



Welcome to 1035 Harvest Moon Lane
on Halls Lake, Algonquin Highlands



Troy Austen
Sales Representative



CONTACT DETAILS:

 705-457-9994  info@troyausten.ca
 705-455-7653  troyausten.ca

Property Client Full

1035 Harvest Moon Lane, Algonquin Highlands, Ontario K0M 1S0

Listing

1035 Harvest Moon Lane Algonquin Highlands**Active / Residential Freehold / Detached****MLS® #: X13849760****List Price: \$669,000****New Listing****Haliburton/Algonquin Highlands/Stanhope**

Tax Amt/Yr: **\$2,341.42/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 10 CON 9 STANHOPE AS IN H260174; T/W H260174 TOWNSHIP OF ALGONQUIN HIGHLANDS**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: **3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **Other**
 Lot Irreg: **< 0.50**
 Lot Front: **62.00** Fronting On: **W**
 Lot Depth: **151.93** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR1**
 Dir/Cross St: **Hwy 35 & Harvest Moon Ln**

PIN #: **391330378**Holdover: **60**Possession: **Flexible**ARN #: **462100300052200**

Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Half, Unfinished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned**
 Parking Feat: **Private Double**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Laundry Lev: **Main**
 Property Feat: **Beach, Golf, Library, Place of Worship, Rec Centre, School Bus Route**

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **2.00**
 Pool: **None**
 Room Size: **Cell Services, Telephone Available, Cable, Internet High Speed**
 Rural Services: **None**
 Security Feat: **None**

Utilities: **No Gas, Hydro, No Sewers, Cable Available, Telephone Available**
 Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:

Waterfront Feat: **Boathouse, Dock, Stairs to Waterfront, Waterfront - Deeded, Winterized**
 Waterfront Struc: **Boat House**

Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Exterior Feat: **Deck, Landscaped, Year Round Living**

Roof: **Asphalt Shingle**
 Foundation: **Poured Concrete**
 Topography: **Sloping**
 Soil Type: **Mixed**
 Alternate Power: **None**

Water Name: **Halls Lake**Waterfront Y/N: **Yes**Water Struct: **Boat House**Water Frontage: **18.89**Water Features: **Boathouse, Dock, Stairs to Waterfront, Waterfront - Deeded, Winterized**Under Contract: **Propane Tank**Access To Property: **Yr Rnd Private Rd**Shoreline: **Clean, Deep**Shoreline Road Allowance: **Not Owned**Docking Type: **Private**View: **Lake**

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

Island YN: **No**

Dev Charges Paid:

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

Water View: **Direct**
 Lot Shape: **Rectangular**

Channel Name:
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Welcome to Halls Lake in the Algonquin Highlands, where this well-maintained 4-season cottage offers the perfect setting for family time at the lake. With eastern exposure, you'll enjoy beautiful morning sunrises over the water and the changing scenery throughout the seasons. The main cottage provides over 900 sq ft of living space with three bedrooms and one bathroom featuring heated floors. The layout offers comfortable space for family and guests, while stairs lead down to the waterfront where you'll find clean, deep water off the dock, making it ideal for swimming, boating and enjoying summer days on the lake. At the water's edge, a boathouse of just over 200 sq ft provides even more flexibility and includes a guest bedroom - perfect for visitors, older kids or extra sleeping space. A professionally landscaped firepit area overlooking the water creates a beautiful spot to gather with family and friends while taking in the lake**

views and evening sunsets. Halls Lake is a great cottage lake with clean, deep water and excellent opportunities for fishing, boating and a variety of water sports. The property is part of a welcoming cottage community and offers plenty to enjoy year-round, with snowmobile and ATV trails nearby for those looking to explore the area in the winter and shoulder seasons. When you're ready to head off the lake, Minden is approximately 20 minutes away, Haliburton is about 25 minutes, and Carnarvon is just 10 minutes down the road, with some of the best restaurants in the county close by. Well maintained, 4-season and set on a beautiful piece of Halls Lake waterfront, this property offers comfortable cottage living, additional guest space at the water's edge, and a location that can be enjoyed in every season.

Inclusions: Appliances as seen, Light Fixtures attached, Dock, Lawnmower, Propane BBQ, Patio Table & 6 Chairs, Fire Pit Chairs, Outdoor Bar Stools

Exclusions: Dining table & Chairs, Pine Dresser, Wall hangings, Cottage Decor, Livingroom Coffee Table, Livingroom Area Rug, Pine Blanket Box in Main Bedroom, Free-Standing Lamps, Generator, Anything in shed, Wood Bench in the front entrance

Listing Contracted With: **RE/MAX Professionals North**

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

Date Prepared: 10/01/2026

Rooms

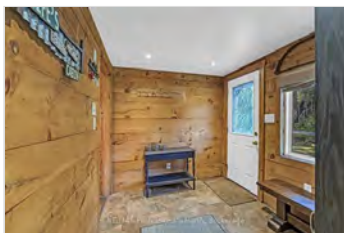
MLS® #: X13849760

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.79 M X 3.45 M	19.00 Ft x 11.32 Ft		
Kitchen	Main	2.88 M X 4.06 M	9.45 Ft x 13.32 Ft		
Foyer	Main	2.85 M X 2.29 M	9.35 Ft x 7.51 Ft		
Dining Room	Main	3.46 M X 2.28 M	11.35 Ft x 7.48 Ft		
Primary Bedroom	Main	2.86 M X 3.35 M	9.38 Ft x 10.99 Ft		
Den	Main	2.29 M X 2.28 M	7.51 Ft x 7.48 Ft		
Bedroom	Main	2.86 M X 3 M	9.38 Ft x 9.84 Ft		
Bathroom	Main			3	

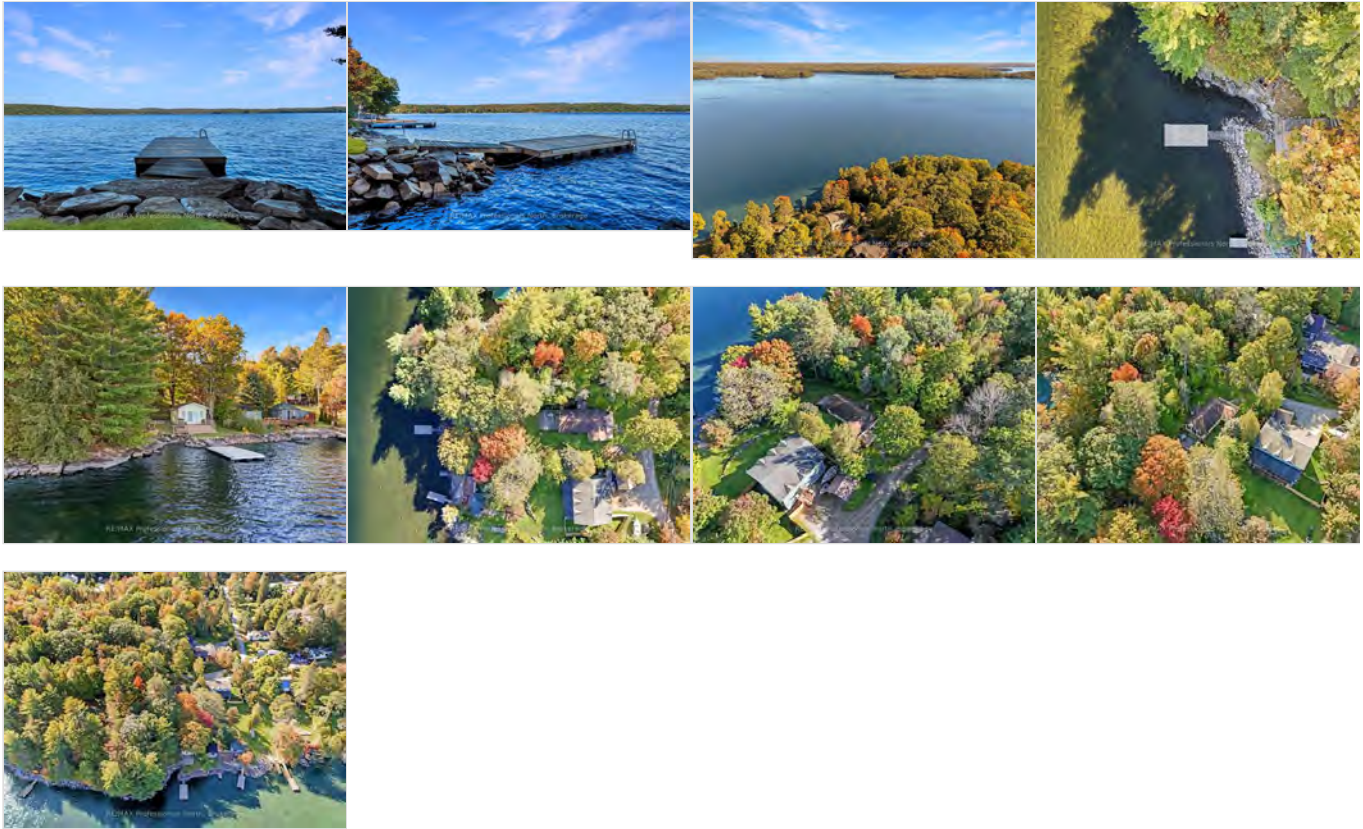
Photos

MLS® #: X13849760

1035 Harvest Moon Lane, Algonquin Highlands, Ontario K0M 1S0







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Schedule "C"

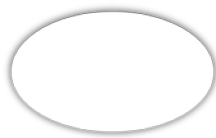
1035 Harvest Moon Lane - Chattels

Included

- Appliances as seen
- Light Fixtures attached
- Dock
- Lawnmower
- Propane BBQ
- Patio Table & 6 Chairs
- Fire Pit Chairs
- Outdoor Bar Stools

Excluded

- Dining table & Chairs
- Pine Dresser
- Wall hangings
- Cottage Decor
- Livingroom Coffee Table
- Livingroom Area Rug
- Pine Blanket Box in Main Bedroom
- Free-Standing Lamps
- Generator
- Anything in shed
- Wood Bench in the Front Entrance



Seller



Buyer

Additional Information

- Hydro Costs per year: \$1100/year (2025)
- Propane Supplier: Budget Propane
- Propane Costs per year: \$1700/year (2025)
- Septic Last Pumped: 2021
- Internet Provider: Ebox
- Winterized? Yes
- Road: Private
- Driveway Plowing: \$210/year (2025)

Upgrades:

- Replaced Shingles (2011)
- Updated Electrical & Plumbing (2004)
 - 200 amp service
 - Electrical in Boathouse
- Windows (2015)
- Livingroom Addition (2004)
- Energy Audit Completed
- R50 Attic Insulation added and Basement spray foamed
- Flooring: Hardwood (main cottage), Entry & Livingroom Laminate, Bathroom Ceramic Tile





SEWAGE SYSTEM INSTALLATION REPORT

ST-33-03
FILE NUMBER

REPORT

INSTALLED BY: THOMAS CONTRACTINGDATE July 31/13

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of PLASTIC; Manufacturer ENVIRONMENTAL
- Distribution Pipe: Type 100; Absorption Trench System ☐
- Filter Bed System ☐; Filter Bed Area 26.4 sq. m.; Contact Area 26.4 sq. m.
- Total 33.6 Linear Metres in 6 runs of 5.6 metres and fed by gravity ☒; Siphon ☐; or Pump ☐
- Size of System based on 3 bedrooms and/or 100 fixture units. Commercial details _____
- Area of Building: 4200 m²
- Other SEE PROVIDED

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined on the Site Inspection Report For A Sewage System form ☐

6.3 x 4.2

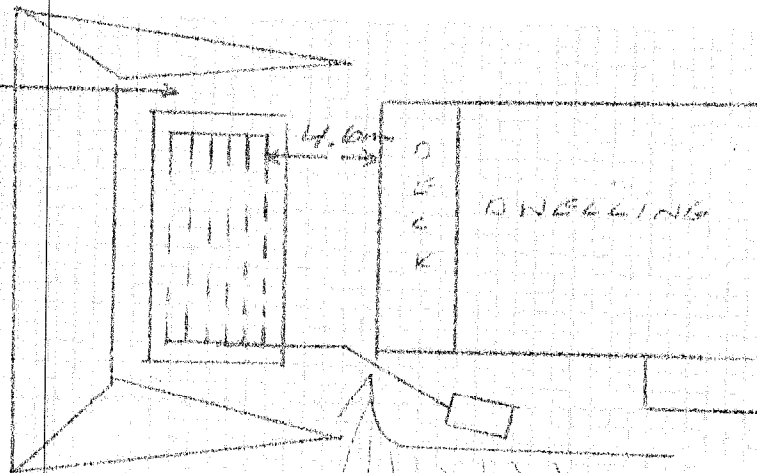
2.2 m

CLOIN

←

←

←

The following work remains to be completed: Backfill system and sod or seed ☒; Stabilize all sloped surfaces ☒; Finish grading to shed run-off and divert water around leaching bed ☐; Other REMOVE A. DRAINAGE 3% SLOPE

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 # ST-33-03Such system being located on Lot 10 Conc. 2 Plan 2 Sub. lot _____ Roll No. _____Township / County / City THOMAS Emergency # 911 _____Inspected and Recommended by THOMAS (Appointed Inspector - Part 8)Date July 31/13 Issued THOMAS

(Designated Sewage Inspector - Part 8)

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, unless a Site Inspection Report is obtained.



Township of Algonquin Highlands
1123 North Shore Rd
Algonquin Highlands, Ontario
KOM 1S0

TAX NOTICE

Final	2026
Mailing Date	June 12, 2026

Roll No. 003-000-52200-0000				Bill No. 279615			
Mortgage Company				Mortgage No.			
Name and Address 2058				Municipal Address/Legal Description			
				1035 HARVEST MOON LANE CON 9 PT LOT 10			
Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)
RTEP	\$273,000.00	Residential Tax Eng Public	0.00418784	\$1,143.28	0.00285878	\$780.45	0.00153000
Sub Totals >>>		Municipal Levy		\$1,143.28	County Levy	\$780.45	Education Levy
						\$417.69	
Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				7/17/2026	\$616.11	Sub-Total - Tax Levy	
				9/18/2026	\$616.00	Special Charges/Credits	
						2026 Tax Cap Adjustment	
						Final 2026 Levies	
						Less Interim Tax Notice	
						Past Due Taxes/Credit	
Total Special Charges		\$0.00		Total Amount Due		\$1,232.11	

Schedule 2

Explanation of Tax Changes 2025 to 2026

Final 2025 Levies	Final 2026 Levies	Total Year Over Year Change
\$2,218.61	\$2,341.42	\$122.81

Final 2025 Levies	\$2,218.61
* 2025 Annualized Taxes	\$2,218.61
2026 Local Municipal Levy Change	\$76.00
2026 County Levy Change	\$46.81
2026 Provincial Education Levy Change	
2026 Tax Change Due to Reassessment	
** Final 2026 Levies	\$2,341.42

** Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.



Township of Algonquin Highlands
1123 North Shore Rd
Algonquin Highlands, Ontario
KOM 1S0

Payable in Canadian funds only. This bill reflects payments received on or before the date of this bill. Payment may be made by mail, in person at the Administration Office, or electronically through your financial institution. Penalty at 1.25% will be added on the 1st day of the month following default and on the 1st day of each calendar month thereafter.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	003-000-52200-0000
Name	
Address	
Due Date	Total Due
September 18, 2026	\$616.00



Township of Algonquin Highlands
1123 North Shore Rd
Algonquin Highlands, Ontario
KOM 1S0

Payable in Canadian funds only. This bill reflects payments received on or before the date of this bill. Payment may be made by mail, in person at the Administration Office, or electronically through your financial institution. Penalty at 1.25% will be added on the 1st day of the month following default and on the 1st day of each calendar month thereafter.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	003-000-52200-0000
Name	
Address	
Due Date	Total Due
Past Due	\$0.00
July 17, 2026	\$616.11
Total:	\$616.11



PLAN OF SURVEY
OF PART OF LOT 10, CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF STANHOPE)

J. A. STANTON O L S
2007

DATE JANUARY 24th, 2007.

DATE JANUARY 24th, 2007.

J. A. STANTON
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED

DATE _____

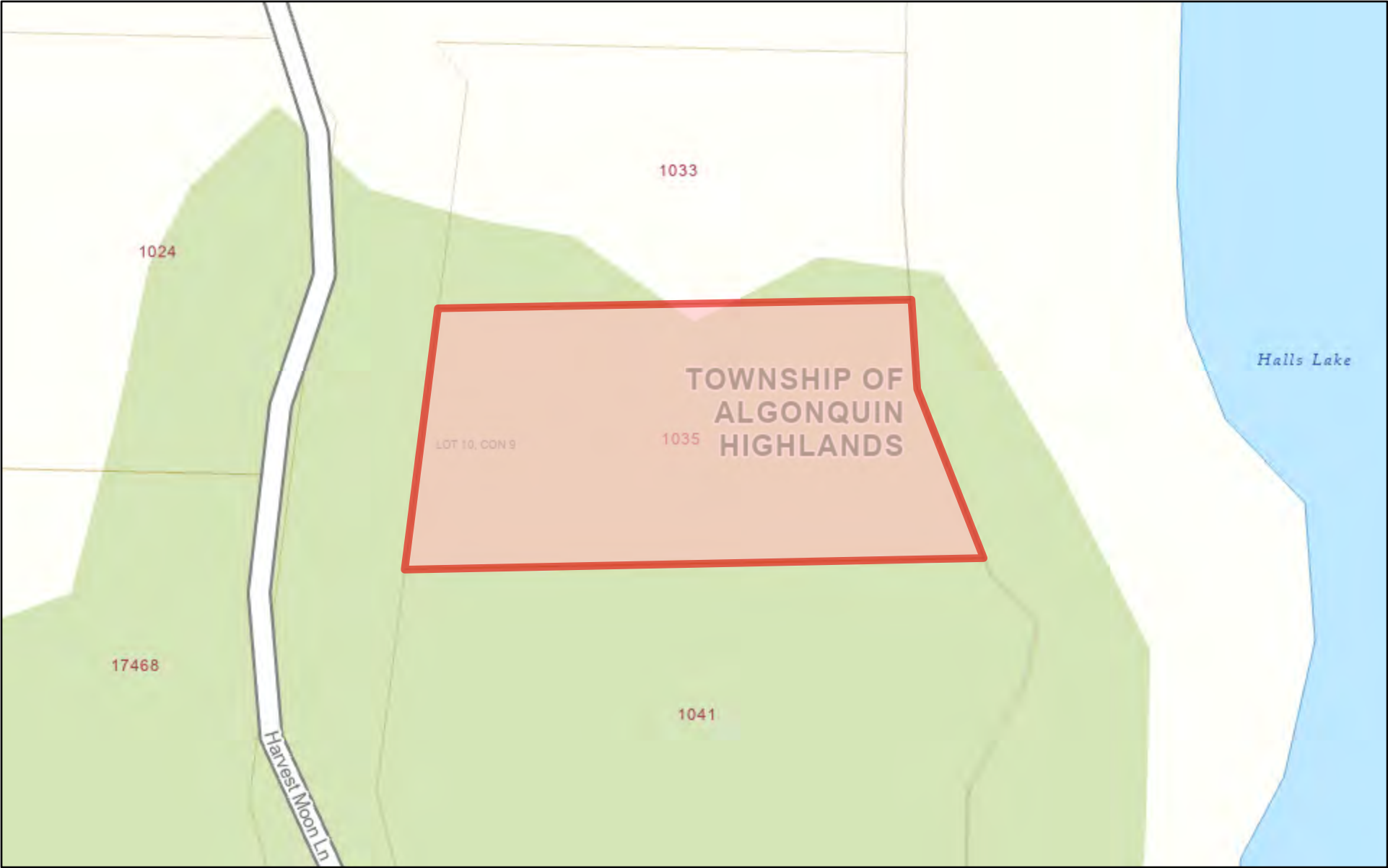
LAND REGISTRAR FOR THE
DIVISION OF HALIFAXTON, N.S.

SCHEDULE OF PARTS

PART	LOT	CONCESSION	INSTRUMENT
1	PART OF LOT 10	9	ALL OF INST. NO 260174



1035 Harvest Moon Lane, Halls Lake

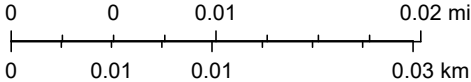


June 10, 2025

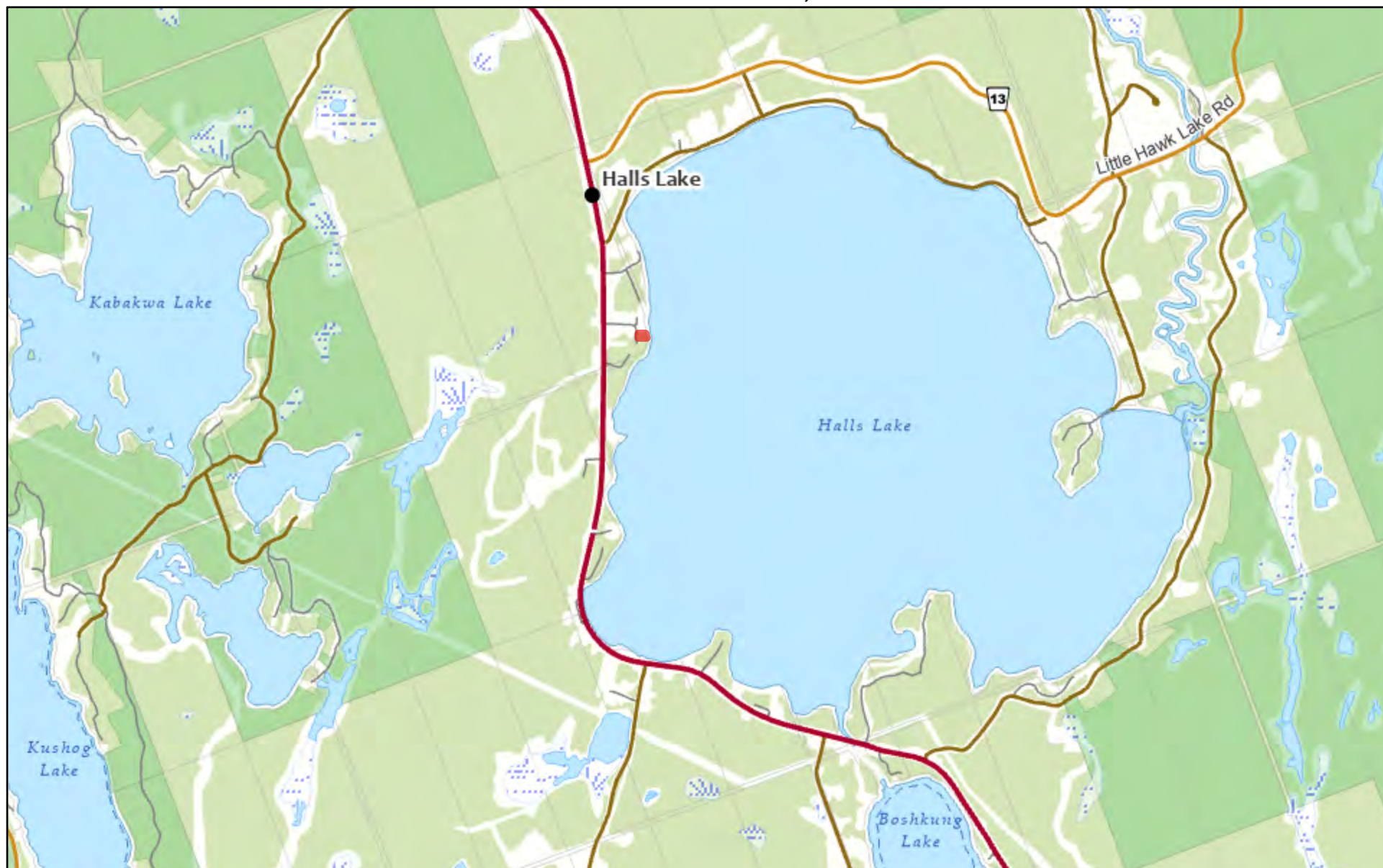
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1035 Harvest Moon Lane, Halls Lake



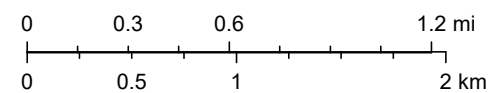
June 10, 2025

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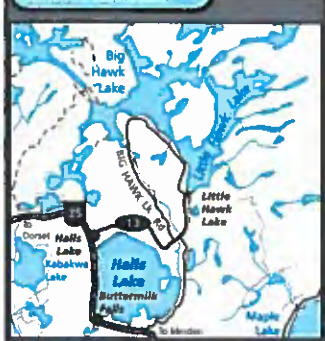




Location: 19 km (12 mi) northwest of Haliburton
 Elevation: 321 m (1,069 ft)
 Surface Area: 540 ha (1,334 ac)
 Mean Depth: 43.8 m (143.7 ft)
 Max Depth: 80.4 m (264 ft)
 Way Point: 78° 45' 00" Lon - W 45° 06' 00" Lat - N

Halls Lake

Area Indicator



Fishing

Halls Lake is a deep, round lake that is better known for its sandy beaches than for its fishing. Found near the village of Carnarvon, it is an easily accessible lake, and, even though most visitors are not anglers, there are enough people with rods to put quite a bit of fishing pressure on the lake.

Still, fishing remains fair for smallmouth bass that can get up to 1.5 kg (3 lb) although they are usually closer to 0.5 kg (1 lb). There is plenty of rocky shoreline structure that provides good bass habitat, especially in spring, when the smallmouth hang out closer to shore. Working this area with a tube jig or a streamer fly pattern can be quite productive.

In spring, trolling with crankbaits can work, as long as the crankbait is at least 35 m (100 ft) behind the boat. Smallmouth are quite sensitive to noise, and the sound of the boat passing overhead usually sends them diving for deeper waters. However, with enough line out, it is possible to snag them as they are returning to the shallows.

In summer, the smallmouth tend to hold in deeper water, although they still like areas that offer them cover to ambush smaller fish. Smallmouth are quite nomadic, and a fish finder will go a long way to improving your success. Jigging is usually the best way to get down to where the fish are. In fall, smallmouth tend to congregate more, and if you find one, you've usually found a bunch. They're still found deeper in the lake, and the cooler water means they're not as interested in chasing food. They will still hit a lure hard, but usually the best way to fish in the fall is by dangling your lure less than 1 m (3 ft) from the bottom of the lake, and letting it hang there, nearly motionless.

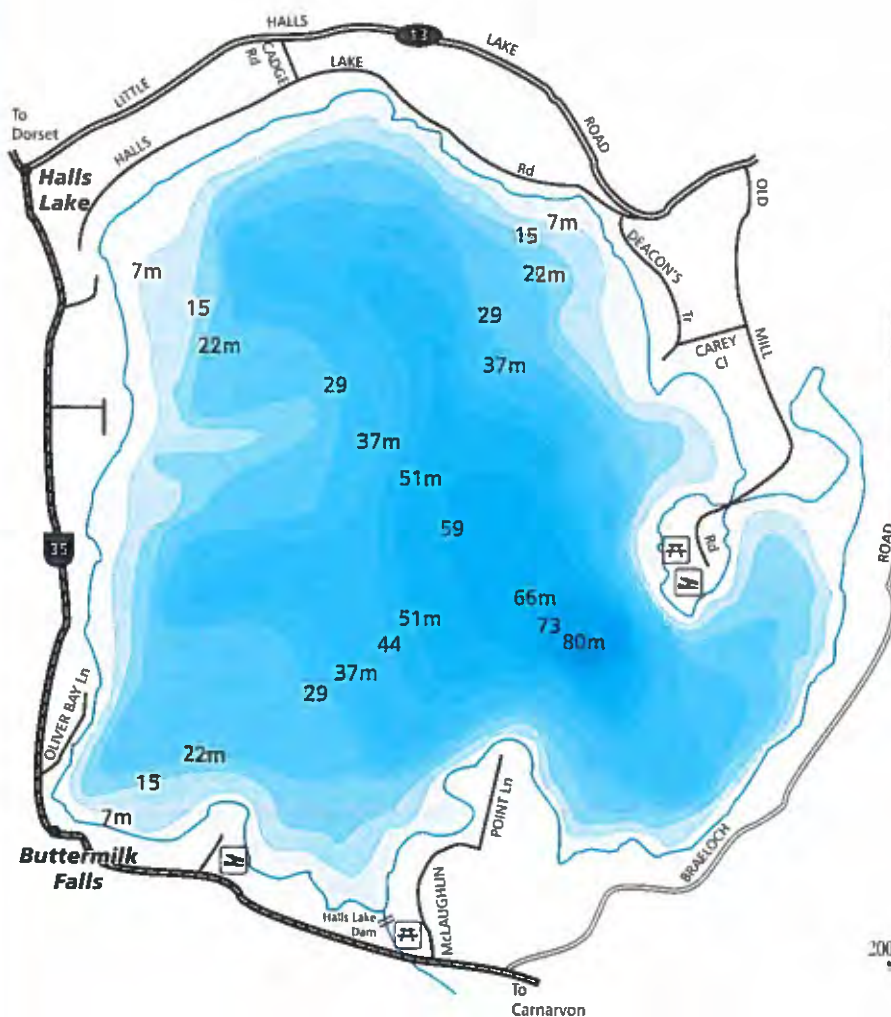
The lake also has a population of lake trout, although, like most lakes in the region, the fishery has suffered from fishing pressure. It is best to fish for lake trout in the winter, through the ice, or just after ice-off when they are still near the surface of the lake. Slot size and ice fishing restrictions are in place on the lake. Please consult the fishing regulations for exact details.

Directions

North of the village of Carnarvon, Halls Lake is easily accessed off Highway 35. A boat launch is available just off the highway, while another access point is found on the eastern side of the lake off Old Mill Road. Old Mill Road branches south from Little Hawk Lake Road (County Road 13) at the north end of Halls Lake.

Facilities

Halls Lake is the typical cottage lake with a lot of shore development. However, unlike most lakes there are a few public access points and picnic areas to enjoy. The main launch is found just off Highway 35 at the south end, while a popular roadside picnic area is found at the scenic Buttermilk Falls near the Halls Lake Dam site. Another picnic and launch site is found on a beautiful peninsula on the western side of the lake.



200m 0 200m 400m 600m 800m 1000m
 Scale