

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$950,000

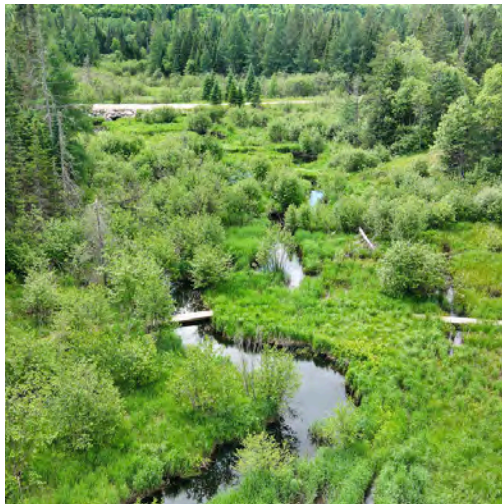
Welcome to 1031 Stothart Creek Road

in Stothart Creek, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



This spacious property in the desirable Stothart Creek community offers 1.2 acres of privacy, just five minutes from the village of Haliburton. The main floor features 1,900 sq ft of open-concept living with a well-appointed kitchen, including stainless steel appliances and quartz countertops, flowing into the living and dining areas. The primary wing boasts a large bedroom, a 5-piece ensuite, a walk-in closet, and access to the back deck. On the opposite side of the home, there are two additional bedrooms and a bathroom.

Additional highlights include main floor laundry, multiple access points to the deck, and a 19x14' Haliburton room. The property is equipped with a 5-bedroom septic system, providing future potential for the 1,900 sq ft of unfinished basement space. The oversized double-car garage features an unfinished loft, with the potential to be transformed into a studio apartment with a separate entrance. Plus, enjoy the peace of mind that comes with a Tarion warranty.

Property Client Full

1031 Stothart Creek Road, Dysart, Ontario K0M 1S0

Listing

1031 Stothart Creek Rd Dysart
Active / Residential Freehold / Detached

MLS® #: **X12344189**
 List Price: **\$950,000**
 New Listing



Haliburton/Dysart et al/Dysart

Tax Amt/Yr:	\$167.02/2024	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LT 18 PL 637; DYSART ET AL		
Style:	Bungalow	Rooms Rooms+:	13+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1500-2000
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	325.00	Fronting On:	N
Lot Depth:	162.00		
Lot Size Code:	Feet		
Zoning:	R1-EP		
Dir/Cross St:	Illman Road		

PIN #:	391840131	ARN #:	462401300005554	Contact After Exp:	No
Holdover:	60	Possession Date:			
Possession:	Flexible				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Other	Water:	Well
Fam Rm:	No	Drive:	Private	Water Supply Type:	Drilled Well
Basement:	Yes/Full, Partially Finished	Garage:	Yes	Water Meter:	
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Waterfront Feat:	
Fireplace Feat:	Living Room, Propane	Drive Pk Spcs:	6.00	Waterfront Struc:	
Interior Feat:	Primary Bedroom - Main Floor	Tot Pk Spcs:	8.00	Well Capacity:	
Heat:	Forced Air, Propane	Pool:	None	Well Depth:	
A/C:	Yes/Central Air	Room Size:		Sewers:	Septic
Central Vac:	No	Rural Services:	Electrical, Internet High Speed	Special Desig:	Unknown
Apx Age:	New	Security Feat:		Farm Features:	
Property Feat:	Hospital, Library, Place of Worship, Rec Centre, School			Winterized:	Fully
Exterior Feat:	Deck, Porch, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Insulated Concrete Form				
Soil Type:					
Waterfront Y/N:	No	Waterfront:	None	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Private Rd			Lot Size Source:	Survey
View:	Creek/Stream, Trees/Woods	Lot Shape:	Irregular		

Remarks/Directions

Client Rmks: **Set on 1.2 acres in the desirable Stothart Creek community, this 1,900 sq. ft. bungalow offers the perfect setting for family life - just five minutes from Haliburton Village for schools, shops, and activities. The open-concept main floor is designed for connection and comfort, with a bright living and dining area flowing seamlessly from the modern kitchen, featuring quartz countertops and stainless steel appliances. Its a space made for family dinners, weekend breakfasts, and hosting friends. The private primary suite is tucked away on one side of the home, offering a walk-in closet, 5-piece ensuite, and direct deck access - perfect for enjoying a quiet coffee before the day begins. Two additional bedrooms and a full bath on the opposite side provide a dedicated area for kids or guests. With a 1,900 sq. ft. unfinished basement, the possibilities are endless - create a playroom, teen hangout, home gym, or extra bedrooms. The 5-bedroom septic system is already in place, so adding more living space is a breeze. An oversized double garage with an unfinished loft and separate entrance offers even more flexibility - ideal for a home office, studio, or in-law suite. Extras include main floor laundry, a 19x14' Haliburton Room, multiple deck walkouts, and the reassurance of Tarion warranty coverage. If you've been searching for a home where your family can spread out, grow, and make lasting memories, this Stothart Creek property is ready to welcome you.**

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

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

Date Prepared: **08/14/2025**

Rooms

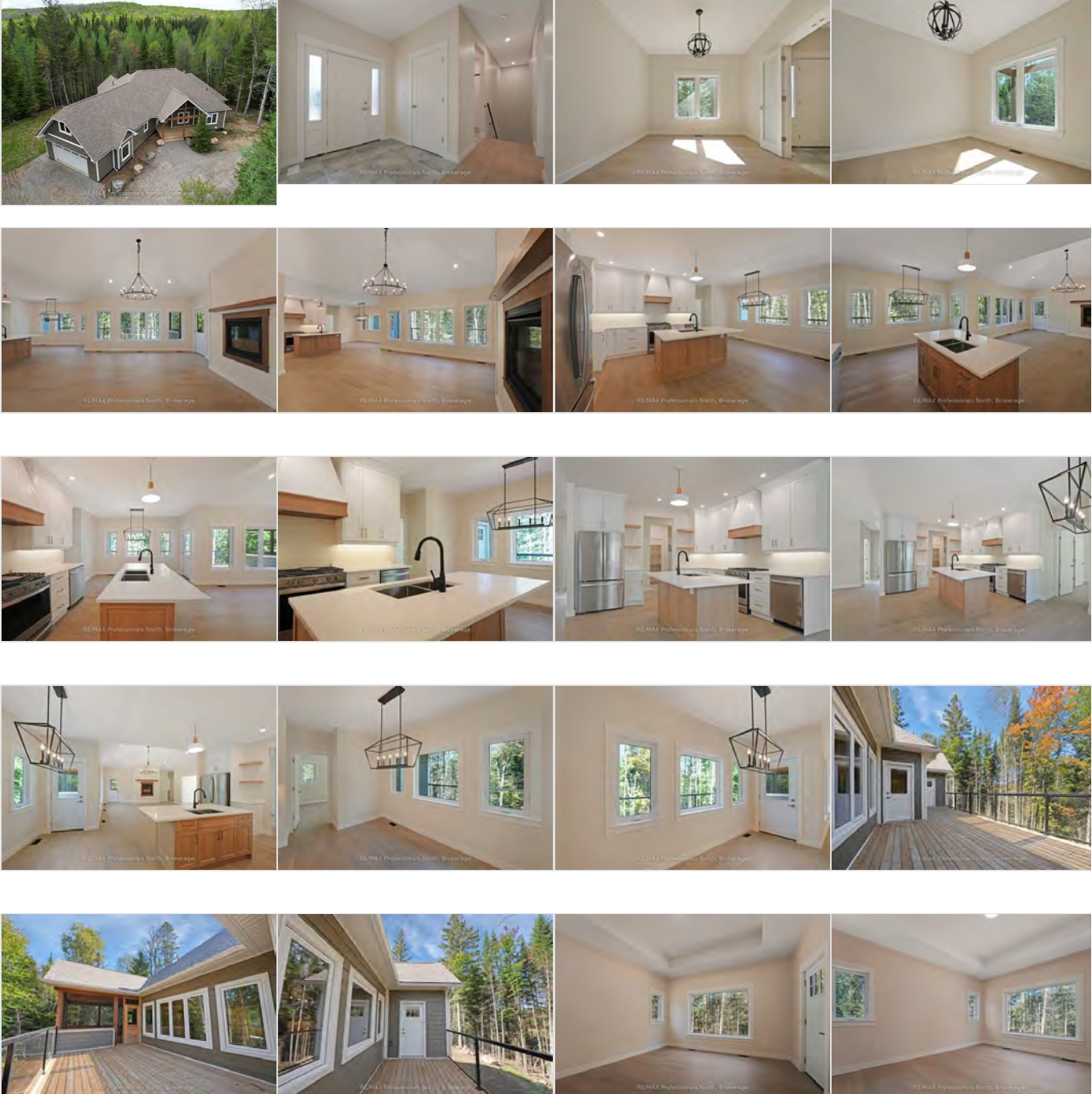
MLS®#: X12344189

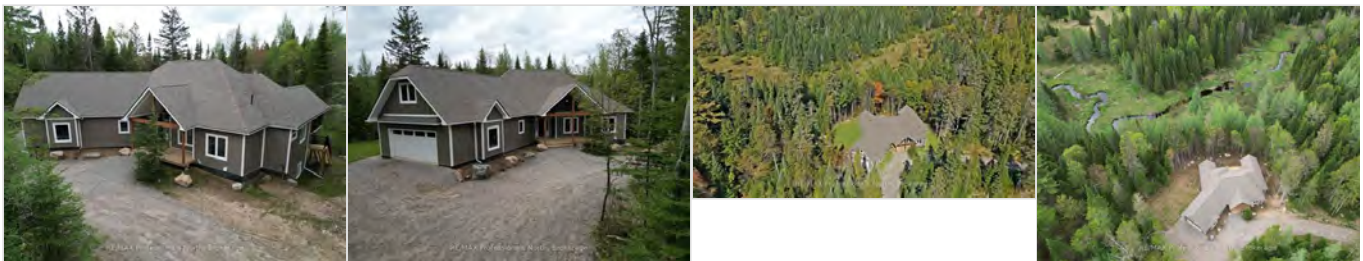
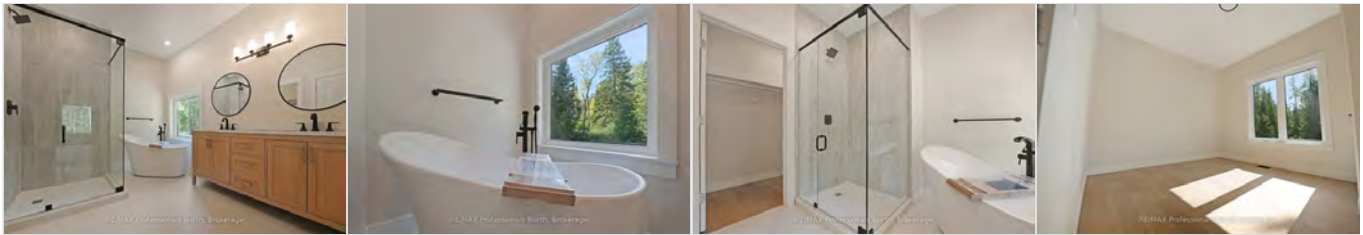
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.41 M X 2.31 M	7.90 Ft x 7.57 Ft		
Office	Main	3.25 M X 3.56 M	10.66 Ft x 11.67 Ft		
Living Room	Main	5.44 M X 5 M	17.84 Ft x 16.40 Ft		
Kitchen	Main	4.01 M X 6.4 M	13.15 Ft x 20.99 Ft		
Primary Bedroom	Main	4.06 M X 4.11 M	13.32 Ft x 13.48 Ft		
Bedroom	Main	3.61 M X 4.14 M	11.84 Ft x 13.58 Ft		
Bedroom	Main	3.61 M X 3.12 M	11.84 Ft x 10.23 Ft		
Mudroom	Main	2.21 M X 2.18 M	7.25 Ft x 7.15 Ft		
Laundry	Main	2.21 M X 3.45 M	7.25 Ft x 11.31 Ft		
Loft	Second	8.03 M X 4.11 M	26.34 Ft x 13.48 Ft		
Bathroom	Main			5	
Bathroom	Main			3	
					Eat-In Kitchen 5 Pc Ensuite, W/I Closet, W/O To Sundeck
					Unfinished

Photos

MLS®#: X12344189

1031 Stohart Creek Road, Dysart, Ontario K0M 1S0





Chattels

Included

- Appliances



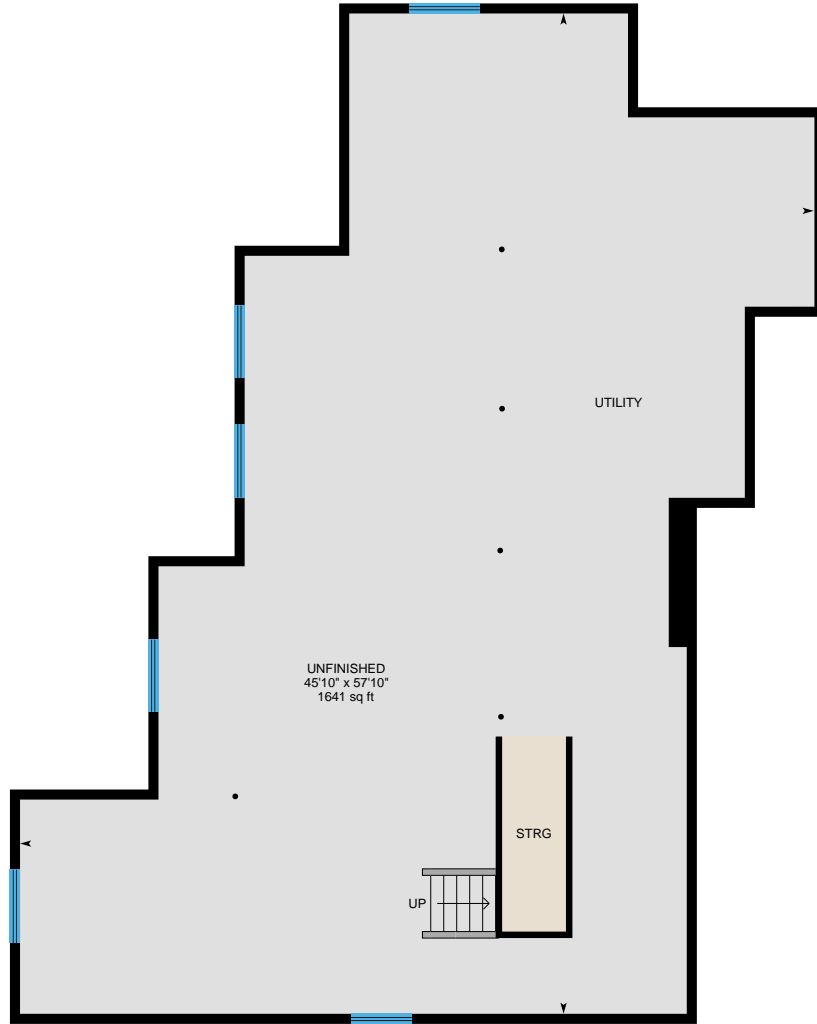
Seller



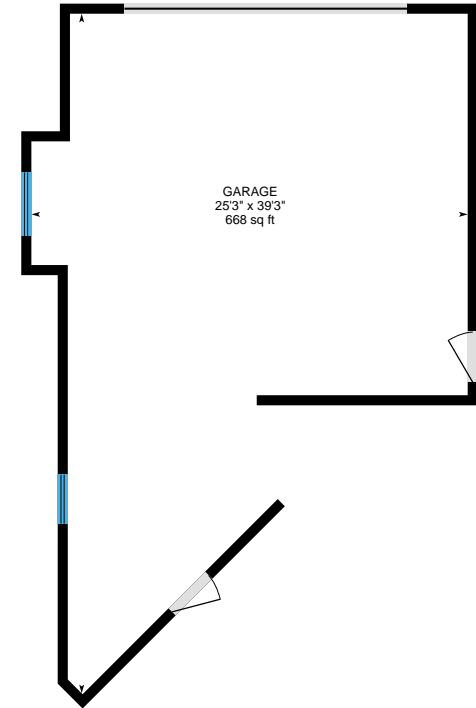
Buyer

1031 Stothart Crk Rd, Haliburton, ON

Main Building: Total Interior Area Above Grade 2161.29 sq ft



Basement (Below Grade)
Interior Area 1707.58 sq ft



Garage
Interior Area

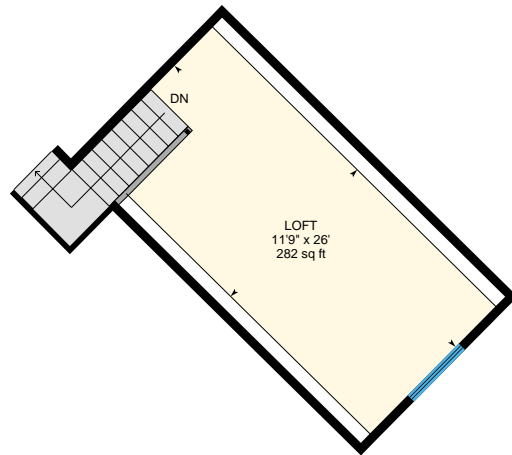


0 5 10
ft

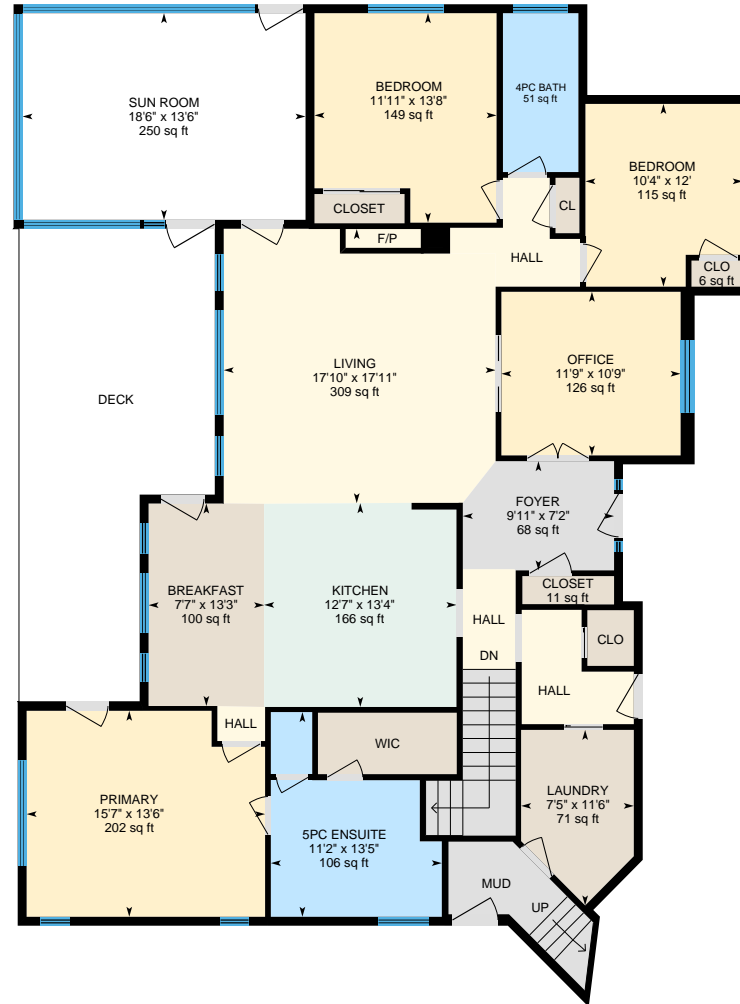
PREPARED: 2025/03/28

1031 Stothart Crk Rd, Haliburton, ON

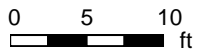
Main Building: Total Interior Area Above Grade 2161.29 sq ft



Loft
Interior Area 328.46 sq ft

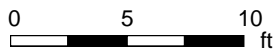
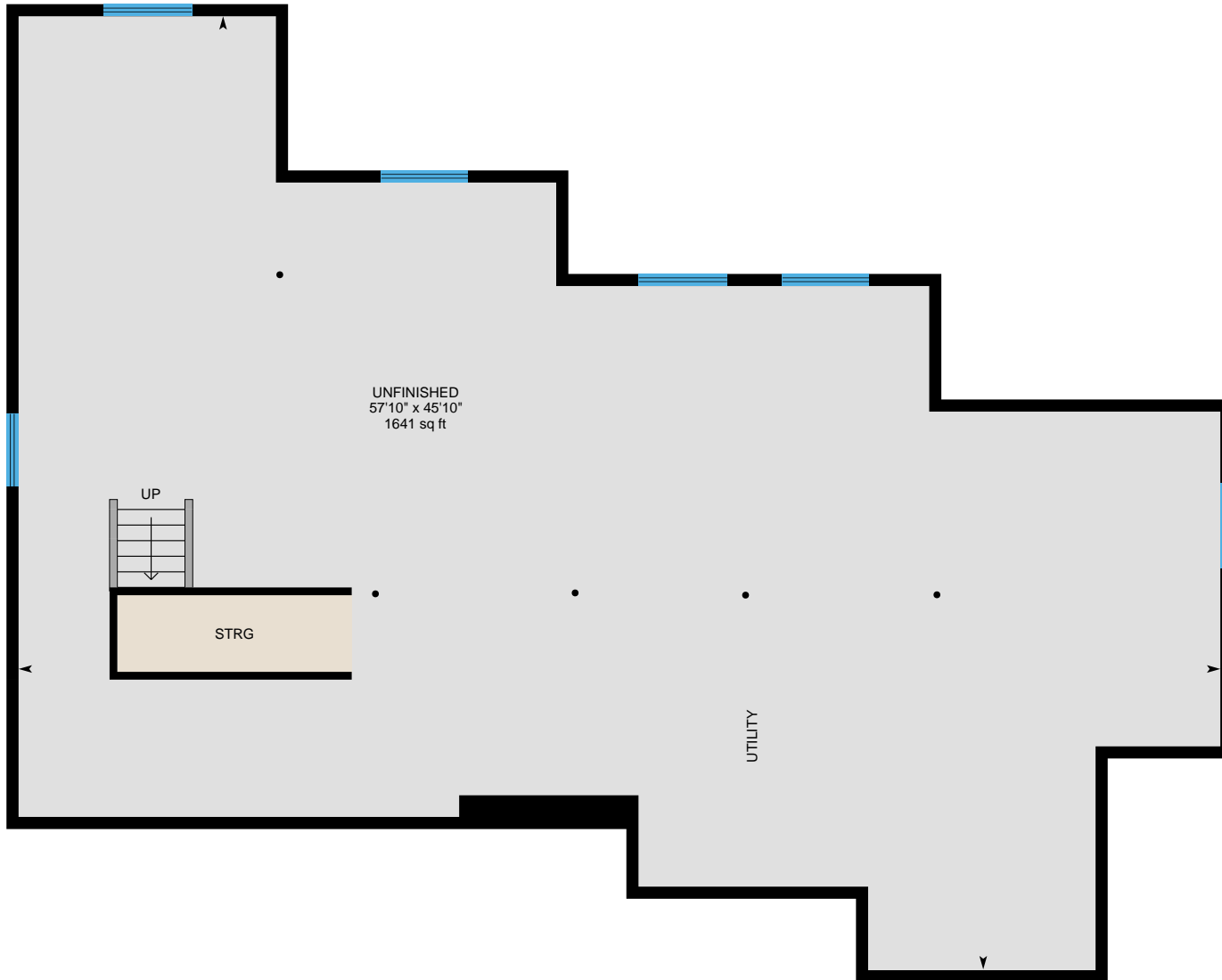


Main Floor
Interior Area 1832.84 sq ft



1031 Stothart Crk Rd, Haliburton, ON

Basement (Below Grade) Interior Area 1707.58 sq ft

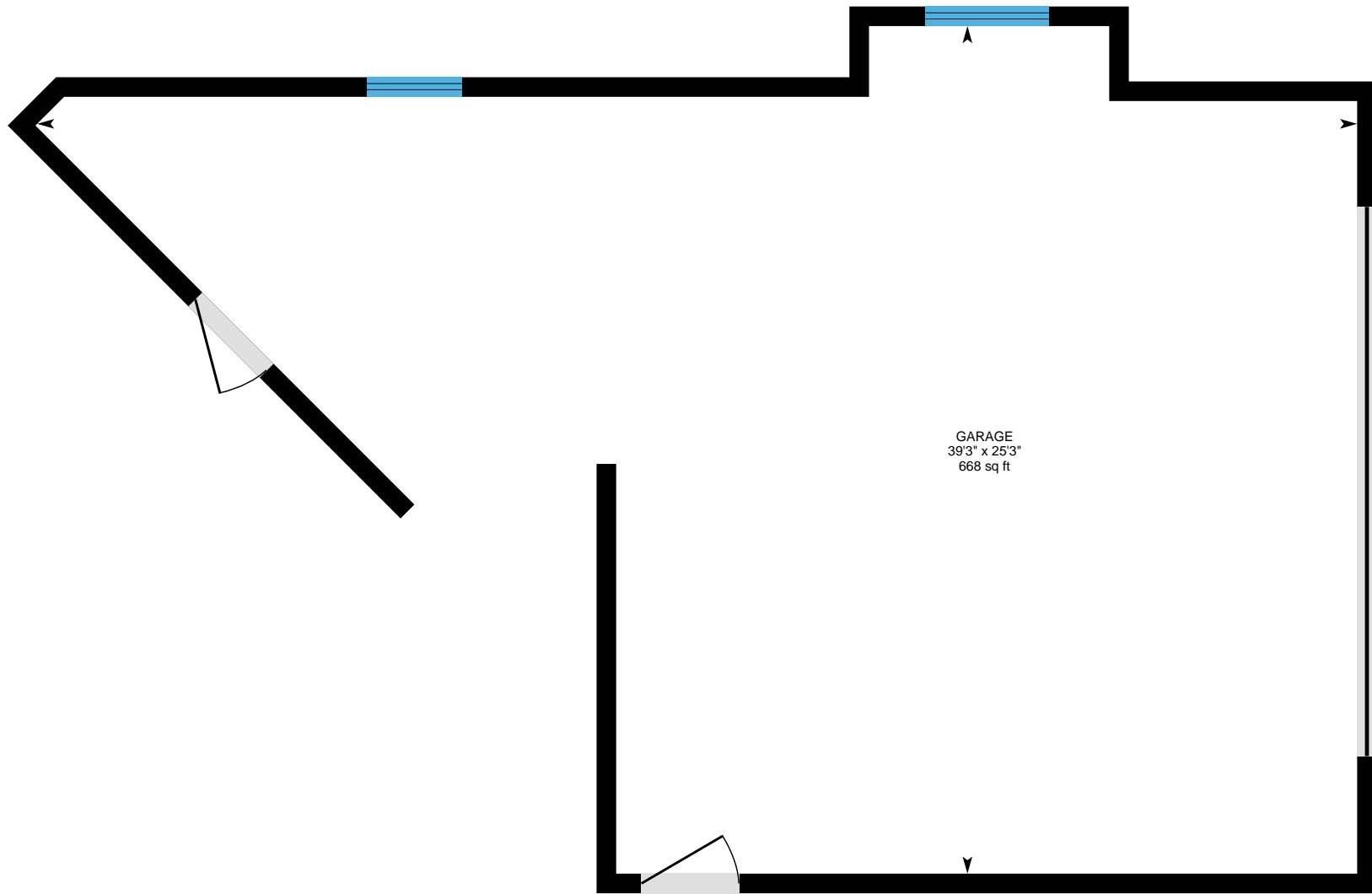


PREPARED: 2025/03/28



1031 Stothart Crk Rd, Haliburton, ON

Garage Excluded Area 668.95 sq ft



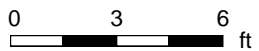
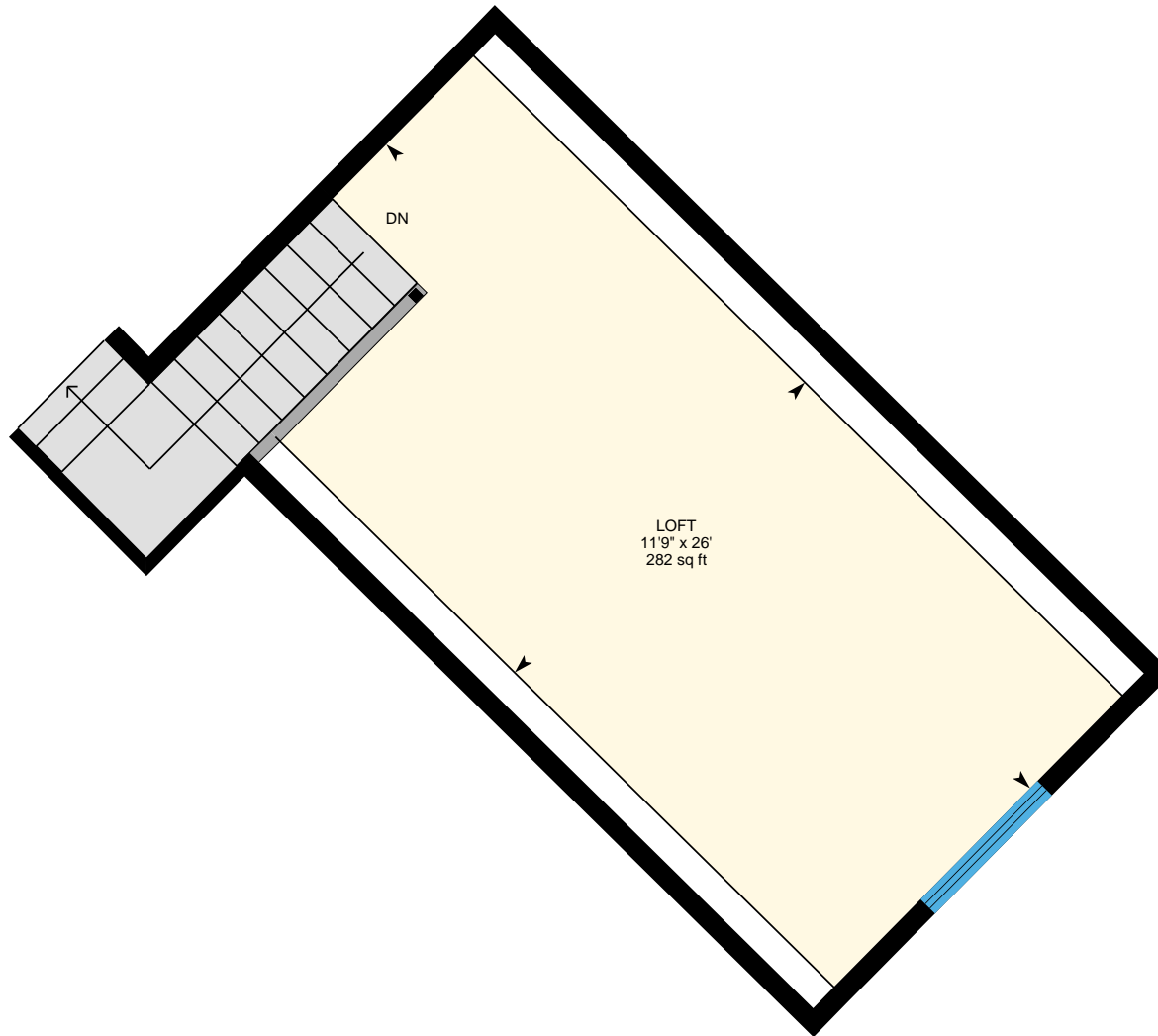
0 3 6 ft

PREPARED: 2025/03/28

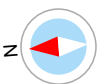


1031 Stothart Crk Rd, Haliburton, ON

Loft Interior Area 328.46 sq ft
Excluded Area 41.47 sq ft

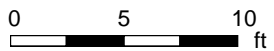


PREPARED: 2025/03/28



1031 Stothart Crk Rd, Haliburton, ON

Main Floor Interior Area 1832.84 sq ft
Excluded Area 250.42 sq ft



PREPARED: 2025/03/28



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.

1031 Stothart Crk Rd, 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

BASEMENT

Unfinished: 45'10" x 57'10" | 1641 sq ft

GARAGE

Garage: 25'3" x 39'3" | 668 sq ft

LOFT

Loft: 11'9" x 26' | 282 sq ft

MAIN FLOOR

4pc Bath: 4'11" x 10'5" | 51 sq ft

5pc Ensuite: 11'2" x 13'5" | 106 sq ft

Bedroom: 11'11" x 13'8" | 149 sq ft

Bedroom: 10'4" x 12' | 115 sq ft

Breakfast: 7'7" x 13'3" | 100 sq ft

Clo: 6 sq ft

Closet: 11 sq ft

Foyer: 9'11" x 7'2" | 68 sq ft

Kitchen: 12'7" x 13'4" | 166 sq ft

Laundry: 7'5" x 11'6" | 71 sq ft

Living: 17'10" x 17'11" | 309 sq ft

Office: 11'9" x 10'9" | 126 sq ft

Primary: 15'7" x 13'6" | 202 sq ft

Sun Room: 18'6" x 13'6" | 250 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: 1707.58 sq ft

GARAGE

All space is excluded

LOFT

Interior Area: 328.46 sq ft

Excluded Area: 41.47 sq ft

MAIN FLOOR

Interior Area: 1832.84 sq ft

Excluded Area: 250.42 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2161.29 sq ft

Excluded Area: 960.84 sq ft



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: SP2022-132 Address: Stothart Creek Rd Lot 18

Installation by: Greg Brown Construction Date: November 24th 2023

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

- Septic Tank**/Holding Tank of working capacity of 6154 litres constructed of Concrete
Manufacturer: Brooklin Concrete Products Model: BCP 6000
- Distribution Pipe**: Type: Quick 4 EQ 24 HD Absorption Trench System: Filter Bed System:
Filter Bed Area: 38.75 sq. m. Filter Sand Contact Area: 48 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: No
- Size of System based on 5 bedrooms. 28 Fixture units. Commercial Details: _____
Area of Building: 175 sq. m. Total Daily Design Sewage Flow: 2900 litres
- As-built completed by: Greg Brown forms part of this use permit.

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: **Ensure annual maintenace of effluent filter**
Protect septic system from vehicular traffic

INSTALLATION REPORT

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

1429665 ONTARIO LTD

Municipal Roll Number: 46-24-013-000-05554-0000

Legal Description: PLAN 637 LOT 18

Address: Stothart Creek Rd Lot 18

Inspected by: Jayme Coltman Date: Nov 24, 2023

Issued by: Karl Korpela, Chief Building Official, Karl Korpela Date: Nov 24, 2023

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, unless a Sewage System Permit is obtained.

Measurements recorded in: Metric Imperial

Well Owner's Information

Well Location

Address of Well Location (Street Number/Name): Lot 16 Stewart Creek Rd
 Township: Dysart et al L1R 17 C1000000
 County/District/Municipality: Haliburton Haliburton Ontario P0M1S0
 UTM Coordinates Zone Easting Northing: 440 8 5 176951164993367
 Municipal Plan and Sublot Number: Other

Overburden and Bedrock Materials/Stratigraphic Sealing Record (See instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m)	Depth (ft)
Brown	Topsoil	Sand, Stones	Loose	0	4
Brown	Sandstone	Granite	Layered	4	11
Grey	Granite	White Granite	Average	11	78
Red	Granite	Black Granite	Layered water bearing	78	100

Annular Space

Depth (m) (ft)	Type of Sealing Lead (Material and Type)	Volume Placed (m³)
0 to 20	Bentonite	3 ft³

Method of Construction

<input type="checkbox"/> Core Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input checked="" type="checkbox"/> Rotary (Continuous)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Drilling
<input type="checkbox"/> Rotary (Rotative)	<input type="checkbox"/> Drilling	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Drilling	<input type="checkbox"/> Injection	<input type="checkbox"/> Cooling & Air Conditioning	
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other specify		<input type="checkbox"/> Other specify		

Construction Record - Casing

Hole Diameter (mm)	Open Hole or Material (Concrete, Fibreglass, Galvalume, Plastic, Steel)	Wall Thickness (mm)	Depth (m)		Status of Well
			From	To	
6 1/4	Steel	.188	to	20	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Drilling Well <input type="checkbox"/> Observation and Monitoring Well <input type="checkbox"/> Abandoned (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	openhole		20	100	

Construction Record - Screen

Hole Diameter (mm)	Material (Plastic, Galvalume, Steel)	Slot to	Depth (m)		Status of Well
			From	To	
					<input type="checkbox"/> Abandoned (Other specify) <input type="checkbox"/> Other specify

Water Details

Water found at Depth (m)	Kind of Water	Fresh	Unfresh	Hole Diameter (mm)	Depth (m)	Diameter (mm)
79	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	20	10
	Other specify			20	100	6

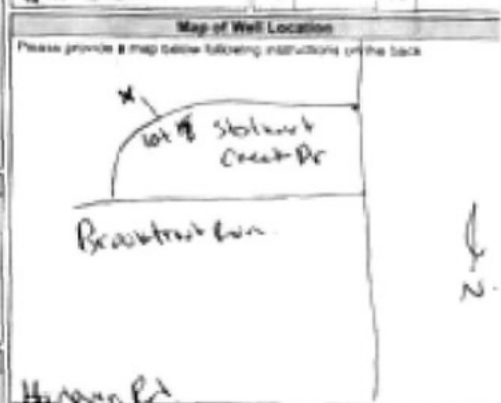
Well Contractor and Well Technician Information

Business Name of Well Contractor: JL Industries Inc
 Business Address (Street Number/Name): 1020 Manuk Lake Rd, Haliburton
 Province: ON Postal Code: P0M1S0 Business Email Address: jolimo@jollimoindustries.net
 Business Telephone No. (inc. area code): 413-334-7583
 Well Technician's License No.: 41115 Signature: [Signature] Date Submitted: 02/20/25
 Well Contractor's License No.: 71900 Municipality: Haliburton
 Comments: well 50' off the rd.

Results of Well Yield Testing

After seal of well joint, water was:	Draw Down	Recovery		
<input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Time (min)	Water Level (m)	Time (min)	Water Level (m)
If pumping discontinued, give reason: Pump in case set at 100% Pumping rate (gpm) - 18 GPM Duration of pumping - 30 min Final water level end of pumping (m) - 76.6 If flowing, give flow (gpm/l/min)	Static Level	16.5		
	1	25.9	1	64.5
	2	33.2	2	58.5
	3	39.7	3	52.5
	4	45.5	4	47.8
5	51.2	5	43.4	
10	70.2	10	34.1	
15	76.6	15	27.5	
20	76.6	20	21.8	
25	76.6	25	18.5	
30	76.6	30		
40		40		
50		50		
60		60		

Recommended pump depth (m): 70'
 Recommended pump rate (gpm/l/min): 10 GPM
 Well production (m³/d): 10 GPM
 Connected? Yes No



Well owner's information (please print)

Full Name: [Name] Address: [Address] City: [City] Province: [Province] Postal Code: [Postal Code]

Phone No. (Home/Cell): [Phone No.] Email: [Email]

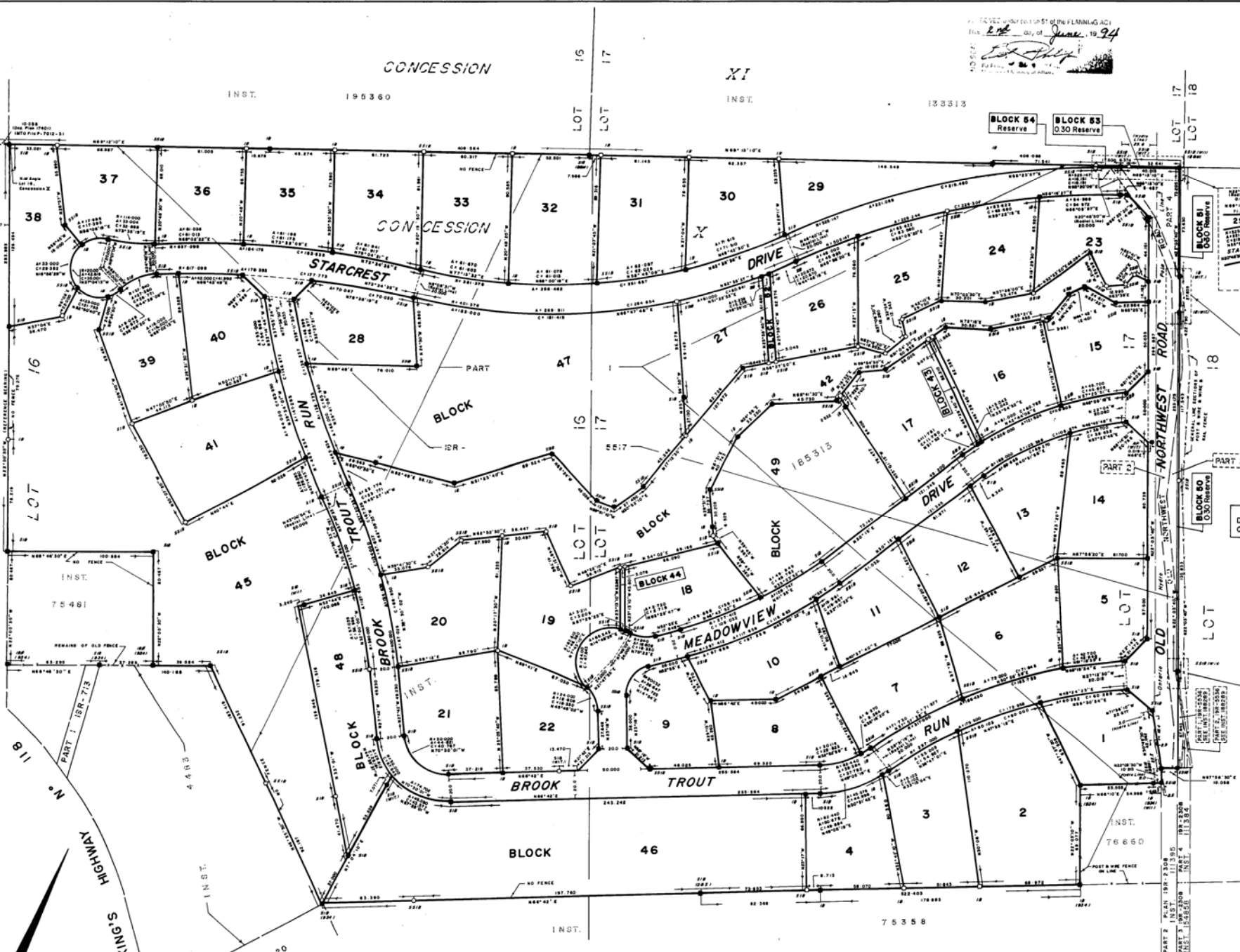
Ministry Use Only

Well No: 2389980

Case Work Complete: Yes No

Case No: 20220925

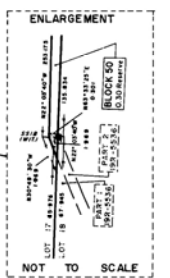
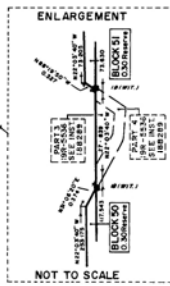
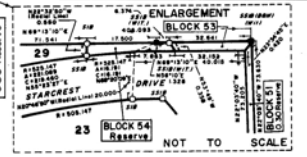
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 AND 16



TO RECEIVE UNDER THE PLAN OF THE PLANNING ACT
 THIS PLAN WAS FILED IN THE OFFICE OF THE REGISTRAR OF
 HALIBURTON ON THE 16th DAY OF MAY, 1994
 HARRY CURRY BISHOP
 O.N.T. LAND SURVEYOR

PLAN 637
 I CERTIFY THAT THIS PLAN 637 IS REGISTERED
 IN THE LAND REGISTRY OFFICE FOR THE REGISTRY DIV.
 OF HALIBURTON ON THE 16th DAY OF MAY, 1994 AND REQUIRED
 CONSENTS AND AFFIDAVITS ARE REGISTERED AS PL.
 DOCUMENT N° 267843
 D. J. SCHMIDT
 DEPT. LAND REGISTRAR

SCHEDULE
 LOTS 1 TO 41, BOTH INCLUSIVE, BLOCKS 42 TO 54, BOTH INC.
 STARCREST DRIVE, BROOK TROUT RUN, MEADOWVIEW DRIVE &
 OLD NORTHWEST ROAD - PART OF LOTS 16 AND 17, CONCESSION X
 & ALL LANDS WITHIN THIS PLAN OF SUBDIVISION ARE
 COVERED BY CERTIFICATION FILE NO. 3195-19-15
 REGISTERED AS INST. N° 185313



METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN OF SUBDIVISION
 OF PART OF LOTS 16 AND 17, CONCESSION X
 TOWNSHIP OF DYSART
 COUNTY OF HALIBURTON
 SCALE 1:1250



H. C. BISHOP O.L.S.
 1994

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1) LOTS 1 TO 41, BOTH INCLUSIVE, BLOCKS 42 TO 54, BOTH INCLUSIVE,
 AND THE STREETS, NAMELY STARCREST DRIVE, BROOK TROUT RUN,
 MEADOWVIEW DRIVE AND OLD NORTHWEST ROAD HAVE BEEN LAID
 OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
 2) THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.
 HARRY CURRY BISHOP
 O.N.T. LAND SURVEYOR

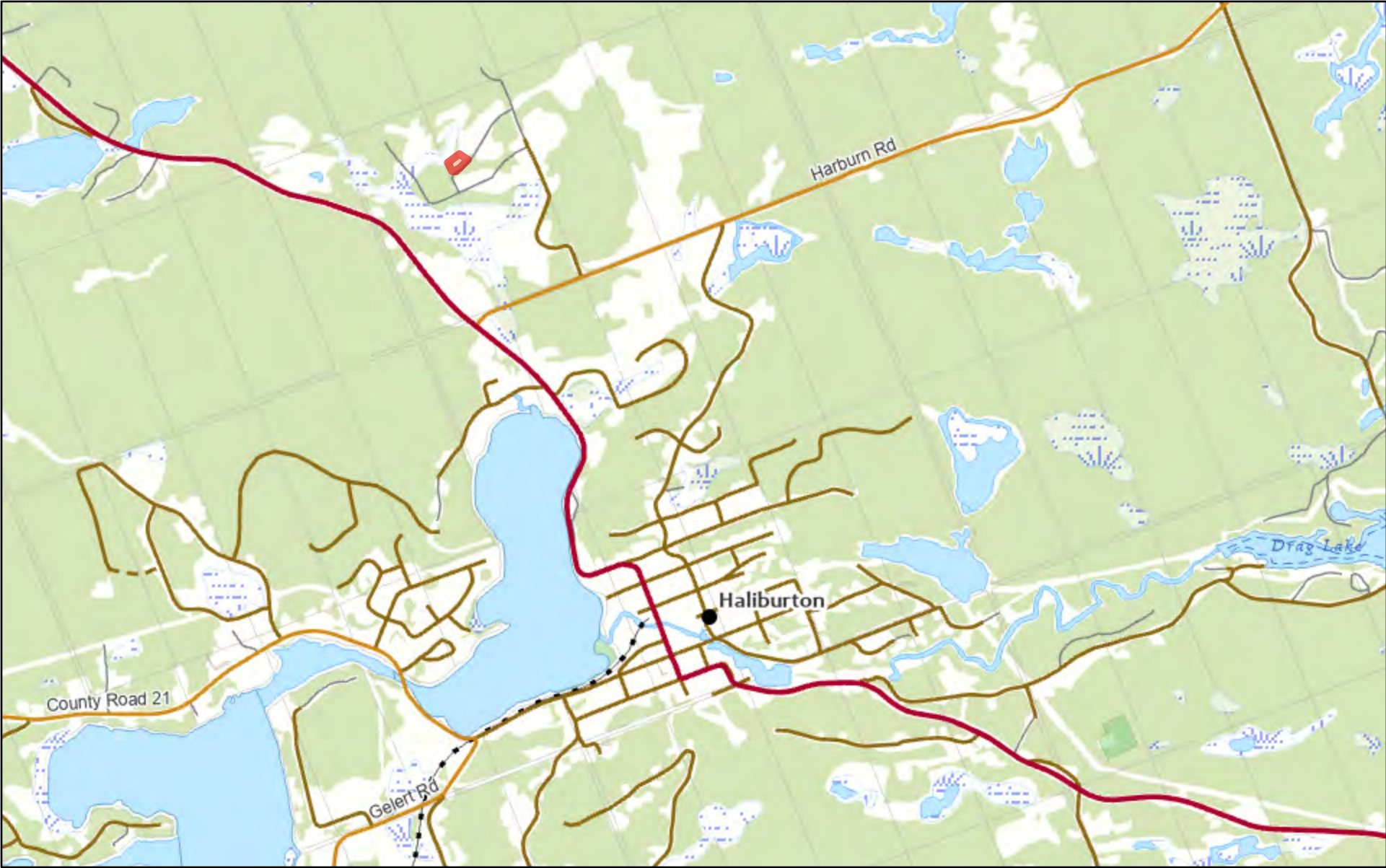
NOTE
 BEARINGS ARE ASTRONOMIC AND DERIVED FROM THAT PORTION OF THE
 WESTERLY LIMIT OF LOT 16, CONCESSION X HAVING A BEARING OF
 N22°00'30"W AS SHOWN ON PLAN 159-5517.
 WIT. - DENOTES WITNESS
 ALL MONUMENTS DESIGNATED AS FOUND ARE BY DEARDEN AND STANTON
 LTD. O.L.S. UNLESS OTHERWISE INDICATED.

LEGEND
 SIB - DENOTES STANDARD IRON BAR
 SSB - DENOTES SHORT STANDARD IRON BAR
 IB - DENOTES IRON BAR
 IRB - DENOTES IRON BAR ROUND
 RP - DENOTES ROCK POST
 RB - DENOTES ROCK BAR
 M - DENOTES MONUMENT FOUND
 P - 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 REGULATIONS MADE THEREUNDER.
 2) THE SURVEY WAS COMPLETED ON THE 16th DAY OF MAY, 1994.
 HARRY CURRY BISHOP
 O.N.T. LAND SURVEYOR

HARRY CURRY BISHOP LIMITED
 ONTARIO LAND SURVEYORS
 PROFESSIONAL ENGINEERS
 BOX 329 KOW SMO
 (705) 286-1788
 MINDEN - ONTARIO
 MD - 276

1031 Stothart Creek Rd - Location GIS



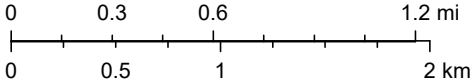
September 11, 2024

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Scale: 1:36,112



1031 Stothart Creek Rd - Property GIS



September 11, 2024

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Scale: 1:2,257

