

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$659,000

Welcome to 1027 Dow Trail

on Haliburton Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

1027 Dow Trail, Dysart, Ontario K0M 1S0

Listing

[1027 Dow Tr Dysart](#)**Active / Residential Freehold / Detached**MLS® #: **X13528920**List Price: **\$659,000**

Price Decrease



Haliburton/Dysart et al/Harburn

Tax Amt/Yr:	\$2,110.43/2026	Transaction:	Sale
SPIS:	No	DOM	25
Legal Desc:	LT 56 PL 362; Dysart et al		
Style:	Other	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Storeys:		SF Source:	LBO Provided
Lot Irreg:		Lot Acres:	
Lot Front:	90.00	Fronting On:	S
Lot Depth:	231.00	Builder Name:	
Lot Size Code:	Feet		
Zoning:	WR4L		
Dir/Cross St:	ON-118 to Haliburton Lake Road to Curry Road to Dow Trail		

PIN #: **391490388**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462405000043200**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **None**
 Parking Feat: **Private**
 Heat Source: **Wood**
 A/C: **/None**
 Central Vac: **No**
 Property Feat: **Metal**
 Roof: **Piers**
 Foundation: **Piers**
 Soil Type:
 Alternate Power: **Unknown**
 Water Name: **Haliburton Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **27.43**
 Water Features: **Stairs to Waterfront**
 Under Contract:
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake**

Exterior: **Metal/Side**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **5.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Water: **Other**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Stairs to Waterfront**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **No**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Escape to the shores of beautiful Haliburton Lake, where this inviting 3-season backsplit cottage offers the perfect place to slow down and enjoy everything cottage life has to offer. With stunning lake views, clean deep water, and excellent opportunities for boating, fishing, and swimming, this property is ready to become your family's favourite getaway. Designed with gathering in mind, the main level features a bright open-concept kitchen, dining, and living area where large windows frame the waterfront and fill the space with natural light. A wood stove creates a cozy atmosphere for cool evenings, while walkout access to the lakeside deck makes it easy to enjoy meals outdoors, entertain guests, or simply take in the peaceful setting. The upper level offers three comfortable bedrooms and a full bathroom, providing plenty of room for family and weekend visitors. Outside, the property is designed for easy enjoyment with a low-maintenance setting that lets you spend more time on the water and less time on chores. Whether you're casting a line from the dock, exploring Haliburton Lake by boat, or unwinding with a morning coffee overlooking the water, this cottage offers a wonderful opportunity to create lasting memories in the Haliburton Highlands.**

Inclusions: **BBQ, All furniture, Bedding/Towels, Deck Furniture, Outside Canoe, Kayaks, Kitchen items, Appliances**

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

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

Date Prepared: **07/31/2026**

Rooms

MLS® #: X13528920					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	9.5 M X 3.54 M	31.17 Ft x 11.61 Ft		Combined w/Dining, Combined w/Living
Bedroom	Second	3.47 M X 2.38 M	11.38 Ft x 7.81 Ft		
Bedroom	Second	2.59 M X 2.52 M	8.50 Ft x 8.27 Ft		
Bedroom	Second	3.56 M X 2.35 M	11.68 Ft x 7.71 Ft		
Bathroom	Main			3	

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Chattels

Included

- BBQ
- All Furniture
- Bedding/Towels
- Deck Furniture
- Outside Canoe
- Kayaks
- Kitchen Items
- Appliances

Excluded

- Inside Canoe
- Paddles
- Personal items
- Items in Shed



Seller



Buyer

Additional Information

- Hydro Cost Per Year: \$960/yr approx
- Septic Installer: V. Hammond
 - Year: 2021
- Building winterized? No
 - What it needs: Heated waterline/furnance
- Age of Roof: 5 years
- Insurance Company: Pembridge



Municipality of Dysart et al
P.O. Box 389,135 Maple Avenue
Haliburton, Ontario K0M 1S0
705-457-1740
Fax: 705-457-1964
www.dysartetal.ca

“The Heart of the Highlands”

BUILDING DEPARTMENT
SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: SP2021-088

Installation by: Vince Hammond Trucking Date: _____

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank of working capacity of 4050 litres constructed of plastic.
Manufacturer: Infiltrator Model: IFS-IM060/2-P16
2. **Distribution Pipe:** Type: 3" Pvc Absorption Trench System: ☐ Filter Bed System: ☒
Filter Bed Area: 28.8 sq. m. Filter Sand Contact Area: 28.8 sq. m.
Total _____ Lineal Metres in _____ runs of _____ metres and fed by: Gravity: ☐ Siphon: ☐ Pump: ☒
Loading Rate Area: _____ sq. m. 15 metre constructed mantle provided: _____
3. Size of System based on 3 bedrooms and/or 7.5 fixture units. Commercial Details: _____
Area of Building: 91 sq. m. Total Daily Design Sewage Flow: 1600 litres
4. Other: AS Built completed by Vince Hammond forms part of this Use Permit

See Diagram of Installation on back of report.

Ensure the following work is completed:

- 1) Back fill system and sod or seed.
- 2) Stabilize all sloped surfaces.
- 3) Finish grading to shed run-off and divert water around leaching bed.
- 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: **Protect Bed from Vehicular Traffic**
Photos of Baffles reviewed by Bri Barry June 16/26

INSTALLATION REPORT	
Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:	
For the use and operation of the Class <u>4</u> Sewage System Installed/Altered under Septic Permit Number: <u>SP2021-088</u>	
Such system being located at:	
Municipal Roll Number:	46-24-050-000-43200-0000
Legal Description	CON 6 PT LOT 15 PLAN 362 LOT 56
Address:	1027 DOW TRAIL
Inspected by: Jesse Dillon Date: September 27, 2021	
Issued by: Karl Korpela , Chief Building Official, Karl Korpela Date: June 16, 2016	

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



E

PLAN
AND FIELD NOTES OF SUBDIVISION OF PARTS OF
LOTS 15 & 16, CONS. VI and VII
TOWNSHIP HARBURN
Scale: 1 inch = 150 feet

Robert B. Stinson

All those parts of Lots 15 and 16, Cons. VI and VII not subdivided are designated as areas of user common to the property owners of the subdivision including Blocks A, B, C, D, E & F.
Bearings are astronomic and referred to the southern limit of Plan N° 352.
■ indicate standard iron bar 4"x1"x1"
○ indicate traverse station

Township road allowance lying between Lots 15 and 16, Cons. VI and VII and portion between Cons. VI and VII shown with broken line and being part of the subdivision is conveyed to Haliburton Developments by Deed No 7104 to which By-law N° 546 for the Provisional County of Haliburton is attached

CON VII

CON VI

F

LOT 14
LOT 15

LOT 14
LOT 15

H A L I B U R T O N

CERTIFIED TO BE A TRUE COPY OF PLAN
REGISTERED IN THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF _____

DATE _____

REGISTRAR _____

Approved under Section 26 of
THE PLANNING ACT, 1955,
This 29th day of December 1955
W. Miller
MINISTER OF PLANNING & DEVELOPMENT

We hereby certify that this survey and this plan
were made on our behalf and under our
instructions

Edith Shaw

HALIBURTON DEVELOPMENTS LTD
PSE *James J. Dunn*
President

Plan of the City of **QUEEN**
Haliburton
James J. Dunn, President
Haliburton Developments Ltd.
Haliburton, Ontario

Plan of the City of **QUEEN**
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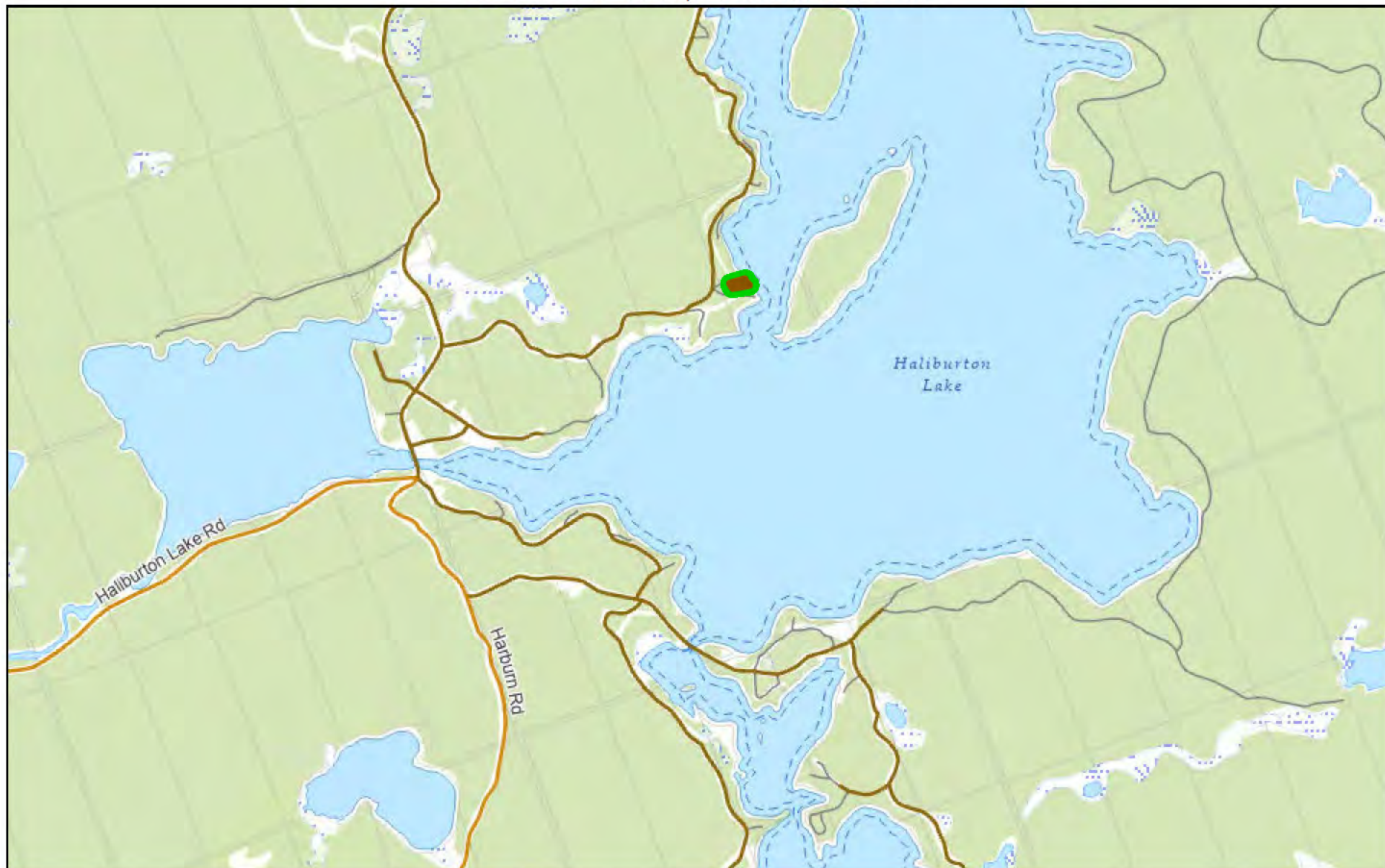
Robert B. Stinson
July 1955
Haliburton

I hereby certify that this plan is a true and duplicate
copy of the original prepared by me for registration
Robert B. Stinson
Ontario Land Surveyor

KEY PLAN - 1 in. = 400 ft



1027 Dow Trail, Haliburton Lake

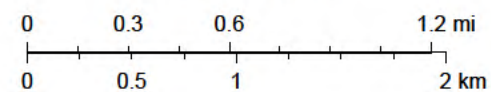


February 3, 2026

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Scale: 1:36,112



1027 Dow Trail, Haliburton Lake



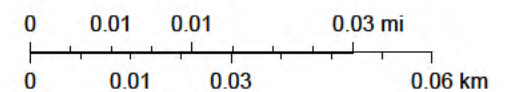
February 3, 2026

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Scale: 1:1,128







Halliburton Lake

Haliburton County

Harburn Township

Physical Data

Surface Area - 2,502 acres

Perimeter - 18.7 miles

Maximum Depth - 180 ft

Mean Depth - 57.2 ft

Lake Characteristics

Clarity was indicated in this yellowish brown coloured water by the disappearance of the secchi dish 22 ft below the surface.

Slightly alkaline.

Fish Species Present

Lake trout, lake whitefish, lake herring, largemouth bass, smallmouth bass, white sucker, burbot, brown bull-head, rock bass, yellow perch.

Lake trout are taken by trolling with artificial lures during the open water season. Still fishing with minnows and jigging artificial lures are the methods used in winter ice fishing season. Most popular area is the southern portion of the lake. Smallmouth bass are taken by trolling along the rocky shoals and shallower bays. Slot lake, check with MNR for current regulations.

Access

Boat launching sites are located at Fort Irwin Bridge. Another access is located at a public beach near Fort Irwin.

(Refer to Harburn Township map - page 216)

