

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

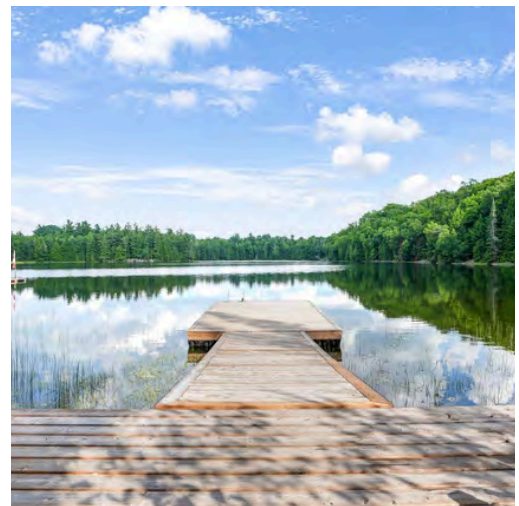


\$550,000

Welcome to 1051 Hawthorne Drive
on Long Lake in Harcourt Park, Harcourt



Cheryl Bolger
Sales Representative



CONTACT DETAILS:

📞 705-457-9994 ✉️ cheryl@cherylbolger.ca
📞 705-306-9450 🌐 troyausten.ca



This beautifully renovated lakefront cottage offers the ultimate retreat in the heart of cottage country, just steps from a quiet, trout-stocked, non-motorized lake. Completely redone from top to bottom, the property features new electrical, plumbing, insulation (Roxul in walls and floor cavity), walls, ceiling, and flooring—providing a worry-free, modern getaway surrounded by nature.

Inside, you'll find a bright, well-equipped kitchen with water views, a cozy and comfortable interior, and reliable WiFi and cell service, making it perfect for unplugging or working remotely. The submersible lake pump includes a heated line for year-round water access, paired with a UV and filter system for safe, clean water.

The cottage is equipped with a 30-amp GenerLink for generator backup, and the septic system has passed recent inspection. The shoreline received a perfect score from Dysart et al, emphasizing its clean, environmentally respectful setting. Just 20 steps from your front door, enjoy a private dock for swimming, kayaking, or paddleboarding in total peace and quiet. Whether you're looking for a family retreat, a rental investment, or a peaceful escape into nature, this turnkey, eco-conscious cottage checks all the boxes. A rare find in a spectacular setting.

Property Client Full

1051 Hawthorne Drive, Dysart, Ontario K0L 1M1

Listing

1051 Hawthorne Dr Dysart

Active / Residential Freehold / Detached

MLS®#: X12294379

List Price: \$550,000

New Listing



Haliburton/Dysart et al/Harcourt

Tax Amt/Yr: **\$1,572.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **SURFACE RIGHTS ONLY PART LOT 19 CONCESSION 6 HARDCOURT PART 10 19R250 AS IN H231378 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARDCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

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**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **106.00** Fronting On: **E**
 Lot Depth: **175.74**
 Lot Size Code: **Feet**

Zoning: **WR4L**

Dir/Cross St: **From Wilberforce, through Harcourt to Elephant Lake Road to Sumcot Road to Waxwing Drive to Hawthorne Drive to #1051**

PIN #: **391600566**

Holdover: **60**

Possession: **30 Days**

ARN #:

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Island YN:
 Fam Rm: **No**
 Basement: **No/None**
 Fireplace/Stv: **No**
 Interior Feat: **Primary Bedroom - Main Floor**

Heat: **Baseboard, Electric**
 A/C: **No/None**
 Central Vac: **No**

Property Feat:
 Roof: **Asphalt Shingle**
 Foundation: **Piers**
 Soil Type:

Water Name: **Long Lake**

Waterfront Y/N: **Yes**

Water Struct:

Water Features: **Not Applicable, Winterized**

Under Contract:

Access To Property: **Yr Rnd Private Rd**

Shoreline: **Deep, Natural**

Shoreline Road Allowance: **Not Owned**

Docking Type: **Private**

View: **Lake**

Exterior: **Vinyl Siding**
 Drive: **Private**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **2.00**
 Pool: **None**
 Room Size:
 Energy Gener: **Generator-Wired**
 Rural Services: **Electrical, Internet High Speed**

Security Feat:

Water: **Other**
 Water Sup Type: **Lake/River**
 Water Supply: **Heatd Waterline**
 Water Meter:
 Waterfront Feat: **Not Applicable, Winterized**
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Landlease**
 Farm Features:
 Winterized: **Fully**

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

Waterfront Frontage (M): **32.31**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

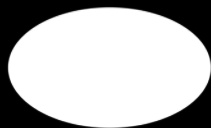
Client Rmks: **This beautifully renovated lakefront cottage offers the ultimate retreat in the heart of cottage country, just steps from a quiet, trout-stocked, non-motorized lake. Completely redone from top to bottom, the property features new electrical, plumbing, insulation (Roxul in walls and floor cavity), walls, ceiling, and flooring providing a worry-free, modern getaway surrounded by nature. Inside, you'll find a bright, well-equipped kitchen with water views, a cozy and comfortable interior, and reliable WiFi and cell service, making it perfect for unplugging or working remotely. The submersible lake pump includes a heated line for year-round water access, paired with a UV and filter system for safe, clean water. The cottage is equipped with a 30-amp GenerLink for generator backup, and the septic system has passed recent inspection. The shoreline received a perfect score from Dysart et al, emphasizing its clean, environmentally respectful setting. Just 20 steps from your front door, enjoy a private dock for swimming, kayaking, or paddleboarding in total peace and quiet. Whether you're looking for a family retreat, a rental investment, or a peaceful escape into nature, this turnkey, eco-conscious cottage checks all the boxes. A rare find in a spectacular setting.**

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

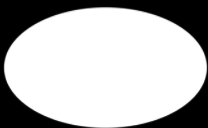
Chattels

Included

- Fridge
- Stove
- Washer
- Dryer



Seller

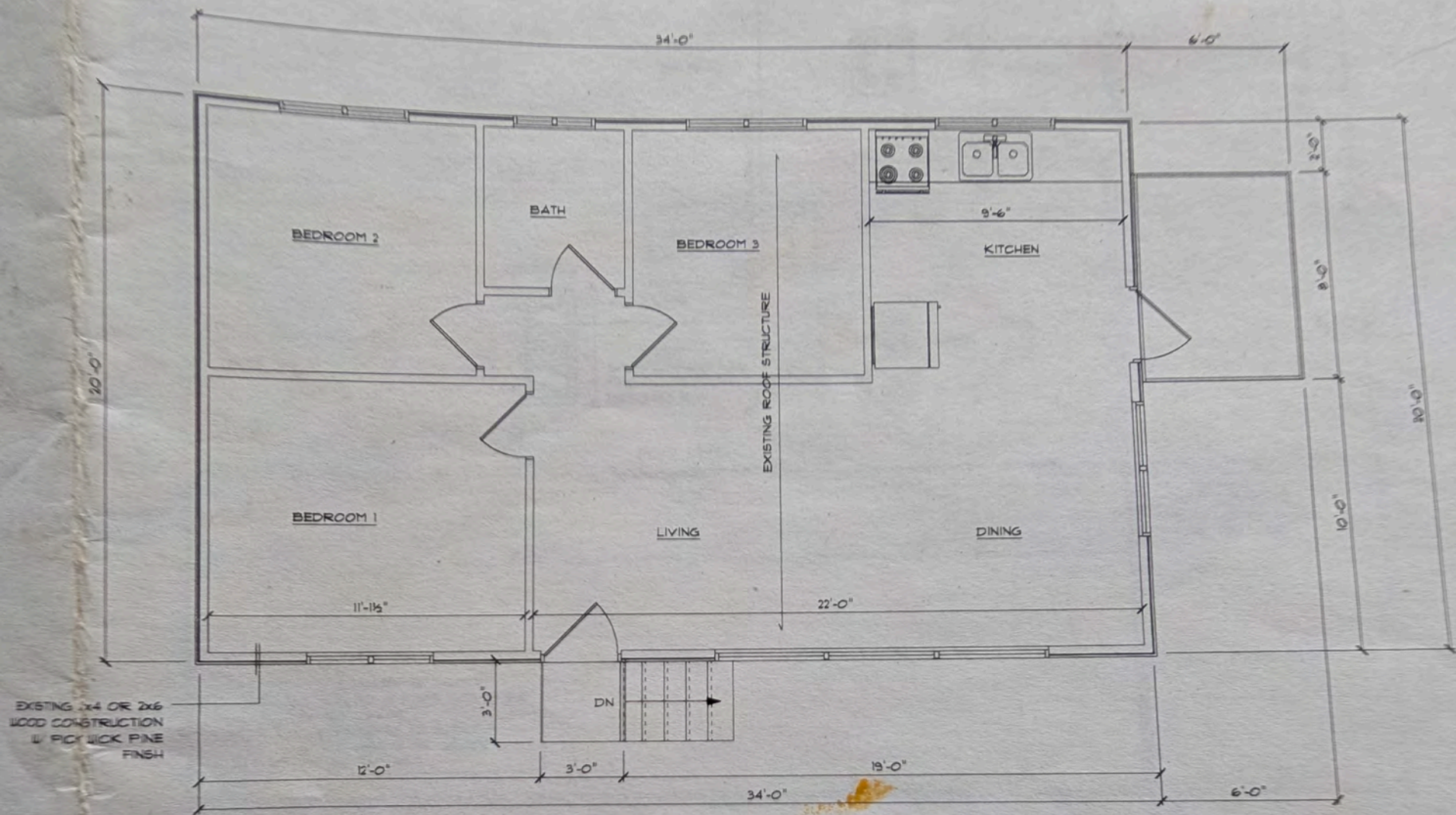


Buyer



Additional Information

- Hydro Cost Per Year - \$2882.08 approx/yr
- Internet Provider - Bell
- Cell Service - Yes
- Septic Installer - Greg Brown
 - Install Date - 2015
 - Last Pumped by - TSS
 - Pump date - 07/06/2023
- Building Winterized - Yes
- Age of Building - 50 years
- Age of Roof - 12 Years
- Insurance Company - GORE
- Road Type - Private
- Driveway Plowing Cost - \$1000
- Lake Assc. Dues - \$937.00



2
A1

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



Municipality of Dysart et al
P.O. Box 389, 135 Maple Avenue
Haliburton, Ontario K0M 1S0
705-457-1740
Fax: 705-457-1964
www.dysart.ca

"The Heart of the Highlands"

BUILDING DEPARTMENT
SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: 2015-091

Installation by: Greg Brown Construction Date: September 30, 2015

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1 Septic Tank/Holding Tank of working capacity of 3600 litres constructed of plastic/concrete/fibreglass.
Manufacturer: Aristar Model: _____

2 Distribution Pipe: Type: ARC 18 Absorption Trench System: ☐ Filter Bed System: ☒
Filter Bed Area: 22 sq. m. Filter Sand Contact Area: 22 sq. m.
Total 19 Linear Metres in 4 runs of 4.75 metres and fed by: Gravity: ☐ Siphon: ☐ Pump: ☒
Loading Rate Area: 160 sq. m. 15 metre constructed manhole provided: _____

3 Size of System based on 3 bedrooms and/or <20 fixture units Commercial Details _____
Area of Building: <200 sq. m. Total Daily Design Sewage Flow: 1600 litres

4 Other: Duro DSBW300 effluent pump.

See Diagram of Installation on back of report.

Ensure the following work is completed:

- 1) Back fill system and sod or seed.
- 2) Stabilize all sloped surfaces.
- 3) Finish grading to shed run-off and divert water around leaching bed.
- 4) If a pump is used after the tank, ensure the weeping tile are closed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure

Comments: Ensure bed is seeded. Maintain effluent filter on a regular basis.

INSTALLATION REPORT	
Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:	
<u>SHIELDS CRAIG VANCE</u>	
For the use and operation of the Class: <u>4</u> Sewage System <u>Installed</u> /Altered under Septic Permit Number: <u>2015-091</u>	
Such system being located at:	
Municipal Roll Number:	46-24-030-000-37400-1660
Legal Description	CON 6 PT LOT 19 RP 19R250 PART 10
Address:	1051 HAWTHORNE DR [46-24-030-000-37400-1660]
Inspected by: <u>Greg Cherniack</u>	Date: <u>October 9, 2015</u>
Issued by: <u>Dan Sayers</u>	Chief Building Official, Dan Sayers Date: <u>Oct 14, 2015</u>

NOTE: No change can be made to the building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained



Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetal.ca

Group Code: COUNCIL

TAX NOTICE

Final	2025
Billing Date	May 5, 2025

Mortgage Company				Bill No. 512756			
Roll No. 030-000-37400-1660				Mortgage No.			
Name and Address 8036				Municipal Address/Legal Description			
				1051 HAWTHORNE DR CON 6 PT LOT 19 RP 19R250 PART 10			
Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)
RTEP	\$ 203,126.00	Res/Farm Tx.Full - E PubSup	0.00352175	\$ 715.36	0.00268732	\$ 545.86	0.00153000
							\$ 310.78
Sub Totals >>>			Municipal Levy	\$ 715.36	County Levy	\$ 545.86	Education Levy
							\$ 310.78
Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				7/9/2025	\$ 409.09	Sub-Total - Tax Levy	
				9/10/2025	\$ 409.00	Special Charges/Credits	
						2025 Tax Cap Adjustment	
						Final 2025 Levies	
						Less Interim Tax Notice	
						Past Due Taxes/Credit	
Total Special Charges		\$ 0.00				Total Amount Due	
						\$ 818.09	

Schedule 2		
Explanation of Tax Changes 2024 to 2025		
Final 2024 Levies	Final 2025 Levies	Total Year Over Year Change
\$ 1,507.82	\$ 1,572.00	\$ 64.18

Final 2024 Levies	\$ 1,507.82
* 2024 Annualized Taxes	\$ 1,507.82
2025 Local Municipal Levy Change	\$ 31.71
2025 County Levy Change	\$ 32.47
2025 Provincial Education Levy Change	
2025 Tax Change Due to Reassessment	
** Final 2025 Levies	\$ 1,572.00

** Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

Schedule 3		
Explanation of Property Tax Calculations		
Commercial	Industrial	Multi-Res.

2025 CVA Taxes			
* 2024 Annualized Taxes			
2025 Tax Cap Amount			
2025 Provincial Education Levy Change			
2025 Municipal Levy Change			
** 2025 Adjusted Taxes			

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.

Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

PLEASE DETACH AND SUBMIT WITH PAYMENT **SECOND INSTALLMENT**
THANK YOU

Received from:	
Roll #	030-000-37400-1660
Name	
Address	
Due Date	Total Due
September 10, 2025	\$ 409.00

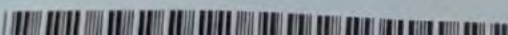


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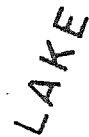
818.09
July 6th / 25
A12169234

PLEASE DETACH AND SUBMIT WITH PAYMENT **FIRST INSTALLMENT**
THANK YOU

Received from:	
Roll #	030-000-37400-1660
Name	
Address	
Due Date	Total Due
July 9, 2025	\$ 409.09



0251



1051 Hawthorne Dr, Long Lake, Harcourt Park



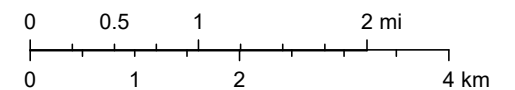
May 30, 2025

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May 30, 2025

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