

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$875,000**

*Welcome to* 1028 Coulson Lane

on Gooderham Lake, Gooderham



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**

 705-457-9994

 [info@troyausten.ca](mailto:info@troyausten.ca)

 705-455-7653

 [troyausten.ca](http://troyausten.ca)



Welcome to this beautifully redone four-season cottage on Gooderham Lake, offering the perfect blend of privacy, charm, and modern comfort. With 75 feet of clean waterfront, enjoy a shallow sandy entry for easy access and deeper water off the dock. Take in stunning sunset views across the lake and experience the joys of fishing year-round with a variety of species in this pristine, spring-fed lake.

This country-style cottage has been thoughtfully renovated and is ready for year-round enjoyment. The main floor features two bedrooms, a 2pc bathroom, an eat-in kitchen with panoramic lake views and walkout to the upper deck, and a cozy living room complete with a wood stove. The fully finished lower level includes a rec room with walkout to the lower deck, an additional bedroom, and a second bathroom with in-floor heating for added comfort.

A charming bunkie provides extra guest accommodation, making this the ideal lakeside retreat for hosting family and friends. Tucked away for privacy in all seasons, yet just minutes from the village of Gooderham - home to a general store, gas and LCBO and a short drive to Haliburton where you'll find restaurants, grocery stores, shops, schools, and healthcare services. Whether you're looking for a peaceful escape or a place to entertain, this Gooderham Lake property checks all the boxes.

Property Client Full

1028 Coulson Lane, Highlands East, Ontario K0M 1R0

Listing

**1028 Coulson Lane Highlands East**

**Active / Residential Freehold / Detached**

MLS®#: X12214815

List Price: **\$875,000**

New Listing

**Haliburton/Highlands East/Glamorgan**



Tax Amt/Yr: **\$3,188.25/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **1**  
 Legal Desc: **PT LT 25 CON 6 GLAMORGAN AS IN H250282; T/W H250282; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **7+4**  
 Fractional Ownership: **BR BR+: 3(2+1)**  
 Assignment: **Baths (F+H): 2(1+1)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source:  
 Lot Irreg: Lot Acres:  
 Lot Front: **75.00** Fronting On: **N**  
 Lot Depth: **190.00**  
 Lot Size Code: **Feet**

Zoning: **LSR**

Dir/Cross St: **county road 503, then left on Pioneer Road then left onto Stuart's Trail and left onto Coulson Lane**

PIN #: **392290400**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **460190200023500** Contact After Exp: **No**  
 Possession Date:

Kitch Kitch + **1 (1+0)**  
 Island YN:  
 Fam Rm: **No**  
 Basement: **Yes/Finished W/O, Full**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Living Room, Wood Stove**  
 Interior Feat: **Generator - Full**  
 Heat: **Forced Air, Propane**  
 A/C: **No/None**  
 Central Vac: **No**  
 Property Feat:  
 Exterior Feat: **Deck**  
 Roof: **Asphalt Shingle**  
 Foundation: **Concrete Block**  
 Soil Type:  
 Water Name: **Gooderham Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct:  
 Water Features: **Not Applicable**  
 Under Contract: **Propane Tank**  
 Access To Property: **Yr Rnd Private Rd**  
 Shoreline: **Clean, Sandy, Shallow**  
 Shoreline Road Allowance: **Not Owned**  
 Docking Type: **Private**  
 View: **Lake, Trees/Woods**

Exterior: **Log, 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:  
 Energy Gener: **Generator-Wired**  
 Rural Services: **Electrical, Internet High Speed**  
 Security Feat:

Water: **Other**  
 Water Sup Type: **Lake/River**  
 Water Meter:  
 Waterfront Feat: **Not Applicable**  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

Waterfront: **Direct** Waterfront Frontage (M): **22.86**  
 Easements/Restr: **Unknown**  
 Dev Charges Paid:  
 HST App To SP: **Included In**  
 Shoreline Exposure:  
 Water View: **Direct** Channel Name:  
 Lot Shape: Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Welcome to this beautifully redone four-season cottage on Gooderham Lake, offering the perfect blend of privacy, charm, and modern comfort. With 75 feet of clean waterfront, enjoy a shallow sandy entry for easy access and deeper water off the dock. Take in stunning sunset views across the lake and experience the joys of fishing year-round with a variety of species in this pristine, spring-fed lake. This country-style cottage has been thoughtfully renovated and is ready for year-round enjoyment. The main floor features two bedrooms, a 2pc bathroom, an eat-in kitchen with panoramic lake views and walkout to the upper deck, and a cozy living room complete with a wood stove. The fully finished lower level includes a rec room with walkout to the lower deck, an additional bedroom, and a second bathroom with in-floor heating for added comfort. A charming bunkie provides extra guest accommodation, making this the ideal lakeside retreat for hosting family and friends. Tucked away for privacy in all seasons, yet just minutes from the village of Gooderham - home to a general store, gas and LCBO and a short drive to Haliburton where you'll find restaurants, grocery stores, shops, schools, and healthcare services. Whether you're looking for a peaceful escape or a place to entertain, this Gooderham Lake property checks all the boxes.**

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

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

Date Prepared: **06/12/2025**

Rooms

**MLS®#: X12214815**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.51 M X 1.43 M	8.23 Ft x 4.69 Ft		
Bedroom	Main	2.64 M X 2.17 M	8.66 Ft x 7.11 Ft		
Living Room	Main	4.53 M X 5.43 M	14.86 Ft x 17.81 Ft		
Bedroom	Main	2.64 M X 2.12 M	8.66 Ft x 6.95 Ft		
Breakfast	Main	2.86 M X 2.1 M	9.38 Ft x 6.88 Ft		
Kitchen	Main	2.86 M X 2.32 M	9.38 Ft x 7.61 Ft		
Recreation	Basement	2.84 M X 5.37 M	9.31 Ft x 17.61 Ft		
Bedroom	Basement	3.04 M X 2.51 M	9.97 Ft x 8.23 Ft		
Utility Room	Basement	6.9 M X 4.09 M	22.63 Ft x 13.41 Ft		
Bathroom	Main			2	
Bathroom	Basement			3	

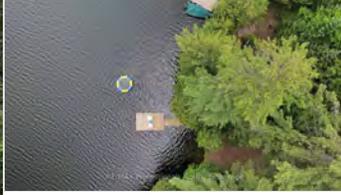
Photos

**MLS®#: X12214815**

**[1028 Coulson Lane](#), Highlands East, Ontario K0M 1R0**







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# Chattels

## Included

- Major Appliances
- All Beds and Bedroom Furniture (except exclusions)
- All Furniture (except exclusions)
- Kitchen Table
- Water Trampoline
- Canoe
- Open Kayak
- Outdoor Furniture and Muskoka Chairs
- BBQ
- Kitchen Conversion Art

## Excluded

- Personal Items
- Original Art Work
- White Console Units in Living Room and Basement
- Dresser in Basement Bedroom
- Living Room Coffee Table and Lamps
- Decorative Pillows
- Leather Swivel Chair
- Paddleboards
- Closed Kayak
- Two White Muskoka Chairs & White/Blue Table on Dock
- Two Lounge Chairs on Deck
- Contents of Shed



Seller



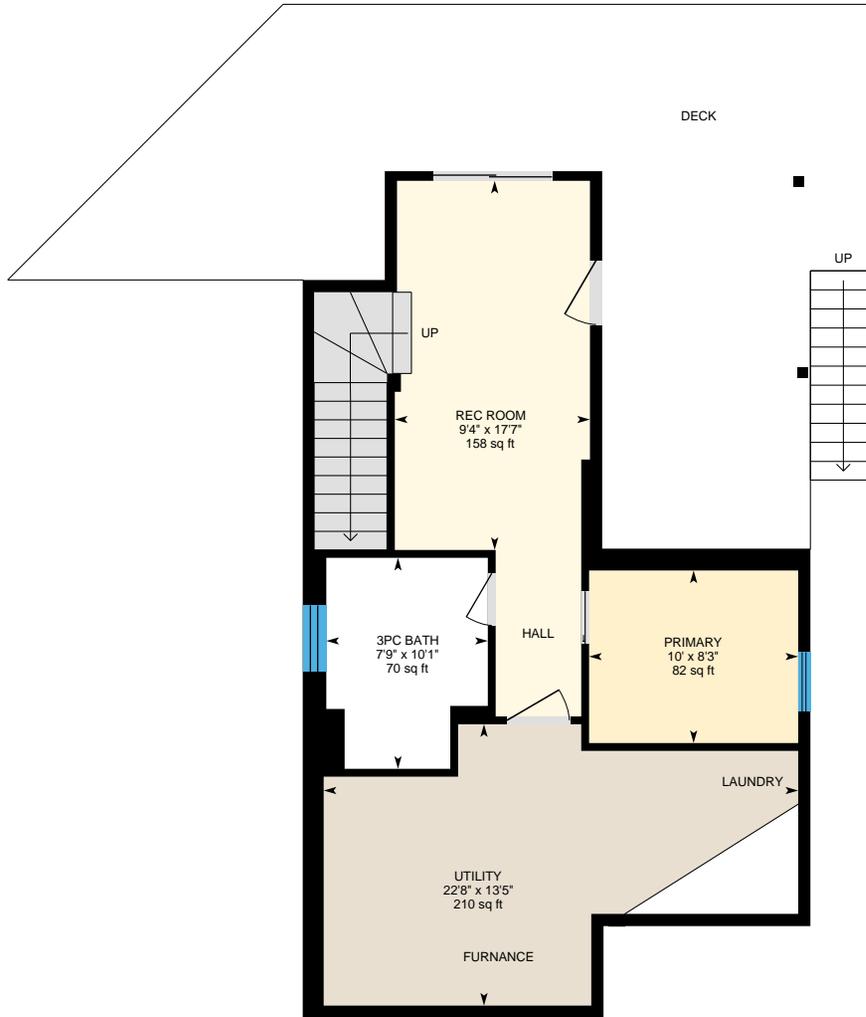
Buyer

# Additional Information

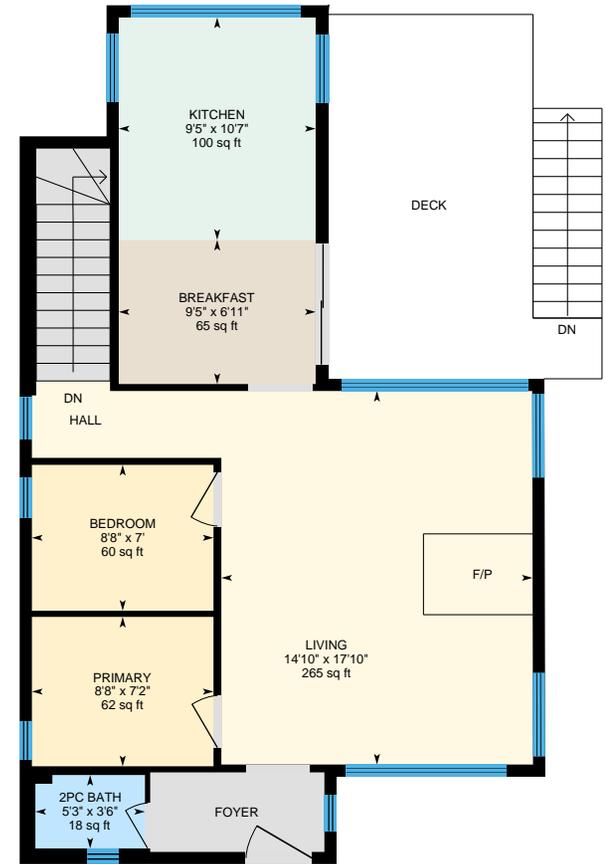
- Hydro Costs Per Year - \$2500/yr approx
- Propane Supplier - Superior Propane
- Propane Cost Per Year - \$3000/yr approx
- Wood Supplier - Terry 705-927-8867 (HWY 503/Glamorgan)
- Wood Cords per Season - One Face Cord/One Full Cord/yr (\$475)
- Internet Provide - Starlink (\$150)
  - Note: Receiver is mounted on neighbours room and run by cable into cottage. Seller pays the monthly fee, neighbour manages equipment. Coverage is very good supporting video calls, tv streaming, etc.
- Cell Service - Yes
- Septic Installer - Kawartha Utility
  - Date: May 2020
  - Last Pumped: has not be pumped since installation
- Water - Lake Water
  - Heated water line installed by Reil Plumbing
  - Water treatment - Yes
- Winterized - Yes
- Age of Building - Log cabin (upper walls and exterior) is 80 years old. Interior was renovated in 2019/2020. Lower portion of cottage is 5 years old, built / finished in 2019/2020.
- Insurance Company - Desjardins
- Road Type - Private Year Round Road
- Plowing Costs - \$180
- Road Maintenance Costs - \$100

# 1028 Coulson Lane, Gooderham, ON

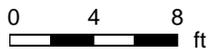
Main Building: Total Interior Area Above Grade 695.31 sq ft



**Basement (Below Grade)**  
Interior Area 557.03 sq ft



**Main Floor**  
Interior Area 695.31 sq ft



PREPARED: 2025/06/10

# 1028 Coulson Lane, Gooderham, ON

Basement (Below Grade) Interior Area 557.03 sq ft  
Excluded Area 69.69 sq ft



PREPARED: 2025/06/10



# 1028 Coulson Lane, Gooderham, ON

Main Floor Interior Area 695.31 sq ft



PREPARED: 2025/06/10



# 1028 Coulson Lane, 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

##### BASEMENT

3pc Bath: 7'9" x 10'1" | 70 sq ft  
Primary: 10' x 8'3" | 82 sq ft  
Rec Room: 9'4" x 17'7" | 158 sq ft  
Utility: 22'8" x 13'5" | 210 sq ft

##### MAIN FLOOR

2pc Bath: 5'3" x 3'6" | 18 sq ft  
Bedroom: 8'8" x 7' | 60 sq ft  
Breakfast: 9'5" x 6'11" | 65 sq ft  
Kitchen: 9'5" x 10'7" | 100 sq ft  
Living: 14'10" x 17'10" | 265 sq ft  
Primary: 8'8" x 7'2" | 62 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

##### BASEMENT (Below Grade)

Interior Area: 557.03 sq ft  
Excluded Area: 69.69 sq ft

##### MAIN FLOOR

Interior Area: 695.31 sq ft

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

Interior Area: 695.31 sq ft

# 1028 Coulson Lane, 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>



Municipality of Highlands East  
Building Department  
Box 22, Gooderham, ON K0M 1R0

Telephone: 705-447-0051  
Fax: 705-447-0553

# Sewage System Installation Report

Installation by: KAWARTH UTILITY SERVICES

File Number: SP-20-005

Date: MAY 13, 2020

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

1. Septic Tank/Holding Tank of working capacity of 4500 litres constructed of plastic/concrete/fiberglass  
Manufacturer: MACGREGOR Model: LOW BOY
2. Distribution Pipe: Type: PVC Absorption Trench System  Filter Bed System   
Filter Bed Area: 29.7 m<sup>2</sup> Filter Sand Contact Area 29.7 m<sup>2</sup>  
Total 23.2 Lineal Metres in 2 runs of 11.6 metres and fed by: Gravity  Siphon  or Pump   
Loading Rate Area: 200 m<sup>2</sup>
3. Size of System based on 4 bedrooms and/or 16.5 fixture units. Commercial details: \_\_\_\_\_  
Area of Building 158 m<sup>2</sup> Total Daily Design Sewage Flow: 2000 litres
4. Other LIBERTY PUMP CHAMBER MODEL VRS10A-11 w/ HIGH LEVEL ALARM

### COMMENTS:

#### Ensure the following work is completed:

- 1) Back fill system, seed or sod
- 2) Stabilize all sloped surfaces and divert water around leaching bed
- 3) Finish grading to shed run-off
- 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

\* IN GROUND SEPTIC BED WAS ACHIEVED, METAL BARS PLACED IN 4 CORNERS OF THE BED.

\* SMALL GUEST CABIN ON PIERS, HUGGED BED CLOSER THAT DIRECTION AS OPPOSED TO PROPERTY LINE.

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, a Sewage System Permit must be obtained.

## FOR SYSTEM INSTALL DIAGRAM SEE OVER

### INSTALLATION REPORT

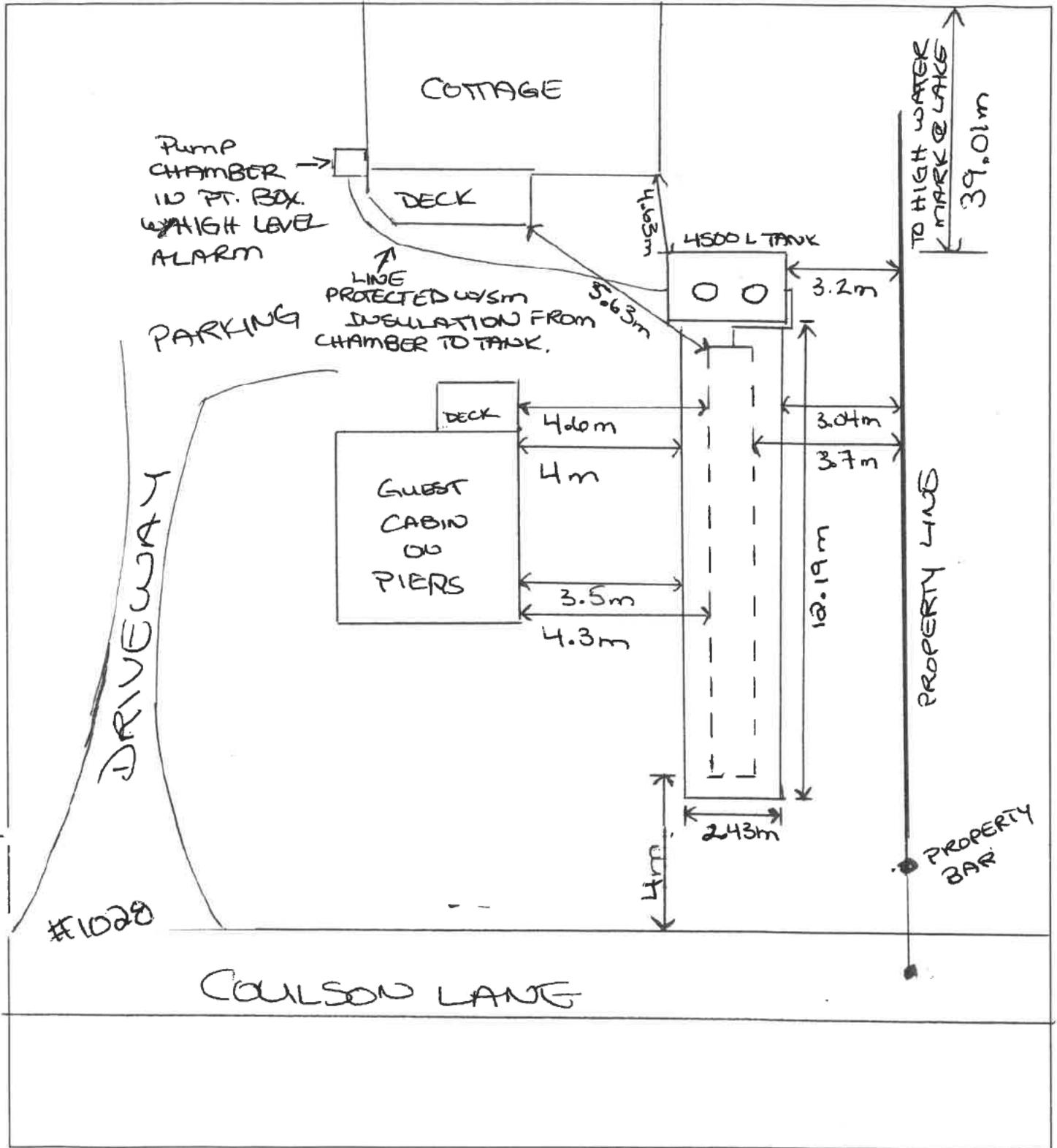
Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # SP-20-005

Civic (Emergency, Fire, 911) # 1028 Street: COLSON LN

Roll # 4601-902-000-23500

Inspected & Recommended by (Appointed Inspector- Part 8): a. Quinn Date: MAY 13/20

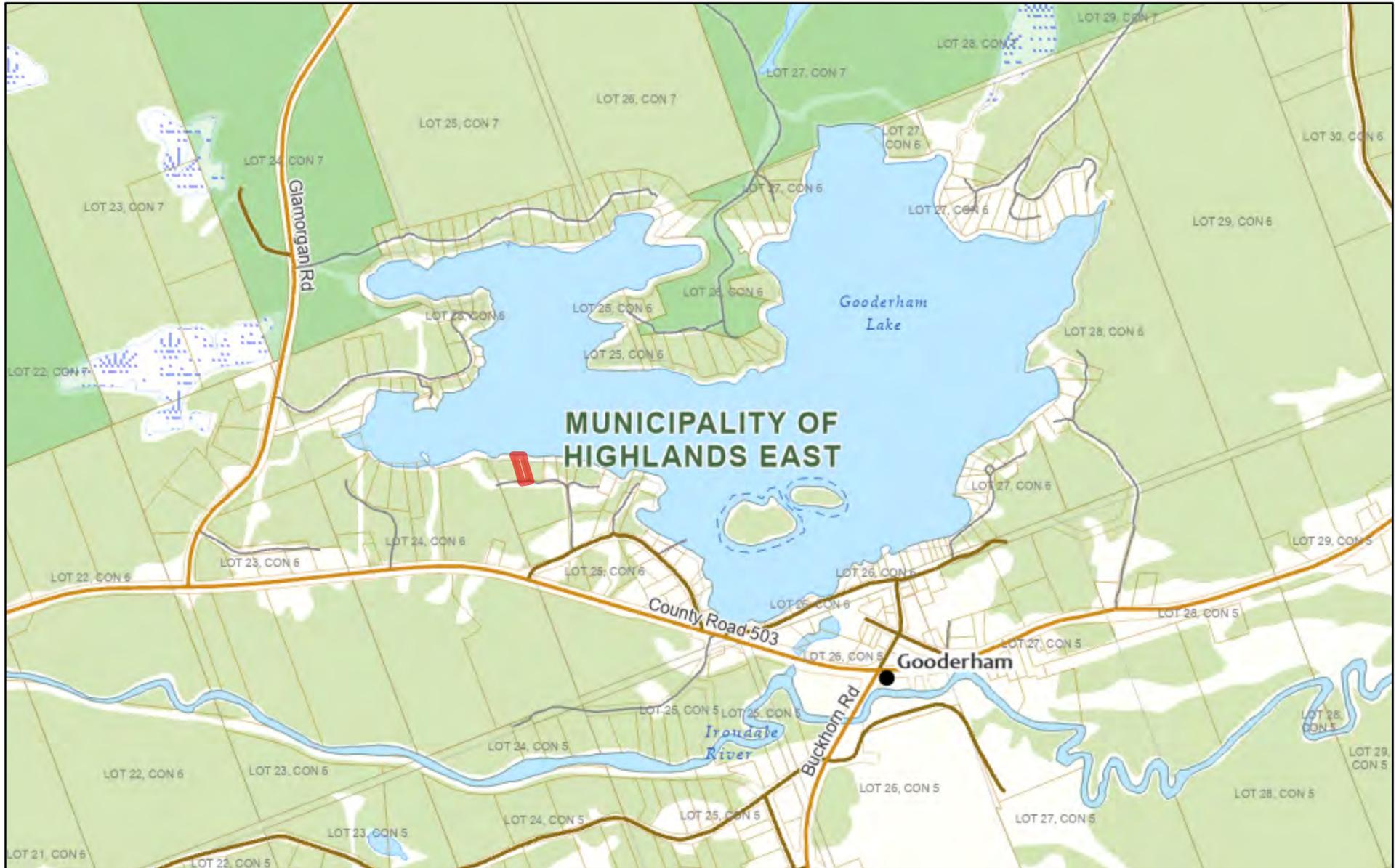


a. Quinn  
Approved by:

MAY 13 2020  
Date:



# 1028 Coulson Lane, Gooderham Lake



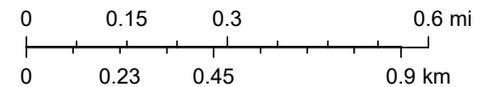
December 9, 2024

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Scale: 1:18,056



# 1028 Coulson Lane, Gooderham Lake



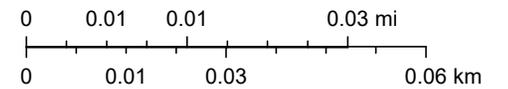
December 9, 2024

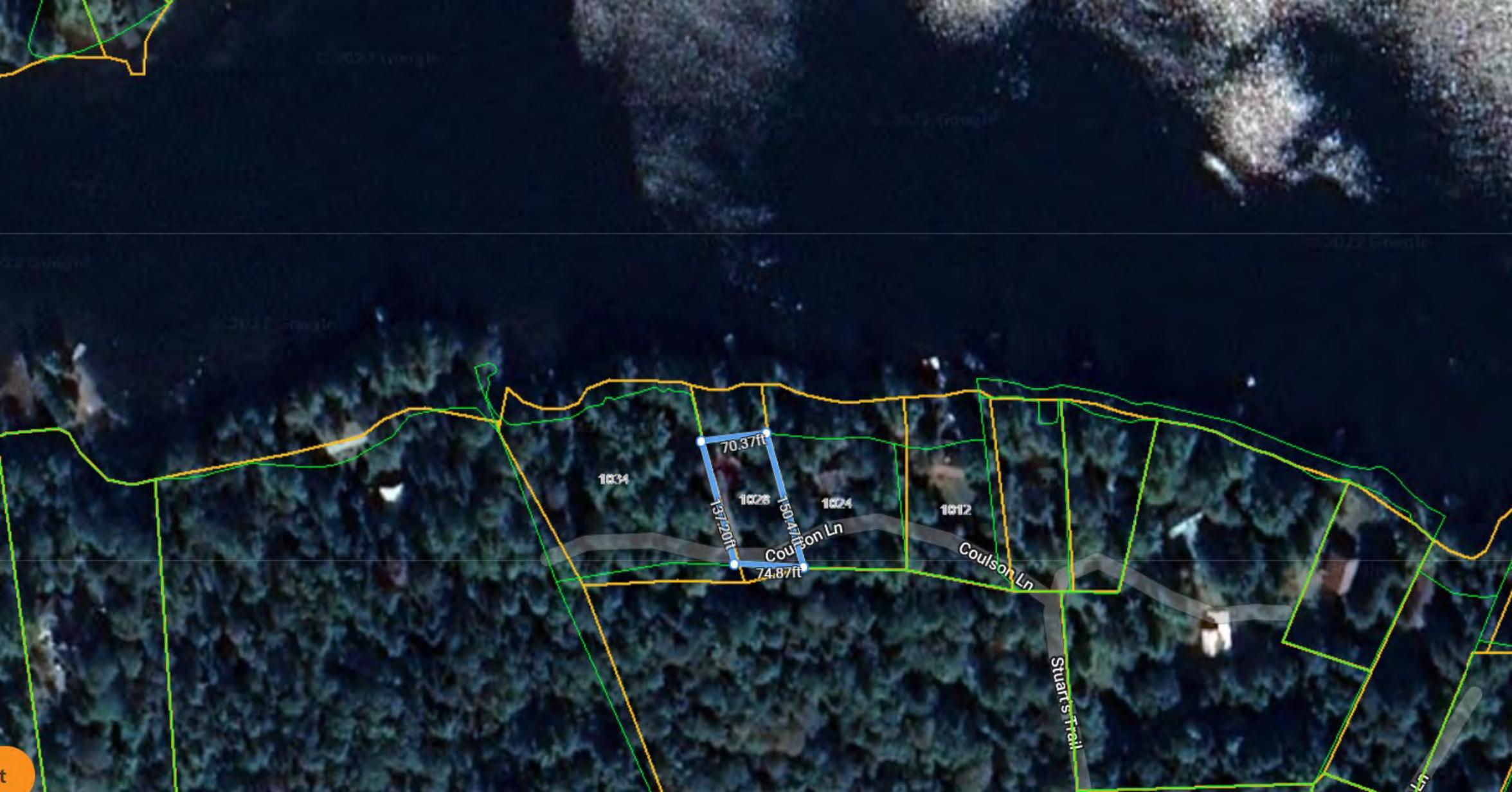
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Scale: 1:1,128





1034

1028

1024

1012

70.37ft

137.20ft

150.47ft

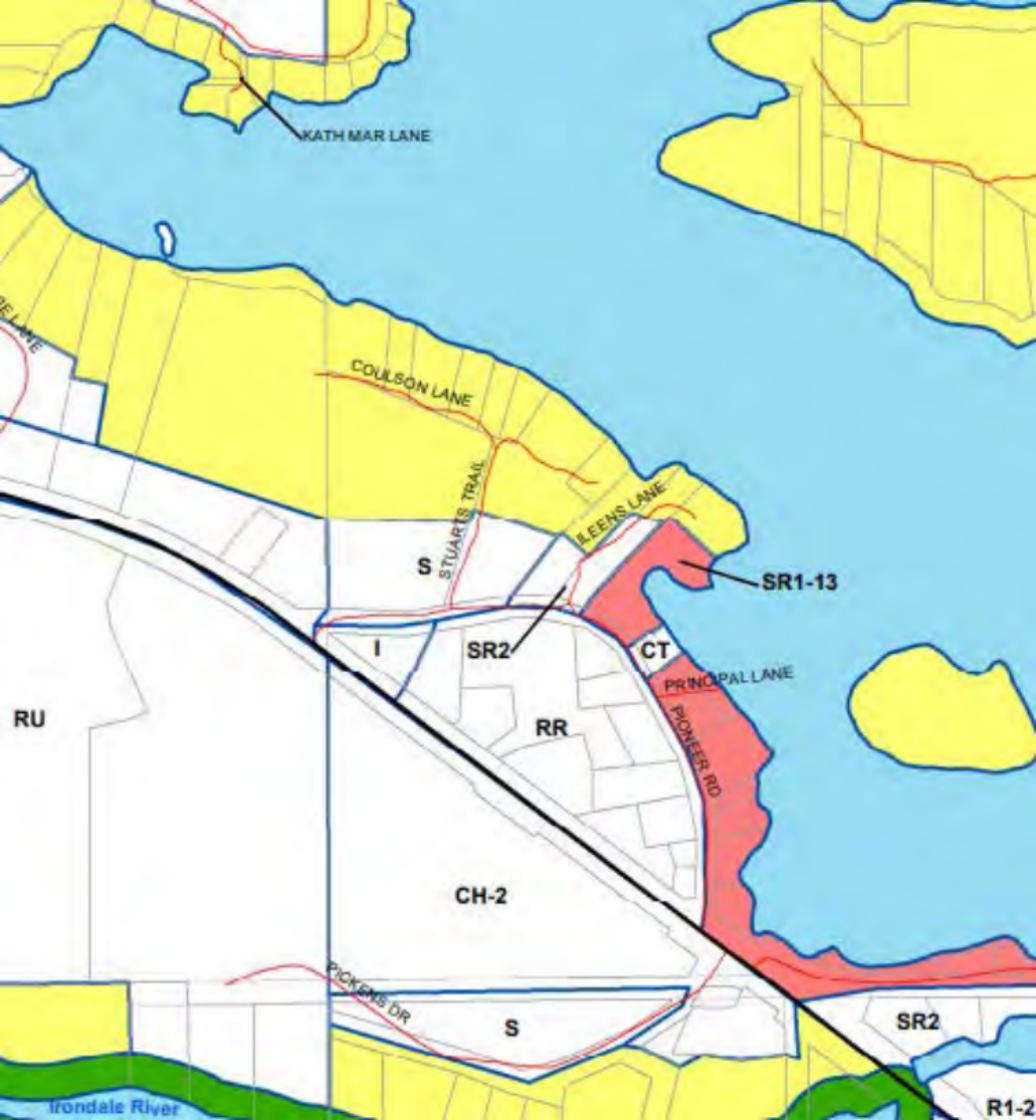
74.87ft

Coulson Ln

Coulson Ln

Stuart's Trail

Ln



KATH MAR LANE

COULSON LANE

STUARTE TRAIL

PICKENS LANE

SR1-13

I

SR2

CT

RU

RR

PRINCIPAL LANE

PICKENS DR

CH-2

S

SR2

Iroquois River

R1-2

# Gooderham Lake

(Pine Lake)

County of Haliburton

Glamorgan Township

## Physical Data

Latitude - 44°54'

Surface Area - 187 acres

Maximum Depth - 57 ft

Longitude - 78°23'

Perimeter - 5 miles

Mean Depth - 20 ft

Height Above Sea Level - 996 ft

## Lake Characteristics

At the time of survey, July 23, 1968, the water temperature ranged from 79°F on the surface to 70°F on the bottom. The thermocline occurred between 9 ft and 14 ft with the temperature dropping from 78°F to 65°F. The dissolved oxygen content ranged from 9.0 mg/L on the surface to 2.0 mg/L on the bottom. The dissolved solids reading ranged from 65.4 parts per million on the surface to 34.2 parts per million at the 46 ft level. The pH value ranged from 7.6 on the surface to 6.4 at the 23 ft level with the average being below 7 and showing slightly acidic characteristics. Clarity in this colourless water was indicated by the disappearance of the secchi disc 15 ft below the surface.

## Fish Species Present

Lake trout, splake, walleye, and bass.

## Access

Accessible from the village of Gooderham.

(Refer to Glamorgan Township map - page 215)

Survey Date July 23, 1968

