

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professional North Brokerage
Independently Owned & Operated



\$850,000

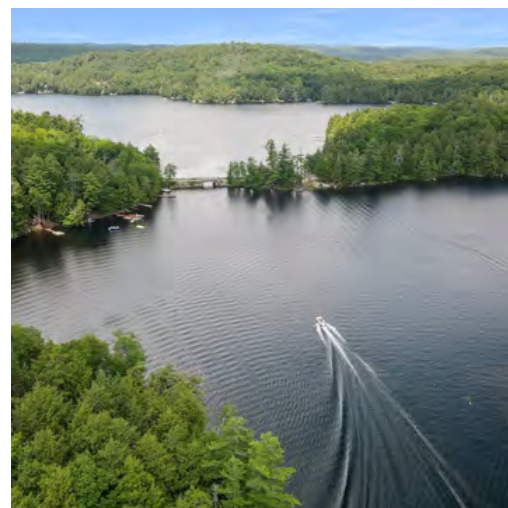
Welcome to 1042 Platinum Bay Road

On Kennisis Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Located on beautiful Kennisis Lake, this Pan-Abode Western Red Cedar log cottage offers the perfect blend of rustic charm, privacy, and classic cottage living. Set on 150 feet of private shoreline with southern exposure and expansive lake views, this 3-bedroom, 1-bathroom cottage is a place where family and friends can gather and enjoy all that the Haliburton Highlands has to offer. The gently sloping, well-treed lot leads down to the water's edge, with a private dock system featuring two 8' x 16' docks and deep water right off the shoreline-ideal for swimming, boating, and docking. A spacious lakeside sun deck and wraparound decking provide multiple areas to relax, entertain, and take in the stunning views across the lake. Inside, the cottage showcases the warmth and character of a Pan-Abode cedar log home with lake views. The winterized interior features a cozy wood-burning fireplace along with a propane freestanding fireplace, offering comfort and ambiance in every season. The property includes a detached single-car garage and covered carport, providing excellent storage for vehicles, water toys, and recreational equipment. Additional peace of mind comes with a septic system and access via a private year-round road just off a municipally maintained year-round road. Become part of the welcoming Kennisis Lake community, with access to both Kennisis Lake and Little Kennisis Lake, offering endless opportunities for boating, fishing, swimming, and exploring. The nearby Kennisis Lake Marina provides fuel, convenience items, Pickle Ball Courts and a gathering place for the lake community. Outdoor enthusiasts will love the close proximity to Haliburton Forest, offering extensive ATV trails, hiking and walking trails, and year-round adventures. A true four-season cottage experience in one of Haliburton County's most desirable lake communities-offering privacy, beautiful waterfront, and the timeless appeal of cedar log construction.

Property Client Full

1042 Platinum Bay Road, Dysart, Ontario K0M 1S0

Listing

[1042 Platinum Bay Rd Dysart](#)**Active / Residential Freehold / Detached****MLS®#: X13549864****List Price: \$850,000****Price Decrease****Haliburton/Dysart et al/Havelock**

Tax Amt/Yr: **\$3,719.54/2026** Transaction: **Sale**
 SPIS: **No** DOM: **10**
 Legal Desc: **LT 12 PL 458 S/T RIGHT IN H30799; 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: **700-1100**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **150.00** Fronting On: **S**
 Lot Depth: **123.88** Builder Name:
 Lot Size Code: **Feet**

Dir/Cross St: **ON-118W to Kennisis Lake Road to Platinum Bay Road and follow to #1042**

PIN #: **392590282**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462406000069200**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Propane, Wood**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Private**
 Heat: **Baseboard**
 Heat Source: **Electric**
 A/C: **/None**
 Central Vac: **No**
 Property Feat: **Deck**
 Exterior Feat: **Asphalt Shingle**
 Roof: **Concrete Block, Piers**
 Foundation: **Level, Sloping**
 Topography: **Level, Sloping**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Kennisis Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **45.72**
 Water Features: **Dock**
 Under Contract:
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Clean, Deep, Rocky**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

Exterior: **Log**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Delivery Feat: **Heatd Waterline, UV System, Water Treatment**
 Water Meter:
 Waterfront Feat: **Dock**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **South**

Water View: **Direct**
 Lot Shape: **Irregular**

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

Remarks/Directions

Client Rmks: **Located on beautiful Kennisis Lake, this Pan-Abode Western Red Cedar log cottage offers the perfect blend of rustic charm, privacy, and classic cottage living. Set on 150 feet of private shoreline with southern exposure and expansive lake views, this 3-bedroom, 1-bathroom cottage is a place where family and friends can gather and enjoy all that the Haliburton Highlands has to offer. The gently sloping, well-treed lot leads down to the water's edge, with a private dock system featuring two 8' x 16' docks and deep water right off the shoreline-ideal for swimming, boating, and docking. A spacious lakeside sun deck and wraparound decking provide multiple areas to relax, entertain, and take in the stunning views across the lake. Inside, the cottage showcases the warmth and character of a Pan-Abode cedar log home with lake views. The winterized interior features a cozy wood-burning fireplace along with a propane freestanding fireplace, offering comfort and ambiance in every season. The property includes a detached single-car garage and covered carport, providing excellent storage for vehicles, water toys, and recreational equipment. Additional peace of mind comes with a septic system and access via a private year-round road just off a municipally maintained year-round road. Become part of the welcoming Kennisis Lake community, with access to both Kennisis Lake and Little Kennisis Lake, offering endless opportunities for boating, fishing, swimming, and exploring. The nearby Kennisis Lake Marina provides fuel, convenience items, Pickle**

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Inclusions: 14' Lund boat with 9.9HP motor, canoe, docks, BBQ, large outdoor picnic table, 2 wind surfers, 2 kids kayaks, kitchen appliances (fridge, built in dishwasher, custom cabinetry), Home theatre projection system with Google TV

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 07/20/2026

Rooms

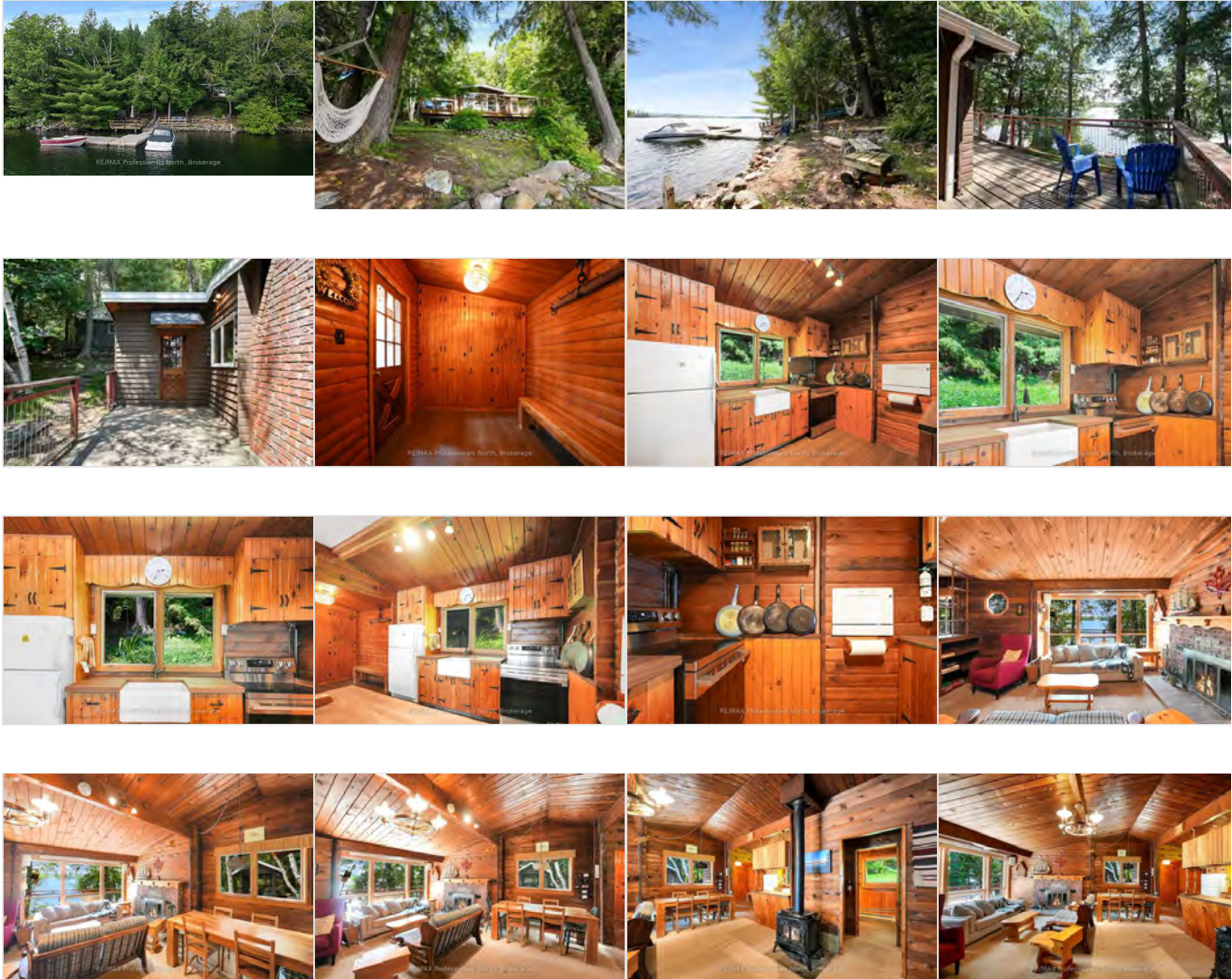
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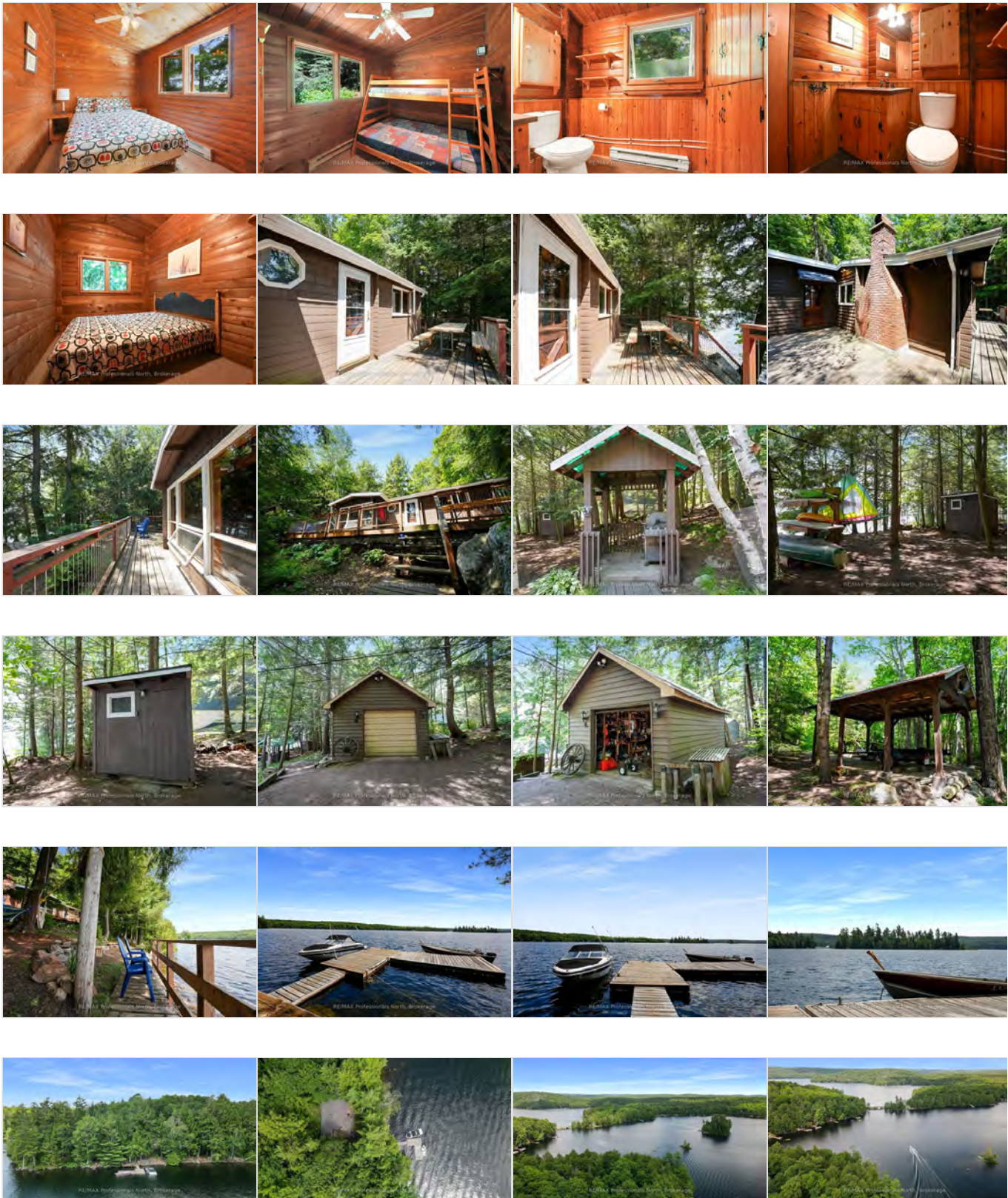
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.93 M X 2.13 M	9.61 Ft x 6.99 Ft		
Kitchen	Main	3.23 M X 2.47 M	10.60 Ft x 8.10 Ft		
Living Room	Main	5.67 M X 6.31 M	18.60 Ft x 20.70 Ft		Combined w/Dining
Bedroom	Main	3.2 M X 2.17 M	10.50 Ft x 7.12 Ft		
Bedroom	Main	3.54 M X 2.17 M	11.61 Ft x 7.12 Ft		
Bedroom	Main	3.2 M X 2.17 M	10.50 Ft x 7.12 Ft		
Bathroom	Main			3	

Photos

MLS®#: X13549864

[1042 Platinum Bay Road,](#) Dysart, Ontario K0M 1S0





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Chattels

Included

- 14' Lund boat with 9.9HP motor
- Canoe
- Docks
- BBQ
- Large outdoor picnic table
- 2 wind surfers
- 2 kids kayaks
- kitchen appliances (fridge, built in dishwasher, custom cabinetry)
- Home theatre projection system with Google TV

Excluded

- Utility trailer
- power boat
- jet-ski
- personal items
- furniture negotiable



Seller



Buyer

Additional Information

- Hydro Cost Per Year: \$1500/yr approx
- Propane Supplier: Moore Propane
- Annual Propane Costs: \$200/yr
- Internet Provider: Bell
 - Highspeed? Yes - Bell Fibre
- Cell Service: Yes
- Water Treatment? Yes
 - UV System, Sediment Filters
- Winterized? Yes
- Age of Roof: 2025
- Insurance Company: The Personal
- Road Type: Private year round
- Plowing Costs: \$900/yr (Platinum Bay Road to Cottage and Driveway)
- Lake Assoc., Dues: \$50/yr

Seller's Top Property Features!

1. Western Red Cedar log cottage by pan-abode with rustic cedar interior
2. Winterized
3. Big lake views with southern exposure
4. Gently sloping private, well-treed lot
5. Lakefront sun-deck
6. 150 feet of private rock and mixed shoreline, with deep water right off the two 8x16 docks excellent for swimming, boating, and docking.
7. Septic, not a holding tank



SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

HAU-18-96

FILE NUMBER

REPORT

DATE

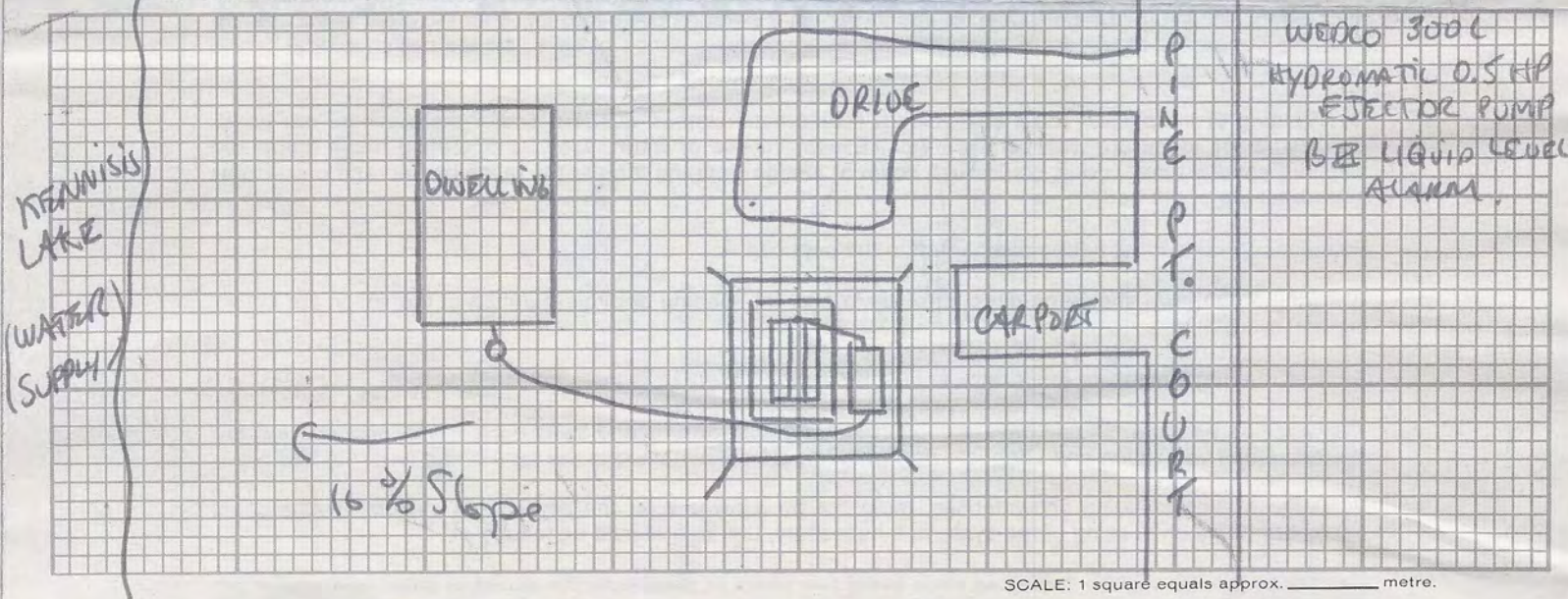
Sept 19/96

INSTALLED BY:

Willy Everett

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

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass; Manufacturer BCP
- Distribution Pipe: Type PVC; Absorption Trench System ☐
- Filter Bed System ☒ Filter Bed Area 22 sq. m.; Contact Area 22 sq. m.
- Total 24 Lineal Metres in 4 runs of 6 metres and fed by gravity ☐; Siphon ☐; or Pump ☒
- Size of System based on 3 bedrooms and/or 11 fixture units. Commercial details _____
- Other _____

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

SCALE: 1 square equals approx. _____ metre.

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 PUMP + ALARM Done 96-9-25. JK.

HYDRO ELECTRIC INSPECTION REQ.

USE PERMIT

Under section 78 of the Environmental Protection Act, 1990 and regulations and subject to the limitations thereof, a permit is hereby issued to

Alfred Goodallfor the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # HAU-18-96such system being located on Lot 19 Conc 4 Plan 458 Sub. lot 12Township/Municipality Hawke County HaliburtonInspected and Recommended by Tom MDATE 96-9-25 Issued R. J. MacNaull

(Director)

NOTE: Section 76 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.



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

FILE NUMBER

HAY-18-96

SITE INSPECTION REPORT AND CERTIFICATE
OF APPROVAL FOR A SEWAGE SYSTEM

DATE: Aug 15/96

OWNER

Alfred Goodall

Lot No.

19

Conc.

4

Township/Municipality

Havelock

Plan #

458

Sub. Lot #

12

1. Assessment of Property

- a) Surface drainage: good fair poor
b) Slope of ground: level gradual steep
c) Clearances (horiz.): satisfactory unsatisfactory
d) Percolation rate: 5-10 min./cm. Measured ☐ Estimated ☒

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below ☒
b) Not acceptable; Reason recorded under item 3 ☐
c) Owner may wish to consider a Proprietary Aerobic System ☐

Under Section 139 of the Environmental Protection Act, 1990 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, Suite 502, 112 St. Clair Avenue West, Toronto, Ontario M4V 1N3, within 15 days of receipt of the decision.

Soil Condition	
Depth (metres)	Soil Type
0	ORGANICS
0.5	POORLY SORTED SILTY SAND
1.0	bedrock slopes
1.5	
Show rock elevation	
Show water table W	

3. Requirements of Sewage System:

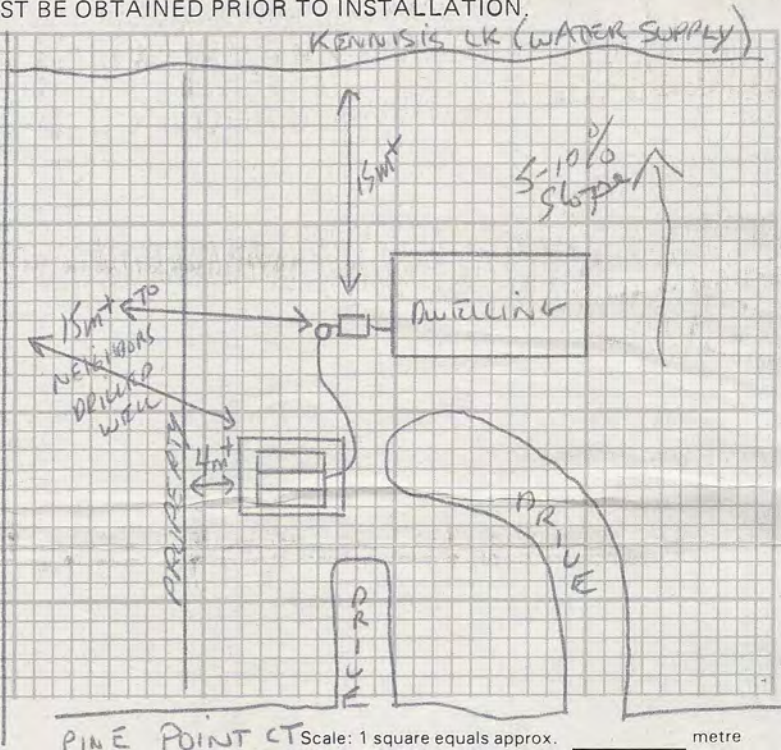
- a) Working capacity of Septic Tank: 3600 litres Holding Tank: litres
b) Length of absorption trench required metres. c) Filter bed area 22 sq.m.; contact area 22 sq.m.
d) Size of system is based on 3 bedrooms and/or 11 fixture units. Commercial details
e) Proposed layout of sewage system, as below ☒ or, as per attached drawing(s) ☐

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION.

1) Refer to more drawings # 1, 3 + 4.
2) Effluent pump alarm req.
Sewage ejector pump may be required pending a suitable tank location beside cottage.

3) Remove organics + use to farm law side.

4) Pump + backfill old tank



- NOTES: 1) If a reserve area is indicated in the above-mentioned comments/drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required.
2) It is an offence under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

CERTIFICATE

This Certificate of Approval under Section 77 of the Environmental Protection Act 1990 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3, and provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof.

INSPECTED & RECOMMENDED BY

DATE

Aug 15/96

Director

OFFICES:

P.O. Box 90, Port Hope, Ontario L1A 3V9
P.O. Box 449, Campbellford, Ontario K0L 1L0
P.O. Box 127, Brighton, Ontario K0K 1H0
P.O. Box 570, Haliburton, Ontario K0M 1S0
P.O. Box 565, Lindsay, Ontario K9V 4S5

PHONE (905) 885-9100 ☐
PHONE (705) 653-1550 ☐
PHONE (613) 475-0933 ☐
PHONE (705) 457-1391 ☐
PHONE (705) 324-3569 ☐



Subject Property

AD 1964 AT 2:30 P.M.
THIS 14 DAY OF Dec.
ENTERED AND REGISTERED
45-8

Legend

- BEARINGS ARE ASTRONOMIC
- - INDICATES 1" SQ. STANDARD IRON BAR
- W - INDICATES 1/2" SQ. SUBDIVISION BAR
- - INDICATES 5/8" ROCK BAR

1042 Platinum Bay Road, Kennisis Lake



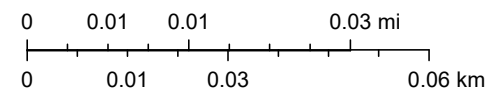
October 2, 2025

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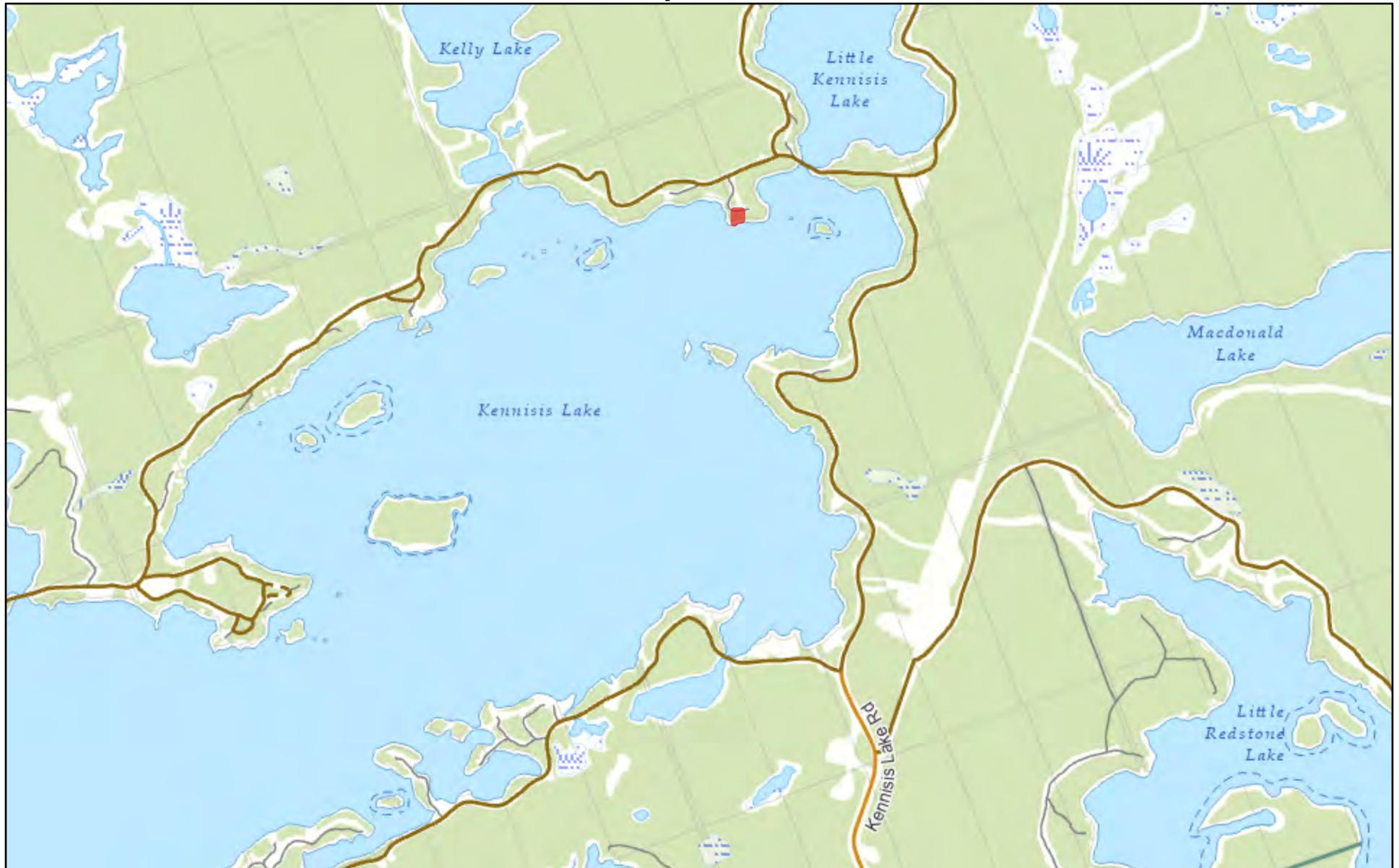
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1042 Platinum Bay Road, Kennisis Lake



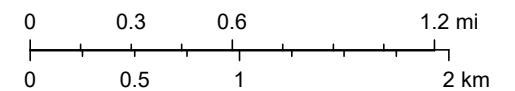
October 2, 2025

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3 of 3

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Select feature

Total: 3

Parcel

☐

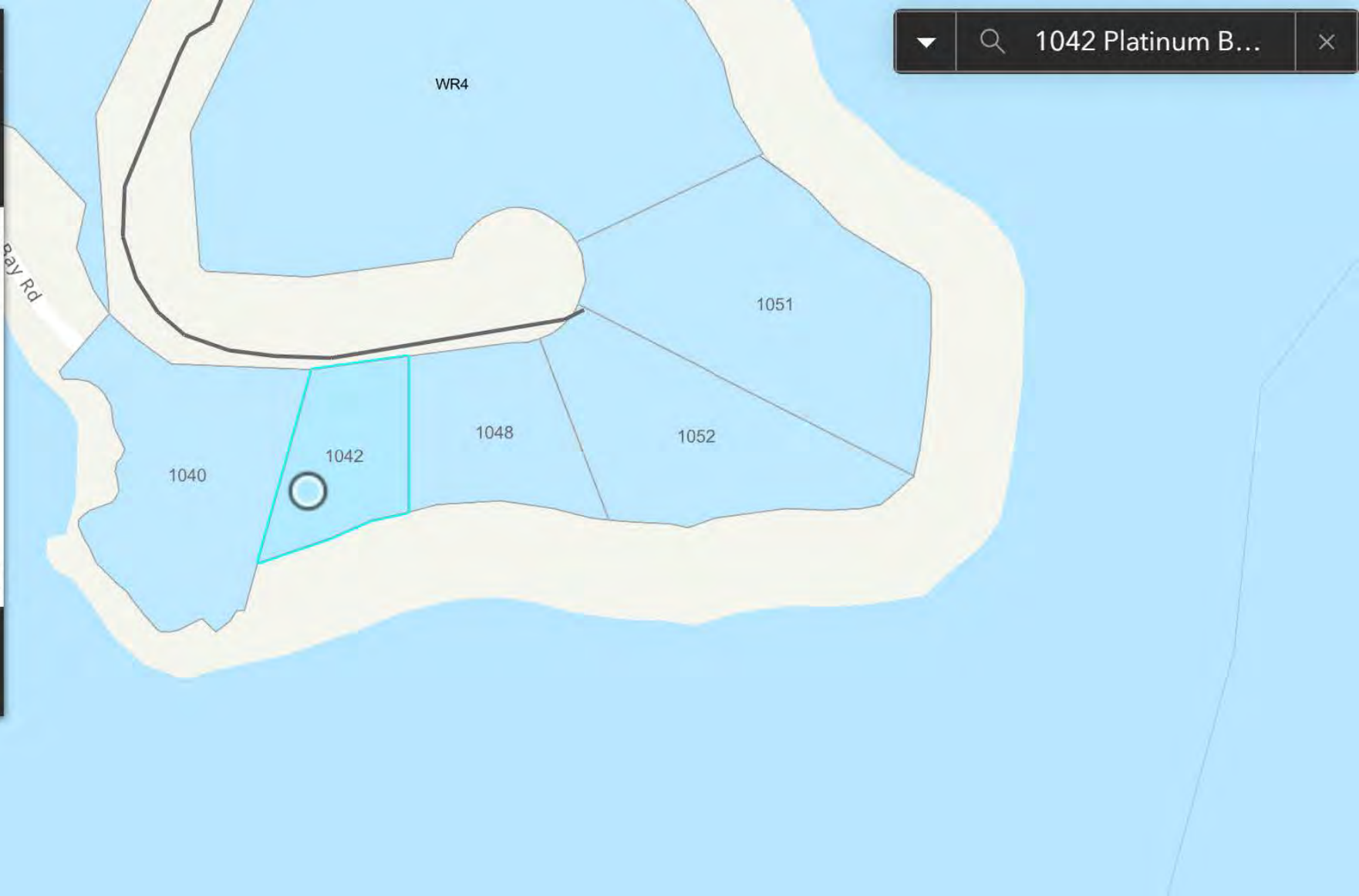
Parcel: 4624060000692000000

Havelock Residential

☒

Havelock Residential: WR4

Back



Kennesis Lake

County of Haliburton Havelock and Guilford Townships
Lot 10 Con III

Physical Data

Surface Area - 3,502 acres Perimeter - 25.8 miles
Maximum Depth - 223 ft Mean Depth - 77.1 ft

Lake Characteristics

Secchi disc disappeared 30.5 ft below the surface.

Fish Species Present

Lake trout, yellow perch, white sucker, brown bullhead, smallmouth bass.

Fishing

Primarily a lake trout fishery. Very popular winter angling lake. Trout are caught by the use of minnow and jigging with artificial lures. During the open water angling, trolling with light spinning gear and steel line trolling using artificial lures are used. The angling locations are varied.

Access

Accessible by standard vehicle and snowmobile. Public access. Follow County Rd 7 north from West Guilford to Kennesis Lake.

(Refer to Havelock Township map - page 216)

