

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$799,000**

*Welcome to* 1027 Trooper Lake Drive

on Trooper Lake Lake, Gooderham



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

## Property Client Full

## 1027 Trooper Lake Drive, Highlands East, Ontario K0M 1R0

Listing

**1027 Trooper Lake Dr Highlands East****Active / Residential Freehold / Detached****MLS®#: X13626194****List Price: \$799,000****New Listing****Haliburton/Highlands East/Glamorgan**

Tax Amt/Yr: **\$5,059.18/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 31 CON 3 GLAMORGAN PT 1 19R6752; T/W H221849**

Style: **2 Storey** Rooms Rooms+: **8+3**  
 Fractional Ownership: **3(3+0)**  
 Assignment: **Baths (F+H): 2(2+0)**  
 Link: **No** SF Range: **1100-1500**  
 Storeys: **2.0** SF Source: **LBO Provided**  
 Lot Irreg: **0.50 - 1.99**  
 Lot Front: **645.00** Fronting On: **S**  
 Lot Depth: **532.00** Builder Name:  
 Lot Size Code: **Feet**

Zoning: **RU**

Dir/Cross St: **County Road 503 to Buckhorn Road to Tamarack Lake Road to Trooper Lake Drive to #1027**

PIN #: **392280266**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **460190100038800**  
 Possession Date:

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

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **No**  
 Basement: **Yes/Finished W/O, Full**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Wood**  
 Interior Feat: **Water Heater Owned**  
 Parking Feat: **Private Double**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **/None**  
 Central Vac: **No**  
 Apx Age: **16-30**  
 Laundry Lev: **Lower**  
 Property Feat:  
 Exterior Feat: **Deck, Porch**  
 Roof: **Metal**  
 Foundation: **Poured Concrete**  
 Soil Type:  
 Alternate Power: **Unknown**

Exterior: **Log**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **10.00**  
 Tot Pk Spcs: **10.00**  
 Pool: **None**  
 Room Size:  
 Rural Services: **Cell Services, Electrical, Internet High Speed**  
 Security Feat:

Utilities: **Hydro, Telephone Well**  
 Water: **Drilled Well**  
 Water Supply Type:  
 Water Meter:  
 Waterfront Feat: **Dock**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

Water Name: **Trooper Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Frontage: **196.56**  
 Water Features: **Dock**  
 Under Contract: **Propane Tank**  
 Access To Property: **Private Road**  
 Shoreline: **Mixed, Natural**  
 Shoreline Road Allowance: **Not Owned**  
 Docking Type: **Private**  
 View: **Lake, Trees/Woods**

Waterfront: **Direct**  
 Easements/Restr: **Other**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **South**

Water View: **Partially Obstructive**  
 Lot Shape: **Irregular**

Channel Name:  
 Lot Size Source: **GeoWarehouse**

## Remarks/Directions

Client Rmks: **Create lasting family memories at this beautifully updated waterfront home on peaceful Trooper Lake. Set on just under 2 private acres with an impressive 645 feet of south-facing waterfront, this Eco Log Home offers exceptional privacy, with no neighbours across the lake and plenty of space for everyone to enjoy the outdoors. Designed with family living in mind, this move-in-ready home features 3 bedrooms, 2 bathrooms, and a bright, functional layout. The updated kitchen is the heart of the home, offering plenty of space for preparing family meals, entertaining guests, and gathering after a day on the lake. The living area flows seamlessly to the oversized covered porch, creating the perfect spot for morning coffee, family dinners, or watching the kids play while taking in the peaceful waterfront views. The finished walk-out lower level provides additional living space with a large recreation room that's perfect for movie nights, games, or a play area, along with a versatile bonus room that would make an excellent home office, gym, or hobby room. Step outside and enjoy everything this incredible property has to offer. Relax in the hot tub while overlooking the lake, gather around the fire after a day on the water, or spend your days swimming, paddling, fishing, and exploring the shoreline. With beautiful curb appeal, expansive waterfront, and unmatched privacy, this is a property the whole family will love. Located on a privately maintained year-**

round road, you're just 10 minutes from Gooderham for groceries, fuel, a public beach, and everyday conveniences, while the Village of Haliburton is only 30 minutes away, offering schools, restaurants, shopping, healthcare services, and year-round community amenities. Whether you're searching for a year-round family home or the perfect waterfront getaway, this Trooper Lake property offers the space, privacy, and lifestyle where unforgettable memories are made.

Inclusions: 3 beds4 side tables, Appliances (oven/stove, hood fan, fridges x 2, microwave, dishwasher, washer, dryer), Window treatments, Outdoor shed, Wood burning stove, Hot tub

Listing Contracted With: RE/MAX Professionals North

Prepared By: TROY AUSTEN, REALTOR Salesperson Date Prepared: 07/31/2026

Rooms

MLS® #: X13626194

| Room            | Level    | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features          |
|-----------------|----------|---------------------|-----------------------|-----------------|-------------------|
| Living Room     | Main     | 4.01 M X 4.62 M     | 13.16 Ft x 15.16 Ft   |                 |                   |
| Kitchen         | Main     | 4.32 M X 3.51 M     | 14.17 Ft x 11.52 Ft   |                 | Combined w/Dining |
| Bedroom         | Main     | 2.79 M X 2.82 M     | 9.15 Ft x 9.25 Ft     |                 |                   |
| Foyer           | Main     | 2.64 M X 2.67 M     | 8.66 Ft x 8.76 Ft     |                 |                   |
| Primary Bedroom | Second   | 3.35 M X 5.06 M     | 10.99 Ft x 16.60 Ft   |                 | Balcony           |
| Bedroom         | Second   | 3.51 M X 4.98 M     | 11.52 Ft x 16.34 Ft   |                 |                   |
| Recreation      | Basement | 7.87 M X 3.43 M     | 25.82 Ft x 11.25 Ft   |                 | W/O To Patio      |
| Den             | Basement | 3.35 M X 3.3 M      | 10.99 Ft x 10.83 Ft   |                 |                   |
| Utility Room    | Basement | 4.39 M X 3.3 M      | 14.40 Ft x 10.83 Ft   |                 |                   |
| Bathroom        | Main     |                     |                       | 3               |                   |
| Bathroom        | Second   |                     |                       | 4               |                   |

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# Chattels

## Included

- 3 beds
- 4 side tables
- Appliances (oven/stove, hood fan, fridges x 2, microwave, dishwasher, washer, dryer)
- Window treatments
- Outdoor shed
- Wood burning stove
- Hot tub

## Excluded

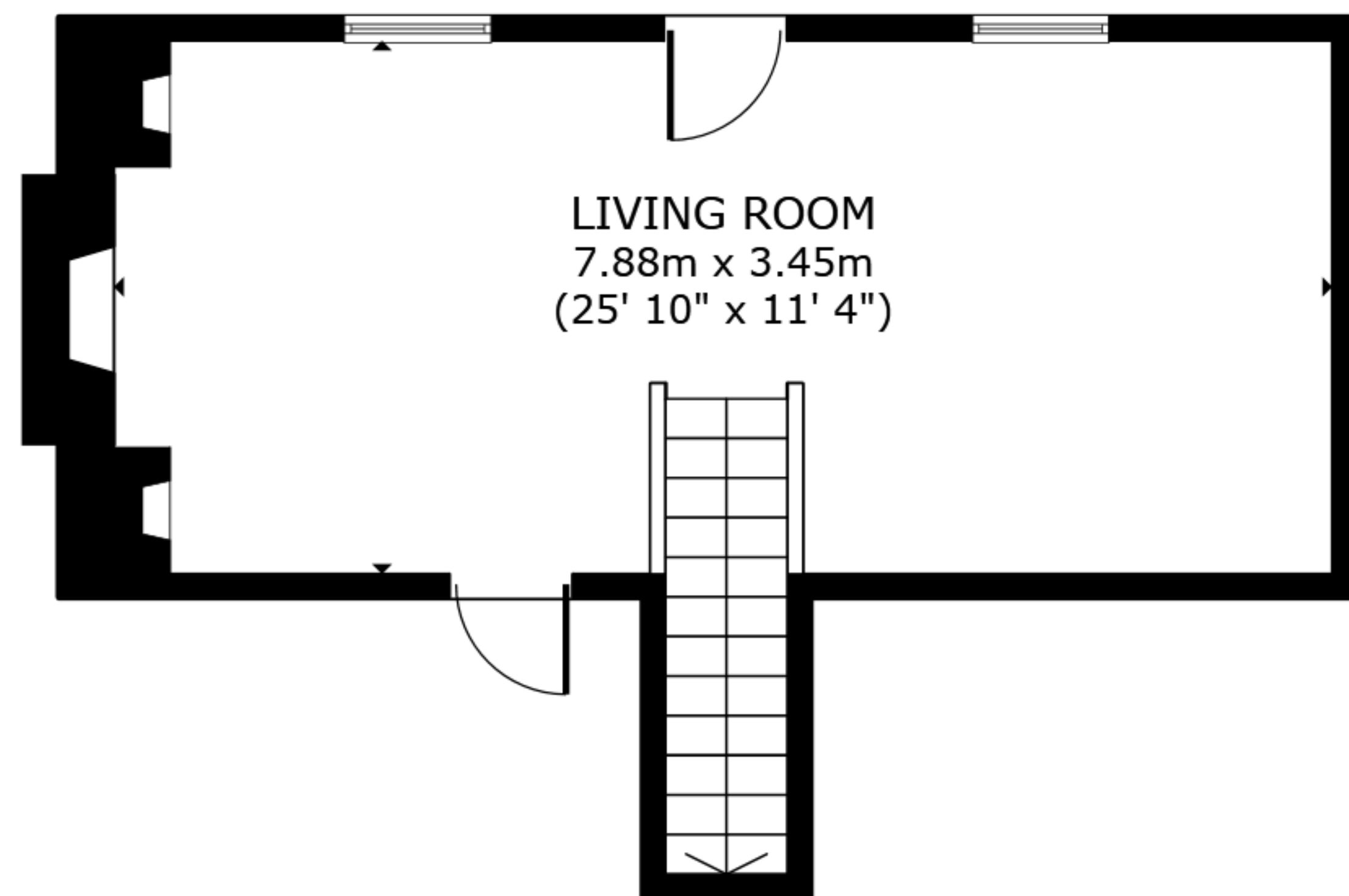
- Everything else not listed



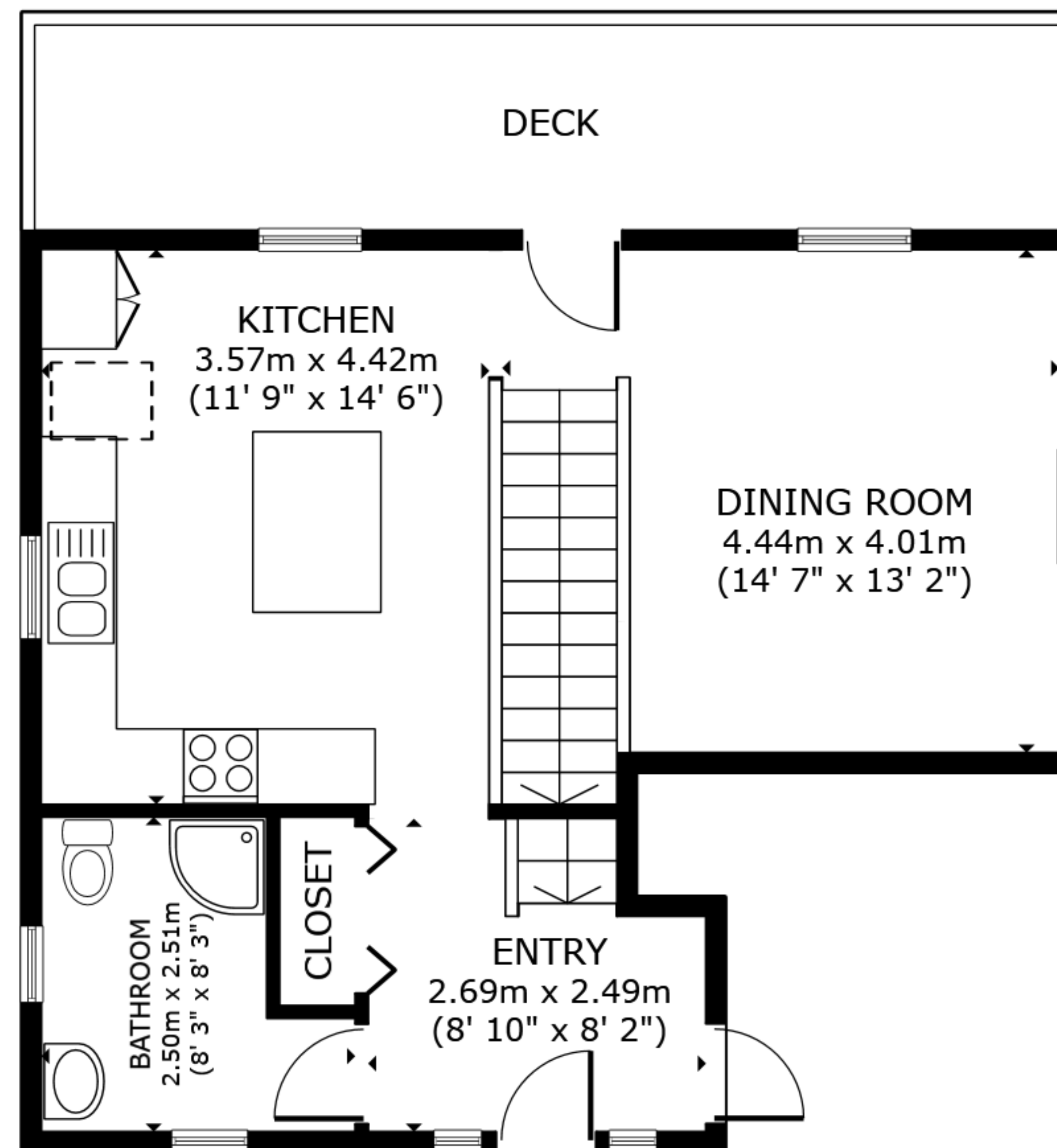
Seller



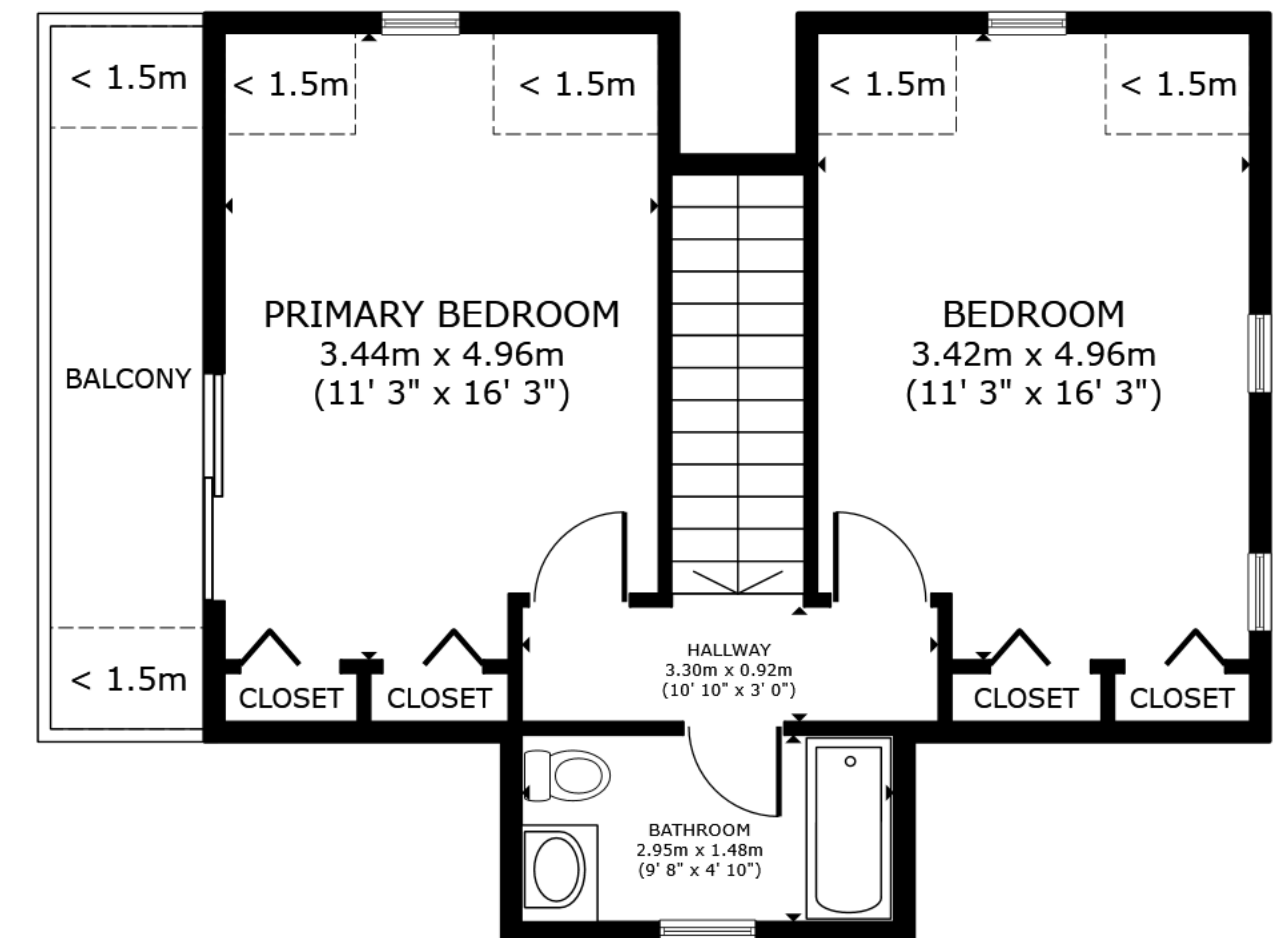
Buyer



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 28.7 m<sup>2</sup> (309 sq.ft.) FLOOR 2 48.2 m<sup>2</sup> (519 sq.ft.) FLOOR 3 44.2 m<sup>2</sup> (476 sq.ft.)  
EXCLUDED AREAS : DECK 14.6 m<sup>2</sup> (157 sq.ft.) BALCONY 4.8 m<sup>2</sup> (52 sq.ft.) REDUCED  
HEADROOM 5.6 m<sup>2</sup> (60 sq.ft.)  
TOTAL : 121.1 m<sup>2</sup> (1,303 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1027 Trooper Lake Drive, Gooderham, ON

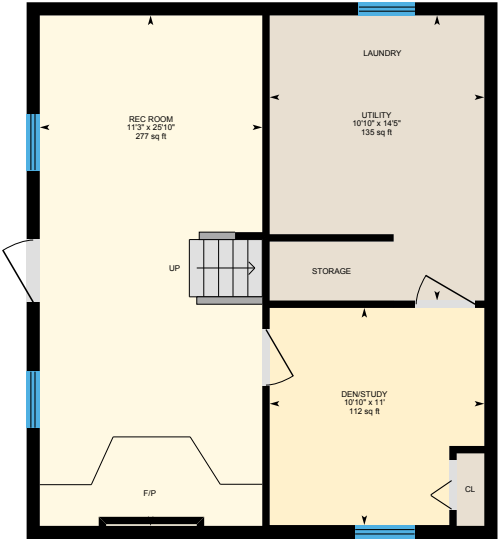
Main Building: Total Exterior Area Above Grade 1197.11 sq ft



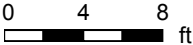
Main Floor  
Exterior Area 675.21 sq ft



2nd Floor  
Exterior Area 521.90 sq ft

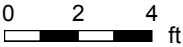


Basement (Below Grade)  
Exterior Area 645.95 sq ft



1027 Trooper Lake Drive, Gooderham, ON

Main Floor Exterior Area 675.21 sq ft  
Interior Area 607.49 sq ft  
Excluded Area 0.42 sq ft



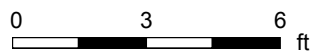
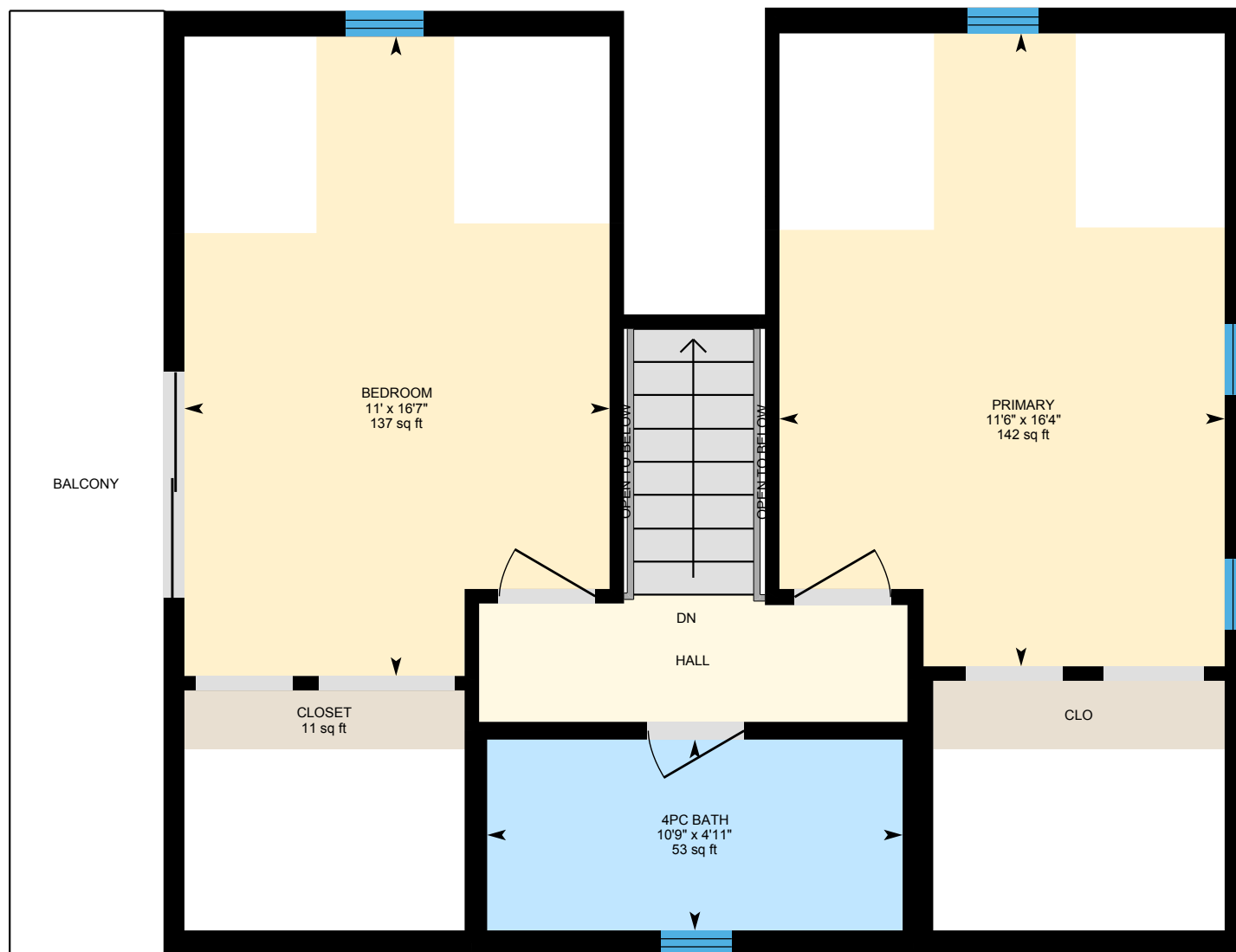
PREPARED: 2026/07/29



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.

# 1027 Trooper Lake Drive, Gooderham, ON

**2nd Floor** Exterior Area 521.90 sq ft  
Interior Area 442.98 sq ft  
Excluded Area 147.25 sq ft

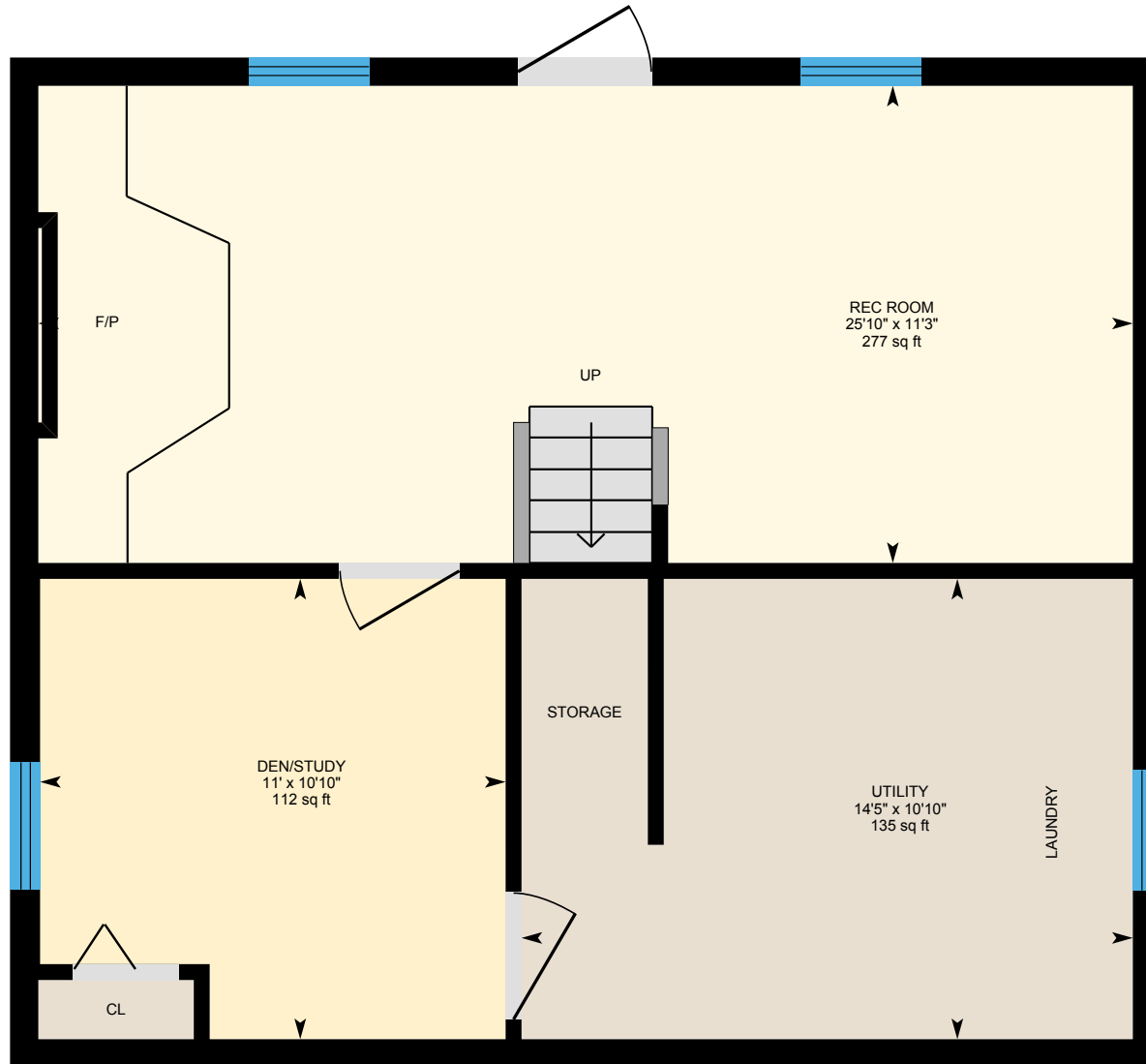


PREPARED: 2026/07/29



# 1027 Trooper Lake Drive, Gooderham, ON

**Basement (Below Grade)** Exterior Area 645.95 sq ft  
Interior Area 579.85 sq ft



0 2 4 ft

PREPARED: 2026/07/29



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.

iGUIDE

# 1027 Trooper Lake Drive, Gooderham, 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: 8'2" x 8'1" | 54 sq ft  
Bedroom: 9'2" x 9'3" | 85 sq ft  
Dining: 14'2" x 3'4" | 46 sq ft  
Foyer: 8'8" x 8'9" | 59 sq ft  
Kitchen: 14'2" x 8'2" | 115 sq ft  
Living: 13'2" x 15'2" | 165 sq ft

##### 2ND FLOOR

4pc Bath: 4'11" x 10'9" | 53 sq ft  
Bedroom: 16'7" x 11' | 137 sq ft  
Closet: 11 sq ft  
Primary: 16'4" x 11'6" | 142 sq ft

##### BASEMENT

Den/study: 10'10" x 11' | 112 sq ft  
Rec Room: 11'3" x 25'10" | 277 sq ft  
Utility: 10'10" x 14'5" | 135 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: 607.49 sq ft  
Excluded Area: 0.42 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 675.21 sq ft

##### 2ND FLOOR

Interior Area: 442.98 sq ft  
Excluded Area: 147.25 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 521.90 sq ft

##### BASEMENT (Below Grade)

Interior Area: 579.85 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 645.95 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1050.48 sq ft  
Excluded Area: 147.67 sq ft  
Exterior Area: 1197.11 sq ft

# 1027 Trooper Lake Drive, Gooderham, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>

ORIGINAL 30 CONCESSION 4 ALLOWANCE

FOR LOT ORIGINAL ALLOWANCE

CONCESSION 3

N.W. CORNER LOT 31, CON. 3 (P)

FOR LOT ROAD

PLAN OF SURVEY OF  
PART OF LOT 31, CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF GLAMORGAN  
TOWNSHIP OF GLAMORGAN  
COUNTY OF HALIBURTON  
PAUL WILSON O.L.S.  
1999

40 20 0 40 80 120 FEET  
SCALE : 1 INCH = 40 FEET

#### LEGEND

□ DENOTES PLANTED.  
■ DENOTES FOUND.  
SIB DENOTES STANDARD IRON BAR.  
SSIB DENOTES SHORT STANDARD IRON BAR.  
IB DENOTES IRON BAR.  
RP DENOTES ROCK POST.  
IB & R DENOTES 3/4" DIA. ROUND IRON BAR.  
WT DENOTES WITNESS.  
(PW) DENOTES PAUL WILSON O.L.S..  
(B&W) DENOTES BISHOP & WILSON LTD. O.L.S..  
(B&W) DENOTES H. C. BISHOP O.L.S..  
(902) DENOTES W.R. COE O.L.S..  
(737) DENOTES R.B. STINSON O.L.S..  
(M) DENOTES MEASURED.  
(P) DENOTES PLAN RD-14.  
(P1) DENOTES PLAN RD-21.

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT :  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THIS SURVEY WAS COMPLETED SEPTEMBER 30, 1999.

HALIBURTON, ONTARIO.  
OCTOBER 14, 1999.

PAUL WILSON  
ONTARIO LAND SURVEYOR

#### NOTE

1. THE HIGH WATER MARK SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF GLAMORGAN.
2. THE HIGH WATER MARK HAS AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FT. ALL ELEVATIONS SHOWN HEREON ARE RELATED THERETO.
3. ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

#### BEARING NOTE

BEARINGS ARE ASTROMOMIC, DERIVED FROM THE SOUTHERLY LIMIT OF PART 29 PLAN RD-14 HAVING A BEARING OF N73°34'E AS SHOWN THEREON.

| HIGH WATER MARK TIES FROM POINT A |          |
|-----------------------------------|----------|
| BEARING                           | DISTANCE |
| S46°56'W                          | 50'      |
| S86°40'W                          | 86'      |
| N89°21'W                          | 96'      |
| N66°21'W                          | 83'      |
| N58°11'W                          | 117'     |

| HIGH WATER MARK TIES FROM POINT B |          |
|-----------------------------------|----------|
| BEARING                           | DISTANCE |
| S80°21'E                          | 53'      |
| S30°36'E                          | 37'      |
| S38°54'W                          | 48'      |
| S45°24'W                          | 62'      |
| S81°44'W                          | 72'      |

| HIGH WATER MARK TIES FROM POINT C |          |
|-----------------------------------|----------|
| BEARING                           | DISTANCE |
| N8°14'E                           | 80'      |
| S75°18'E                          | 81'      |
| S48°56'E                          | 45'      |
| S72°4'W                           | 40'      |

| HIGH WATER MARK TIES FROM POINT D |          |
|-----------------------------------|----------|
| BEARING                           | DISTANCE |
| S76°36'E                          | 68'      |
| S76°36'E                          | 38'      |
| S64°36'E                          | 37'      |
| S5°24'W                           | 17'      |
| S82°24'W                          | 45'      |

| HIGH WATER MARK TIES FROM POINT E |          |
|-----------------------------------|----------|
| BEARING                           | DISTANCE |
| S83°10'E                          | 36'      |
| S36°14'E                          | 10'      |
| S74°01'W                          | 20'      |
| S74°31'W                          | 80'      |

| HIGH WATER MARK TIES TO SOUTHERLY LIMIT OF CREEK FROM POINT A |          |
|---------------------------------------------------------------|----------|
| BEARING                                                       | DISTANCE |
| N86°21'W                                                      | 53'      |
| N86°21'W                                                      | 45'      |
| N37°46'W                                                      | 77'      |
| N31°51'W                                                      | 79'      |

| HIGH WATER MARK TIES TO NORTHERLY LIMIT OF CREEK FROM POINT A |          |
|---------------------------------------------------------------|----------|
| BEARING                                                       | DISTANCE |
| N32°04'W                                                      | 93'      |
| N35°45'W                                                      | 99'      |
| N43°31'W                                                      | 87'      |
| N86°31'W                                                      | 73'      |
| N86°31'W                                                      | 63'      |

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

Nov. 15 1999  
DATE

PAUL WILSON

PLAN19R-6752

RECEIVED AND DEPOSITED

November 15, 1999

Deputy Registrar

LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (No.19)

IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

#### SCHEDULE

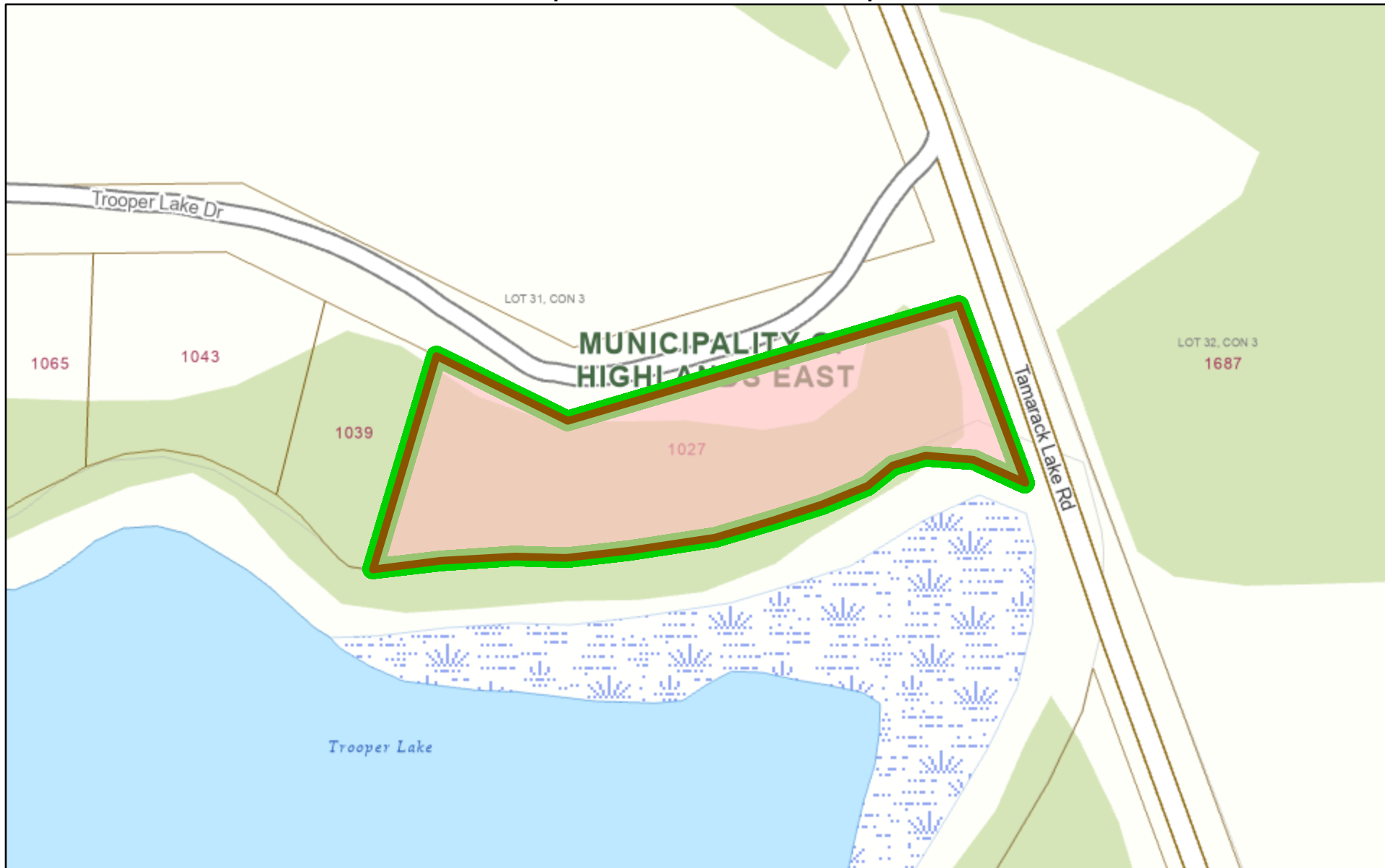
| PART | LOT | CON | PART OF INSTRUMENT | AREA        |
|------|-----|-----|--------------------|-------------|
| 1    | 31  | 3   | 221849             | 1.82 Acs. ± |

TROOPER

LAKE

PAUL WILSON SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
BOX 309, HALIBURTON, ONTARIO, K0M 1S0  
(705) 457-2811

# 1027 Trooper Lake Drive, Trooper Lake



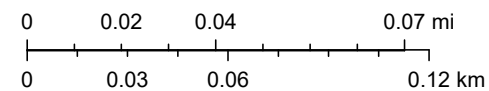
May 21, 2026

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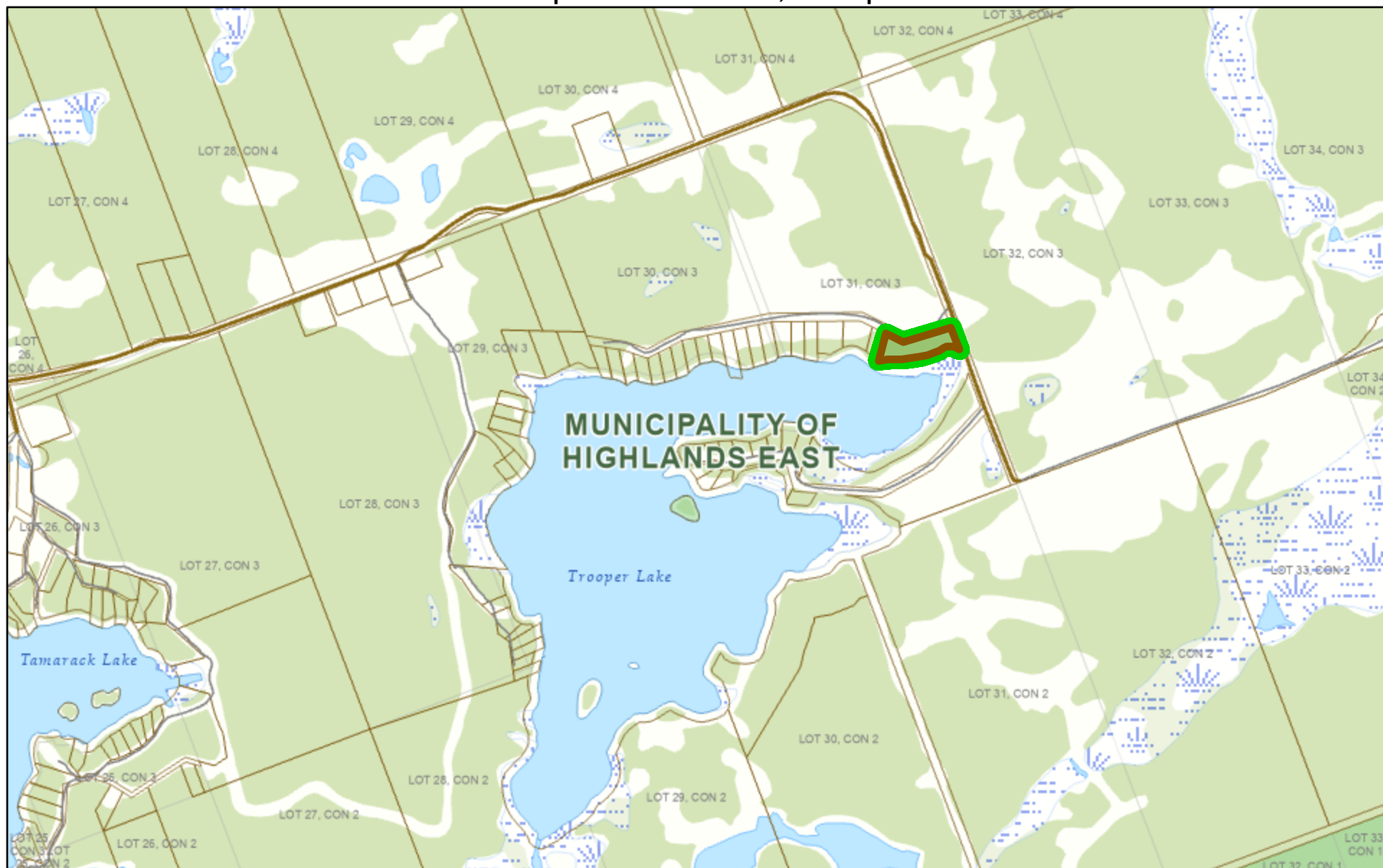
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# 1027 Trooper Lake Drive, Trooper Lake



May 21, 2026

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