

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



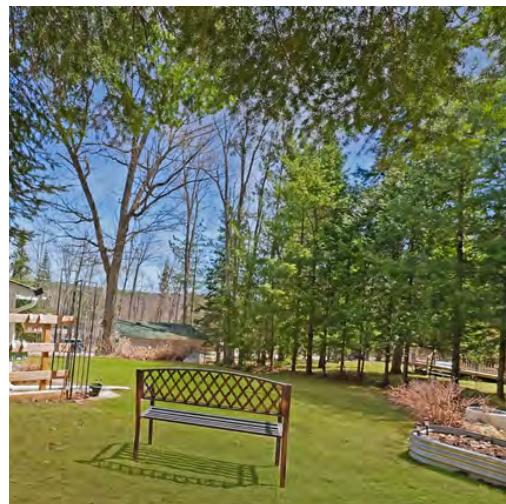
**\$469,000**

*Welcome to*

1039 Grace River Road  
Wilberforce



*Cheryl Bolger*  
Sales Representative



**CONTACT DETAILS:**

📞 705-457-9994 ✉️ [cheryl@cherylbolger.ca](mailto:cheryl@cherylbolger.ca)  
📞 705-306-9450 🌐 [troyausten.ca](http://troyausten.ca)



Located just outside the community of Wilberforce, this charming bungalow offers peaceful living with convenient access to local amenities including groceries, a community centre, library, gas station, and public beach. Whether you're looking to downsize, retire, or escape to the country, this well-maintained 2-bedroom home is a fantastic option. The open-concept layout features a combined kitchen, dining, and living area that provides an easy flow and a bright, welcoming atmosphere.

Set on a large, terraced lot, the property is beautifully landscaped with a mix of sun and shade, creating multiple outdoor spaces to relax and enjoy the natural setting. A large detached garage offers excellent storage or workshop potential, while additional outbuildings include a cozy bunkie and multiple storage sheds ideal for tools, toys, or hobbies. The location is private and quiet, perfect for those seeking a slower pace and connection to nature, all within minutes of town services.

A lovely property in a great location ready for you to move in and enjoy.

## Property Client Full

1039 Grace River Road, Highlands East, Ontario K0L 3C0

Listing

**1039 Grace River Rd Highlands East**

**Active / Residential Freehold / Detached**

**MLS®#: X12124622**

**List Price: \$469,000**

**New Listing**

### Haliburton/Highlands East/Monmouth



Tax Amt/Yr: **\$1,149.70/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PT LT 35 CON 17 MONMOUTH AS IN H273943; HIGHLANDS EAST EXCEPT FOREFEITED MINING RIGHTS, IF ANY**

Style: **Bungalow** Rooms Rooms+: **7+0**  
Fractional Ownership: **BR BR+: 2(2+0)**  
Assignment: **Baths (F+H): 1(1+0)**  
Link: **No** SF Range: **< 700**  
Stores: **1.0** SF Source:  
Lot Irreg: Lot Acres:  
Lot Front: **115.00** Fronting On: **W**  
Lot Depth: **202.67**  
Lot Size Code: **Feet**

Zoning: **SR2**

Dir/Cross St: **Burleigh Road, slight right to continue on to Grace River Road.**

PIN #: **392390249**

Holdover: **60**

Possession: **Flexible**

ARN #: **460160200061700**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN:  
Fam Rm: **No**  
Basement: **Yes/Crawl Space**  
Fireplace/Stv: **Yes**  
Fireplace Feat: **Living Room**  
Interior Feat: **Water Heater Owned**  
Heat: **Baseboard, Electric**  
A/C: **No/None**  
Central Vac: **No**  
Property Feat: **Library, Park, Rec Centre, School, Wooded/Treed Deck, Landscaped, Year Round Living**  
Exterior Feat: **Asphalt Shingle Piers**  
Roof: **Asphalt Shingle**  
Foundation: **Piers**  
Soil Type:  
Waterfront Y/N: **No**  
Water Struct:  
Under Contract:  
View: **Trees/Woods**

Exterior: **Vinyl Siding**  
Drive: **Pvt Double**  
Garage: **Yes**  
Gar/Gar Spcs: **Detached Garage/1.0**  
Drive Pk Spcs: **3.00**  
Tot Pk Spcs: **4.00**  
Pool: **None**  
Room Size:  
Rural Services:  
Security Feat:

Water: **Well**  
Water Inc: **Drilled Well**  
Water Meter:  
Waterfront Feat: **Well Capacity:**  
Waterfront Struc: **Well Depth:**  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized: **Fully**

Waterfront:  
Easements/Restr:  
Dev Charges Paid:  
Lot Shape:

Waterfront Frontage (M):  
HST App To SP: **Included In**  
Lot Size Source:

Remarks/Directions

Client Rmks: **Located just outside the community of Wilberforce, this charming bungalow offers peaceful living with convenient access to local amenities including groceries, a community centre, library, gas station, and public beach. Whether you're looking to downsize, retire, or escape to the country, this well-maintained 2-bedroom home is a fantastic option. The open-concept layout features a combined kitchen, dining, and living area that provides an easy flow and a bright, welcoming atmosphere. Set on a large, terraced lot, the property is beautifully landscaped with a mix of sun and shade, creating multiple outdoor spaces to relax and enjoy the natural setting. A large detached garage offers excellent storage or workshop potential, while additional outbuildings include a cozy bunkie and multiple storage sheds ideal for tools, toys, or hobbies. The location is private and quiet, perfect for those seeking a slower pace and connection to nature, all within minutes of town services. A lovely property in a great location ready for you to move in and enjoy.**

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

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

Date Prepared: **05/05/2025**

Rooms

**MLS®#: X12124622**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.62 M X 2.71 M	8.59 Ft x 8.89 Ft		
Kitchen	Main	3.21 M X 2.32 M	10.53 Ft x 7.61 Ft		

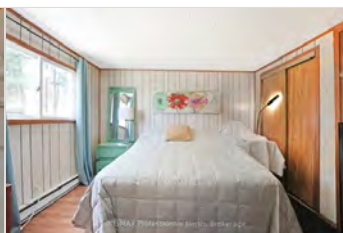
Dining Room	Main	3.21 M X 4.78 M	10.53 Ft x 15.68 Ft
Living Room	Main	2.73 M X 2.9 M	8.95 Ft x 9.51 Ft
Primary Bedroom	Main	2.99 M X 3.53 M	9.80 Ft x 11.58 Ft
Bedroom	Main	2.99 M X 2.94 M	9.80 Ft x 9.64 Ft
Bathroom	Main		

3

Photos

MLS® #: X12124622

[1039 Grace River Road](#), Highlands East, Ontario K0L 3C0





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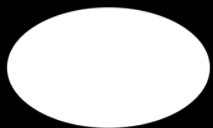
# Chattels

## Included

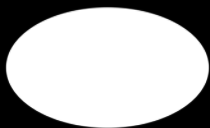
- All Appliances

## Excluded

- Personal Items
- Staging Items
- Leather Sofa
- All Art/Pictures
- Kitchen table and Chairs



Seller

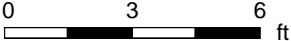
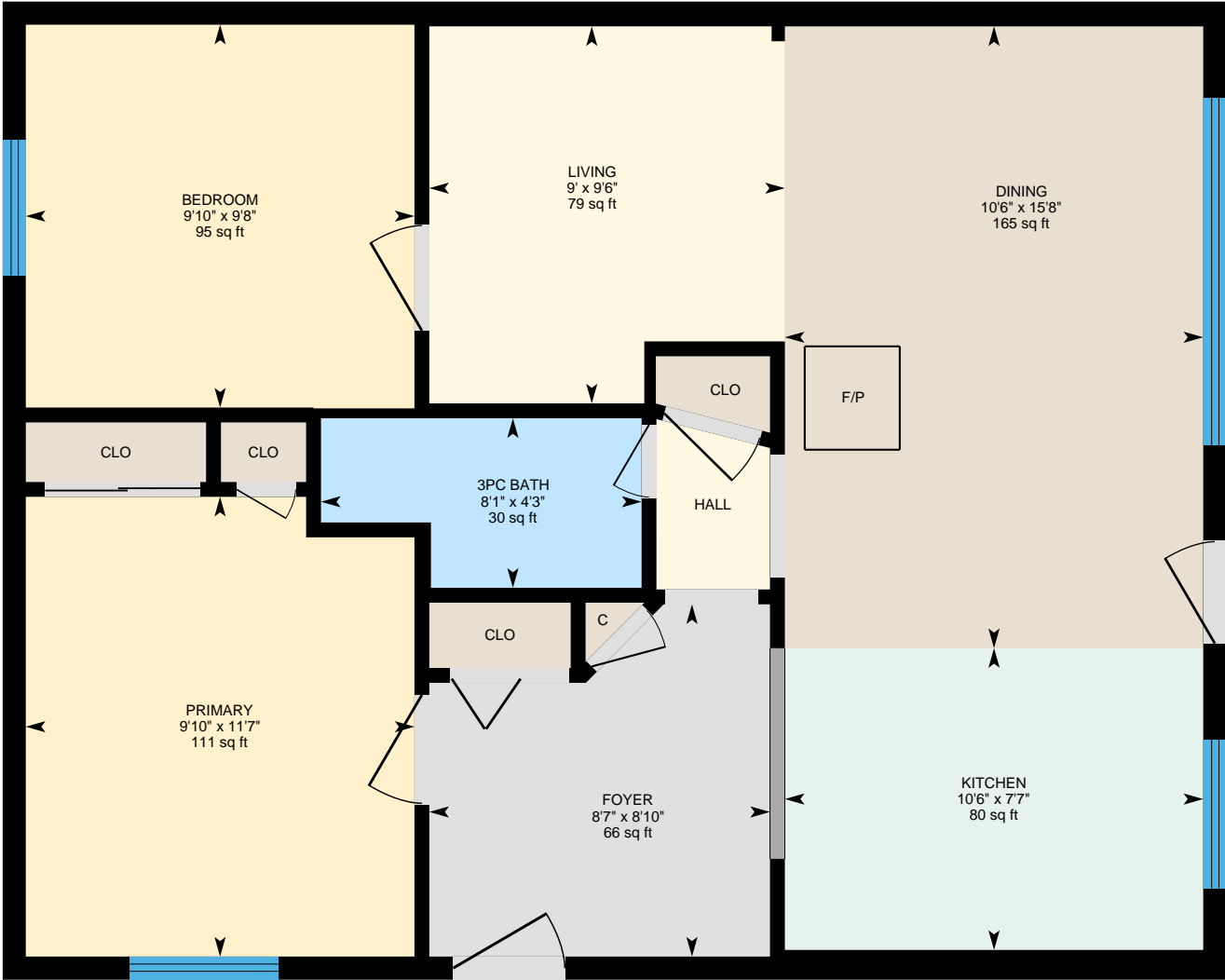


Buyer

# Additional Information

- Hydro Costs per Year: \$700/yr approx
- Propane Supplier: Budget
- Propane Costs per Year: \$1000 in winter & \$300 in the summer (approx)
- Rental Equipment: Propane Tank
  - Cost: \$100/yr
- Satellite provider: Bell
- Internet Provider: Bell
  - Highspeed: Yes
- Cell Service: Yes
- Septic last pumped: 10/05/2023
- Winterized: Yes
- Insurance Company: All State
- Road Type: Year round municipal
- Driveway Plowing: \$40/time

**Main Floor** Interior Area 693.94 sq ft



PREPARED: 2025/04/30



# 1039 Grace River Road, Highlands East, 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: 4'3" x 8'1" | 30 sq ft  
Bedroom: 9'8" x 9'10" | 95 sq ft  
Dining: 15'8" x 10'6" | 165 sq ft  
Foyer: 8'10" x 8'7" | 66 sq ft  
Kitchen: 7'7" x 10'6" | 80 sq ft  
Living: 9'6" x 9' | 79 sq ft  
Primary: 11'7" x 9'10" | 111 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: 693.94 sq ft

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

Interior Area: 693.94 sq ft

# 1039 Grace River Road, Highlands East, 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>

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

MOW-64-89  
FILE NUMBER

REPORT

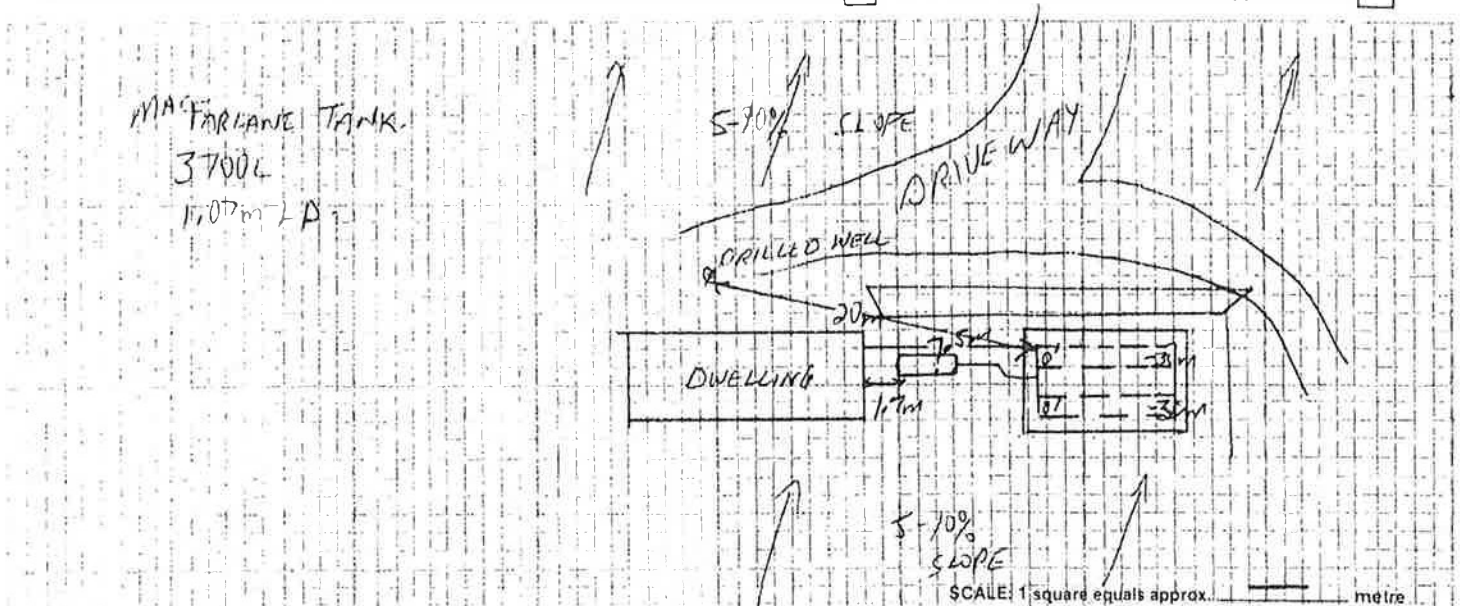
INSTALLED BY: FULL ENTERPRISES

DATE: NOV 23, 1984

Work authorized by certificate of approval has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 3700 litres constructed of ABS PLASTIC ~~steel/concrete/fiberglass~~ on site ☐ or prefabricated ☒ to serve 2 bedrooms
- Distribution Pipe: Type PVC ☒; Clay Tile ☐; Other ☐; Absorption Trench System ☐
- Filler Bed System ☒; Filler Bed Area (4m x 5.5m) 22 sq. m.; Contact Area ☐ sq. m.
- Total 10 Linear Metres in 4 runs of 4.0 metres and fed by gravity ☒; Siphon ☐; or Pump ☐.
- Other Details ☐

Actual location and orientation of components of sewage system are as shown hereunder ☒ or as outlined on the Certificate of Approval form ☐



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 ☐

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

EDWARD ACKLEY

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # MOW-64-89

such system being located on Lot 35 Conc. 17 Plan                      Sub. lot                     

Township/Municipality MONMOUTH County HALIBURTON

Inspected and Recommended by Joe Marshall

DATE 10-1-85 Issued B. J. Marshall (Director)

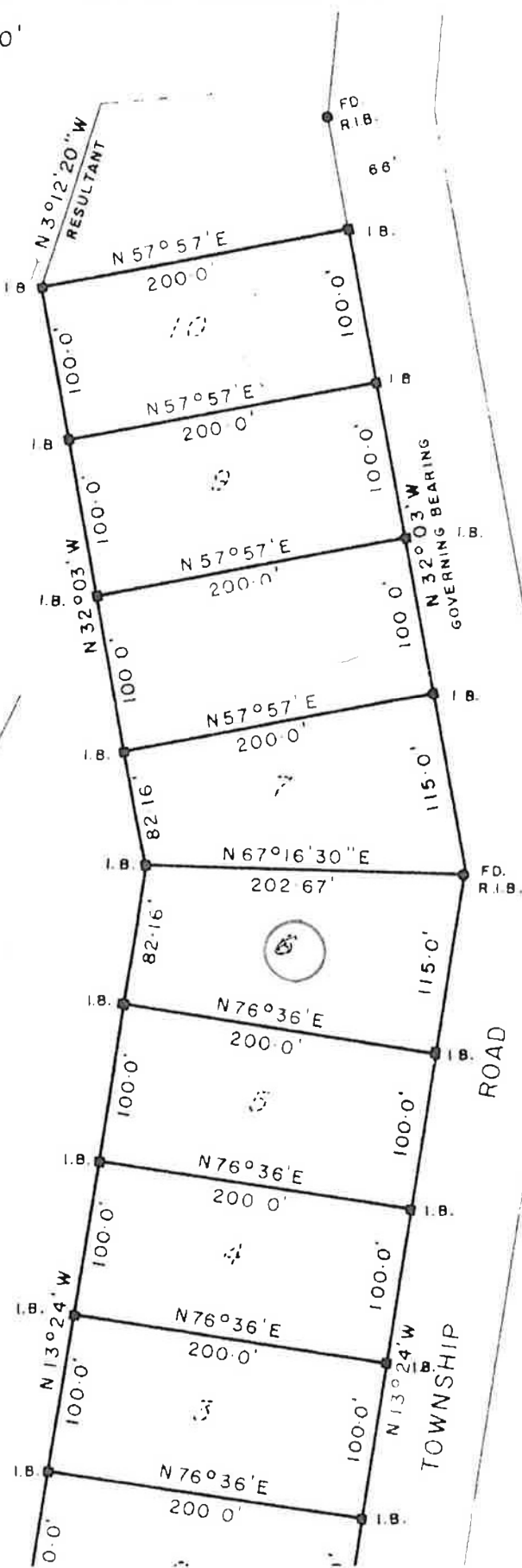
NOTE: Section 64 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

PLAN OF SURVEY  
 PART OF LOT 35, CON XVII  
 TOWNSHIP OF MONMOUTH  
 PROVISIONAL COUNTY OF HALIBURTON

SCALE 1" = 100'

N.E. COR.  
 LOT 35  
 CON XVII

1364.1'  
 TIE



TOWNSHIP OF MONMOUTH

ROAD ALLOWANCE BETWEEN TOWNSHIPS

TOWNSHIP OF CARDIFF

RIVER

ACE

# 1039 Grace River Road, Wilberforce

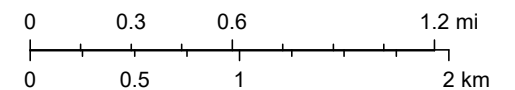


February 18, 2025

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Scale: 1:36,112



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February 18, 2025

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