



# Just Listed

1021 AMIK TRAIL,  
HALIBURTON

\$1,195,000



## OVERVIEW



## ABOUT THIS PROPERTY

Newly built home nestled within Eagle Lake area. This captivating property offers a seamless blend of modern luxury and natural beauty. Situated on a generous forested 2.5 acre lot. This new home offers 4 bedrooms, ensuring ample space for family and guests.

## FEATURES



0.71 Acres

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# 1021 AMIK Trail, Haliburton, Ontario K0M 1S0

Listing

Client Full  
Active / Residential

[1021 AMIK TI Haliburton](#)

MLS®#: 40422461  
Price: \$1,195,000

## Haliburton/Dysart et al/Guilford Bungalow/House



	Beds	Baths	Kitch
Lower	1	1	
Main	3	2	1

Beds (AG+BG): 4 (3 + 1)  
 Baths (F+H): 3 (3 + 0)  
 SF Fin Total: 3,911  
 AG Fin SF Range: 2001 to 3000  
 AG Fin SF: 2,300/LBO provided  
 BG Fin SF: 1,611/LBO provided  
 Tot Unfin SF: 689  
 DOM/CDOM: 1/1  
 Common Interest: Freehold/None  
 Tax Amt/Yr: \$207.94/2023

### Remarks/Directions

Public Rmks: **Newly built home nestled within Eagle Lake area. This captivating property offers a seamless blend of modern luxury and natural beauty. Situated on a generous forested 2.5 acre lot. Basshaunt, Eagle, and Moose Lakes, guarantees a wealth of recreational opportunities for water enthusiasts and nature lovers alike. Spacious open-concept layout, custom kitchen adorned with a stunning live edge countertop and a sprawling pantry. The adjoining living area is perfect for relaxation and gatherings, providing a seamless transition to the large entertainment deck that overlooks the forest. This new home offers 4 bedrooms, ensuring ample space for family and guests. Comfortable forced air propane furnace heat and in floor radiant heat in the main floor bathrooms. The master bedroom and 5pc ensuite bathroom complete with a soaker tub for ultimate relaxation. The remaining bedrooms are equally spacious, providing comfort and privacy for all. The magnificent large foyer welcomes guests with ski or snowmobile equipment during winter adventures. Additionally, the partially finished basement spanning an impressive 2300 square feet provides endless possibilities for customization and expansion, allowing you to tailor this home to your unique needs and desires. Just a stone's throw away in Eagle Lake Village, you'll find an excellent country store offering a delightful assortment of baked goods, a butcher shop, and a well-stocked selection of groceries and beverages. the nearby Sir Sams Ski & Bike resort caters to outdoor enthusiasts seeking thrilling adventures in all seasons. For families, a boat launch, park, and playground in Eagle Lake provide recreational activities for children of all ages. Whether it's enjoying a picnic by the water's edge or exploring the numerous trails, there is no shortage of options to keep everyone entertained. The finest of country living while in a modern home, offering the perfect balance of privacy, natural beauty, and convenient amenities.**

Directions: **From Eagle Lake Village take Sir Sams Road to Liswood Road to Amik Trail to 1021.**  
 Cross St: **Liswood Road**

### Common Elements

#### Exterior

Exterior Feat:	<b>Deck(s), Privacy, Recreational Area, Year Round Living</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>0-5 Years</b>
Year/Desc/Source:	<b>2022/Completed / New/Owner</b>	Rd Acc Fee:	
Property Access:	<b>Municipal Road, Year Round Road</b>	Winterized:	
Other Structures:	<b>None</b>		
Pool Features:	<b>None</b>		
Garage & Parking:	<b>Outside/Surface/Open</b>		
Parking Spaces:		Driveway Spaces:	<b>6.0</b>
Parking Level/Unit:	<b>6</b>	Parking Assigned:	
Services:	<b>Cell Service, Electricity, High Speed Internet Avail, Telephone Available</b>	Garage Spaces:	
		Licen Dwelling:	
Water Source:	<b>Drilled Well</b>	Water Tmnt:	<b>Sediment Filter, None</b>
Lot Size Area/Units:	<b>2,500/Acres</b>	Acres Range:	<b>2-4.99</b>
Lot Front (Ft):	<b>274.93</b>	Lot Depth (Ft):	
Location:	<b>Rural</b>	Lot Irregularities:	
Area Influences:	<b>Quiet Area, Shopping Nearby, Skiing, Trails</b>		
View:	<b>Forest, Trees/Woods</b>	Retire Com:	
Topography:	<b>Level, Wooded/Treed</b>	Fronting On:	<b>East</b>
School District:	<b>Trillium Lakelands District School Board</b>		

#### Interior

Interior Feat:	<b>Built-In Appliances, Propane Tank</b>
Basement:	<b>Full Basement</b>
Basement Feat:	<b>Walk-Out</b>
Laundry Feat:	<b>Main Level</b>
Cooling:	<b>None</b>
Heating:	<b>Forced Air-Propane, In-Floor</b>
Fireplace:	<b>/Electric</b>

FP Stove Op:

Inclusions: **Dishwasher, Range Hood, Refrigerator, Stove**

Property Information

Common Elem Fee: **No**  
Legal Desc: **CON 2 PT LOT 32; LT 140 PL 582; Dysart et al**  
Zoning: **WR4**  
Assess Val/Year: **\$29,500/2023**  
PIN: **391470128**  
ROLL: **462404000023600**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **Available/ 1978**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **Min 5%**

Brokerage Information

List Date: **05/18/2023**  
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Troy Austen, Salesperson  
Date Prepared: 05/19/2023

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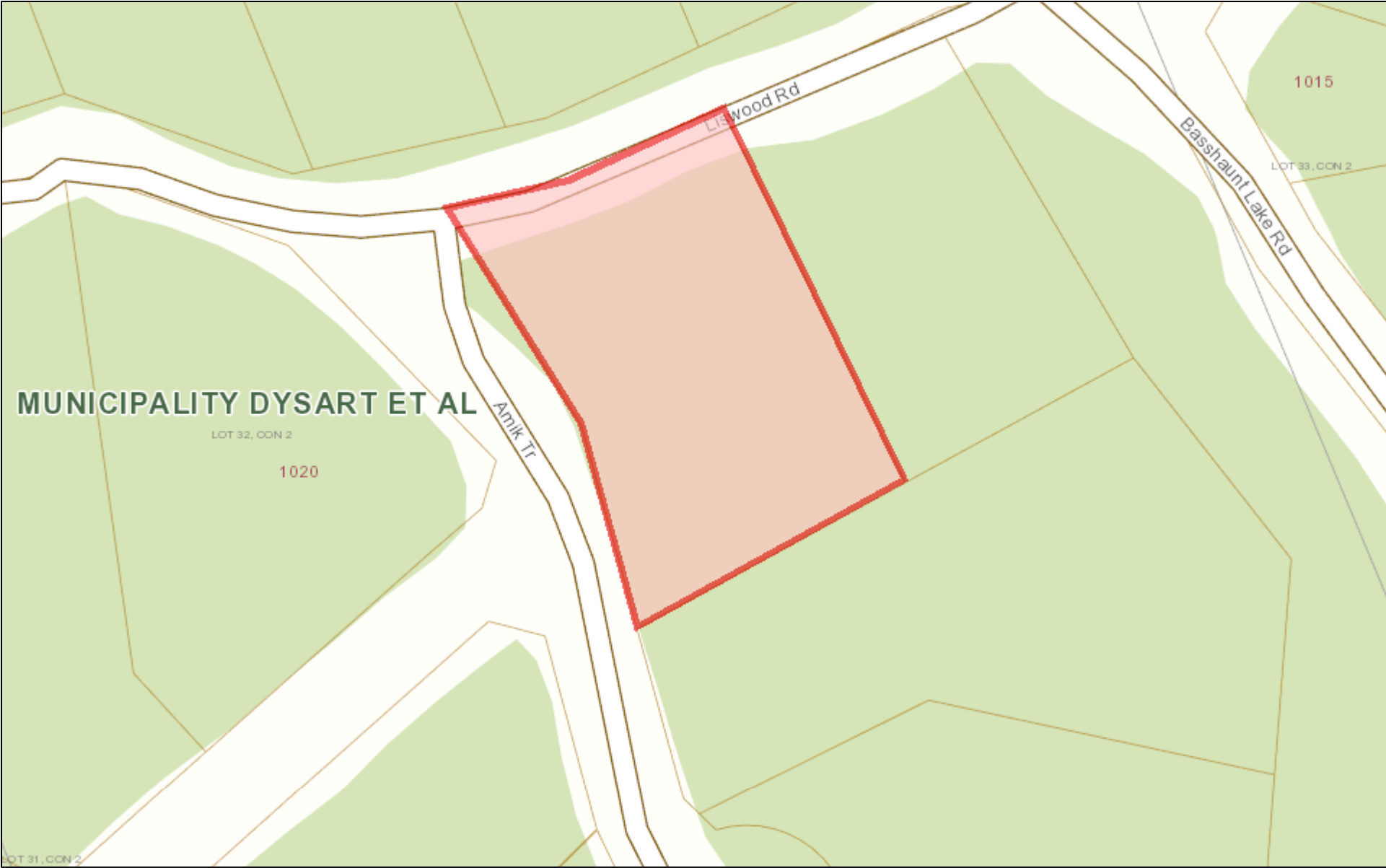
Rooms

**MLS® #: 40422461**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>15' 8" X 11' 3"</b>	<b>4.78 X 3.43</b>	
<b>Kitchen/Living Room</b>	<b>Main</b>	<b>50' 5" X 19' 4"</b>	<b>15.37 X 5.89</b>	
<b>Desc: Kitchen / Dining / Living open concept</b>				
<b>Office</b>	<b>Main</b>	<b>11' 11" X 10' 11"</b>	<b>3.63 X 3.33</b>	
<b>Bathroom</b>	<b>Main</b>	<b>10' 11" X 5' 9"</b>	<b>3.33 X 1.75</b>	<b>4-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>12' 10" X 11' 0"</b>	<b>3.91 X 3.35</b>	
<b>Bedroom</b>	<b>Main</b>	<b>12' 6" X 10' 11"</b>	<b>3.81 X 3.33</b>	
<b>Laundry</b>	<b>Main</b>	<b>10' 11" X 5' 5"</b>	<b>3.33 X 1.65</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>22' 8" X 13' 7"</b>	<b>6.91 X 4.14</b>	
<b>Primary Ensuite Bathroom</b>	<b>Main</b>	<b>15' 11" X 7' 7"</b>	<b>4.85 X 2.31</b>	<b>5+ Piece</b>
<b>Recreation Room</b>	<b>Lower</b>	<b>53' 0" X 19' 11"</b>	<b>16.15 X 6.07</b>	
<b>Bathroom</b>	<b>Lower</b>	<b>10' 0" X 7' 3"</b>	<b>3.05 X 2.21</b>	<b>3-Piece</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15' 2" X 13' 9"</b>	<b>4.62 X 4.19</b>	
<b>Utility Room</b>	<b>Lower</b>	<b>14' 11" X 11' 11"</b>	<b>4.55 X 3.63</b>	
<b>Sunroom</b>	<b>Main</b>	<b>11' 0" X 11' 8"</b>	<b>3.35 X 3.56</b>	
<b>Desc: Screened room</b>				
<b>Basement</b>	<b>Lower</b>	<b>26' 4" X 14' 9"</b>	<b>8.03 X 4.50</b>	
<b>Desc: Unfinished additional space in the basement.</b>				
<b>Basement</b>	<b>Lower</b>	<b>22' 7" X 14' 11"</b>	<b>6.88 X 4.55</b>	
<b>Desc: Unfinished additional space in the basement</b>				

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# 1021 Amik Trail, Sir Sams Area



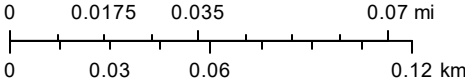
April 10, 2023

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# 1021 Amik Trail, Sir Sams Area



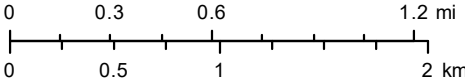
April 10, 2023

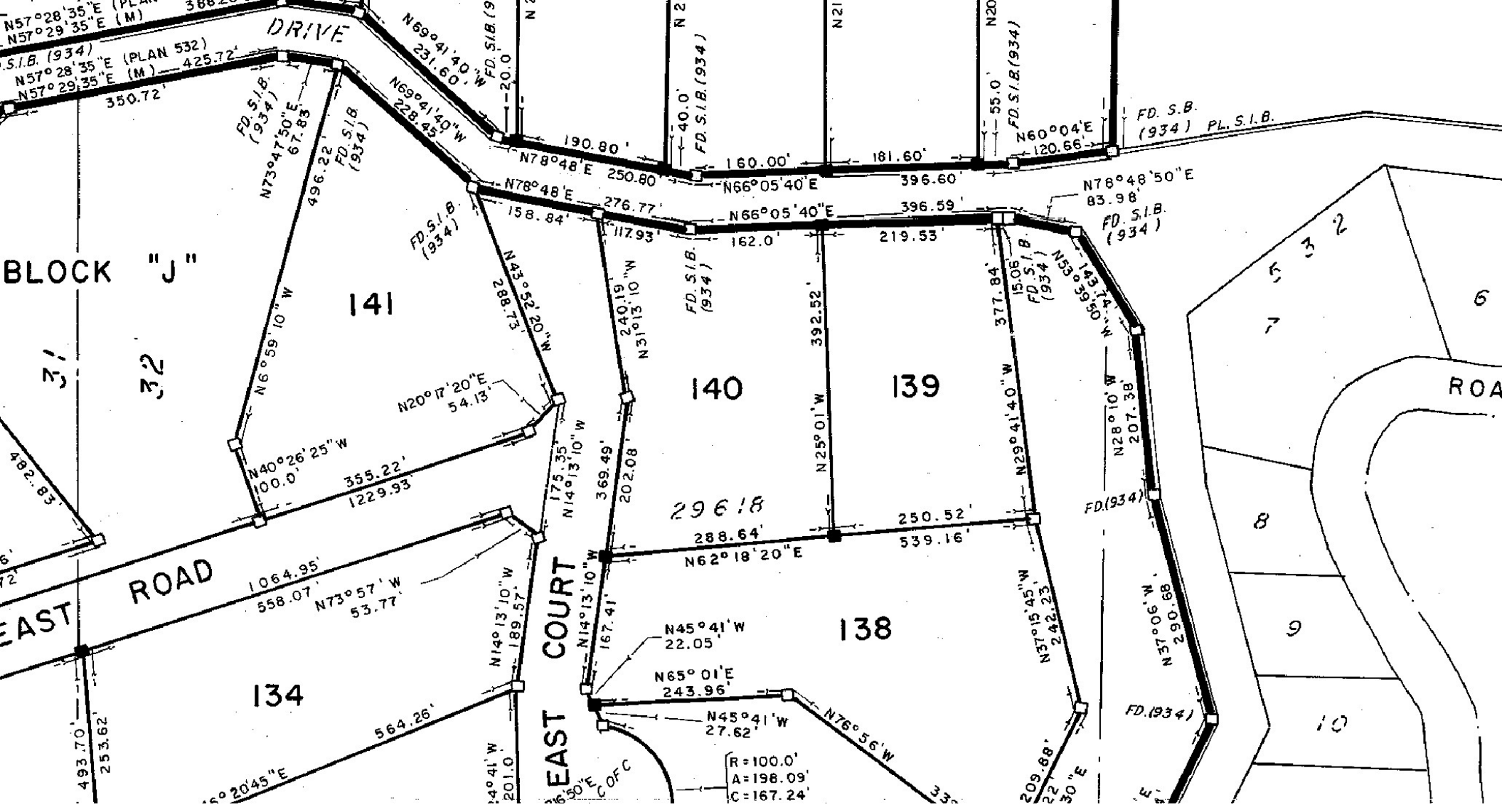
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1:36,112





N57°28'35"E (PLAN 532)  
 N57°29'35"E (M) 388.20'  
 S.I.B. (934)  
 N57°28'35"E (PLAN 532) 425.72'  
 N57°29'35"E (M) 350.72'

N69°04'40"W 231.60'  
 N78°48'E 190.80'  
 N78°48'E 250.80'  
 N66°05'40"E 160.00'  
 N66°05'40"E 181.60'  
 N60°04'E 120.66'  
 N78°48'50"E 83.98'

N73°47'50"E 67.83'  
 N6°59'10"W 496.22'  
 N78°48'E 276.77'  
 N66°05'40"E 396.60'  
 N66°05'40"E 396.59'

N43°52'20"W 288.73'  
 N20°17'20"E 54.13'  
 N40°26'25"W 100.0'  
 N20°17'20"E 54.13'  
 N43°52'20"W 288.73'  
 N31°13'10"W 240.19'

N25°01'W 392.52'  
 N29°41'40"W 377.84'  
 N28°10'W 207.38'  
 N29°41'40"W 377.84'  
 N28°10'W 207.38'

N62°18'20"E 288.64'  
 N62°18'20"E 539.16'  
 N14°13'10"W 175.35'  
 N14°13'10"W 202.08'  
 N14°13'10"W 167.41'

N45°41'W 22.05'  
 N65°01'E 243.96'  
 N45°41'W 27.62'  
 N76°56'W 33.0'  
 N37°06'W 290.68'  
 N37°06'W 290.68'

**PLAN OF SUBDIVISION**  
**PART OF LOTS 31, 32 & 33, CON. II**  
**PART OF LOTS 32 & 33, CON. III**

**TOWNSHIP OF GUILFORD**  
**PROVISIONAL COUNTY OF HALIBURTON**  
**SCALE: 1 INCH = 200 FEET**  
**PAUL WILSON O.L.S.**  
**1978**

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAN IS ONLY REGISTERED IN THE PROVISIONAL COUNTY OF HALIBURTON ON THE 21<sup>ST</sup> DAY OF DECEMBER 1978 AT 10 O'CLOCK ON THE 21<sup>ST</sup> DAY OF DECEMBER 1978 AS NUMBER 588.

R. J. Bishop, Jr.  
 HALIBURTON HIGHLANDS PROPERTIES LIMITED

**CONSENT OF MORTGAGEE**

THE MORTGAGE UNDER MORTGAGE REGISTERED AS NO. 11595, HEREBY CONSENTS TO THE REGISTRATION OF THIS PLAN  
 DATED THE 15<sup>TH</sup> DAY OF NOVEMBER 1978  
 CANADIAN IMPERIAL BANK OF CANADA  
 (BY) *[Signature]*  
 AUTHORIZED SIGNATURE NUMBER

**CERTIFICATE OF REGISTRATION**

I HEREBY CERTIFY THAT THIS PLAN IS ONLY REGISTERED IN THE PROVISIONAL COUNTY OF HALIBURTON ON THE 21<sup>ST</sup> DAY OF DECEMBER 1978 AT 10 O'CLOCK ON THE 21<sup>ST</sup> DAY OF DECEMBER 1978 AS NUMBER 588.

*[Signature]*  
 REGISTRAR

**BEARING NOTE**

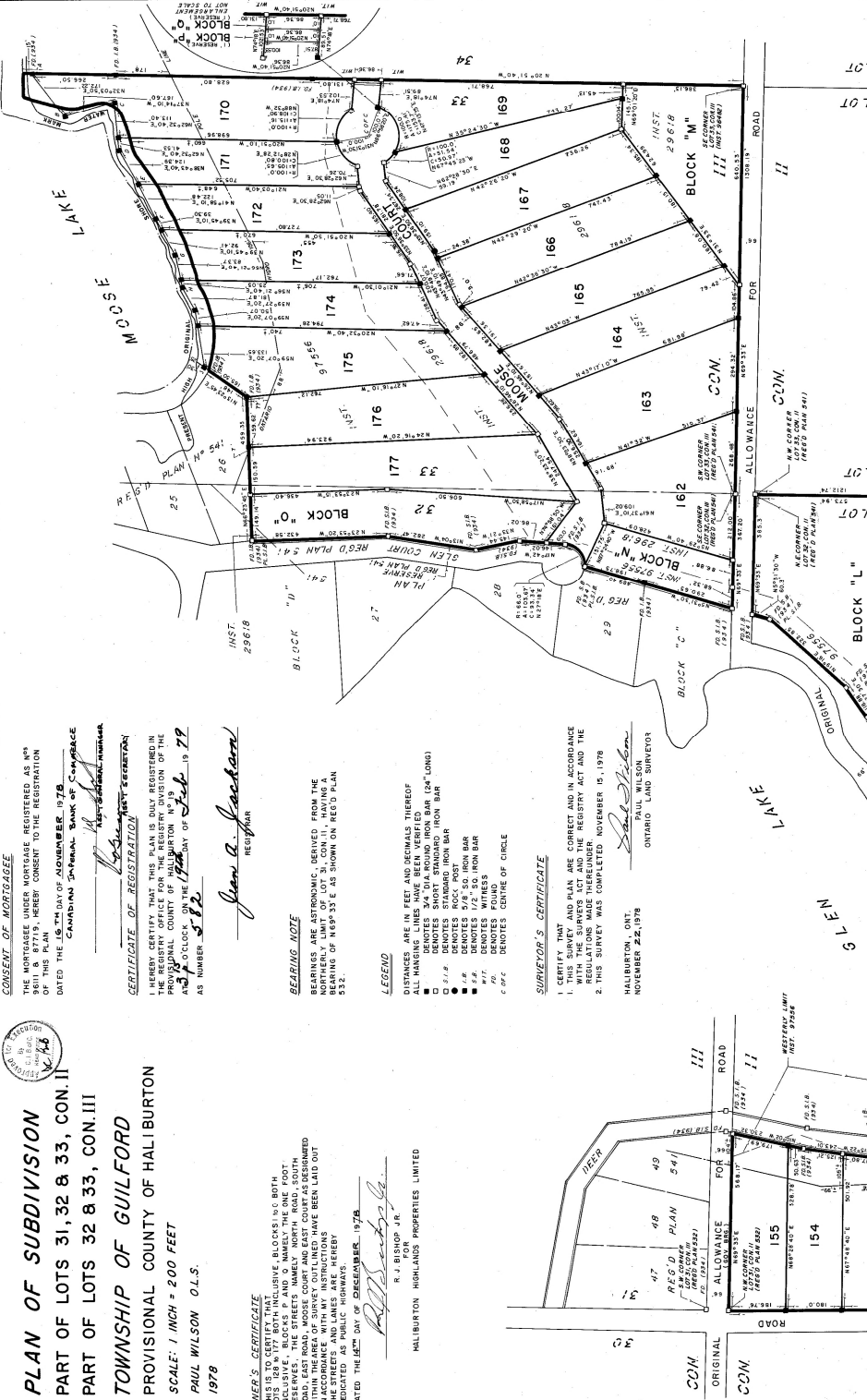
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF LOT 3, CON. II, HAVING A BEARING OF N69°35'E AS SHOWN ON REG'D PLAN 588.

**LEGEND**

- ARE IN FEET AND DECIMALS THEREOF
- DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
- DENOTES 1/2" DIA. ROUND IRON BAR
- DENOTES STANDARD IRON BAR
- DENOTES SHORING IRON BAR
- DENOTES ROCK POST
- DENOTES 1/2" DIA. IRON BAR
- DENOTES 1/2" DIA. IRON BAR
- DENOTES WITNESS
- DENOTES 1/2" DIA. IRON BAR
- DENOTES CENTRE OF CIRCLE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATION UNDER THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER, NOVEMBER 15, 1978  
 THIS SURVEY WAS COMPLETED NOVEMBER 15, 1978  
 PAUL WILSON, O.N.T.  
 NOVEMBER 22, 1978  
 ONTARIO LAND SURVEYOR



**MOOSE LAKE SHORE TIES (LOTS 170 TO 175 INCLUSIVE)**

STATION	PLUS CHANGE	PLUS DISTANCE FROM ST. TO P.M.M.	PLUS DISTANCE FROM P.M.M. TO O.S.
A-8	0.000	30.00	100.00
A-9	0.000	30.00	100.00
B-1	0.000	30.00	100.00
B-2	0.000	30.00	100.00
B-3	0.000	30.00	100.00
B-4	0.000	30.00	100.00
B-5	0.000	30.00	100.00
B-6	0.000	30.00	100.00
B-7	0.000	30.00	100.00
B-8	0.000	30.00	100.00
B-9	0.000	30.00	100.00
B-10	0.000	30.00	100.00
B-11	0.000	30.00	100.00
B-12	0.000	30.00	100.00
B-13	0.000	30.00	100.00
B-14	0.000	30.00	100.00
B-15	0.000	30.00	100.00
B-16	0.000	30.00	100.00
B-17	0.000	30.00	100.00
B-18	0.000	30.00	100.00
B-19	0.000	30.00	100.00
B-20	0.000	30.00	100.00
B-21	0.000	30.00	100.00
B-22	0.000	30.00	100.00
B-23	0.000	30.00	100.00
B-24	0.000	30.00	100.00
B-25	0.000	30.00	100.00
B-26	0.000	30.00	100.00
B-27	0.000	30.00	100.00
B-28	0.000	30.00	100.00
B-29	0.000	30.00	100.00
B-30	0.000	30.00	100.00
B-31	0.000	30.00	100.00
B-32	0.000	30.00	100.00
B-33	0.000	30.00	100.00
B-34	0.000	30.00	100.00
B-35	0.000	30.00	100.00
B-36	0.000	30.00	100.00
B-37	0.000	30.00	100.00
B-38	0.000	30.00	100.00
B-39	0.000	30.00	100.00
B-40	0.000	30.00	100.00
B-41	0.000	30.00	100.00
B-42	0.000	30.00	100.00
B-43	0.000	30.00	100.00
B-44	0.000	30.00	100.00
B-45	0.000	30.00	100.00
B-46	0.000	30.00	100.00
B-47	0.000	30.00	100.00
B-48	0.000	30.00	100.00
B-49	0.000	30.00	100.00
B-50	0.000	30.00	100.00
B-51	0.000	30.00	100.00
B-52	0.000	30.00	100.00
B-53	0.000	30.00	100.00
B-54	0.000	30.00	100.00
B-55	0.000	30.00	100.00
B-56	0.000	30.00	100.00
B-57	0.000	30.00	100.00
B-58	0.000	30.00	100.00
B-59	0.000	30.00	100.00
B-60	0.000	30.00	100.00

NOTE: P.M.M. DENOTES PRESENT HIGH WATER MARK  
 O.S. DENOTES ORIGINAL SHORE  
 S.T. DENOTES SHORE TIE  
 ALL MEASUREMENTS ARE TO THE RIGHT OF THE ALL SHORE TIES ARE PERPENDICULAR TO THE SHORE TRAVEL UNLESS OTHERWISE INDICATED

R 777042  
 This plan is approved by the Ontario Municipal Board pursuant to section 1970, c. 307, A.S.O.  
 Dated this 1<sup>ST</sup> day of February 1977  
*[Signature]*  
 SECRETARY



582

# EAGLE LAKE HAMLET AREA

SEE MAP 4

