

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$789,000

Welcome to

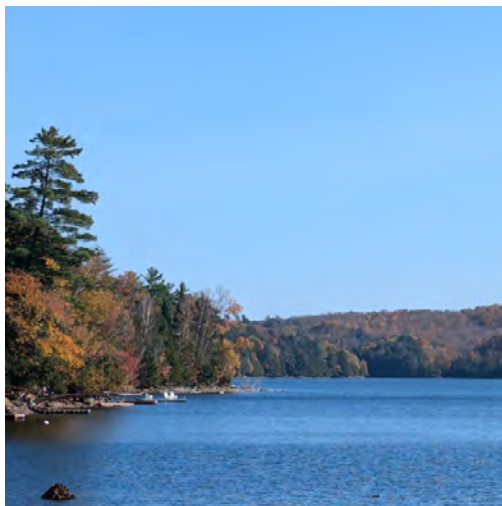
1039 Mink Road

on Long Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Surrounded by towering trees and rich natural beauty, this 4-season cottage on Long Lake offers a peaceful escape just 10 minutes from the Village of Haliburton. Enjoy excellent cell and internet service along with convenient access to local amenities like shopping, dining, schools, and healthcare.

Set on a tiered lot, the property features a deep-water docking area, perfect for swimming, fishing, and boating on the clean waters of Long Lake and its adjoining Miskawbi Lake. Wildlife lovers will appreciate frequent visits from birds, deer, turtles, and mink, along with vibrant displays of red trilliums, perennials, and wildflowers.

Inside, the 3-bedroom, 1-bathroom cottage boasts approximately 1,400 sq ft of open-concept living space with vaulted ceilings, a woodstove for year-round comfort, and large picture windows framing the lake view. The spacious living and dining area flows seamlessly to a lakeside deck and covered patio—ideal for entertaining in any weather. A fire pit area completes the outdoor experience, making it easy to relax under the stars.

Whether you're seeking a private year-round home or a cottage retreat with all the comforts, this property offers the best of cottage country living.

Property Client Full

1039 Mink Road, Dysart, Ontario K0M 1S0

Listing

[1039 Mink Rd Dysart](#)

Active / Residential Freehold / Detached

MLS®#: **X12145276**

List Price: **\$789,000**

New Listing

Haliburton/Dysart et al/Dysart



Tax Amt/Yr: **\$2,538.41/2025** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 Legal Desc: **LT 16 PL 498; DYSART ET AL**
 Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **105.00** Fronting On: **N**
 Lot Depth: **180.65**
 Lot Size Code: **Feet**
 Zoning: **WR4**
 Dir/Cross St: **Long Lake Road to Mink Road**

PIN #: **392630283**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462402000065900** 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: **Wood Stove**
 Interior Feat: **Water Heater Owned**
 Heat: **Baseboard, Electric**
 A/C: **Yes/Other**
 Central Vac: **No**
 Property Feat: **Lake/Pond, Library, Park, Rec Centre, School**
 Exterior Feat: **Deck, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Soil Type:
 Alternate Power: **Unknown**
 Water Name: **Long Lake**
 Waterfront Y/N: **Yes**
 Water Struct:
 Water Features: **Stairs to Waterfront**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **None**
 Docking Type: **Private**
 View: **Lake**

Exterior: **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:
 Rural Services: **Electrical**
 Security Feat:

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

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

Waterfront Frontage (M):

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Surrounded by towering trees and rich natural beauty, this 4-season cottage on Long Lake offers a peaceful escape just 10 minutes from the Village of Haliburton. Enjoy excellent cell and internet service along with convenient access to local amenities like shopping, dining, schools, and healthcare. Set on a tiered lot, the property features a deep-water docking area, perfect for swimming, fishing, and boating on the clean waters of Long Lake and its adjoining Miskawbi Lake. Wildlife lovers will appreciate frequent visits from birds, deer, turtles, and mink, along with vibrant displays of red trilliums, perennials, and wildflowers. Inside, the 3-bedroom, 1-bathroom cottage boasts approximately 1,400 sq ft of open-concept living space with vaulted ceilings, a woodstove for year-round comfort, and large picture windows framing the lake view. The spacious living and dining area flows seamlessly to a lakeside deck and covered patio ideal for entertaining in any weather. A fire pit area completes the outdoor experience, making it easy to relax under the stars. Whether you're seeking a private year-round home or a cottage retreat with all the comforts, this property offers the best of cottage country living.**

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

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

Date Prepared: **05/16/2025**

Rooms

MLS® #: X12145276

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	6.29 M X 2.88 M	20.63 Ft x 9.44 Ft		
Primary Bedroom	Main	3.66 M X 3.09 M	12.00 Ft x 10.13 Ft		
Bedroom	Main	2.6 M X 2.85 M	8.53 Ft x 9.35 Ft		
Bedroom	Main	2.57 M X 2.85 M	8.43 Ft x 9.35 Ft		
Dining Room	Main	6.54 M X 4.15 M	21.45 Ft x 13.61 Ft		
Living Room	Main	6.24 M X 4.33 M	20.47 Ft x 14.20 Ft		
Bathroom	Main			4	Sunken Room, Wood Stove Sunken Room, W/O To Sundeck
Photos					

MLS® #: X12145276

[1039 Mink Road](#), Dysart, Ontario K0M 1S0





Chattels

Included

- All indoor furniture, including IKEA Pax wardrobe in primary bedroom
- All indoor light fixtures and lamps
- All ceiling, floor and desk fans
- All window coverings (blinds, drapes)
- TV
- Some wall art (except the listed personal exclusions)
- Kitchen clock
- All stainless steel kitchen appliances (fridge, stove/oven, microwave)
- All small kitchen appliances (Keurig coffee maker, toaster, kettle)
- Most dishes, glasses, cups, mugs, cutlery and utensils (minus some personal exclusions)
- Pots and pans, cutting boards, serving dishes
- Portable air conditioning unit
- Dock
- BBQ, propane tanks, BBQ utensils and BBQ cover
- All outdoor lighting and light fixtures
- 2 patio tables and chairs
- Canoe and paddles
- Pelican 5-person pedal boat with awning and cover and emergency paddle
- Shore deck box
- Stackable plastic Muskoka/Adirondack style chairs
- Existing wood supply
- Electric Lawn mower
- Weed/Grass whip/wacker

Excluded

- Snow Peeler roof rake (brand new 2025) - NEGOTIABLE
- Personal items (including cottage mugs, 'Drink Me' teapot, recipe box and 'Always time for coffee' cup decoration in kitchen)
- All tools
- Wolf photograph
- Green wave square print in bedroom
- Large New York print in bedroom
- Pelican Kayak and paddle
- Pelican Paddle Board, accessories and paddle
- 2 Red, heavy resin Muskoka chairs and cushions



Seller



Buyer



Additional Information

- Hydro Cost Per Year: \$2400/approx per year
- Internet Provider: Bell
 - Highspeed available: Yes
- Cell Service: Yes
- Insurance Company: Desjardins Insurance
- Septic Installer: Clement Construction
 - Install date: 1997/06/16
 - Last pumped: 2021
 - Last pumped by: Haliburton Septic Pumping
- Well Installer: Earl V Marquardt & Son, Inc
 - Install date: 2007/10/31
- Water Treatment System type
 - U/V treatment and filtration
- Water Treatment System – date installed: August 13, 2024
 - Water Treatment System Installer: The Pump Shop (Haliburton)
- Age of Buildings: 32 years (building completed 1993)
- Age of Roof: 9 years (redone in 2016)
- Lake Association Dues (annual) - \$40.00 – Miskwabi Area Community Association

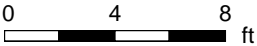
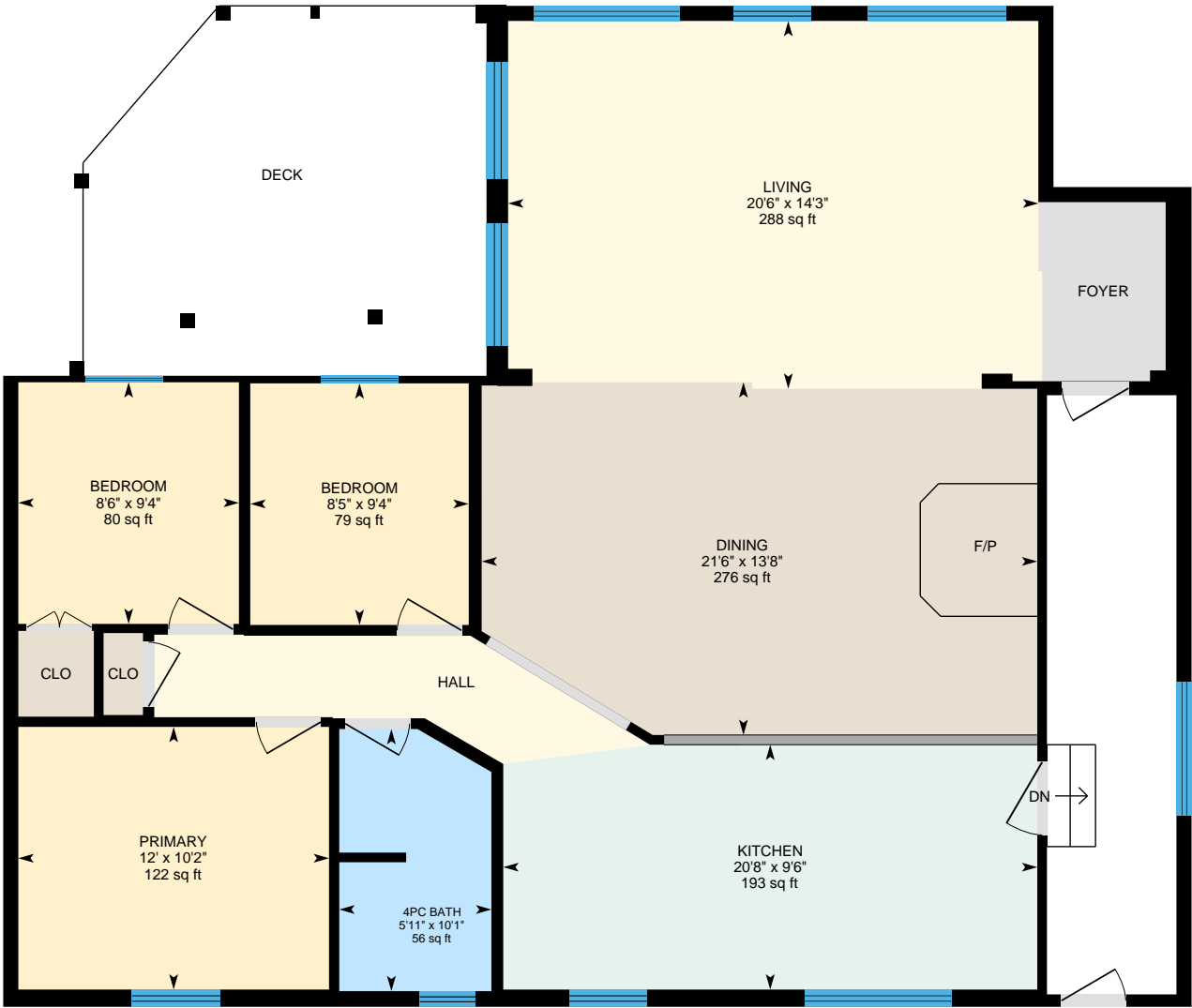
Improvements made to the Property:

- 2016
 - Re-shingled roof (asphalt shingles)
- 2019
 - New plumbing installed
 - New hot water tank installed
 - New portable air conditioner
- 2020
 - New bedroom furniture purchased and installed in all 3 bedrooms
 - New mattresses for all bedrooms (1 King; 2 Queen)
- 2021
 - New driveway (contractor – Inspire Contracting; October 2021)
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 - New MuckMat Pro installed (July 2021)
- 2022
 - New dock installed (July 2022; company – The Dock Spot)
 - New Char-Broil Stainless Steel Propane BBQ with side burner

- 2023
 - New loft bed and new mattress installed in 1 bedroom
 - New outdoor solar powered lighting added to lakeside deck, shore deck and covered road-side patio/fire pit area
 - New 16ft Paluski Fastwater 3-person canoe purchased
 - New large sectional purchased for living room (Ashley Furniture brand)
 - Septic tank inspected; no pump-out required (May 19, 2023; Haliburton Septic Pumping / Dave Elstone)
- 2024
 - Rebuilt outdoor shed platform
 - New security lighting installed at entry.
 - New Pelican 5-person pedal boat with awning and cover purchased
 - New U/V water treatment and filtration system installed (August 13, 2024; \$3000.00)
 - Wood stove cleaned, inspected and WETT Certified September 26, 2024 (Haliburton Highlands Chimney – Jordan Askew)

1039 Mink road, Haliburton, ON

Main Floor Interior Area 1242.81 sq ft



PREPARED: 2025/05/12



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.

1039 Mink road, 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

MAIN FLOOR

- 4pc Bath: 10'1" x 5'11" | 56 sq ft
- Bedroom: 9'4" x 8'6" | 80 sq ft
- Bedroom: 9'4" x 8'5" | 79 sq ft
- Dining: 13'8" x 21'6" | 276 sq ft
- Kitchen: 9'6" x 20'8" | 193 sq ft
- Living: 14'3" x 20'6" | 288 sq ft
- Primary: 10'2" x 12' | 122 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: 1242.81 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1242.81 sq ft

1039 Mink road, Haliburton, 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>

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page ____ of ____

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Help Desk (Toll Free) at 1-888-396-9355.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

Ministry Use Only			
MUN	CON	LOT	

RR#/Street Number/Name 1039 MINK RD	City/Town/Village DUNDY	Site/Compartment/Block/Tract etc. H475 4
GPS Reading NAD 83 Zone 17 Easting 705478 Northing 4990918	Unit Make/Model Magellan Sportrac	Mode of Operation: <input type="checkbox"/> Undifferentiated <input checked="" type="checkbox"/> Averaged <input type="checkbox"/> Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
BROWN	SAND	STONES	FIRM	0-8	2.4
GREY	GRANITE		MEDIUM	8-130	39.6
GREY	"		FRACTURED	130-135	41.2
GREY	"		MEDIUM SAND	135-420	122.0

AIR TEST 3/4 gpm

Hole Diameter			Construction Record				Test of Well Yield				
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down Time/min	Recovery Time/min	Water Level Metres
				<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass				Pump			
				<input type="checkbox"/> Plastic <input type="checkbox"/> Concrete				Pump intake set at (metres) 107	Static Level 11.8		90.5
				<input type="checkbox"/> Galvanized				Pumping rate (litres/min) 32	1 14.0	1 89.5	
								Duration of pumping 1 hrs + min	2 16.2	2 89.3	
								Final water level end of pumping 103.5 metres	3 18.2	3 89.15	
								Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	4 20.2	4 88.99	
								Recommended pump depth 120 metres	5 22.1	5 88.91	
								Recommended pump rate (litres/min) 15	10 29.6	10 88.29	
								If flowing give rate (litres/min) 20	15 38.5	15 87.81	
								25 54.9	20 87.19	25 86.63	
								30 62.8	30 86.09		
								40 77.0	40 84.99		
								50 90.4	50 84.05		
								60 103.5	60 82.93		

Plugging and Sealing Record			<input checked="" type="checkbox"/> Annular space	<input type="checkbox"/> Abandonment
Depth set at - Metres From	To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)	
0	6.2	Bentonite Slurry	13	

Method of Construction			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (conventional)	<input checked="" type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	

Water Use			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	

Final Status of Well			
<input checked="" type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Abandoned, (Other)
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply	<input type="checkbox"/> Dewatering	
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well	

Well Contractor/Technician Information	
Name of Well Contractor EARL V. MARQUARDT & SON INC.	Well Contractor's Licence No. 3611
Business Address (street name, number, city etc.) Rt. 6442 Palmer Rd, Palmer Rapids ON K0L-2E0	
Name of Well Technician (last name, first name) MARQUARDT TERRY	Well Technician's Licence No. T62
Signature of Technician/Contractor X Terry Marquardt	Date Submitted 07/11/13

Location of Well	
In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.	

Audit No. Z 57927	Date Well Completed 07/10/31
Was the well owner's information package delivered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Delivered 07/10/19

Ministry Use Only	
Date Received NOV 19 2007	Date of Inspection YYYY MM DD
Remarks	Well Record Number

1039 Mink Road, Long Lake



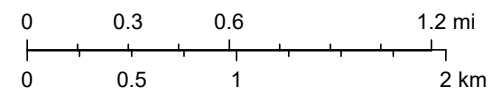
April 7, 2025

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Scale: 1:36,112



1039 Mink Road, Long Lake



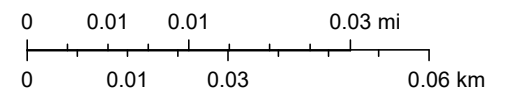
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Scale: 1:1,128







Long Lake

Haliburton County

Dudley Township

Physical Data

Longitude - 78°22'	Volume - 3,901 acre feet
Perimeter - 6.6 miles	Mean Depth - 17.9 feet
Latitude - 45°03'	Surface Area - 218 acres
Height Above Sea Level - 1,275 feet	
Maximum Depth - 65 ft	

Lake Characteristics

This is a moderately productive lake of glacial origin within the pre-Cambrian shield. It contains two distinct basins separated midway by a narrows. Lake levels are controlled by a stop-log dam, operated by the Trent Canal Authorities. The waters fluctuate between 4 and 5 feet. The lake is well stratified, cooling quickly below 15 feet. The water is neutral, with pH readings ranging from 6.5 at the bottom to 7.4 at the surface. Aquatic plants are abundant in the shallower parts. Alkalinity Rating -Level 5 (1989)

Fish Species Present

Smallmouth bass, largemouth bass, lake trout, white sucker, yellow perch. Good smallmouth bass fishing is reported. A recent introduction of largemouth bass is expected to improve the fishery. Slot lake, check with MNR for current regulations.

Access and Facilities

From Haliburton follow Hwy 121, 4.8 miles east to the Kenneway Rd. Turn left and take the first road on the right (Long Lake Rd) for 2 miles. Turn right again and proceed to the landing where facilities are available for launching.

