

Welcome to

1023 Chester Crescent
Harcourt



Vince Duchene

Broker

Beautifully maintained and thoughtfully designed, this spacious 3-bedroom home offers over 2,200 sq ft of finished living space, exceptional privacy, and a stunning 3-sided covered veranda perfect for year-round outdoor living.

CONTACT DETAILS:



705-457-9994



vince@vinceduchene.ca



705-457-0046



troyausten.ca

Property Client Full

1023 Chester Crescent, Dysart, Ontario K0L 1X0

Listing

[1023 Chester Cres Dysart](#)**Active/ResidentialFreehold / Detached****MLS® #: X13598404****List Price: \$549,000****New Listing****Haliburton/Dysart et al/Harcourt**

Tax Amt/Yr: **\$2,239.81/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 17 CON 2 HARCOURT AS IN H282391; T/W H282391; DYSART ET AL**

Style: **1 1/2 Storey** Rooms Rooms+: **16+0**
 Fractional Ownership: **3(3+0)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.5** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **100.00** Fronting On: **W**
 Lot Depth: **267.66** Builder Name:

Lot Size Code: **Feet**Zoning: **CH - Highway Commercial**Dir/Cross St: **ON-118E to Essonville Line to Loop Road to Harcourt Road to Chester Cres and follow to #1023**

PIN #: **391580173**
 Holdover: **0**
 Possession: **Flexible**

ARN #: **462403000024400**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full, Partially Finished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Propane**
 Interior Feat: **Auto Garage Door Remote, Storage Area Lockers, Water Heater Owned**
 Parking Feat: **Private**
 Heat Source: **Electric**
 A/C: **Yes/Other**
 Central Vac: **No**
 Laundry Lev: **Main**
 Retirement: **No**
 Property Feat: **Clear View, Hospital, Level, Rec Centre, Wooded/Treed, School Bus Route**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **8.00**
 Pool: **None**
 Room Size: **Cell**
 Rural Services: **Electrical Services**
 Security Feat:

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone**
 Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Other**
 Farm Features:
 Winterized: **Fully**

Exterior Feat: **Deck, Porch, Year Round Living Metal**
 Roof: **Concrete Block**
 Foundation: **Level**
 Topography: **Rocky, Sandy**
 Soil Type:

Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 Access To Property: **Yr Rnd Private Rd**

Waterfront:
 Easements/Restr:
 Dev Charges Paid:

Island YN:
 HST App To SP: **Included In**

View: **Clear, Trees/Woods**

Lot Shape:

Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to this beautifully maintained 3-bedroom home in Harcourt, where privacy, space, and thoughtful design come together. Set on a level lot surrounded by trees, this property offers plenty of room for children, pets, and outdoor enjoyment while providing a peaceful setting away from neighbouring homes. A paved driveway leads to the home and detached 24' x 14' garage, while one of the standout features is the impressive 3-sided covered veranda. This inviting outdoor space allows you to enjoy the outdoors in comfort through every season, whether you're entertaining, relaxing with a coffee, or simply taking in the quiet surroundings. With over 2,200 sq ft of finished living space spread across three levels, this home offers a functional layout for families. The main level features a bright open-concept design with a sunken living room, propane fireplace, and multiple walkouts to the covered veranda, creating an ideal flow for entertaining. The second level is dedicated to the spacious primary suite, featuring a large bedroom, private ensuite, office space, and sitting area-a true retreat within the home. The lower level provides even more living space with a generous recreation room, media/entertainment area, and convenient access to the attached 28' x 24' garage. Additional features include a second bathroom, ample storage, and a layout designed for comfortable family living. Located in the welcoming community of Harcourt, this property offers the best of rural living while remaining conveniently positioned between Haliburton and Bancroft for**

shopping, restaurants, services, and everyday amenities. With its combination of privacy, space, and pride of ownership, this home is ready for its next family to enjoy.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Beds in Main Floor Bedrooms, 1 Dresser & 2 Night tables from 1 main floor bedroom, Creamers on porch, Hot Tub, 3 Cabinets

Listing Contracted With: **RE/MAX Professionals North**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 07/23/2026

Rooms
MLS® #: X13598404

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	4.01 M X 2.44 M	13.16 Ft x 8.01 Ft		
Living Room	Main	4.7 M X 4.19 M	15.42 Ft x 13.75 Ft		Fireplace Insert
Dining Room	Main	3.35 M X 2.92 M	10.99 Ft x 9.58 Ft		
Kitchen	Main	4.8 M X 2.92 M	15.75 Ft x 9.58 Ft		
Bedroom	Main	4.01 M X 2.97 M	13.16 Ft x 9.74 Ft		
Bedroom	Main	3.55 M X 2.97 M	11.65 Ft x 9.74 Ft		
Laundry	Main	1.82 M X 1.67 M	5.97 Ft x 5.48 Ft		
Primary Bedroom	Second	4.67 M X 3.96 M	15.32 Ft x 12.99 Ft		
Sitting	Second	2.23 M X 2.18 M	7.32 Ft x 7.15 Ft		
Office	Second	3.73 M X 3.66 M	12.24 Ft x 12.01 Ft		
Recreation	Basement	6.68 M X 5.86 M	21.92 Ft x 19.23 Ft		
Media Room	Basement	3.22 M X 2.9 M	10.56 Ft x 9.51 Ft		
Utility Room	Basement	6.4 M X 3.5 M	21.00 Ft x 11.48 Ft		
Utility Room	Basement	3.35 M X 3.35 M	10.99 Ft x 10.99 Ft		
Bathroom	Main			4	
Bathroom	Second			3	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026

CHATTELS

Included

- Fridge
- Stove
- Dishwasher
- Microwave
- Washer & Dryer
- Beds in Main Floor Bedrooms
- 1 Dresser & 2 Night tables from 1 main floor bedroom
- Creamers on porch
- Hot Tub
- 3 Cabinets

Excluded

- All personal items
- Balance of contents in ALL garages and house
- Firewood

(Negotiable: Wood splitter, Firewood)



ANNUAL COSTS

- **Hydro One** - \$2800 +/- for last 12 months (Note: this includes a hot tub heated all year)
- **Firewood** - for outdoor furnace - \$3150 for fall of 2024 and winter of 2025
- **Municipal Taxes** - \$2,239.81 for 2026

INFORMATION

Upgrades Since Property was Purchased:

- 2016 –replaced back porch deck
- 2016 –new eavestroughs and downspouts
- 2017 –installed metal roof breaks for ice
- 2017 –installed new outdoor wood furnace
- 2018 –new kitchen floor installed
- 2018 –paved the driveway
- 2019 –replaced kitchen window
- 2023 –new ductless heating system installed
- 2025 –full house + pillars painted

SEPTIC INFORMATION



SEWAGE SYSTEM INSTALLATION REPORT

HA-35-03
FILE NUMBER

REPORT

INSTALLED BY: Edwardt Aggregate

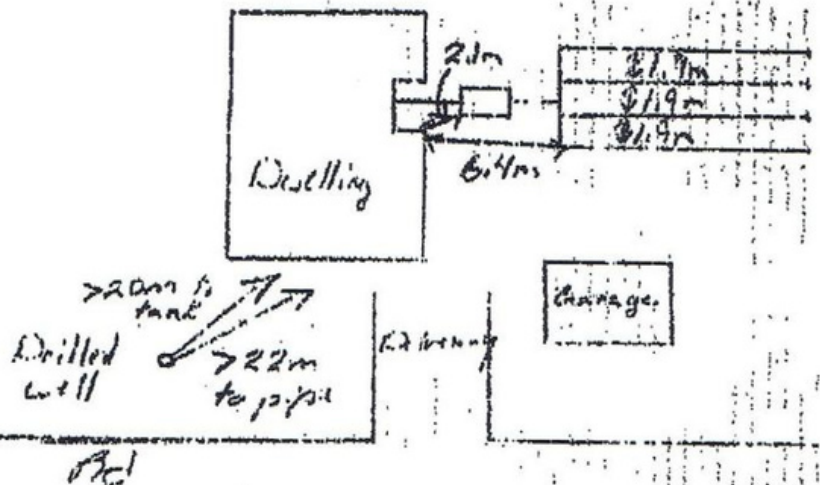
DATE Nov 5/03

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank Holding Tank of working capacity of 4500 litres constructed of steel/concrete/fibreglass; Manufacturer BCP
- Distribution Pipe: Type PVC; Absorption Trench System ☒
- Filter Bed System ☐; Filter Bed Area _____ sq. m.; Contact Area _____ sq. m.
- Total 88 Linear Metres in 4 runs of 22 metres and fed by gravity ☒; Siphon ☐; or Pump ☐
- Size of System based on 4 bedrooms and/or 2.2 fixture units. Commercial details _____
- Area of Building: < 200 m²
- Other _____

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined on the Site Inspection Report For A Sewage System form ☐

BCP 4500L



The following work remains to be completed: Backfill system and sod or seed ☒; Stabilize all sloped surfaces ☐; Finish grading to shed run-off and divert water around leaching bed ☐; Other _____

INSTALLATION REPORT

Under the Building Code Act and regulations and subject to the limitations thereof, a permit is hereby issued to

Chaire & Ed Ltd

For the use and operation of the Class 4 Sewage System installed / Altered under Site Inspection Report # HA-35-03

Such system being located on Lot 17 Conc. 2 Plan 19A 3402 Sub. lot _____ Roll No. 46-24-030-000

Township / County / City Harrington Emergency # 911 24100-000

Inspected and Recommended by Kevin Crowley
(Appointed Inspector - Part 6)

Date Nov 5/03

Issued [Signature]
(Designated Sewage Inspector - Part 6)

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Site Inspection Report is obtained.

LAND SURVEY

PLAN OF SURVEY
PART OF LOT 17, CONCESSION II
TOWNSHIP OF HARCOURT
COUNTY OF HALIBURTON

SCALE: 1 INCH = 50 FEET
PAUL WILSON O.L.S.
1985

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

SEPT. 20 1985 *Paul Wilson*
DATE PAUL WILSON

CAUTION: THIS PLAN IS NOT A
PLAN OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT.

PLAN 19R- 3402
RECEIVED AND DEPOSITED
27 Sept 1985
John A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (N°19)

SCHEDULE				
PART	LOT	CON.	PART OF INST.	AREA
I	17	II	16336	1.239 Acs.

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED

□ DENOTES PLANTED
■ DENOTES FOUND
SIB DENOTES SHORT STANDARD IRON BAR
18 DENOTES 5/8" SQ. IRON BAR
(1994) DENOTES H.C. BISHOP O.L.S.

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.

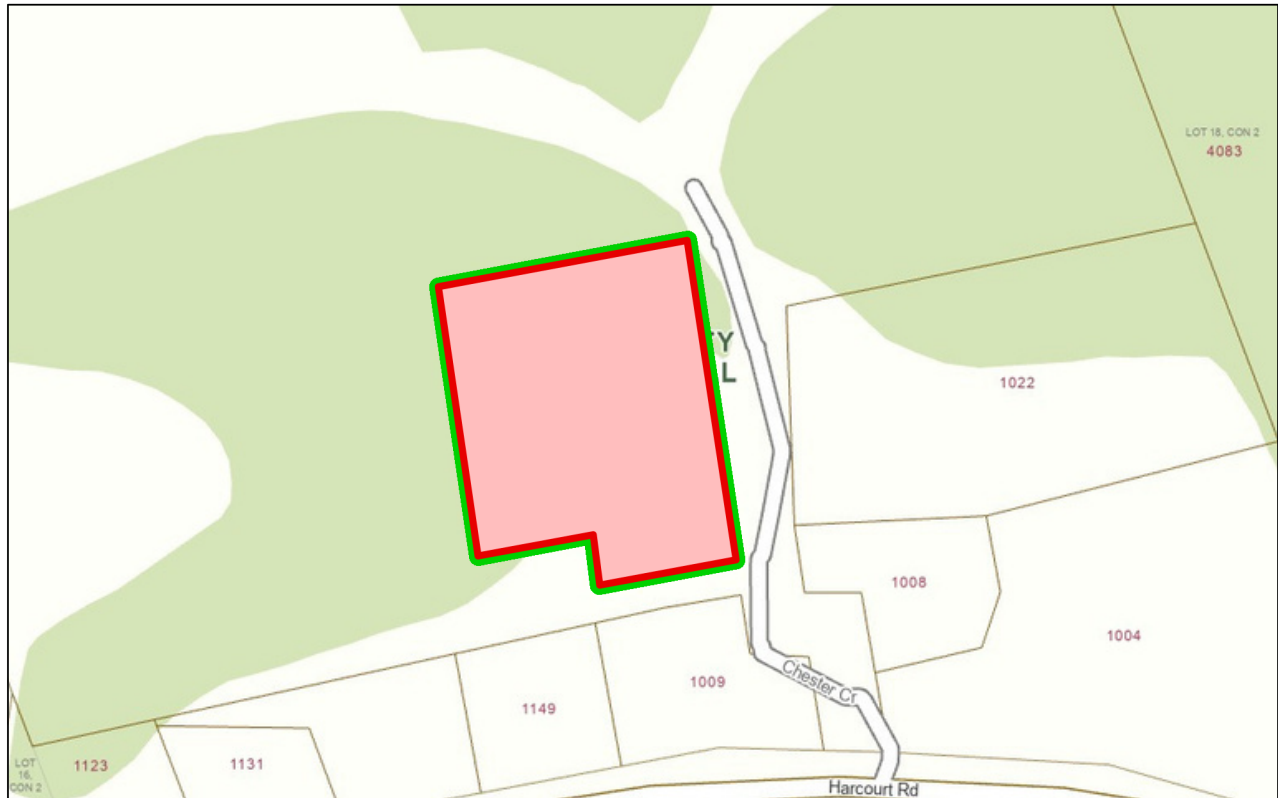
2. THIS SURVEY WAS COMPLETED MAY 23, 1985.

HALIBURTON, ONT.
MAY 27, 1985

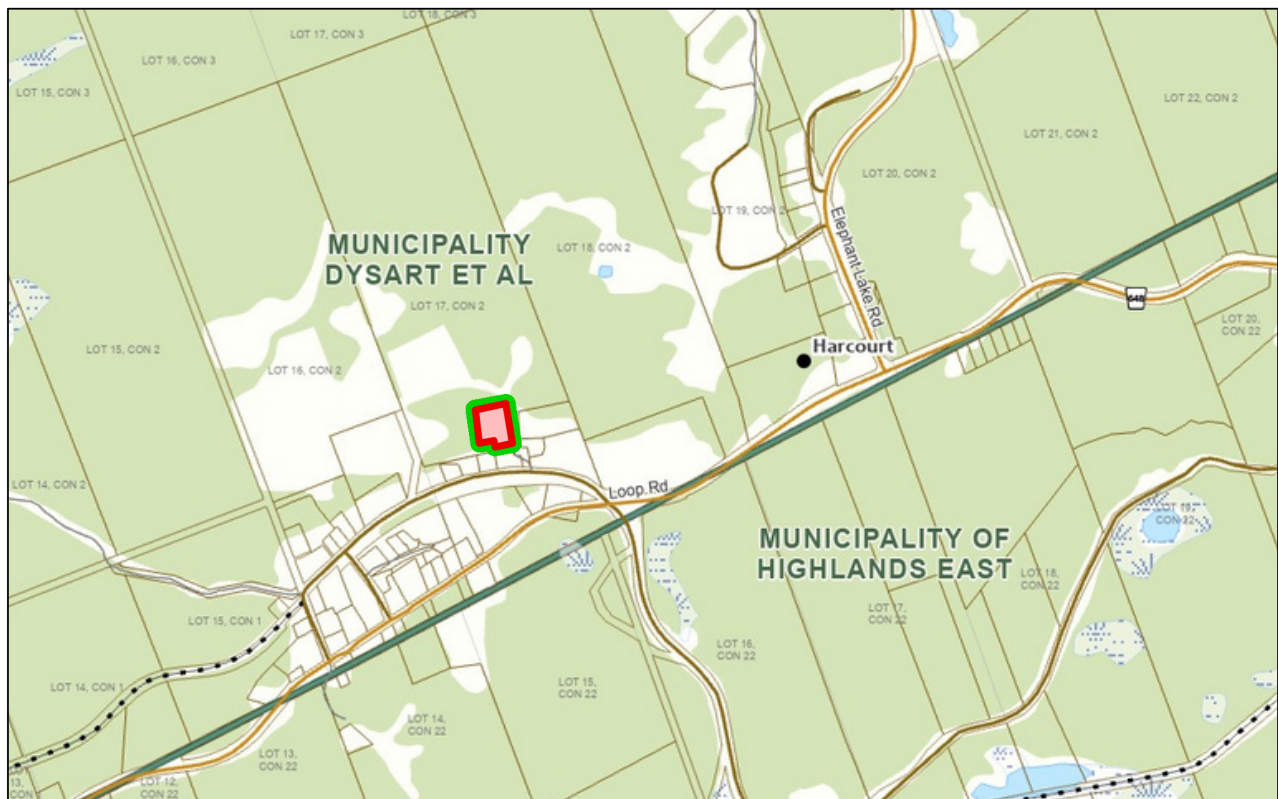
Paul Wilson
PAUL WILSON
ONTARIO LAND SURVEYOR

BISHOP & WILSON LTD.
ONTARIO LAND SURVEYORS
BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811

PROPERTY VIEW



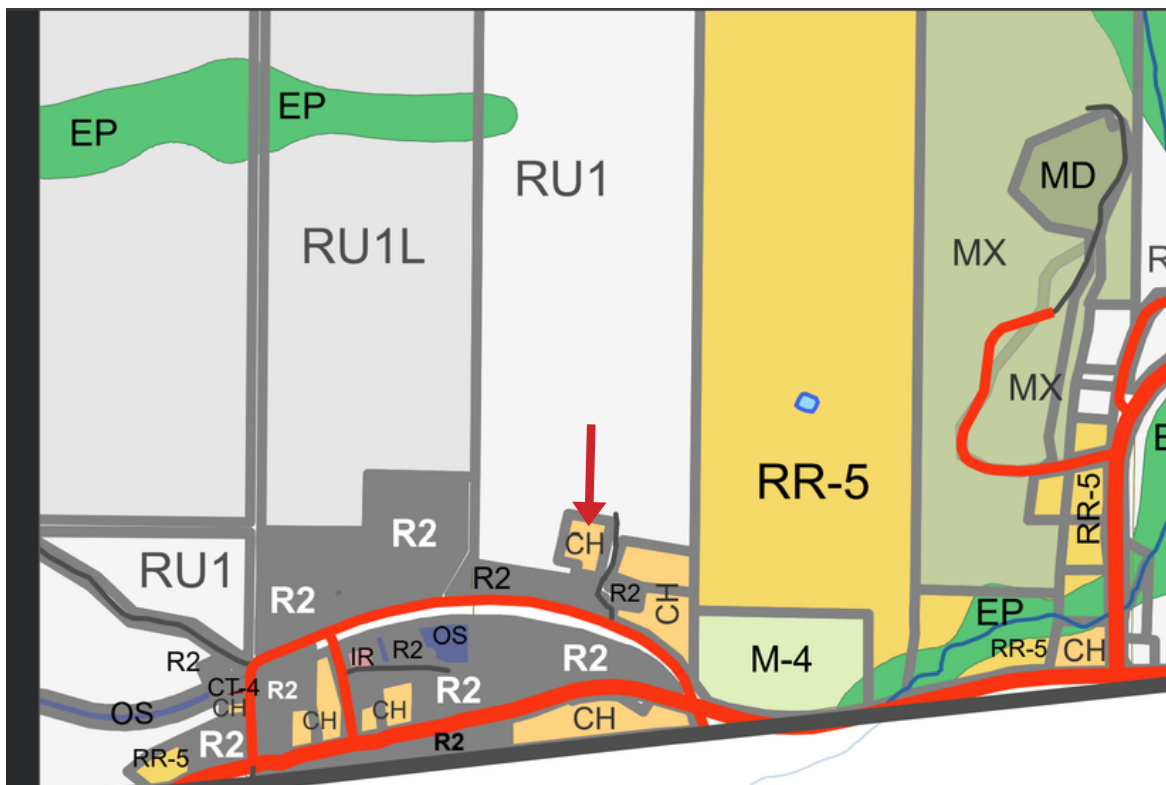
LOCATION VIEW



AERIAL MAP



ZONING MAP





OFFICE: 705.457.9994

TROY CELL: 705.455.7653

VINCE CELL: 1-705-457-0046

INFO@TROYAUSTEN.CA

VINCE@VINCEDUCHENE.CA

REMAX
PROFESSIONALS
NORTH
Brokerage - Independently Owned • Operated

83 MAPLE AVE, UNIT 10, HALIBURTON ON, KOM 1S0

POWERED BY
TROY/AUSTEN

REAL ESTATE TEAM