3.5 lbs) in size. The north and south ends of the bigger lake are regarded as the best areas for finding bass, as there is plenty of rock and weed structure providing good cover. Another good area for smallmouth can be around the shallow 'neck' of the lake near its northern end. In this area, the lake is separated into two areas by a shallower area. Underwater rock and weed structure is prevalent in this region making for prime bass habitat.

Little Esson is stocked annually with rainbow trout. The hard fighting fish are a real treat to catch and are best fished during the cooler periods (spring and fall) using flies or light tackle (spinners and spoons).

Similar to the bigger lake, the better fishing on Little Esson is for smallmouth bass. Look for bass along almost any shoreline structure around the lake. The shallower portions of the lake, especially the western end of the lake can be quite productive. Smallmouth like to hide under weeds and will ambush lures and baitfish. Bass are also common along the steeper middle shoreline areas and around the three small islands found on the lake. Topwater lures and flies can be a lot of fun in the evening just before sundown.

Special slot size and ice fishing regulations have also been established on Esson Lake to help the lake trout stocks.



### Little Esson Lake

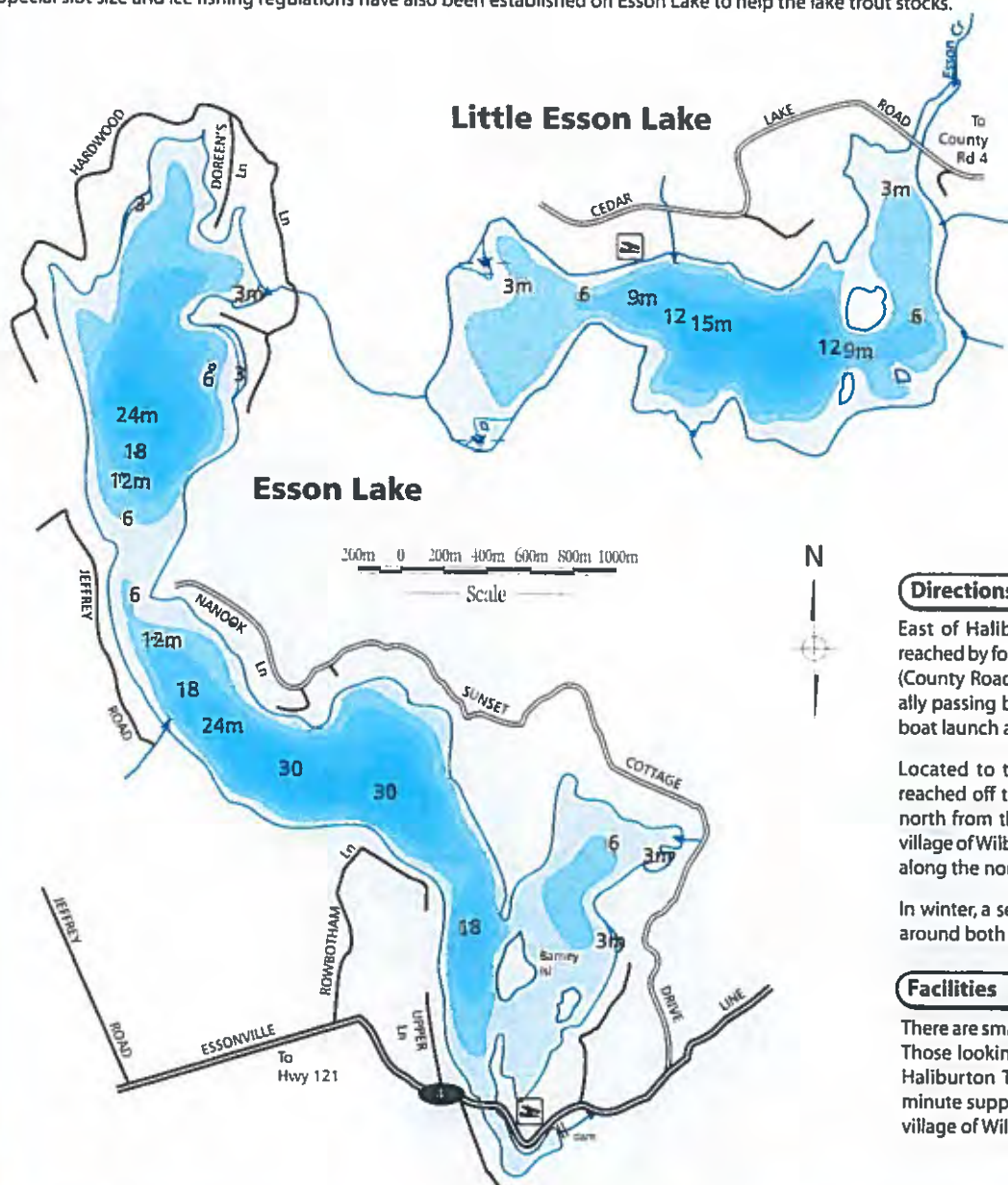
#### Fish Stocking Data

Year	Species	Number
2007	Lake Trout	2,600
2007	Rainbow Trout	2,500
2005	Rainbow Trout	4,000

### Esson Lake

#### Fish Stocking Data

Year	Species	Number
2007	Lake Trout	2,300
2006	Lake Trout	2,300
2005	Lake Trout	2,300



## Directions

East of Haliburton, Esson or Otter Lake can be reached by following Highway 118 to Essonville Line (County Road 4). This road continues east, eventually passing by the southern end of the lake and a boat launch area.

Located to the north, Little Esson Lake can be reached off the Cedar Lake Road, which branches north from the Essonville Line Road closer to the village of Wilberforce. Visitors will find a boat launch along the northern shore of the lake.

In winter, a series of snowmobile trails lead in and around both Esson Lakes.

## Facilities

There are small, rustic launching sites on both lakes. Those looking to stay in the area can contact the Haliburton Travel Information Centre, while last minute supplies can be found in Haliburton or the village of Wilberforce.

## Esson Lake

(known locally as Otter)

Haliburton County      Dudley & Monmouth Townships

### Physical Data

Latitude - 45°01'	Longitude - 75°16'
Surface Area - 592 acres	
Maximum Depth - 100 ft	Volume - 21,261 acre ft
Perimeter - 10.4 miles	Mean Depth - 35.9 ft
Height Above Sea Level - 1,400 ft	

### Lake Characteristics

A moderately productive lake of glacial origin in the pre-Cambrian shield area. The basin shape provides a large amount of shoreline and suitable habitat for aquatic plants and warm water species. Fluctuations up to 8 ft are controlled by a Trent Canal System Dam. The lake is subject to continual flushing. The water is well stratified, cooling rapidly below 15 ft. Oxygen levels are high at all depths.

### Fish Species Present

Lake trout, smallmouth bass, white sucker, yellow perch.

### Fishing

Lake trout catches are good, mostly in the 3-5 lb range. Fishing pressure is moderate, mainly from local cottagers.

### Access and Facilities

Follow Highway 121 east from Haliburton 16 miles to County Rd 4. (Essonville Line). Turn left and follow this road to the access point on the southern end of the lake.

