



\$149,900

Welcome to 1035 Hearts Content Drive

Deeded Access to Salerno Lake, Highlands East



Vince Duchene
Broker



CONTACT DETAILS:  705-457-9994  vince@vineduchene.ca
 705-457-0046  troyausten.ca

Property Client Full

1035 Hearts Content Drive, Highlands East, Ontario K0M 1X0

Listing

1035 Hearts Content Dr Highlands East**Active / Residential Freehold / Vacant Land****MLS®#: X13622496****List Price: \$149,900****New Listing****Haliburton/Highlands East/Glamorgan**

Tax Amt/Yr: **\$180.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 1 CON 1 GLAMORGAN AS IN H258607; T/W H61579, H258607; HIGHLANDS EAST**

Style: **Contemporary** Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range: **< 700**
 Storeys: SF Source: **Estimated**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **378.00** Fronting On: **W**
 Lot Depth: **215.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **SR**
 Dir/Cross St: **Cty Rd 503 to Salerno Lake Road to Hearts Content Drive to signs**

PIN #: **392700213**
 Holdover: **0**
 Possession: **Flexible**

ARN #: **460190100005200**
 Possession Date:

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

Kitch Kitch + **0 (0+)**
 Heat Source:
 Central Vac: **No**
 Property Feat: **Beach, Lake Access, Lake/Pond**
 Roof: **Shingles**
 Foundation: **Other**
 Soil Type:
 Alternate Power: **None**

Exterior: **Wood**
 Garage:
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **10.00**
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **No Gas, Hydro Available No Sewers, No Cable, Telephone Available**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Waterfront - Deeded**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Salerno Lake**
 Waterfront Y/N: **Yes**
 Water Struc: **Not Applicable**
 Water Frontage: **54.86**
 Water Features: **Waterfront - Deeded**
 Under Contract:
 Access To Property: **Private Road**
 Shoreline: **Mixed**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View:

Waterfront: **Indirect**
 Easements/Restr: **Right of Way**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

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

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

Remarks/Directions

Client Rmks: **VACANT LOT + DEEDED ACCESS TO SALERNO LAKE! If looking for a weekend getaway but can't afford the big dollars to be directly on the lake well, you've found that property! This lot has been landscaped with stone gardens and walkways, outdoor bbq area and is very, very private with an envelope of trees surrounding the cleared area. The best part is a few steps down the road on Hand Drive is a "deeded access" lot, which you have a deeded right to use, that has been partly cleared for ATV or walk on the path down to the lake, there you'll find your own dock! There is a small cabin on the lot for sale you can sleep in but is represented as a shed along with 2 others on the property and a vinyl topped, metal framed garage/shed. For a fraction of the price of a waterfront property you have a fabulous weekend getaway that is being sold "as is/where is".**

Inclusions: **1.3 mini excavator with extendable tracks includes Rock breaker, 3 bucket sizes, Auger, ground ripper attachments. The cabin has AC but it's not hooked up. 13 HP Briggs and Stratton motor. All furniture in the cabin including Fridge, microwave, toaster oven, couch, table with chairs, mini wood burning stove, New portable Air Conditioner, Queen size mattress and night stand. Shelter logic garage, Gas powered wood chipper, Log roller**

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

Prepared By: **VINCE DUCHENE, Broker**

Date Prepared: **07/30/2026**

1035 Hearts Content Drive

Chattels

Included

- 1.3 mini excavator with extendable tracks includes Rock breaker, 3 bucket sizes, Auger, ground ripper attachments.
- 13 HP Briggs and Stratton motor
- All furniture in the cabin including;
 - Fridge
 - microwave
 - toaster oven
 - couch
 - table with chairs
 - mini wood burning stove
 - New portable Air Conditioner
 - Queen size mattress and night stand.
- Shelter logic garage
- Gas powered wood chipper
- Log roller

Excluded

- Nespresso coffee machine
- Wall mounted vacuum
- Tool Box and the bench it sits on
- TV and wall mount
- Landscaping tools

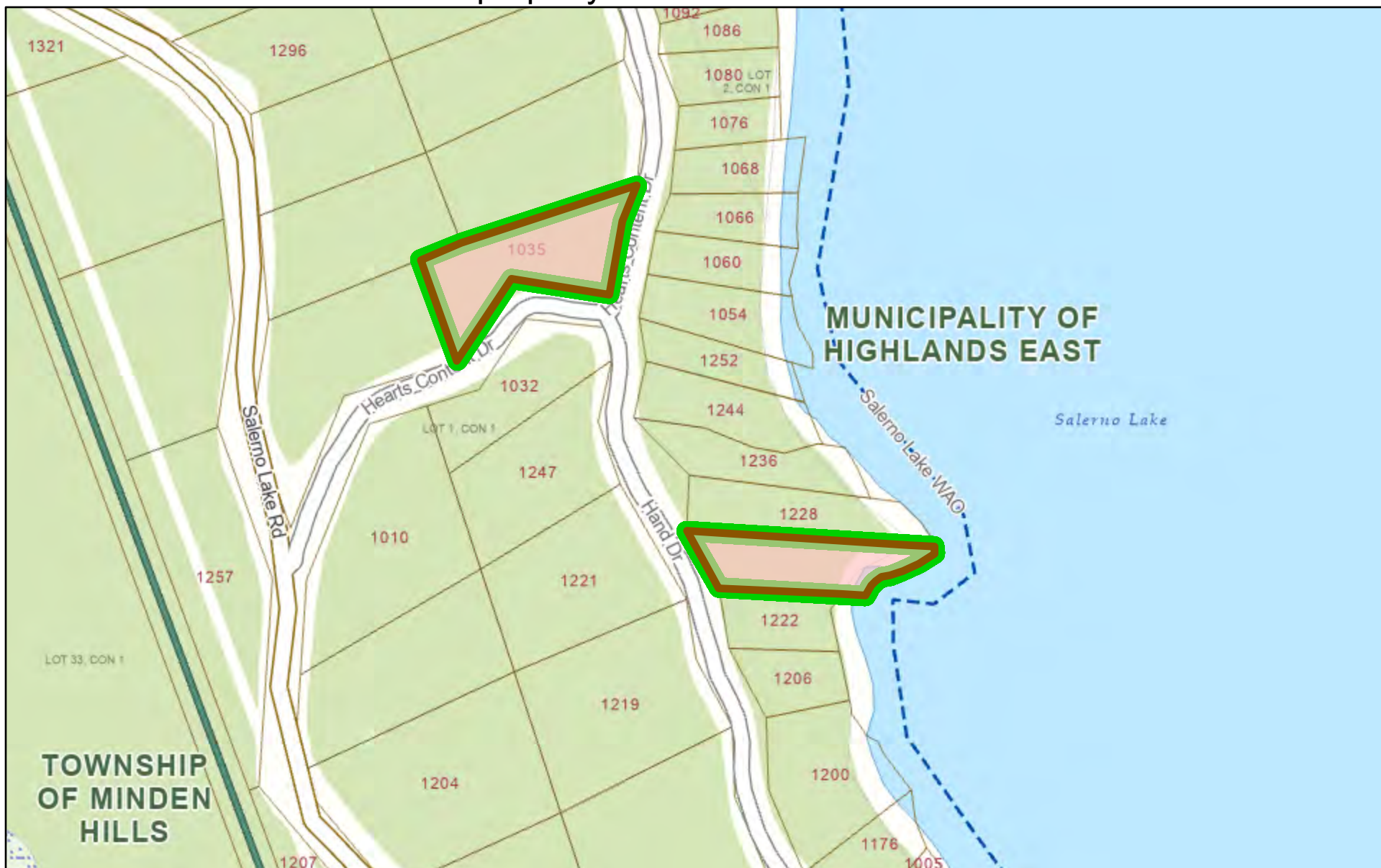


Seller



Buyer

property location and access



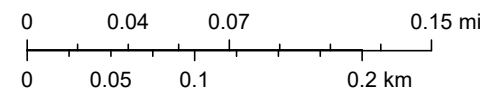
July 21, 2026

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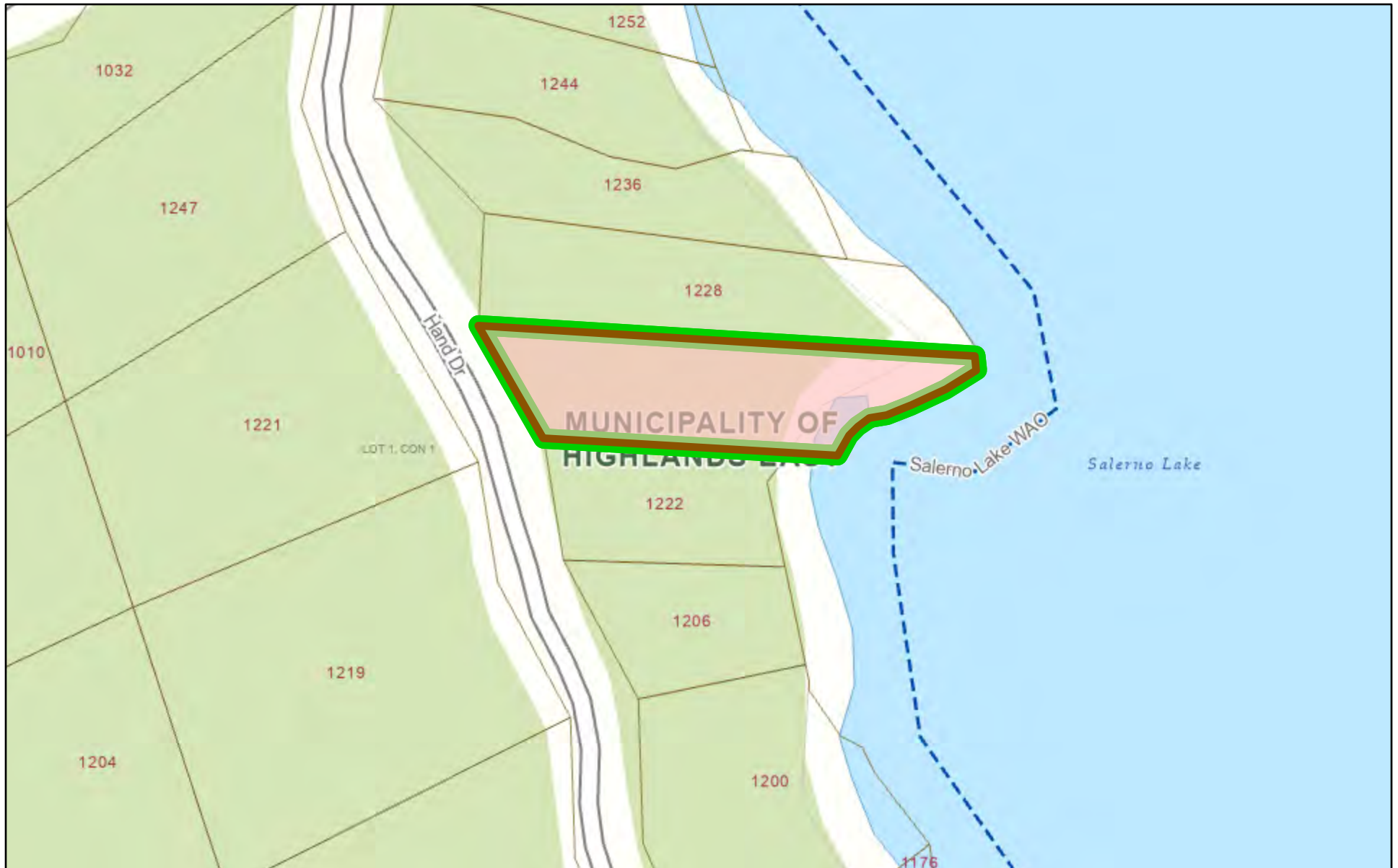
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Salerno Lake Access

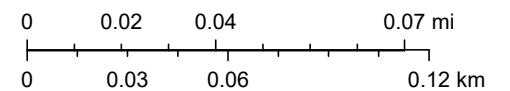


July 21, 2026

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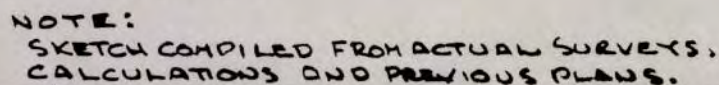


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N.W. CORNER LOT 1, CON. 3

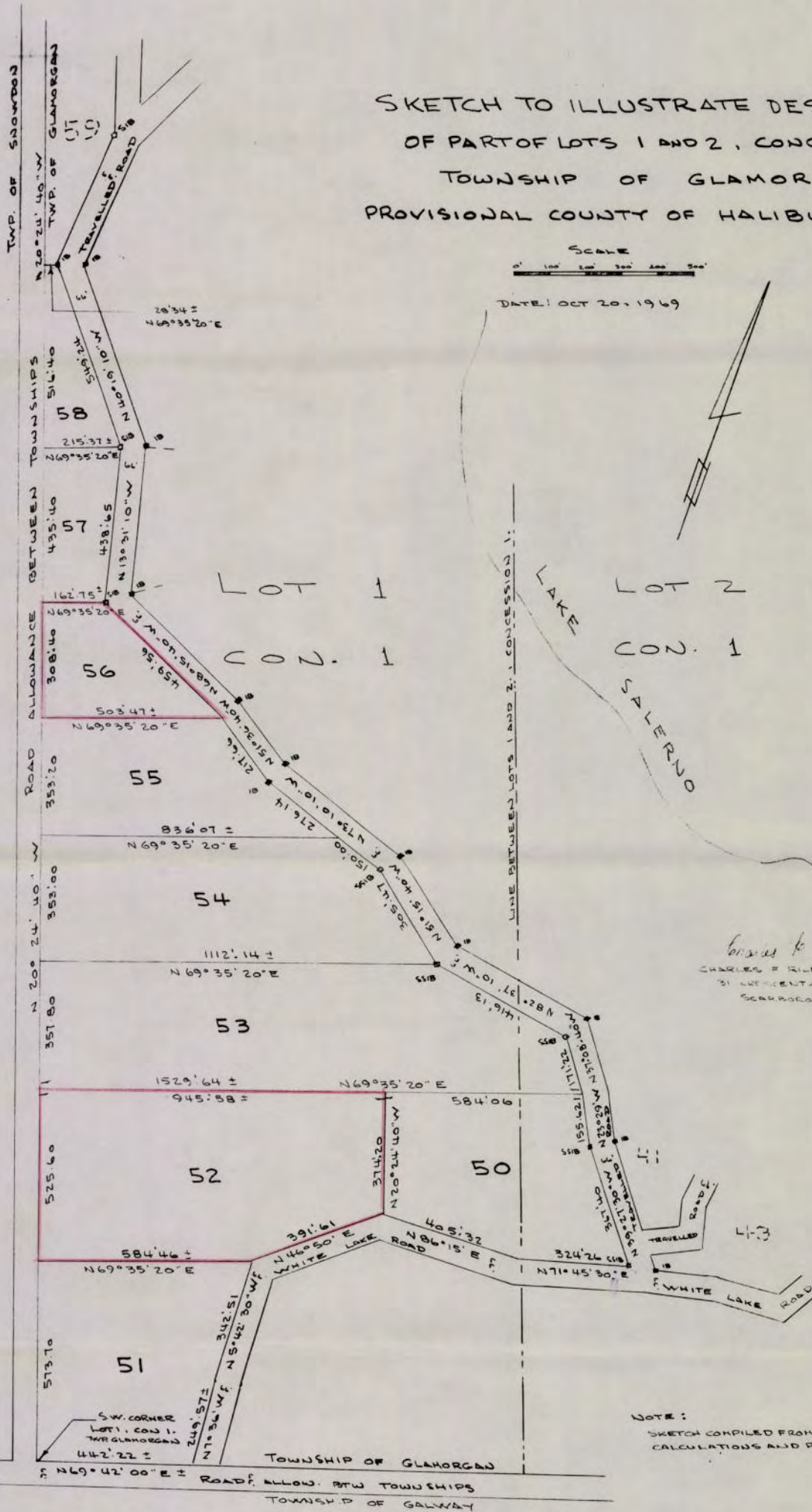


Charles F. Riley
CHARLES F. RILEY P.O., O.L.S.
31 CEDARLEAFWOOD ROAD
SCARBOROUGH, ONTARIO

SKETCH TO ILLUSTRATE DESCRIPTIONS
OF PART OF LOTS 1 AND 2, CONCESSION 1,
TOWNSHIP OF GLAMORGAN
PROVISIONAL COUNTY OF HALIBURTON

SCALE
0' 100' 200' 300' 400' 500'

DATE: OCT 20, 1969



Transferred to File
CHARLES F. RILEY, O.L.S.
31 WILKINSON ROAD
SCARBOROUGH, ONT.

NOTE:
SKETCH COMPILED FROM ACTUAL SURVEYS
CALCULATIONS AND PREVIOUS PLANS.

Salerno Lake

Location: 20 km (12.5 mi) south of Haliburton
 Elevation: 292 m (974 ft)
 Surface Area: 144 ha (357 ac)
 Mean Depth: 6 m (20 ft)
 Max Depth: 13.2 m (44 ft)
 Way Point: 78° 29' 00" Lon - W 44° 51' 00" Lat - N



ZONE 15

Salerno Lake

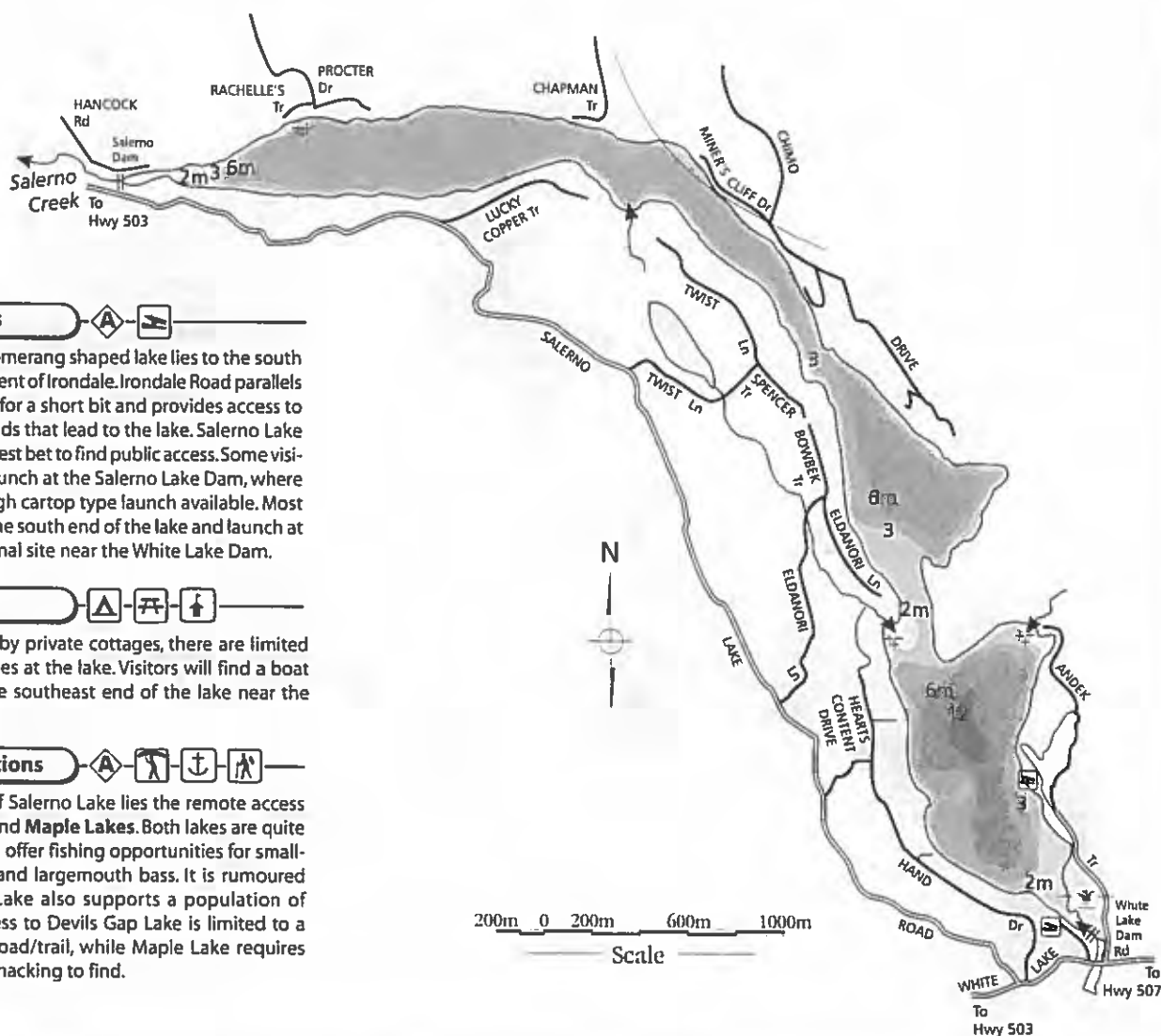
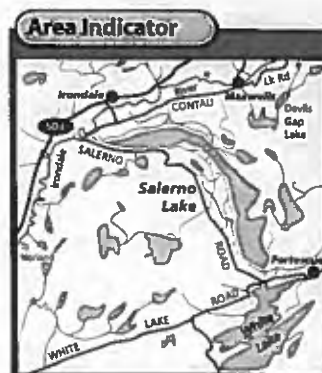
Fishing

This long, narrow, shallow lake resembles a wide river. It's even set in a broad valley much like a river valley. The lake was formerly called Devil's Lake, and has water that is stained the colour of weak coffee. Although development has taken its toll on this once fantastic fishing lake, more and more anglers have started to practice catch and release and the fishing quality has been slowly improving at the lake over the past few years.

Anglers visiting Salerno Lake can expect to find mainly smallmouth and largemouth bass. The shallow, weedy nature of the lake is prime habitat for bass and anglers should work weed areas for the best results. Try stripping a streamer pattern or a brighter coloured jig through the weeds for ambush ready bass. During slower times, a tube jig can work quite well.

Walleye fishing in Salerno Lake is definitely slower than success for bass. Walleye can be found cruising the weed lines during the evening period. Trolling a worm harness slowly along these weed lines or still jigging off a shoal can be effective. One hot spot for walleye is the 3 m (10 ft) shoal found in the southwestern end of the lake. Fall is one of the best time to fish for walleye. Not only are the walleye bulking up for winter and usually extremely willing to hit anything that moves, but there are no launch line-ups, no pleasure boaters out scaring the fish. As the water gets colder, walleye move deeper, where temperatures are more stable. The majority concentrate along the edge of drop-offs, making them fairly easy to find.

While muskellunge are present in Salerno Lake, the average angler may have a tough time finding them. Try working a jointed Rapala in a Fire Tiger pattern, or an X-Rap Jointed Shad in Gold. The jointed lures have a very pronounced swimming motion which can draw strikes from these big predators, especially in the fall. Muskie are very sensitive to sound, and scatter when they hear a boat approaching. They will return to where they were once the boat has past, but it is good to have your lure at least 70 m (200 ft) behind the boat.



Directions

This long, boomerang shaped lake lies to the south of the settlement of Irondale. Irondale Road parallels Highway 503 for a short bit and provides access to a few side roads that lead to the lake. Salerno Lake Road is your best bet to find public access. Some visitors simply launch at the Salerno Lake Dam, where there is a rough cartop type launch available. Most continue to the south end of the lake and launch at the more formal site near the White Lake Dam.

Facilities

Surrounded by private cottages, there are limited public facilities at the lake. Visitors will find a boat launch at the southeast end of the lake near the dam.

Other Options

To the east of Salerno Lake lies the remote access Devils Gap and Maple Lakes. Both lakes are quite secluded and offer fishing opportunities for smallmouth bass and largemouth bass. It is rumoured that Maple Lake also supports a population of walleye. Access to Devils Gap Lake is limited to a rough 4wd road/trail, while Maple Lake requires some bushwhacking to find.

Salerno Lake

Haliburton County Glamorgan, Snowdon Townships

Physical Data

Surface Area - 357 acres

Perimeter - 8.2 miles

Maximum Depth - 44 ft

Mean Depth - 20 ft

Lake Characteristics

Mean pH value 7.5 basic characteristic.

Clarity was indicated in this yellow-brown water by the disappearance of the secchi disc from view, 17 ft below the surface.

Fish Species Present

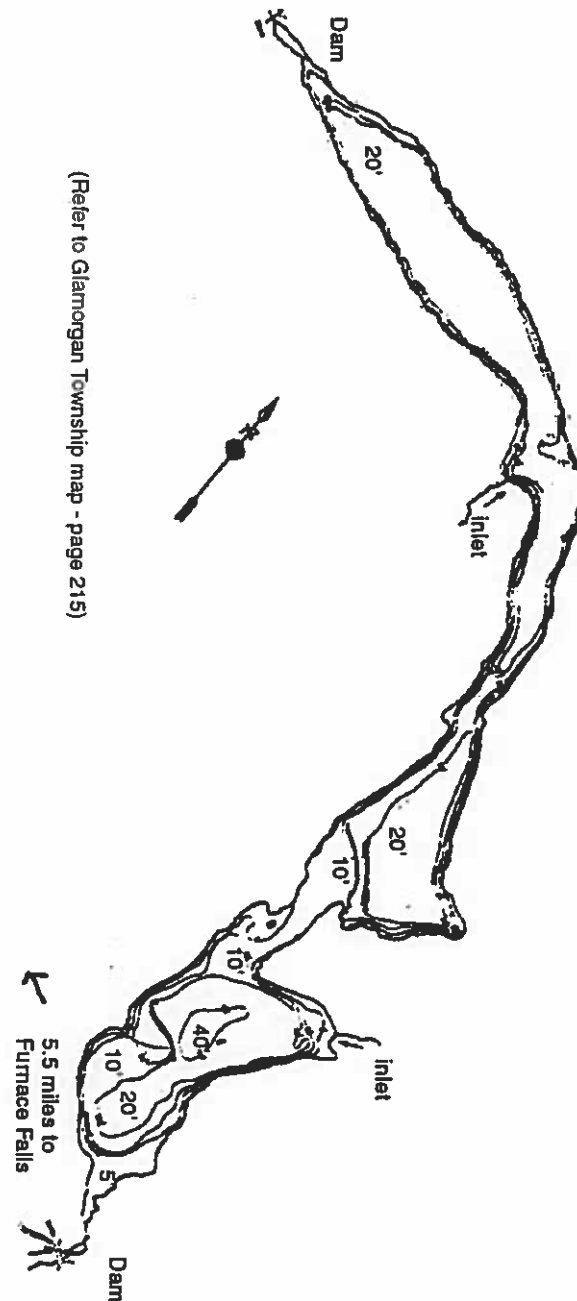
Smallmouth and largemouth bass, muskie, yellow perch, pumpkinseed, white sucker and lake chub.

Fishing

Very popular lake for both smallmouth and largemouth bass fishing. As most of the lake is quite shallow angling is extensive. Still fishing and spin casting are common methods. Some pickerel caught in winter.

Access

Salerno Lake is located approximately 5 miles southwest of Gooderham, 1/2 mile south of Irondale. Access is possible at the Salerno Dam (outflow) at the north end of the lake.





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