

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,725,000

Welcome to

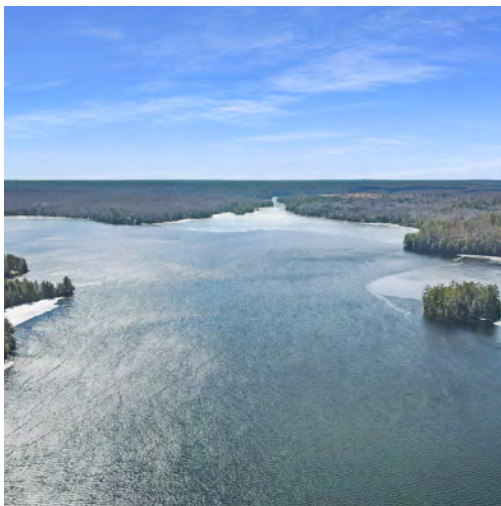
1025 Canfield Lane

on Canning Lake, Minden



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



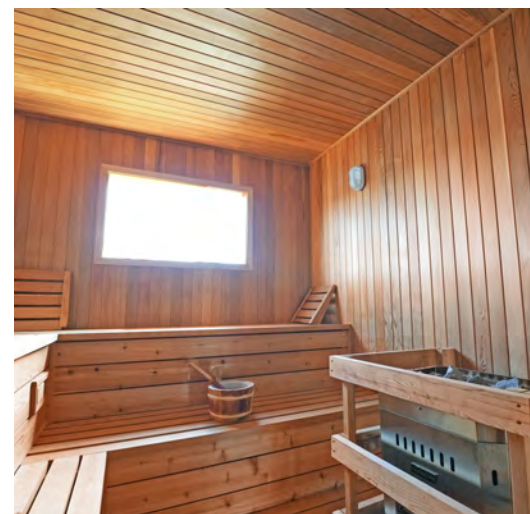
info@troyausten.ca



705-455-7653



troyausten.ca





Welcome to this beautiful lakehouse nestled on the serene shores of Canning Lake, part of Haliburton's 5 lake chain. Embrace the miles of boating, providing access to marinas, restaurants, and an abundance of recreational opportunities. Step into luxury with this Colonial Concepts Log Home boasting 3600 square feet of meticulously crafted living space. Designed with families and entertaining in mind, revel in cathedral ceilings adorned with a floor-to-ceiling stone wood fireplace offering captivating lake views. This property features four bedrooms and three bathrooms, ensuring ample space for both relaxation and rejuvenation. Bask in the year-round beauty within the four-season sunroom, or venture outside onto expansive decking, perfect for hosting gatherings amidst beautifully landscaped surroundings.

Sports enthusiasts will delight in the included basketball court, while those seeking relaxation can unwind in the lakeside hot tub. Enjoy 101 feet of pristine, sandy shoreline, with deep waters off the end of the dock inviting endless aquatic adventures. Indulge in the ultimate relaxation with the large lakeside sauna, complete with a Haliburton room above, offering a tranquil escape. Tucked away at the end of a private, year-round road, this retreat provides the perfect blend of seclusion and accessibility, just 10 minutes from Minden and 15 minutes from Haliburton. Welcome to your dream retreat, where luxury meets tranquility, and every moment is infused with the essence of lakeside living.



Interior Home Features

Four bedrooms

Three bathrooms

3600sq ft of living space

Natural light floods the space, offering views of the lake

Floor to ceiling stone wood fireplace to keep you cozy on those cool evenings

Four season sunroom

Fully winterized for year-round enjoyment

Exterior Features

101 feet of clean, sandy waterfront, with deeper water off the dock

Basket ball court for those sports enthusiast

Located on Haliburton's only 5 lake chain giving you access to restaurants, marinas, and more

Relax in the lakeside hot tub

Enjoy the ultimate relaxation with the large lakeside sauna with Haliburton room above

Just a 10-minute drive to the Village of Minden or 15-minutes to the village of Haliburton



1025 CANFIELD Lane, Minden, Ontario K0M 2K0

Listing

Client Full

Active / Residential

1025 CANFIELD Ln Minden

Listing ID: 40567204

Price: **\$1,725,000**



Haliburton/Minden Hills/Minden Bungalow Raised/House



Water Body: **Canning Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	2	1	
Main	2	2	1

Beds (AG+BG): **4 (2 + 2)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **3,600**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,800/LBO provide**
BG Fin SF: **1,800/LBO provide**
Tot Unfin SF: **130**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$6,412.90/2023**

Remarks/Directions

Public Rmks: **Welcome to this beautiful lakehouse nestled on the serene shores of Canning Lake, part of Haliburton's 5 lake chain. Embrace the miles of boating, providing access to marinas, restaurants, and an abundance of recreational opportunities. Step into luxury with this Colonial Concepts Log Home boasting 3600 square feet of meticulously crafted living space. Designed with families and entertaining in mind, revel in cathedral ceilings adorned with a floor-to-ceiling stone wood fireplace offering captivating lake views. This property features four bedrooms and three bathrooms, ensuring ample space for both relaxation and rejuvenation. Bask in the year-round beauty within the four-season sunroom, or venture outside onto expansive decking, perfect for hosting gatherings amidst beautifully landscaped surroundings. Sports enthusiasts will delight in the included basketball court, while those seeking relaxation can unwind in the lakeside hot tub. Enjoy 101 feet of pristine, sandy shoreline, with deep waters off the end of the dock inviting endless aquatic adventures. Indulge in the ultimate relaxation with the large lakeside sauna, complete with a Haliburton room above, offering a tranquil escape. Tucked away at the end of a private, year-round road, this retreat provides the perfect blend of seclusion and accessibility, just 10 minutes from Minden and 15 minutes from Haliburton. Welcome to your dream retreat, where luxury meets tranquility, and every moment is infused with the essence of lakeside living.**

Directions: **County Road 21 to Kashagawigamog Lake Road to Fieldings Crescent to Canfield lane**

Waterfront

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

Water View: **Direct Water View**

Boat House:
Frontage: **101.00**
Exposure:
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Hot Tub**
Construct. Material: **Log**
Shingles Replaced:
Year/Desc/Source: **2004//Owner**
Property Access: **Seasonal Road, Year Round Road**
Other Structures:
Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
Parking Spaces: **3**
Services: **Cell Service, Electricity**
Water Source: **Lake/River**
Lot Size Area/Units: **0.350/Acres**
Lot Front (Ft): **101.00**
Location: **Rural**
Area Influences: **Access to Water, Beach, Hospital, Lake Access, Lake/Pond, Marina, Open Spaces, Park, Place of Worship**

Foundation: **Poured Concrete**
Water Tmnt: **Heated Water Line**
Acres Range: **< 0.5**
Lot Depth (Ft): **206.00**
Lot Irregularities:

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**

Garage Spaces:
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:

View: **Lake**
Topography: **Dry, Flat**

Retire Com:
Fronting On: **West**

Interior

Interior Feat: **Hot Tub**
Basement: **Full Basement**
Cooling: **Central Air**
Heating: **Baseboard, Electric, Geothermal, Wood**
Fireplace: **1/Wood**
Inclusions: **Window Coverings, Other**
Add Inclusions: **See attached chattel list**

Basement Fin: **Fully Finished**

FP Stove Op: **Yes**

Exclusions: **See attached chattel list**

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 18 CON 2 MINDEN PT 1 19R4738; MINDEN HILLS**
Zoning: **SR**
Assess Val/Year: **\$793,000/2024**
PIN: **391930320**
ROLL: **461603000027900**
Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Available/ 1990**

Hold Over Days:

Occupant Type: **Owner**

Deposit: **min 5%**

Brokerage Information

List Date: **04/05/2024**

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

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 04/05/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Rooms

Listing ID: 40567204

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	7' 5" X 6' 5"	2.26 X 1.96	2-Piece
Bathroom	Main	7' 9" X 5' 9"	2.36 X 1.75	
Living Room	Main	15' 8" X 24' 8"	4.78 X 7.52	
Kitchen/Dining Room	Main	18' 8" X 14' 0"	5.69 X 4.27	
Sunroom	Main	14' 6" X 10' 7"	4.42 X 3.23	3-Piece, Ensuite
Bedroom Primary	Main	14' 9" X 11' 9"	4.50 X 3.58	
Bathroom	Main	14' 0" X 6' 3"	4.27 X 1.91	
Bedroom	Main	14' 4" X 12' 10"	4.37 X 3.91	
Bedroom	Basement	14' 0" X 18' 0"	4.27 X 5.49	4-Piece
Recreation Room	Basement	26' 9" X 19' 0"	8.15 X 5.79	
Utility Room	Basement	7' 0" X 8' 0"	2.13 X 2.44	
Other	Basement	5' 0" X 15' 0"	1.52 X 4.57	
Bathroom	Basement	10' 3" X 8' 0"	3.12 X 2.44	4-Piece
Bedroom	Basement	14' 7" X 8' 7"	4.44 X 2.62	
Gym	Basement	18' 2" X 8' 7"	5.54 X 2.62	

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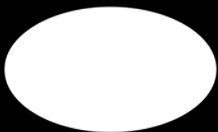
Chattels

Included

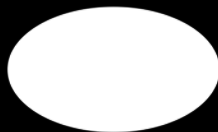
- Large/Built in Appliances
- All window coverings
- Small bedroom downstairs
 - 2 beds and bedding
 - Curtains to be hung
- Large bedroom downstairs
 - Beds and Bedding
- Great room
 - Rug
 - Wall Pictures
- Outdoor propane heater
- Large dresser (Master bedroom)
- Beds (Second bedroom upstairs)
- Fridge (Sauna)

Excluded

- Basement TV Room
 - Wall map and coat of arms
 - Tv stand and Tv
 - Books
 - Swivel chair
 - Wall pictures
 - Rug
 - Sound system
 - Personal items(dvds, telescope)
 - Plant
- All workout equipment
- Front Hall Entrance/Front hall
 - Bench
 - Key hook
 - Mirror
 - Table
 - Plant
- Powder room
 - Painting
- Outdoor Speakers
- Music room - everything excluded



Seller



Buyer



Additional Information

- GeoThermal
- Internet Provide - Bell
- Highspeed internet - Available
- Cell Service - Yes
- Septic installed in 2004
- Fully winterized
- Age of building - 20 years
- Road - Private year round
- Driveway Plowing Costs - \$200 per year
- Lake Assc. Dues - \$25 per year

*Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.*

CONCESSION

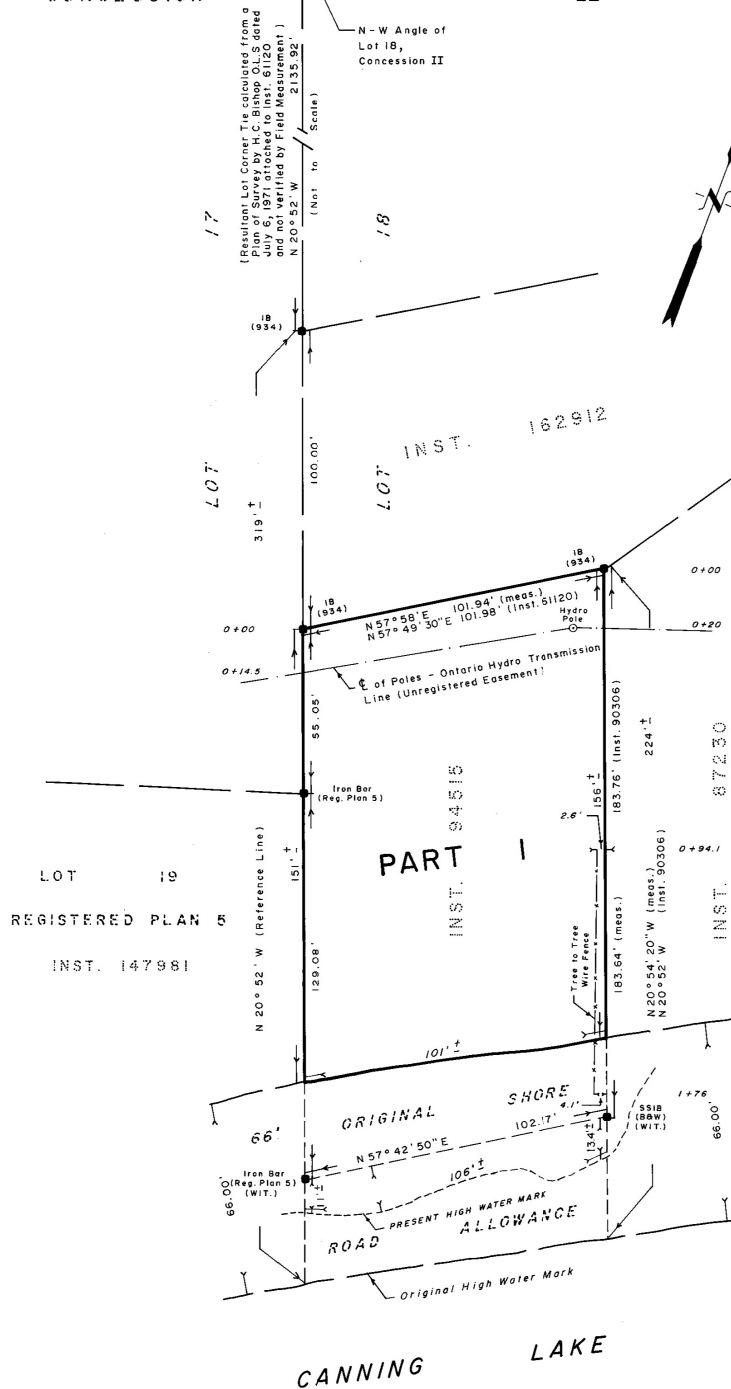
III

66' ORIGINAL ROAD ALLOWANCE

BETWEEN CONCESSIONS II AND III

CONCESSION

II

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

DATE April 10, 1990

C. T. STRONGMAN
ONTARIO LAND SURVEYORPLAN 19R-4738
RECEIVED AND DEPOSITED

DATE 18th April 1990

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
I	Part of Lot 18, Concession II	Instrument 94515	0.35 ± Acres

PLAN OF SURVEY OF PART OF LOT 18, CONCESSION II TOWNSHIP OF MINDEN COUNTY OF HALIBURTON

SCALE 1" = 30'

C. T. STRONGMAN O.L.S.
1990

NOTE:

BEARINGS ARE ASTRONOMIC DERIVED FROM THE WESTERLY LIMIT OF LOT 18, CONCESSION II HAVING A BEARING OF N 20° 52' W AS SHOWN ON A PLAN OF SURVEY BY H. C. BISHOP O.L.S. DATED JULY 6, 1971 AND ATTACHED TO INST. 61120.

(934) - DENOTES H. C. BISHOP O.L.S.
(B&W) - DENOTES BISHOP AND WILSON LTD. O.L.S.
(WIT.) - DENOTES WITNESS
(meas.) - DENOTES MEASURED

THE ORIGINAL HIGH WATER OF CANNING LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MINDEN.

THE ORIGINAL HIGH WATER MARK WAS DETERMINED BY SOUNDINGS TAKEN AT A DEPTH OF 3.5' BELOW THE MAXIMUM CONTROLLED LEVEL OF CANNING LAKE.

LEGEND

SIB — DENOTES STANDARD IRON BAR
SSIB — DENOTES SHORT STANDARD IRON BAR
IB — DENOTES IRON BAR
IBR — DENOTES IRON BAR ROUND
RP — DENOTES ROCK POST
IT — DENOTES IRON TUBE
■ — 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 16TH DAY OF MARCH, 1990.

MINDEN, ONTARIO
APRIL 5, 1990

C. T. STRONGMAN
ONTARIO LAND SURVEYOR

DEARDEN, STANTON, STONES AND STRONGMAN LTD.

ONTARIO LAND SURVEYORS
CONSULTING ENGINEERS
BOX 329 K0M 2K0
(705) 286-1768

MINDEN - ONTARIO

Seal

1025 Canfield Ln - Canning Lake



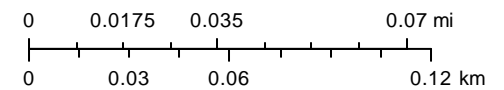
May 18, 2023

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1025 Canfield Ln - Canning Lake



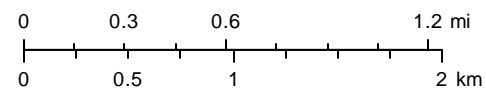
May 18, 2023

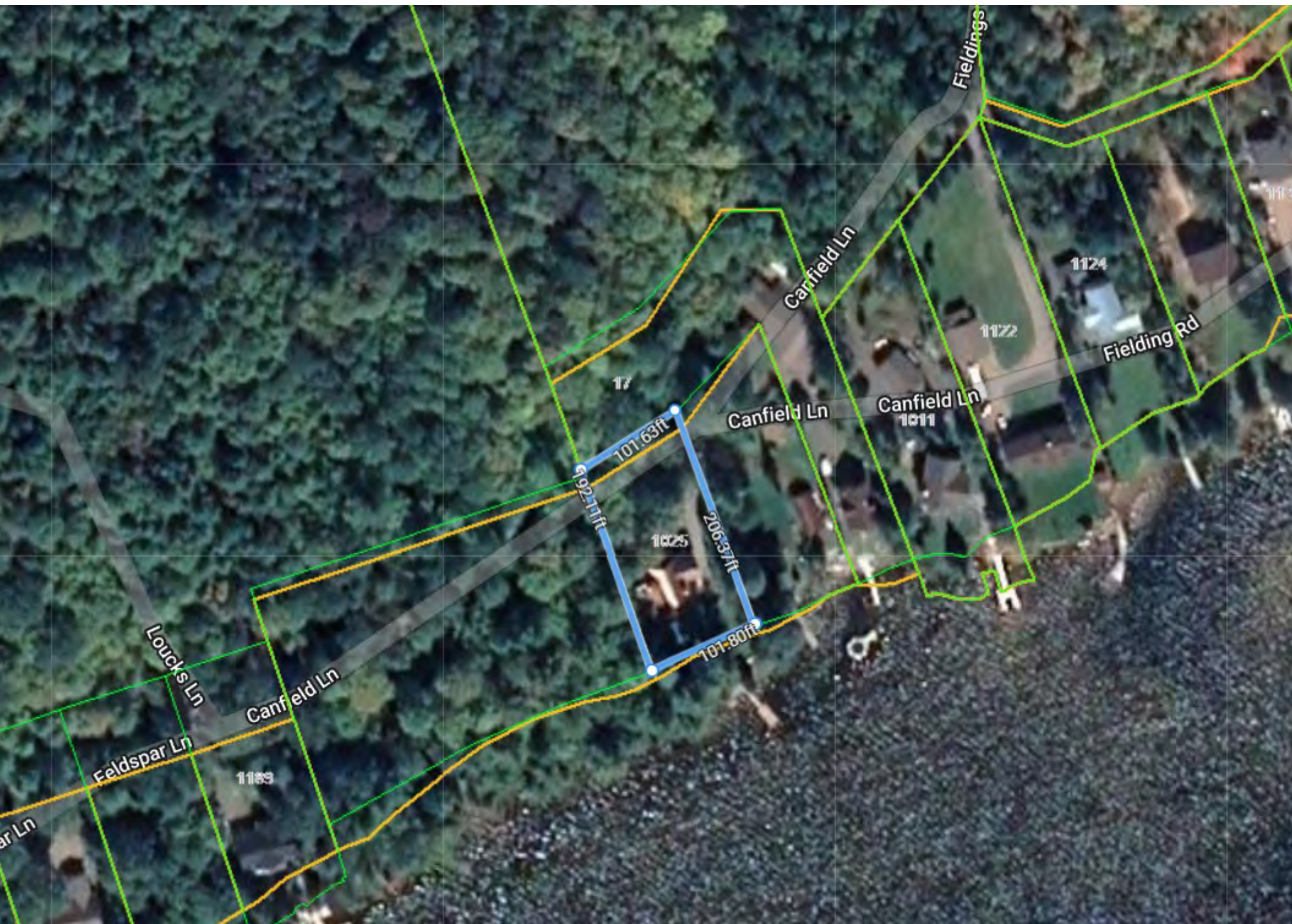
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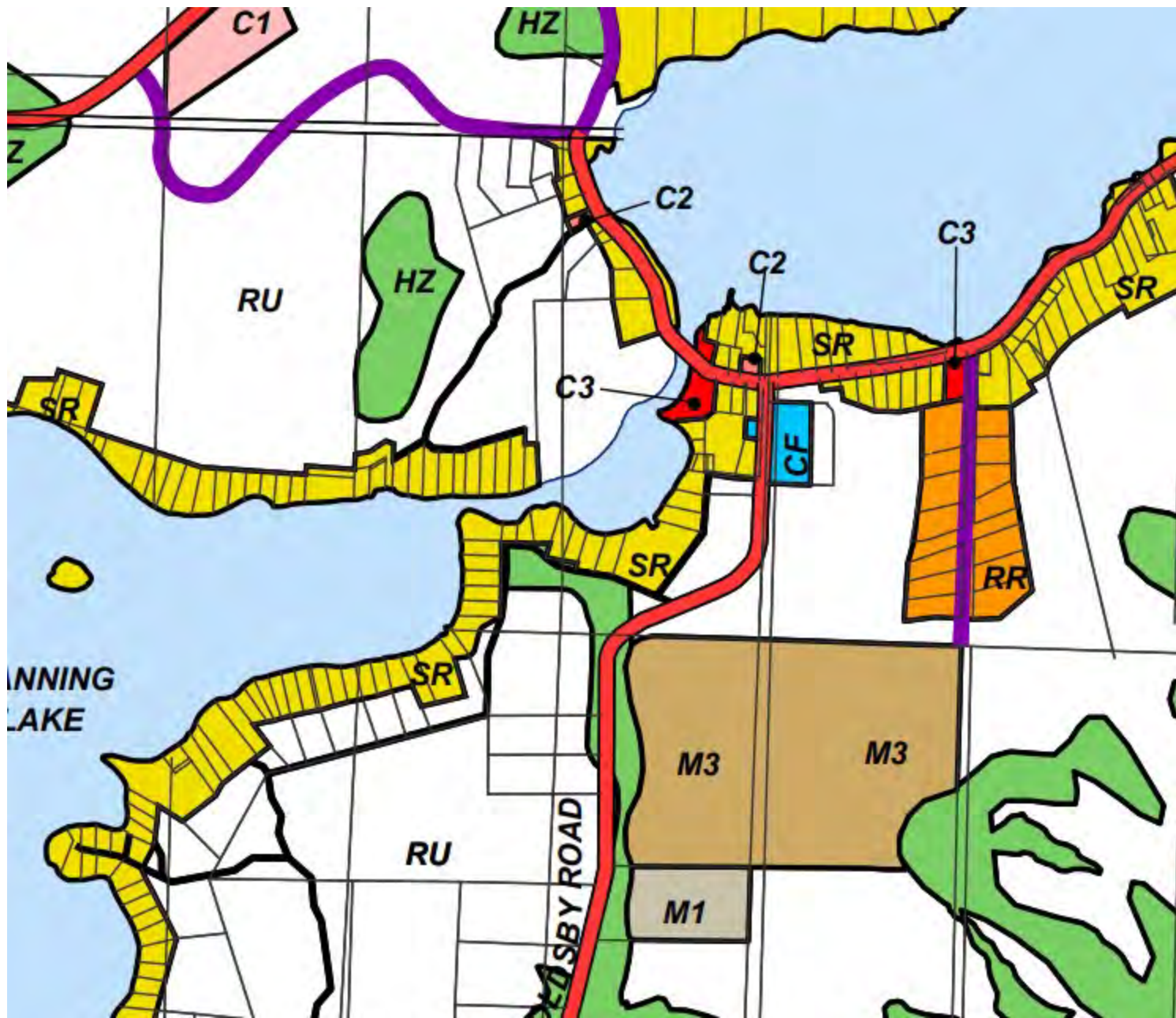
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Canning Lake

Haliburton County
Lot 15

Minden Township
Con I

Physical Data

Longitude - 78°38'

Latitude - 44°56'

Surface Area - 488 acres

Maximum Depth - 67ft

Perimeter 10 miles

Mean Depth 20 ft

Height Above Sea Level 954 ft

Lake Characteristics

At the time of the survey, June 26, 1975, the temperature ranged from 74°F at the surface to 40°F at the bottom. Thermal stratification was evident with the thermocline occurring between 14 ft and 18 ft and the temperature dropping from 65°F to 49°F. The pH level ranged from 8 at the surface to 6.5 at the bottom. The dissolved oxygen content was steady at 27.4mg/L. The water colour was yellow-brown and the secchi disc disappeared 15 ft below the surface.

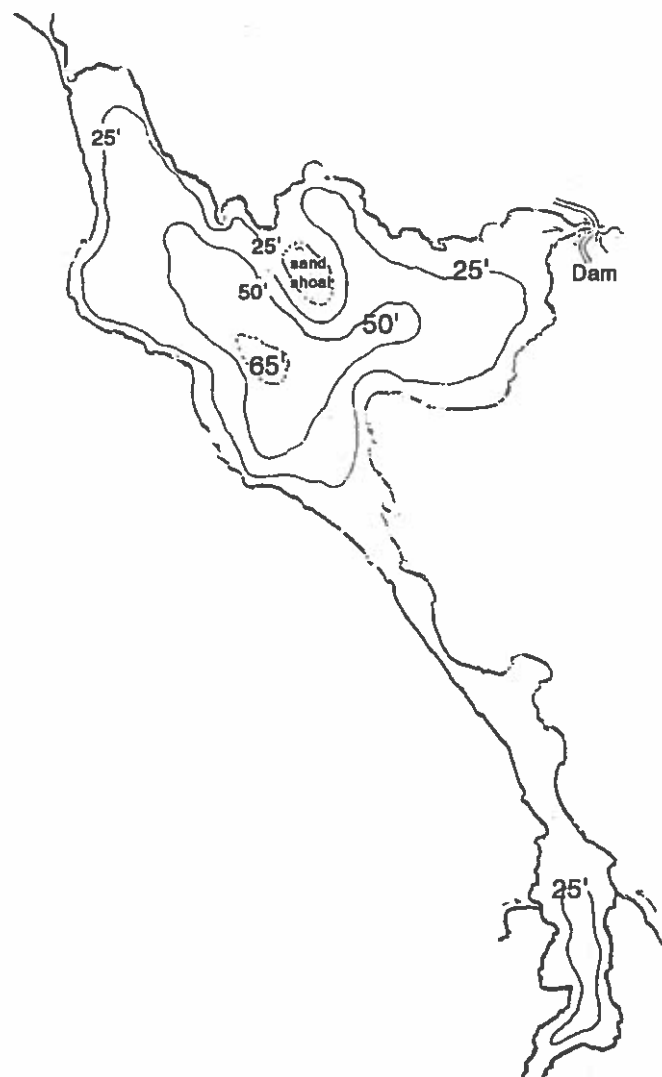
Fish Species Present

Lake trout, whitefish, herring, smallmouth bass, largemouth bass, yellow perch, walleye, muskie.

Access

Close to Minden, lower part of the Kashagawigomog chain.
Accessible from either County Rd 16 or County Rd 121.
Accessible by standard vehicle.

Date of Survey June 26, 1975



(Refer to Minden Township map - page 218)