

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$359,000

Welcome to 1025 Manitou Road

Deeded Access to Wenona Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Located just a short walk from deeded access to beautiful Wenona Lake, this 3-bedroom, 1-bath cottage offers a great opportunity to enjoy cottage life in Haliburton. With approximately 600 sq ft of living space, this seasonal property features a functional layout and the warmth of a wood stove for those cooler evenings.

The property is well-suited for those looking for a simple and affordable way to enjoy the outdoors, with lake access ideal for swimming, paddling, or spending the day on the dock. Conveniently located just 15 minutes from Haliburton Village, you'll have easy access to groceries, restaurants, shopping, hospital services, and more. Whether you're looking for a weekend getaway or a spot to start making summer memories, this cottage offers a great balance of value, location, and potential.

Property Client Full

1025 Manitou Road, Dysart, Ontario K0M 1S0

Listing

1025 Manitou Rd Dysart

Active / Residential Freehold / Detached

MLS®#: X12088091

List Price: \$359,000

New Listing

Haliburton/Dysart et al/Dysart



Tax Amt/Yr:	\$679.94/2025	Transaction:	Sale
SPIS:	No	DOM	1
Legal Desc:	LT 26 PL 482; DYSART ET AL		
Style:	Bungalow Raised	Rooms Rooms+:	6+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	< 700
Stores:		SF Source:	
Lot Irreg:		Lot Acres:	
Lot Front:	150.00	Fronting On:	E
Lot Depth:	104.00		
Lot Size Code:	Feet		
Zoning:	WR4L		
Dir/Cross St:	Wenona Lake Road		

PIN #: **391630183**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462402000018200**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Island YN:
 Fam Rm: **No**
 Basement: **No/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **Other**
 Heat: **Woodburning, Other**
 A/C: **No/None**
 Central Vac: **No**
 Property Feat:
 Exterior Feat: **Deck**
 Roof: **Asphalt Shingle**
 Foundation: **Block, Piers**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Little Dudmon Lake**
 Waterfront Y/N: **Yes**
 Water Struct:
 Water Features: **Stairs to Waterfront, Waterfront - Deeded Access**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Trees/Woods**

Exterior: **Vinyl Siding, Wood**
 Drive: **Private**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**
 Room Size:
 Rural Services: **Electrical**
 Security Feat:

Water: **Well**
 Water Inc: **Drilled Well**
 Water Meter:
 Waterfront Feat: **Stairs to Waterfront, Waterfront - Deeded Access**
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront: **Indirect**
 Easements/Restr: **Unknown**
 Dev Charges Paid:

Waterfront Frontage (M):

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Obstructive**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Located just a short walk from deeded access to beautiful Wenona Lake, this 3-bedroom, 1-bath cottage offers a great opportunity to enjoy cottage life in Haliburton. With approximately 600 sq ft of living space, this seasonal property features a functional layout and the warmth of a wood stove for those cooler evenings. The property is well-suited for those looking for a simple and affordable way to enjoy the outdoors, with lake access ideal for swimming, paddling, or spending the day on the dock. A public boat launch is also nearby, making it easy to get your boat in the water and explore the lake. Conveniently located just 15 minutes from Haliburton Village, you'll have easy access to groceries, restaurants, shopping, hospital services, and more. Whether you're looking for a weekend getaway or a spot to start making summer memories, this cottage offers a great balance of value, location, and potential.**

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

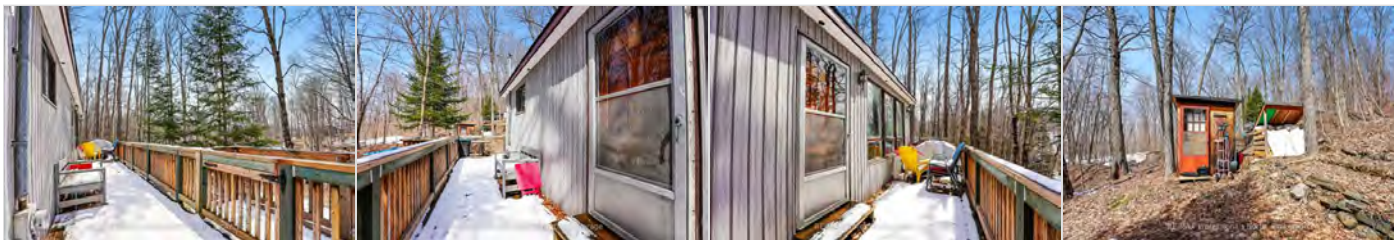
Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **04/17/2025**

Photos

MLS®#: **X12088091**

1025 Manitou Road, Dysart, Ontario K0M 1S0





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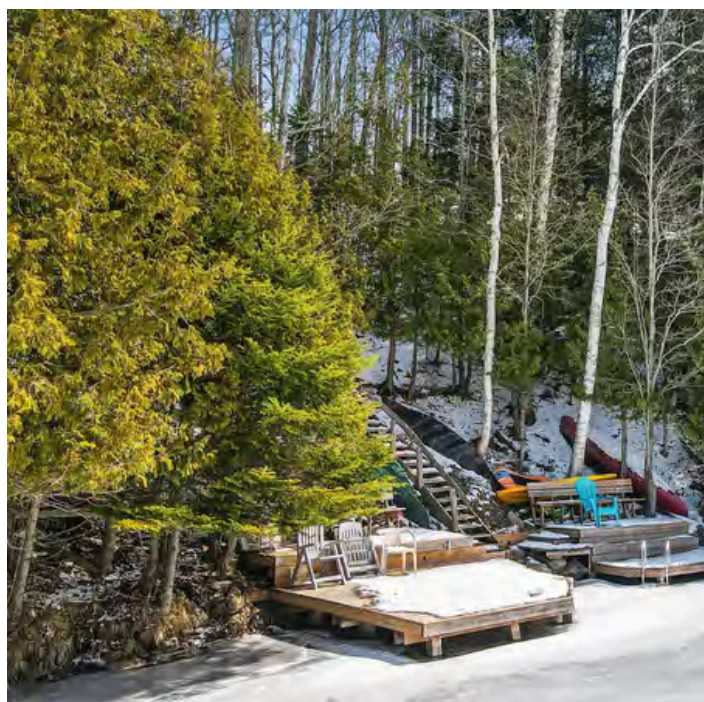
Chattels

Included

- All bedroom furniture
- Living room furniture
- Fridge
- Stove
- Microwave
- BBQ
- Outdoor furniture
- Window Coverings
- Other items can be considered upon request

Excluded

- Personal Items
- Antique Dresser in 1st bedroom
- Two end tables
- Ikea Chair
- Tall Hall Cabinet
- Pictures on wall
- Mirror in living room



Seller



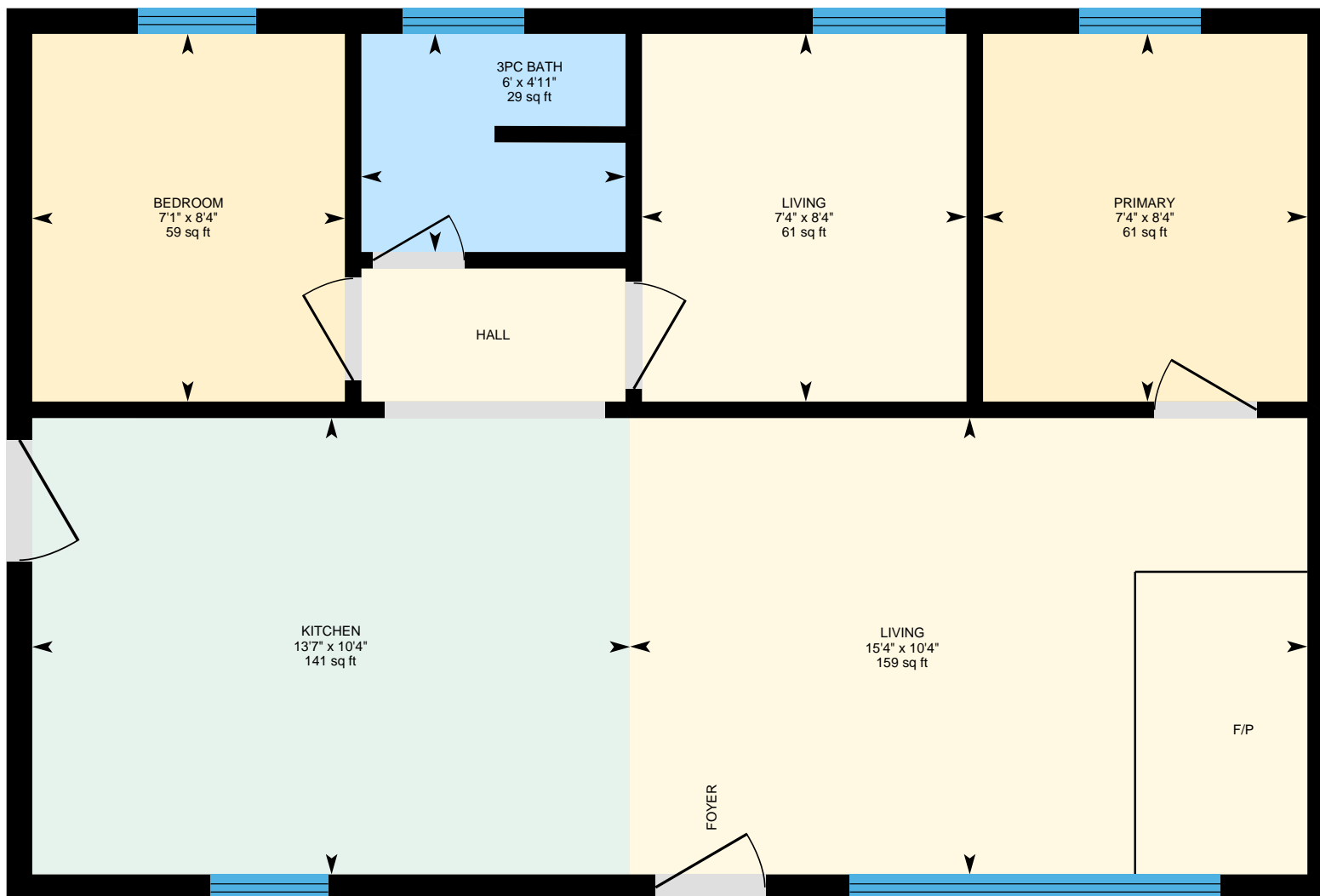
Buyer

Additional Information

- Hydro costs per year: \$780/yr approx
- Septic to be pumped this season
- Well Installed by: Casey's Water Well
 - Install date: 2016
- Winterized: Yes
- Age of rood: 5 years
- Insurance Company: CAA
- Lake Assc. Due: \$30/yr (voluntary)

1025 Manitou Road, Haliburton, ON

Main Floor Interior Area 552.30 sq ft



0 3 6 ft

PREPARED: 2025/04/10



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1025 Manitou Road, Haliburton, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

3pc Bath: 4'11" x 6' | 29 sq ft
Bedroom: 8'4" x 7'1" | 59 sq ft
Kitchen: 10'4" x 13'7" | 141 sq ft
Living: 10'4" x 15'4" | 159 sq ft
Living: 8'4" x 7'4" | 61 sq ft
Primary: 8'4" x 7'4" | 61 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 552.30 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 552.30 sq ft

A158092

Address of Well Location (Street Number/Name) 1025 Manitou Rd				Township Dudley		Lot 12	Concession 2
County/District/Municipality Dysart et al				City/Town/Village Haliburton		Province Ontario	Postal Code K0M1S0
UTM Coordinates NAD 83	Zone 17	Easting 726210	Northing 49942916	Municipal Plan and Sublot Number Plan 482 Lot 26		Other	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)					
General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
dark brown	topsoil			From	To
brown	gravel			0	2
grey	granite			2	34
black	granite			34	180
grey	"			180	186
red	"			186	210
grey	"			210	213
				213	360

Annular Space			Results of Well Yield Testing				
Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	Draw Down		Recovery	
0	31	enviroplug	10	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
				Static Level			
				1	3	1	166
				2	5.5	2	162
				3	8	3	154
				4	11	4	150
				5	14	5	146
				10	28	10	126
				15	42	15	106
				20	56	20	86
				25	70	25	66
				30	83	30	46
				40	111	40	6
				50	140	50	
				60	166	60	

Method of Construction	Well Use		
<input type="checkbox"/> Cable Tool <input checked="" type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Air percussion <input type="checkbox"/> Other, specify	<input type="checkbox"/> Diamond <input type="checkbox"/> Jetting <input type="checkbox"/> Driving <input type="checkbox"/> Digging	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify	<input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning <input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input type="checkbox"/> Monitoring

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify	
6 7/8	Steel	0.188	+2 31		

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To

Water Details		Hole Diameter		
Water found at Depth (m/ft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (m/ft) From	To	Diameter (cm/in)
340		0	31	9 7/8
		31	360	6

CONTRACTOR LIC. # 7249
CASEY'S WATERWELL & GEOTHERMAL INC
6522 GELETT RD HALIBURTON ONTARIO K0M1S0
TRACE@TOTALSITESERVICES.CA 705-457-9558
WELL TECH. CASEY, PAT LIC. # T-3698

DATE Dec 30/16

licence No.

Comments:

well packer installed

Well owner's information package delivered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 2016/12/30	Ministry Use Only	
	Date Work Completed 2016/01/20	Audit No. Z225581	JAN 20 2017
		Received	

PLAN OF SUBDIVISION
OF
THE LEGEND OF MISKWABINISH
BEING PART OF
LOTS 9, 10, 11, 12, 13, & 14, CONCESSION 1
AND PART OF
LOTS 12, 14, & 15, CONCESSION 2
AND PART OF
LOTS 12, 13, & 14, CONCESSION 3
TOWNSHIP OF DUDLEY
PROVISIONAL COUNTY OF HALIBURTON
SCALE 1 INCH = 200 FEET

PART 1 OF 2 PARTS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:




1. This survey and plan are correct and in accordance with *The Surveyors Act* and *The Registry Act* and the regulations made there-under.
2. The survey was completed on the 10th day of January, 1968.

February 19, 1968

E. W. PETZOLD
Ontario Land Surveyor

NOTES

Bearings hereon are astronomic and are referred to the Meridian 78°20'30" West Longitude.

1"x1" x 4' long Standard Iron Bars planted shown thus: 
1"x1" x 2' long Short Standard Iron Bars planted shown thus: 
1/2"x1/2" x 2' long Subdivision Bars planted shown thus: 
Distances shown on curves are chord distances

LAKE
WENONA

CURVE DATA

LOT	RADIUS	ARC	CHORD	BEARING
14	238.89'	120.26'	118.99'	N53°02'50"E
15	238.89'	106.92'	106.03'	N26°14'50"E
27	50.00'	62.25'	58.30'	N60°23'05"W
28	50.00'	78.54'	70.71'	N20°17"E
29	50.00'	78.54'	70.71'	N69°43'W
35	50.00'	55.07'	52.33'	N4°05'50"W
36	50.00'	65.97'	61.29'	N27°29'10"E
37	50.00'	62.24'	58.30'	N79°03'25"W
38	50.00'	58.80'	55.47'	N9°42'25"W
53	22.53'	51.70'	41.08'	N32°17'15"E
56	50.00'	88.33'	77.25'	N74°10'40"W
57	50.00'	52.34'	50.00'	N6°25'50"E
58	50.00'	78.54'	70.71'	N81°25'50"E
66	227.06'	59.68'	59.50'	N74°26'35"W
67	227.06'	99.15'	98.36'	N54°24'45"W
68	227.06'	57.25'	57.10'	N34°40'45"W
BLK. C	137.91'	168.84'	158.49'	N46°35'55"E

OWNER'S CERTIFICATE

1. This is to certify that:
Lots 1 to 167 both inclusive, Blocks A to N, both inclusive, the streets, namely Trappers' Trail, Miskwabinish Road South, Portage Road, Manitou Road, Snowshoe Road, Bear Paw Road, Lookout Road and Wenona Road East as designated within the area of survey outlined have been laid out in accordance with my instructions.
2. The streets are hereby dedicated as public highways.
Dated the 22 day of FEBRUARY 1968
HASLEY DEVELOPMENTS LIMITED

Louis A. Rice
LOUIS A. RICE
President
E. A. Mitchell
E. A. MITCHELL
Treasurer

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 34212 hereby consents to the registration of this plan.
Dated the 5th day of March 1968
HALIBURTON LAKESHORE LIMITED

Neil Gregory
NEIL GREGORY
President
E. Neill Gregory
E. NEILL GREGORY
Sec. - Treas.

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 34256 hereby consents to the registration of this plan.
Dated the 6th day of March 1968
ARM BRO DEVELOPMENTS LIMITED

J. Elgin Armstrong
J. ELGIN ARMSTRONG
President
H. Charles Armstrong
H. CHARLES ARMSTRONG
Secretary

CERTIFICATE OF REGISTRATION
OF PLAN OF SUBDIVISION

I certify that this Plan is duly registered in the Registry Office for the Registry Division of the Provisional County of Haliburton at 11 o'clock on the 26 day of March 1968 as No. 482.

Approved under Section 28 of
THE PLANNING ACT.
This 18th day of March 1968
W. DARCY MCKENNAUGH
MINISTER OF MUNICIPAL AFFAIRS

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 34256 hereby consents to the registration of this plan.
Dated the 13th day of March 1968
RICE DEVELOPMENT CO.
BY WILLOWBROOK ESTATES LIMITED

Louis A. Rice
LOUIS A. RICE
President

BY PARKEND ESTATES LIMITED

M. C. Rice
M. C. RICE
President

e. w. petzold
CONSULTING ENGINEER, ONTARIO LAND SURVEYOR
242 A SHEPPARD AVENUE WEST,
WILLOWDALE, ONTARIO
225-5631

482 B.L.



PART 2 OF 2 PARTS

SCALE 1 INCH = 200 FEET



SURVEYOR'S CERTIFICATE

NOTES

1"x1"x4' long Standard Iron Bars planted shown thus 
 1"x1"x2' long Short Standard Iron Bars planted shown thus  S.S.I.B.
 1/2"x1/2"x2' long Subdivision Bars planted shown thus
 Subdivision Bars planted at all other corners.
 Distances shown on curves are chord distances.

Lots 90 to 132, Lots 154 to 159, Blocks K, L, and M, all inclusive contain all the land shown within their respective boundaries as shown, save and except any part of the original 66' Allowance for Road lying adjacent to the Original High Water mark of Lake Miskwabinish which may lie within their limits.

e. w. petzold
 ENGINEER, ONTARIO LAND SURVEYOR
 242 A SHEPPARD AVENUE WEST,
 WILLOWDALE, ONTARIO
 225-5631

1025 Manitou Road, Wenona Lake



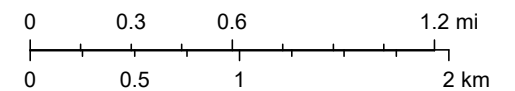
September 26, 2024

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Scale: 1:36,112



1025 Manitou Road, Wenona Lake

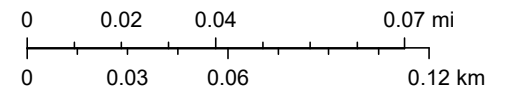


September 26, 2024

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Scale: 1:2,257







Little Dudman

(Wenona)

Haliburton County

Dudley Township

Physical Data

Latitude - 45°02'

Longitude -78°21'

Maximum Depth - 69 ft

Mean Depth - 21'

Surface Area - 59.1 ha

% Littoral Area - 39.42

Lake Characteristics

Acid Level 5 according to 1989 survey. Not sensitive to acid loadings and contains sufficient buffering capacity to neutralize acid rain for an indefinite period of time.

TDS - 68 MEI - 9.6

pH -7.9 Alk - 38

Fish Species Present

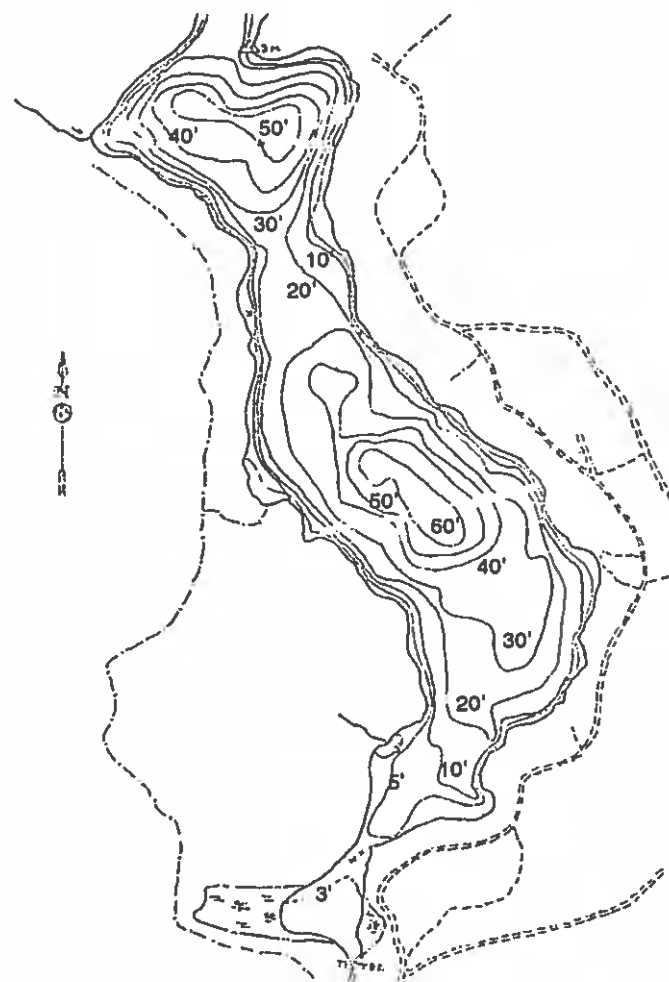
Stocked with lake trout in 1999, and 2000. Rainbow trout and largemouth bass.

Access

Take Hwy 121, 8 miles northeast from Haliburton, and turn left at Trappers Trail. Continue on Trappers Trail and take the first left (Wenona Rd) and follow it to the next intersection.

Survey Date - June 4 1971

(water chemistry updated - 79,80,83,84.)



(Refer to Dudley Township map - page 213)