



# Kashagawigamog Lake

1049 LOFTY PINES LANE

\$1,900,000



## OVERVIEW



## ABOUT THIS PROPERTY

Year round home or cottage on the 5 lake chain for 30 miles of boating & fishing. West exposure. Meticulously maintained and many recent upgrades. Double garage. 2600sf living space & more

## FEATURES



0.4 Acres



Kashagawigamog Lake

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# 1049 LOFTY PINES Lane, Minden, Ontario K0M 2K0

Listing

Client Full  
**Active / Residential**

**1049 LOFTY PINES Ln Minden**

MLS® #: 40464250  
Price: **\$1,900,000**



## Haliburton/Minden Hills/Minden Bungalow/House



Water Body: **Kashagawigamog Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	2	1	
Main	1	2	1

Beds (AG+BG): **3 (1 + 2)**  
Baths (F+H): **3 (2 + 1)**  
SF Fin Total: **2,540**  
AG Fin SF Range: **1001 to 1500**  
AG Fin SF: **1,340/LBO provided**  
BG Fin SF: **1,200/LBO provided**  
DOM: **39**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$5,560.00/2023**

## Remarks/Directions

Public Rmks: **Located in the charming hamlet of Ingoldsby, you'll find this exceptional year round home or cottage with all the comforts and amenities you desire in a park like setting. 30 miles of boating on Haliburton's finest five lake chain. Boaters and water enthusiasts will appreciate the convenience of having two marinas on this system, and for those seeking dining and entertainment options, the renowned Bonnie View Inn is nearby. Alternatively, a boat ride to Haliburton village allows for a delightful day of shopping exploration and fun. With a western exposure, bask in the late evening sun. Pride of ownership evident in its meticulously maintained grounds, featuring beautiful perennial gardens. The lot has level lawn at both the front and back and easy access to the waterfront via a few stairs. The sandy and clean shoreline provides an excellent spot for swimming or wading in the crystal-clear waters. You'll find a double attached garage providing convenient access. Inside, an open concept design welcomes you, kitchen with new sink, stone countertops & backsplash, a walk-out living room leading to a spacious deck, and a 4-season sunroom. The primary bedroom has 3-piece ensuite, offering privacy and comfort. Inside, you'll find cozy propane fireplaces on each level, perfect for those cooler evenings. There is ample space for family and guests. Full, finished walk-out basement to gorgeous patio, new bar/kitchenette, recroom, bedrooms & 4pc bathroom. This property is packed with features & upgrades, including an irrigation system, air conditioning, forced air furnace, water treatment system and heated floors in the two foyers and all bathrooms, and backup generator. Approximately 2600 sf total, ensuring comfort and the design, finish and the range of features make it ideal for maintenance-free living, allowing you to fully immerse yourself in the natural beauty and recreational opportunities that Lofty Pines Lane and the Haliburton region have to offer.**

Directions: **From Ingoldsby take Kashagawigamog Lake Road to Lofty Pines Lane to 1049**

## Common Elements

### Waterfront

Waterfront Type: **Direct Waterfront**  
Waterfront Features: **Beach Front, Stairs to Waterfront**  
Dock Type: **Private Docking**  
Shoreline: **Clean, Hard Bottom, Sandy**  
Shore Rd Allow: **Owned**  
Channel Name:

Water View: **Direct Water View**

Boat House:  
Frontage: **106.00**  
Exposure: **West**  
Island Y/N: **No**

### Exterior

Exterior Feat: **Deck(s), Fishing, Landscaped, Patio(s), Recreational Area, Year Round Living**  
Construct. Material: **Vinyl Siding**  
Shingles Replaced: **2020**  
Year/Desc/Source: **/Completed / New/**  
Property Access: **Private Road, Year Round Road**  
Other Structures: **Shed**  
Garage & Parking: **Attached Garage//Outside/Surface/Open//Gravel Driveway**  
Parking Spaces: **6**  
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**  
Foundation: **Concrete Block**  
Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **16-30 Years**  
Rd Acc Fee:  
Winterized:  
Driveway Spaces: **4.0**  
Garage Spaces: **2.0**  
Sediment Filter, UV  
System, Water  
Softener  
Water Source: **Drilled Well**  
Water Tmnt:  
Acres Range: **< 0.5**  
Acres Rent:  
Lot Shape: **Rectangular**  
Land Lse Fee:  
Retire Com:  
Fronting On: **West**  
Exposure: **West**  
Lot Size Area/Units: **0.436/Acres**  
Lot Front (Ft): **106.00**  
Lot Depth (Ft):  
Location: **Rural**  
Area Influences: **Arts Centre, Beach, Cul de Sac/Dead End, Golf, Lake/Pond, Landscaped, Marina, Quiet Area**  
View: **Lake, Trees/Woods**  
Topography: **Level, Sloping, Wooded/Treed**  
Restrictions:

### Interior



Interior Feat: **Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Propane Tank, Water Softener, Water Treatment, Wet Bar**

Basement: **Full Basement** Basement Fin: **Fully Finished**

Basement Feat: **Walk-Out**

Laundry Feat: **Main Level**

Cooling: **Central Air**

Heating: **Fireplace-Propane, Forced Air-Propane**

Fireplace: **2/Propane**

Under Contract: **Propane Tank** FP Stove Op:

Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings** Contract Cost/Mo:

Add Inclusions: **Appliances, light fixtures, fans, window coverings, fans, generator, garage door openers, bear bin, some furnishings.**

Exclusions: **Some furnishings**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **LT 22 PL 145; PT RDAL IN FRONT OF LOT 24 CON 3 MINDEN CLOSED BY H245525 PT 3,4 19R7409 T/W H246392; MINDEN HILLS**

Zoning: **SR** Survey: **Available/**

Assess Val/Year: **\$691,000/2023** Hold Over Days:

PIN: **391930476** Occupant Type: **Owner**

ROLL: **461603000055700**

Possession/Date: **Flexible/** Deposit: **5% Minimum**

### Brokerage Information

List Date: **08/04/2023**

List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 09/21/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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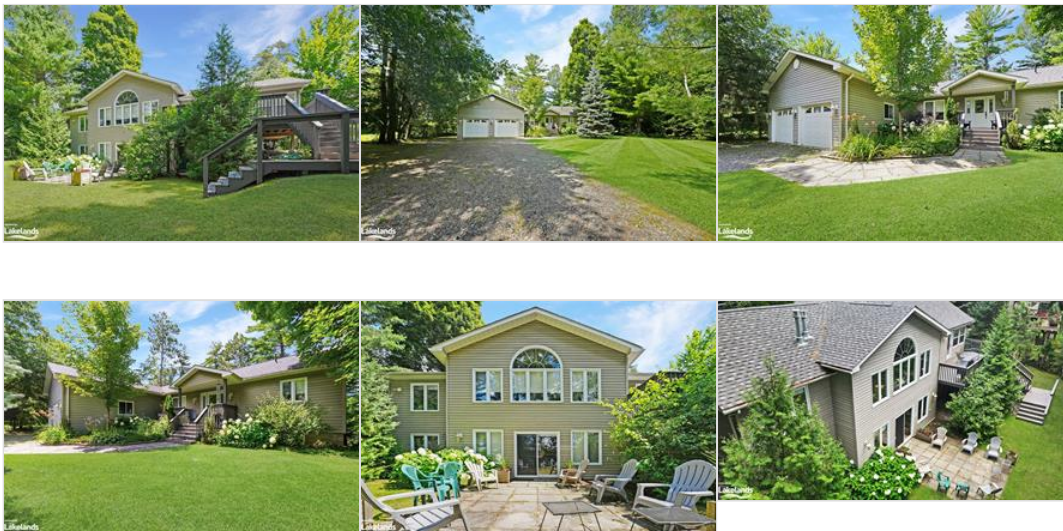
#### Rooms

**MLS® #: 40464250**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	13' 0" X 12' 0"	3.96 X 3.66	
Dining Room	Main	13' 0" X 11' 0"	3.96 X 3.35	
Living Room	Main	22' 0" X 14' 0"	6.71 X 4.27	
Bedroom Primary	Main	13' 0" X 11' 0"	3.96 X 3.35	
Bathroom	Main	13' 7" X 0' 0"	4.14 X 0.00	3-Piece, Ensuite
Laundry	Main	11' 0" X 6' 0"	3.35 X 1.83	
Bathroom	Main	4' 0" X 6' 0"	1.22 X 1.83	2-Piece
Sunroom	Main	13' 0" X 11' 0"	3.96 X 3.35	
Bedroom	Lower	11' 0" X 10' 0"	3.35 X 3.05	
Bedroom	Lower	12' 0" X 10' 0"	3.66 X 3.05	
Recreation Room	Lower	23' 0" X 13' 0"	7.01 X 3.96	
Bonus Room	Lower	10' 0" X 8' 0"	3.05 X 2.44	
Bathroom	Lower	10' 0" X 8' 0"	3.05 X 2.44	4-Piece

#### Photos

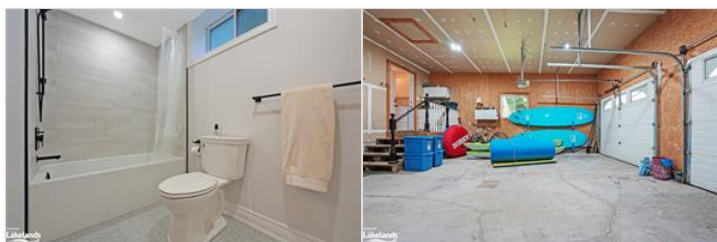
**MLS® #: 40464250**











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**TROY/AUSTEN**  
REAL ESTATE TEAM

**INCLUSIONS/EXCLUSIONS**

Address: 1049 Lofty Pines, Minden

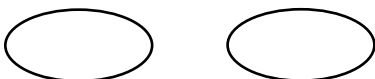
**INCLUDED**

CENTRAL VAC  
DISHWASHER  
WASHER/DRYER  
GARAGE DOOR OPENER  
MICROWAVE  
REFRIDGERATOR  
STOVE  
WINDOW COVERINGS  
LIGHT FIXTURES  
FANS  
GENERATOR  
BEAR BIN  
SOME FURNISHINGS

**EXCLUSIONS**

SOME FURNISHINGS

INITIALS SELLER



INITIALS BUYER



**Upgrades:**

Hardwood floors throughout  
New spindles around main floor staircase  
New ½ bath on main floor  
All bathrooms, including heated floors  
Tile flooring, front & garage entry-heated)  
Fireplace on main level  
Hardware on all interior doors  
Window coverings primary bedrm, livingrm, dining,sliders on lower level  
Kitchen cabinets painted, new sink, stone countertops & backsplash  
Main floor painted  
Fans on main level  
New bar/kitchenette on lower level  
Painted sunroom, new fan  
New fridge in kitchen  
Road graded (cost shared by owners)  
Septic inspected by township, passed 2023 (Inspector indicated it would not need to be pumped for a couple of years)  
2020: New UV system and water softener  
New furnace, roof

**Other features:**

Drilled well  
Generac generator  
Air conditioning  
2 propane fireplaces  
Central vac  
Bear bin  
Large double garage with electric openers

Hydro Account # 20024784467  
Approx \$2800/year  
Budget Propane approx. \$3500/year Propane Tank rental \$95/year  
Internet provider BELL, highspeed  
Insurance: HTM  
Driveway plowing: \$67 per plow 2022/23

***Details herein provided by the Seller for information purposes only.  
Do not include in an Agreement of Purchase and Sale.***





M1-60-01 REVISED

## SITE INSPECTION REPORT FOR A SEWAGE SYSTEM

OWNER

 DATE: NOV. 16, 2001  
 Roll No. 030-000 55700-0000  
 Lot No. 22 Conc. 3

Township/Municipality MINDEN

Plan # Sub. Lot #

## 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 ☐

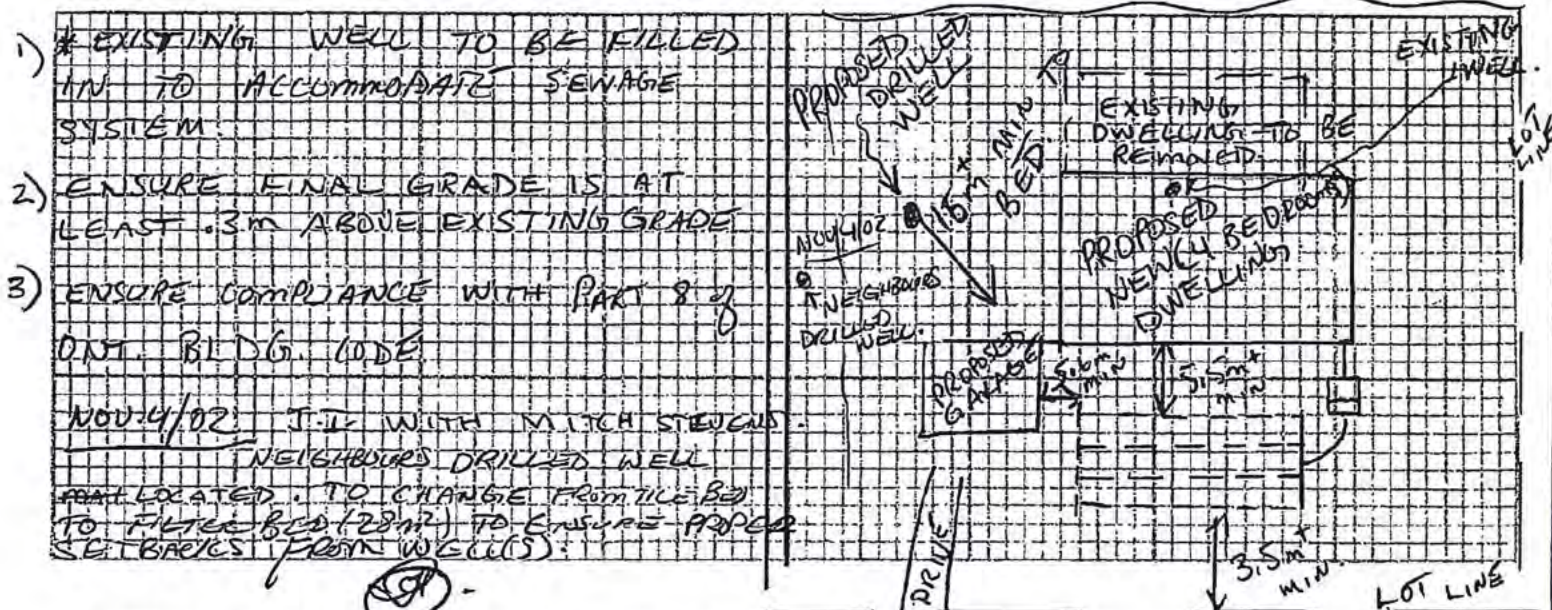
An applicant may appeal a decision by writing to:  
 The Building Code Commission  
 777 Bay St. 2nd Floor, Toronto, Ontario, M5G 2E5

T.P.	Soil Condition
Depth (metres)	Soil Type
0	ORGANIC COVER
0.5	BROWN SILTY SAND
1.0	GRAVEL, COBBLES + BOULDERS.
1.5	BEDROCK VARIES
Show rock elevation	
Show water table	

## 3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 4500 litres Holding Tank: \_\_\_\_\_ litres  
 b) Length of absorption trench required 80 metres. c) Filter bed area \_\_\_\_\_ sq.m., contact area \_\_\_\_\_ sq.m.  
 d) Size of system is based on 4 bedrooms and / or 220 fixture units. Commercial details \_\_\_\_\_  
 Under 200 M<sup>2</sup> ☒ Over 200 M<sup>2</sup> ☐  
 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

4. Registered under Ontario New Home Warranties Plan Act. - YES ☐ NO ☒ LAKE KASHAGAWIGA-MOG.

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 to use a system without a Permit. In order to issue a 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

This Permit under the Ontario Building Code Act 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 permit issued within 12 months of the issue hereof.

Inspected and Recommended by Francis Studach  
 (Appointed Inspector - Part 8)

Date Nov. 23, 2001

Issued

Tom Miller  
 (Designated Sewage Inspector - Part 8)

OFFICES: 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6  
 P.O. Box 449, Campbellford, Ontario K0L 1L0  
 P.O. Box 127, Brighton, Ontario K0K 1H0  
 P.O. Box 570, Haliburton, Ontario K0M 1S0  
 108 Angeline St. S., Lindsay, Ontario K9V 3L5

PHONE (905) 885-8100 ☐  
 PHONE (705) 853-1550 ☐  
 PHONE (613) 475-0933 ☐  
 PHONE (705) 457-1391 ☐  
 PHONE (705) 324-3569 ☐





PLAN OF SURVEY OF  
 LOTS 22, 23, 24, 25 AND 26, REGISTERED PLAN No. 145 AND  
 PART OF THE ORIGINAL SHORE ROAD ALLOWANCE  
 IN FRONT OF LOT 24, CONCESSION 3  
 GEOGRAPHIC TOWNSHIP OF MINDEN  
 MUNICIPALITY OF MINDEN HILLS  
 COUNTY OF HALBURTON

SCALE: 1 INCH = 30 FEET  
 HARRY CURRY BISHOP O.L.S., C.L.S.

I REQUIRE THIS PLAN TO BE  
 DEPOSITED UNDER THE  
 REGISTRY ACT  
 HARRY CURRY BISHOP  
 H. CURRY BISHOP

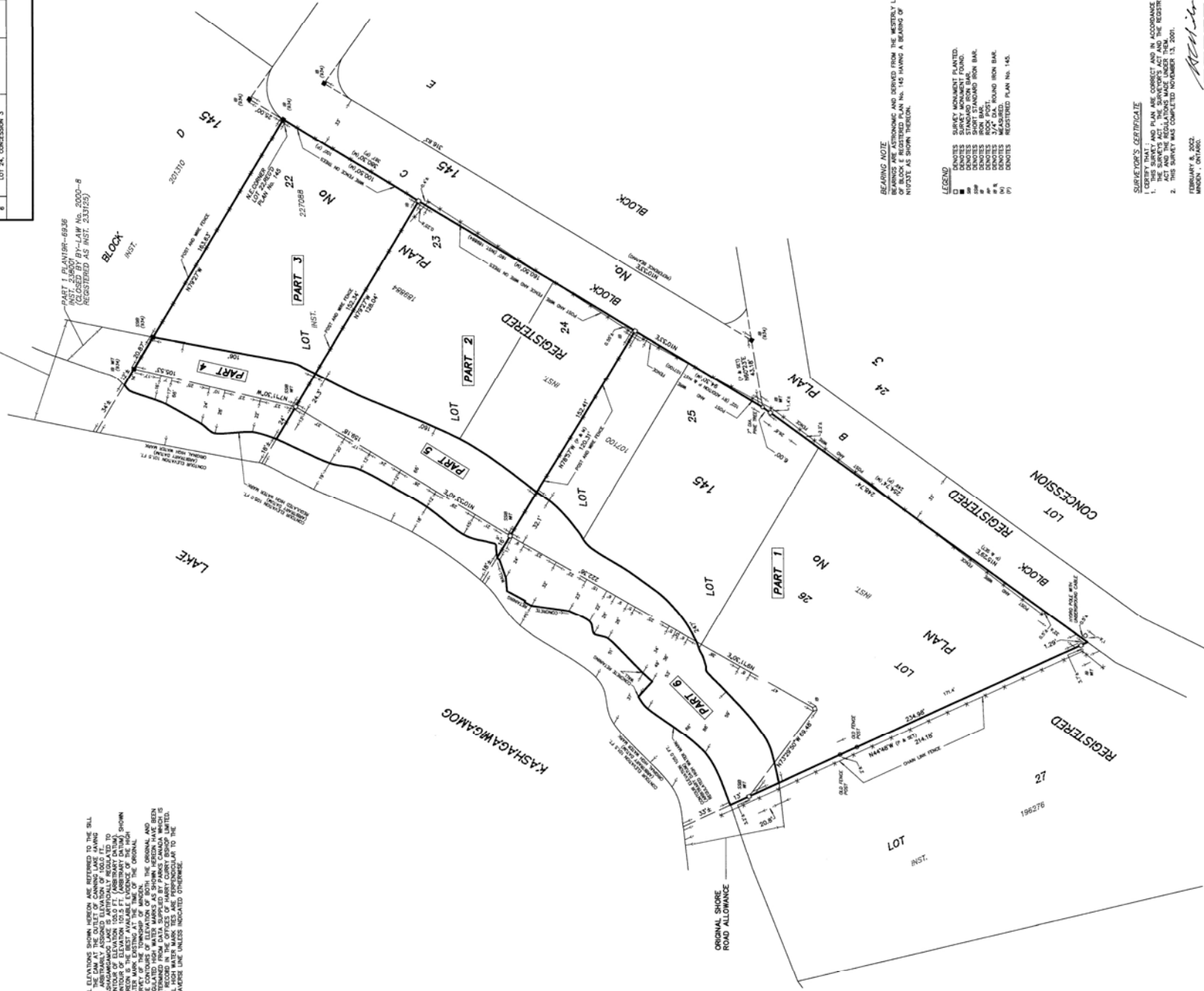
PLAN 19-1403  
 RECEIVED AND DEPOSITED  
 September 19, 2002

IMPERIAL: DISTANCES SHOWN  
 HEREON ARE IN FEET AND INCHES  
 BE CONVERTED TO METERS BY  
 MULTIPLYING BY 0.3048

SCHEDULE

PART	LOCATION	REGISTRATION	REMARKS	AREA
1	LOTS 25 AND 26 AND PART OF LOT 24	REGISTERED PLAN No. 145	197100	1.02 Acs.±
2	LOT 23 AND PART OF LOT 24	REGISTERED PLAN No. 145	198884	0.44 Acs.±
3	REGISTERED PLAN No. 145	LOT 24, CONCESSION 3	227088	0.33 Acs.±
4	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 24, CONCESSION 3			0.11 Acs.±
5				0.17 Acs.±
6				0.23 Acs.±

ORIGINAL SHORE  
 ROAD ALLOWANCE



NOTE:  
 1. ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL  
 OF THE GREAT LAKES WATER LEVEL. THE ELEVATION OF THE SILL  
 IS 1000 FEET. THE ELEVATION OF THE SILL IS 1000 FEET.  
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 5. THE ELEVATION OF THE SILL IS 1000 FEET. THE ELEVATION OF THE SILL IS 1000 FEET.

BEARING NOTE  
 BEARINGS ARE ASTROMONOMIC AND DERIVED FROM THE WESTERLY LIMIT  
 OF THE SHORE ROAD ALLOWANCE. THE BEARING OF THE SHORE ROAD ALLOWANCE  
 IS SHOWN IN THE PLAN.

LEGEND  
 [Symbol] DENOTES SURVEY MONUMENT PLANTED.  
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SURVEYOR'S CERTIFICATE

I, HARRY CURRY BISHOP, O.L.S., C.L.S.,  
 OF THE PROVINCE OF ONTARIO, DO HEREBY CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
 THE ACT AND THE REGULATIONS MADE UNDER THEREOF.  
 2. THIS SURVEY WAS COMPLETED ON OCTOBER 12, 2001.

FEBRUARY 6, 2002

MINDEN - ONTARIO

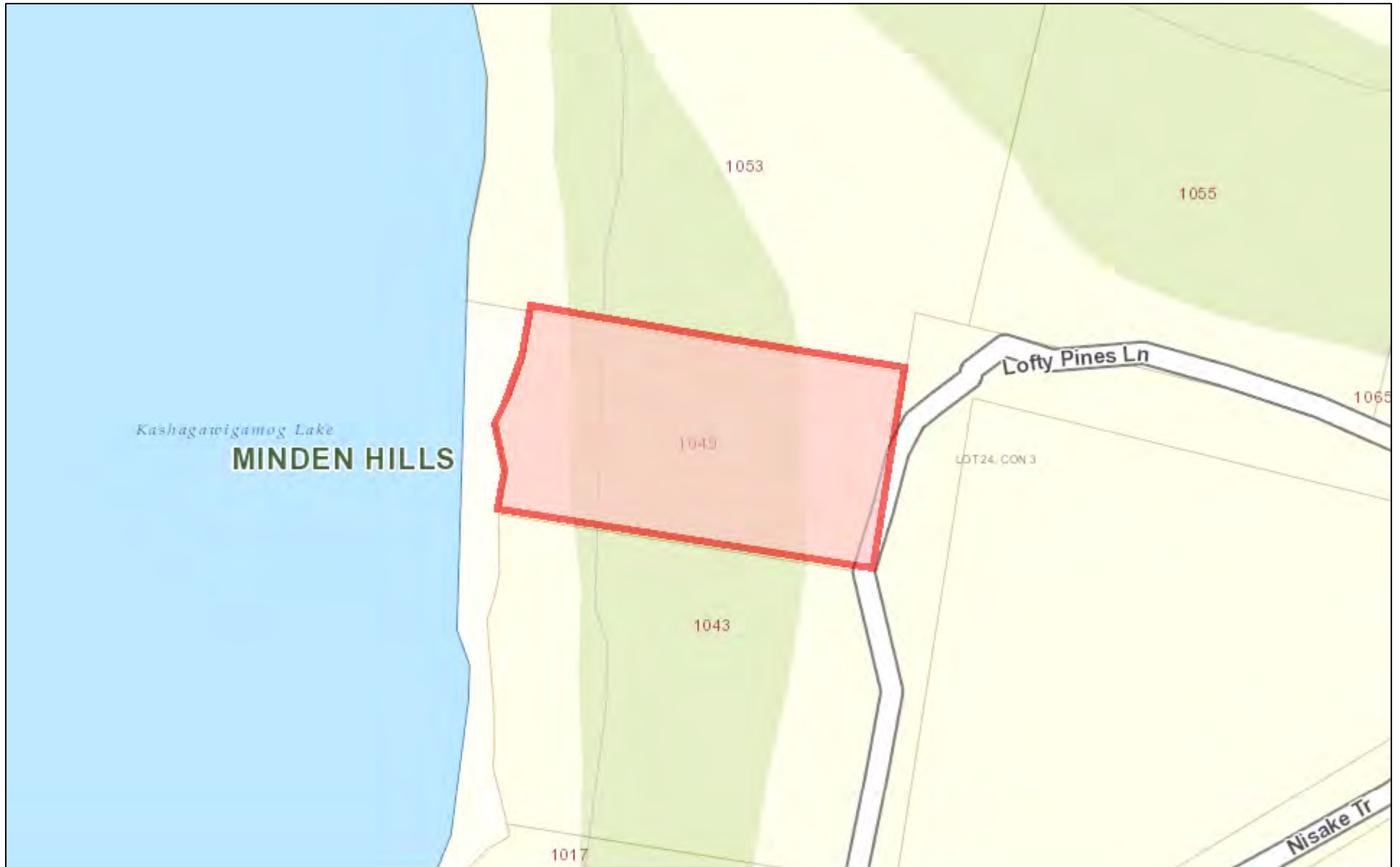
HARRY CURRY BISHOP

ON-NO LAND SURVEYOR

HARRY CURRY BISHOP LIMITED  
 ONTARIO LAND SURVEYORS  
 P.O. BOX 328, MINDEN, ONTARIO, CANADA, L0M 2S0, PHONE (705) 286-1786



# 1049 Lofty Pines Lane



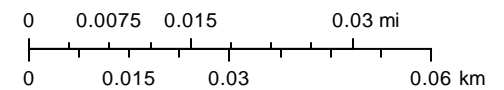
May 15, 2019

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1:1,128









Location: 10 km (6 mi) northeast of Minden  
 Elevation: 313 m (1,043 ft)  
 Surface Area: 817 ha (2,020 ac)  
 Mean Depth: 12.7 m (42.5 ft)  
 Max Depth: 39 m (130 ft)  
 Way Point: 78° 36' 00" Lon - W 44° 59' 00" Lat - N

# Kashagawigamog Lake

Area Indicator

