

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$629,500

Welcome to

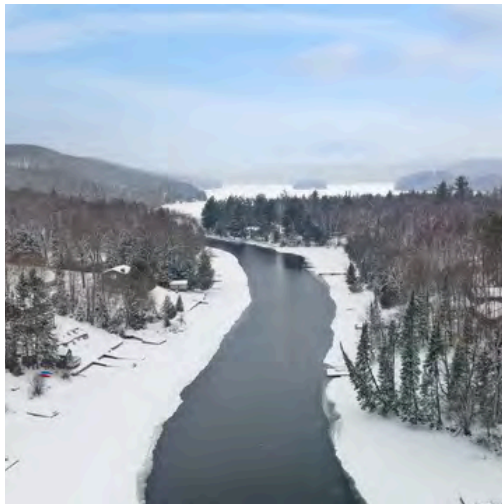
1054 Grace River Road

On Grace River, Wilberforce



Cheryl Bolger

Sales Representative



CONTACT DETAILS:

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



Waterfront on the Grace River with Access to Grace & Dark Lake. Turnkey 3-Bedroom Retreat with Boathouse, Newer Dock & Proven Income. Welcome to your private waterfront retreat on the sought-after Grace River, offering access to both Grace Lake and Dark Lake—a desirable two-lake chain ideal for boating, swimming, and exploring.

This beautifully updated, year-round 3-bedroom cottage or home features a bright open-concept layout with modern finishes and expansive windows capturing peaceful water views. Designed for both comfort and functionality, it's perfectly suited as a personal getaway or full-time residence. Enjoy an expansive wrap around waterfront deck overlooking the shore complemented by a newer dock and a spectacular boathouse at the water's edge—ideal for maximizing your waterfront lifestyle. The property also includes a detached garage, providing excellent storage for vehicles and recreational equipment.

Move-in ready and being offered with most furnishings included (some exclusions apply), this turnkey property also boasts a strong, established rental income history—making it an exceptional investment opportunity. A rare offering combining updated living, sandy waterfront, and access to a two-lake chain in a highly desirable location.

Property Client Full

1054 Grace River Road, Highlands East, Ontario K0L 1M0

Listing

[1054 Grace River Rd Highlands East](#)

Active / Residential Freehold / Rural Residence

MLS® #: X12919494

List Price: \$629,500

New Listing



Haliburton/Highlands East/Monmouth

Tax Amt/Yr: \$3,171.27/2026 Transaction: Sale
 SPIS: No DOM: 0
 Legal Desc: PT RDAL BTN TWP OF MONMOUTH AND TWP OF CARDIFF CLOSED BY H273484; PT LT A CON 22 CARDIFF; PT LT 35 CON 17 MONMOUTH PT 1 TO 4 19R8619; HIGHLANDS EAST EXCEPT FORFEITED MINING RIGHTS, IF ANY

Style: Bungalow Rooms Rooms+: 8+0
 Fractional Ownership: BR BR+: 3(3+0)
 Assignment: Baths (F+H): 1(1+0)
 Link: SF Range: 1100-1500
 Storeys: 1.0 SF Source: LBO Provided
 Lot Irreg: Lot Acres: 0.50 - 1.99
 Lot Front: 105.00 Fronting On: E
 Lot Depth: 223.00
 Lot Size Code: Feet

Zoning: SR1
 Dir/Cross St: Loop Road to Burleigh Road, stay right to Grace River Road to #1054

PIN #: 392390261
 Holdover: 60
 Possession: Flexible

ARN #: 460110300025400 Contact After Exp: No
 Possession Date:

Kitch Kitch + 1 (1+0)
 Fam Rm: No
 Basement: Yes/Separate Entrance
 Fireplace/Stv: No
 Interior Feat: Central Vacuum, Primary Bedroom - Main Floor
 Heat: Forced Air
 Heat Source: Propane
 A/C: /None
 Central Vac: Yes
 Laundry Lev: Main
 Property Feat: Asphalt Shingle
 Roof: Concrete Block
 Foundation: Sloping
 Topography: Sloping
 Soil Type:
 Alternate Power: None

Exterior: Alum Siding
 Garage: Yes
 Gar/Gar Spcs: Detached Garage/1.0
 Drive Pk Spcs: 4.00
 Tot Pk Spcs: 5.00
 Pool: None
 Room Size:
 Rural Services: Cell Services, Telephone Available, Internet High Speed
 Security Feat:

Utilities: No Gas, Hydro, No Sewers, Cable Available, Telephone Available Well
 Water:
 Water Supply Type:
 Water Meter:
 Waterfront Feat: Riverfront
 Waterfront Struc: Dry Boathouse-Single
 Well Capacity:
 Well Depth:
 Sewers: Septic
 Special Desig: Unknown
 Farm Features:
 Winterized: Fully

Water Name: Grace River
 Waterfront Y/N: Yes
 Water Struct: Dry Boathouse-Single
 Water Features: Riverfront
 Under Contract:
 Access To Property: Yr Rnd Municipal Rd
 Shoreline: Deep, Mixed
 Shoreline Road Allowance: Not Owned
 Docking Type: Private
 View: Water

Waterfront: Direct
 Easements/Restr: Unknown
 Dev Charges Paid:
 Shoreline Exposure: North East
 Water View: Direct
 Lot Shape:

Island YN: No
 HST App To SP: Included In
 Channel Name: Grace River
 Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: Waterfront on the Grace River with Access to Grace & Dark Lake. Turnkey 3-Bedroom Retreat with Boathouse, Newer Dock & Proven Income. Welcome to your private waterfront retreat on the sought-after Grace River, offering access to both Grace Lake and Dark Lake-a desirable two-lake chain ideal for boating, swimming, and exploring. This beautifully updated, year-round 3-bedroom cottage or home features a bright open-concept layout with modern finishes and expansive windows capturing peaceful water views. Designed for both comfort and functionality, it's perfectly suited as a personal getaway or full-time residence. Enjoy an expansive wrap around waterfront deck overlooking the shore complemented by a newer dock and a spectacular boathouse at the water's edge-ideal for maximizing your waterfront lifestyle. The property also includes a detached garage, providing excellent storage for vehicles and recreational equipment. Move-in ready and being offered with most furnishings included (some exclusions apply), this turnkey property also boasts a strong, established rental income history-making it an exceptional investment opportunity. A rare offering combining updated living, sandy waterfront, and access to a two-lake chain in a highly desirable location.

Inclusions: **Appliances, Electrical Light Fixtures, Most Furniture, Kayaks, Paddle Boat, SUP, Outdoor Games, Dock, Patio Furniture, BBQ, Canopy**

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

Prepared By: **CHERYL BOLGER, REALTOR Salesperson**

Date Prepared: **03/25/2026**

Rooms

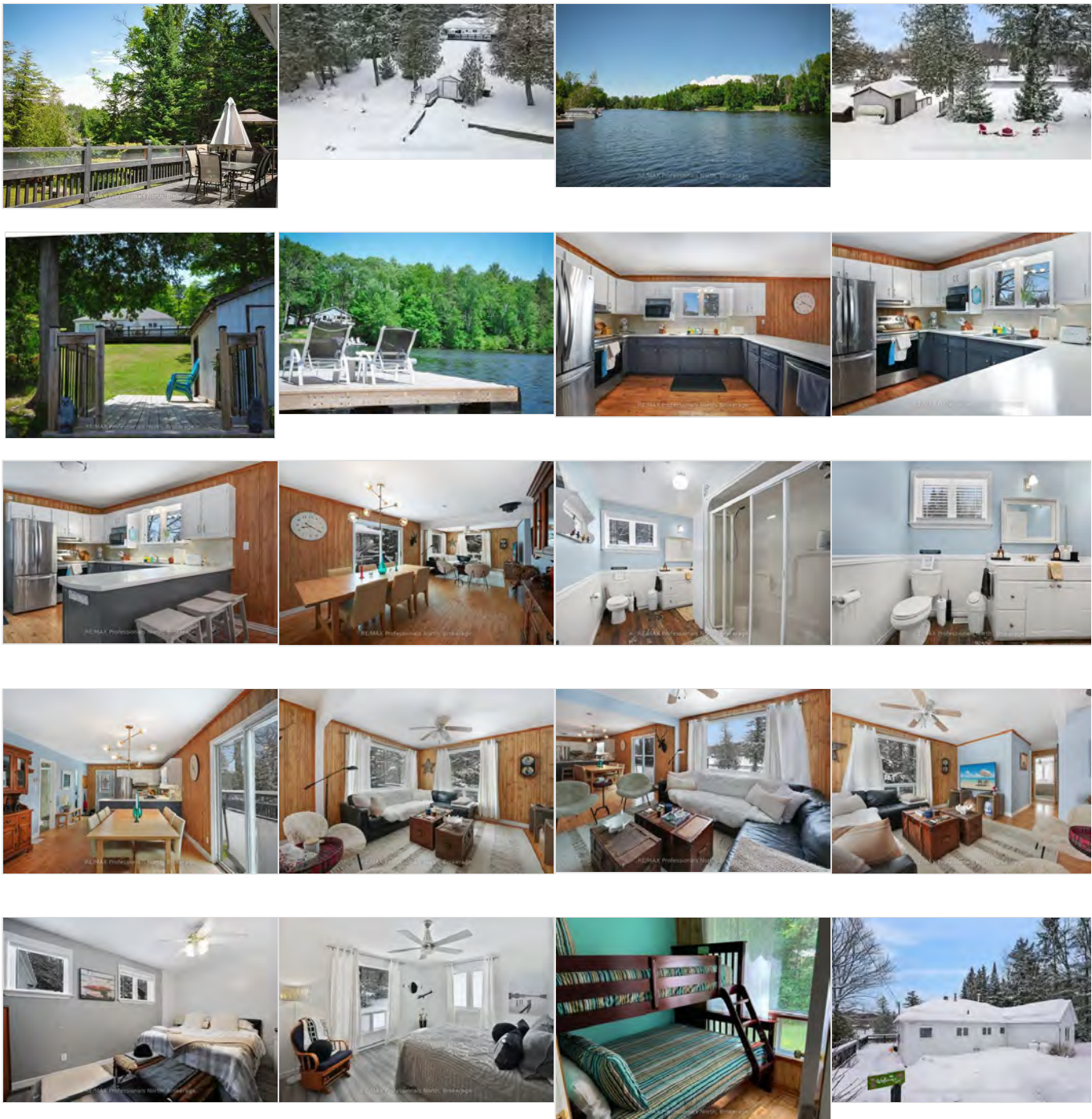
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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.38 M X 3.9 M	14.37 Ft x 12.79 Ft		
Dining Room	Main	4.55 M X 3.89 M	14.92 Ft x 12.76 Ft		
Living Room	Main	3.3 M X 3.95 M	10.82 Ft x 12.95 Ft		
Laundry	Main	1.73 M X 3.09 M	5.67 Ft x 10.13 Ft		
Bedroom	Main	4.5 M X 3.09 M	14.76 Ft x 10.13 Ft		
Bedroom	Main	2.15 M X 2.48 M	7.05 Ft x 8.13 Ft		
Primary Bedroom	Main	3.5 M X 4.18 M	11.48 Ft x 13.71 Ft		
Bathroom	Main			3	

Photos

MLS®#: X12919494

[1054 Grace River Road](#), Highlands East, Ontario K0L 1M0





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Chattels

Included

- Appliances
- Electrical Light Fixtures
- Most Furniture
- Kayaks
- Paddle Boat
- SUP
- Outdoor Games
- Dock
- Patio Furniture
- BBQ
- Canopy

Excluded

- Basement Contents
- Garage Contents
- Personal Belongings



Seller



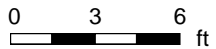
Buyer

Additional Information

- Hydro Costs - \$1618 approx/year
- Propane Supplier - Avenir
- Propane Costs - \$1200 approx/year
- Internet Provider - Bell
 - Highspeed available - Yes
 - Cell Service - Yes
- Septic last pumped - 09/17/2025
- Building Winterized - Yes
- Age of building - 40 years
- Age of roof - 7 years
- Insurance Company - Intact
- Road - Year Round Municipal Road
- Brand new high-efficiency, propane furnace - November 2025

1054 Grace River Road, Highlands East, ON

Main Floor Exterior Area 1212.10 sq ft
Interior Area 1105.89 sq ft



PREPARED: 2026/03/19



1054 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: 10'2" x 8' | 81 sq ft
Bedroom: 13'8" x 11'6" | 157 sq ft
Bedroom: 8'2" x 7'1" | 55 sq ft
Bedroom: 10'1" x 14'9" | 147 sq ft
Dining: 12'9" x 14'11" | 191 sq ft
Kitchen: 12'10" x 14'4" | 184 sq ft
Laundry: 10'2" x 5'8" | 58 sq ft
Living: 13' x 10'10" | 138 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: 1105.89 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1212.10 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1105.89 sq ft
Exterior Area: 1212.10 sq ft

1054 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>

121-43-87

SITE INSPECTION REPORT FOR CERTIFICATE OF APPROVAL

DATE: 5/18/07

OWNER ALVIN TAYLOR

Lot No. 135 Conc. 17

Township/Municipality Haliburton

Plan # _____ Sub. Lot # _____

1. Assessment of Property

- a) Surface drainage: good fair poor
- b) Slope of ground: level gradual steep 10%
- 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

Soil Condition	
Depth (metres)	Soil Type
0	ORGANIC SOIL
0.5	SAND-GRAVEL
1.0	
1.5	
Show rock elevation	
Show water table <u>W</u>	

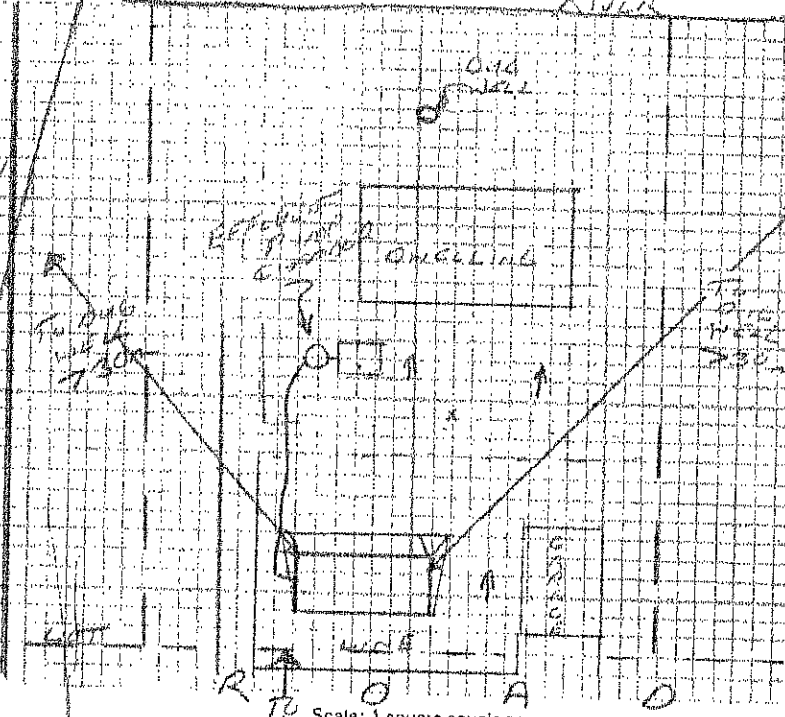
Under Section 121 of the Environmental Protection Act, 1980 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 1 St. Clair Avenue West, Toronto, Ontario M4V 1K7, within 15 days of receipt of the decision.

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 23 sq. m; Contact Area 21 sq. m.
- d) Proposed Layout of Sewage System, As Below as per attached drawing(s)

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

SEE OVERLAYS EVERYWHERE FOR
 SEPTIC TANK AND ABSORPTION TRENCH
 APPROXIMATE SIZES MUST BE
 CHECKED FOR FINAL INSPECTION
 APPROVAL UNDER 15 REQUIRED
 FILTER BED IS TO BE LOCATED
 IN THE BACK UPPER PART OF
 LOT AND CLEAR TO MINIMUM
 MAINTAIN DISTANCES FROM
 QUINN HILL DUB WELLS.

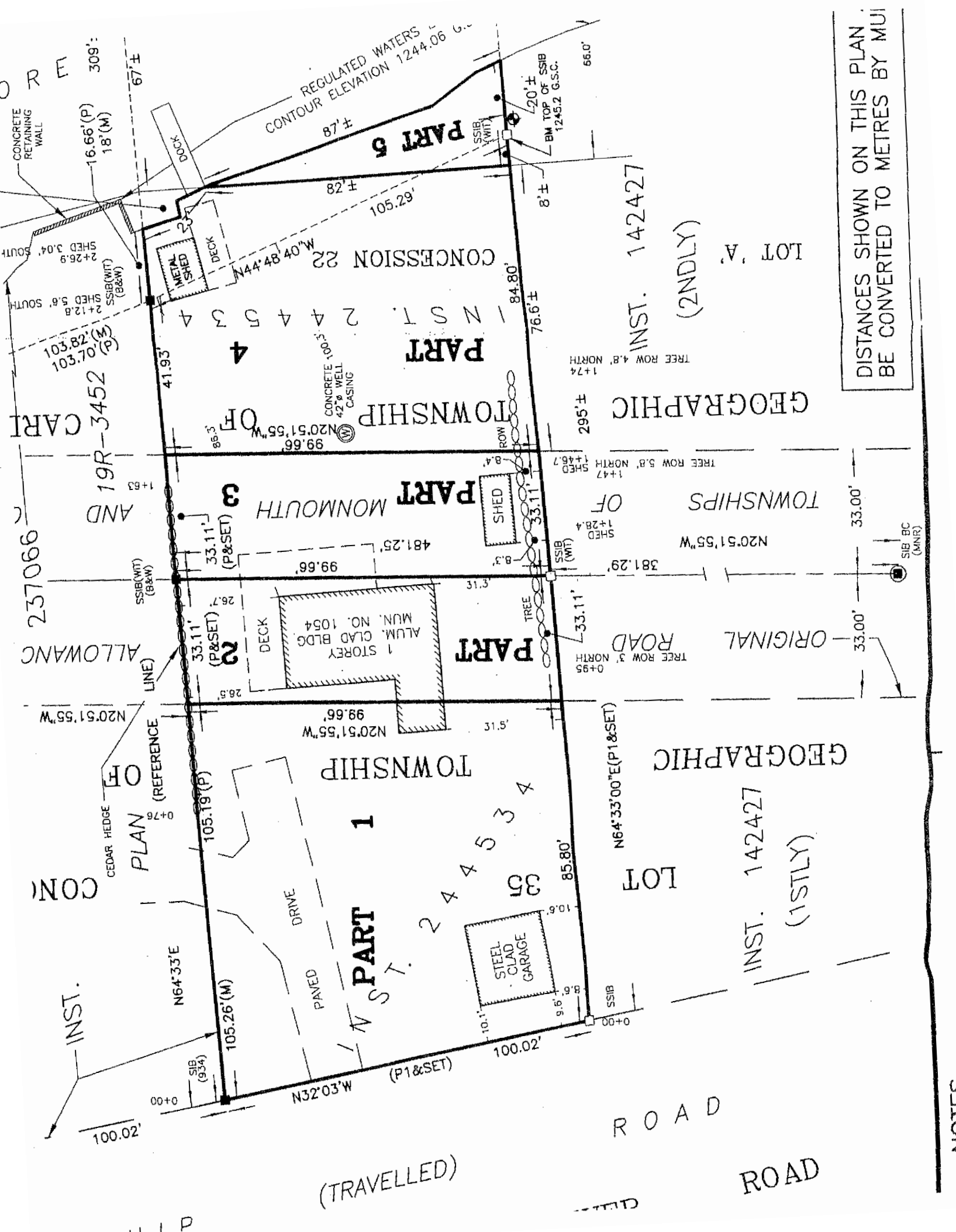


IMPORTANT NOTE It is an offence under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use Permit, an inspection prior to the backfilling of your completed system is required. It is your responsibility to ensure that this is done.

CERTIFICATE

This Certificate of Approval under Section 65 of the Environmental Protection Act 1980 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3. Approval EXPIRES 12 months from date of issue.

INSPECTED & RECOMMENDED BY [Signature]
 DATE 5/28/07 [Signature] Director



CONCRETE RETAINING WALL
 309'
 67'±

REGULATED WATERS
 CONTOUR ELEVATION 1244.06 G.S.C.

PART 5

BM TOP OF SSIB
 1245.2 G.S.C.
 66.0'

SHED 3.04 SOUTH
 2+26.9
 SSIB(WIT) (E&W)

CONCRESSION 22
 444.48
 105.29'
 87'±
 82'±

SHED 5.8' SOUTH
 2+12.8
 SSIB(WIT) (E&W)

PART 4
 INST. 2 4 4 5 3 4
 CONCRESSION 22
 444.48
 105.29'

INST. 142427
 (2NDLY)
 LOT 'A'
 TREE ROW 4.8' NORTH
 1+74
 295'±
 GEOGRAPHIC

19R-3452
 103.82' (P)
 103.70' (M)

TOWNSHIP
 N20°51'55"W
 99.66'
 88.3'

TOWNSHIPS
 N20°51'55"W
 381.29'
 33.00'
 SIB BC (MANR)

237066
 1+53
 SSIB(WIT) (E&W)

PART 3
 PART MONMOUTH
 SHED
 481.25'
 99.66'

ORIGINAL ROAD
 TREE ROW 3' NORTH
 0+95
 33.00'

ALLOWANC
 (REFERENCE LINE)
 33.11' (P&SET)

PART 2
 1 STOREY ALUM. CLAD BLDG
 MUN. NO. 1054
 DECK
 26.5'
 33.11' (P&SET)

GEOGRAPHIC
 64°33'00"E (P1&SET)
 85.80'

CON
 CEDAR HEDGE
 PLAN OF

PART 1
 INST. 2 4 4 5 3 4
 STEEL CLAD GARAGE
 10.6'
 8.6'
 9.6'
 10.1'

LOT
 INST. 142427
 (1STLY)

INST.
 100.02'
 0+00
 SIB (934)

DRIVE
 PAVED
 N32°03'W (P1&SET)
 100.02'

ROAD
 ROAD

64°33'E
 105.26' (M)
 0+00

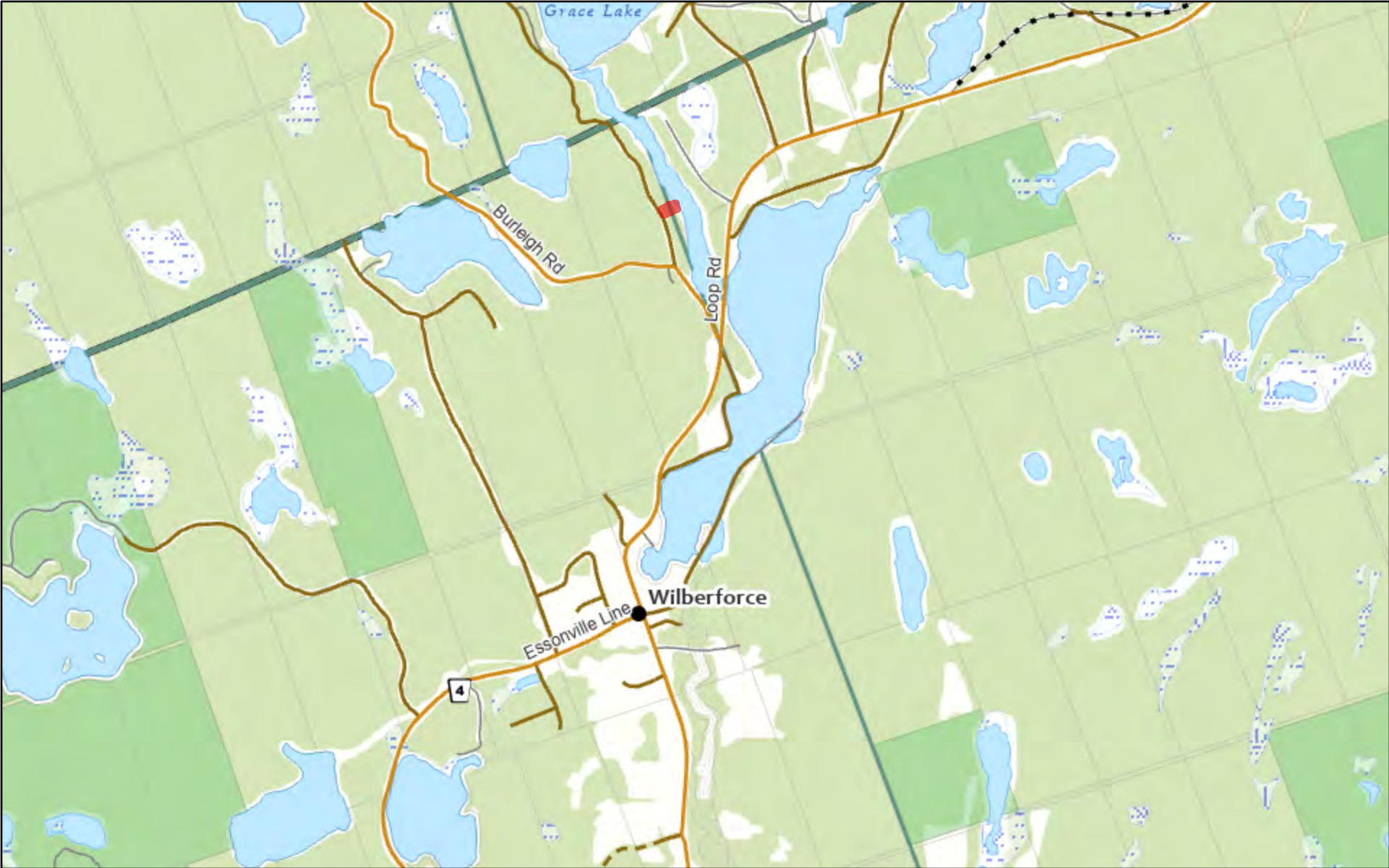
CONTRAVELLED

ROAD

DISTANCES SHOWN ON THIS PLAN
 BE CONVERTED TO METRES BY MULTIPLYING BY 1.0936

NOTES

1054 Grace River Road, Grace River



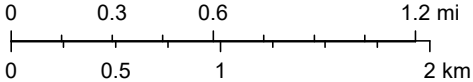
April 23, 2024

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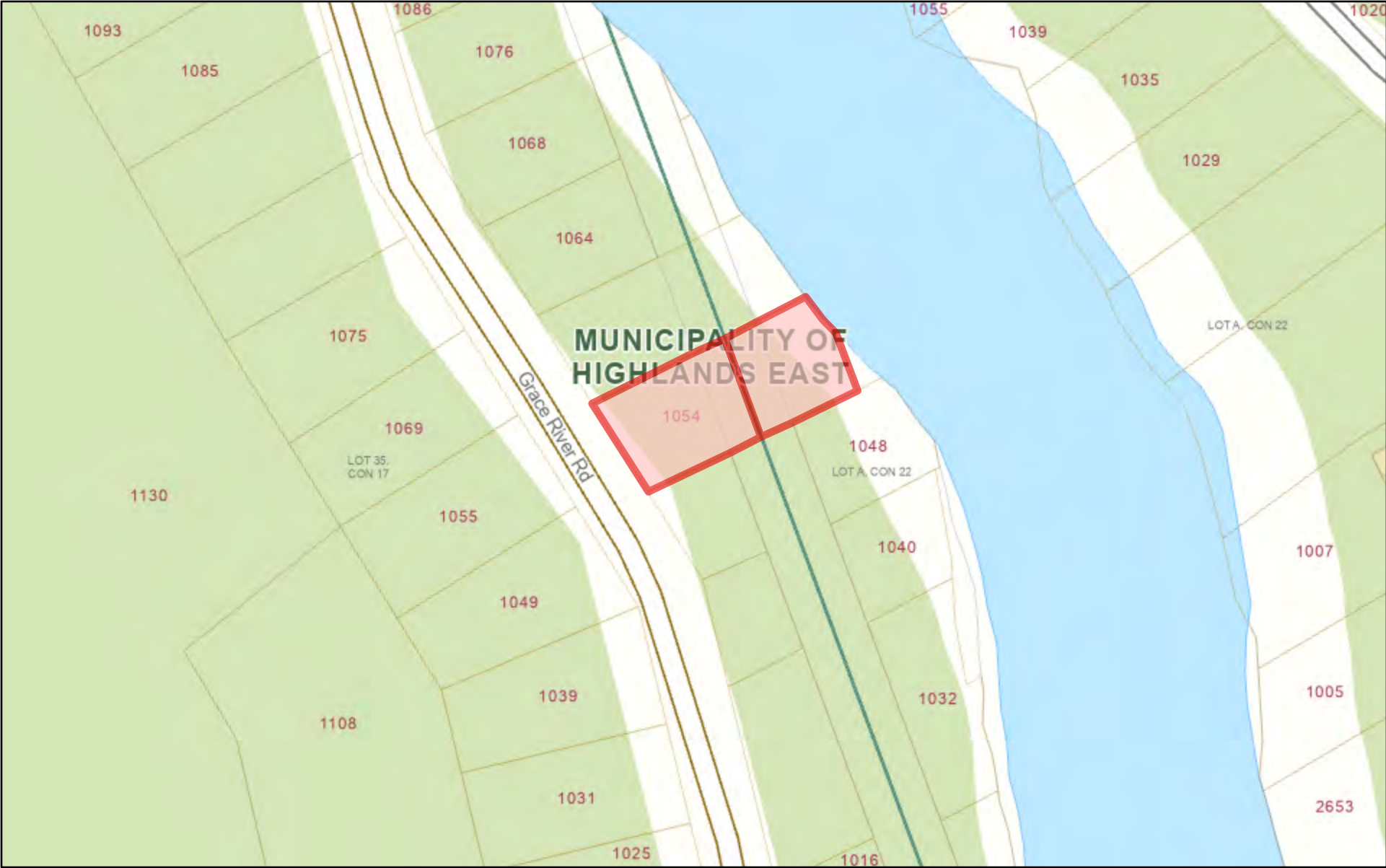
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1054 Grace River Road, Grace River



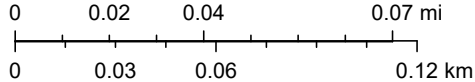
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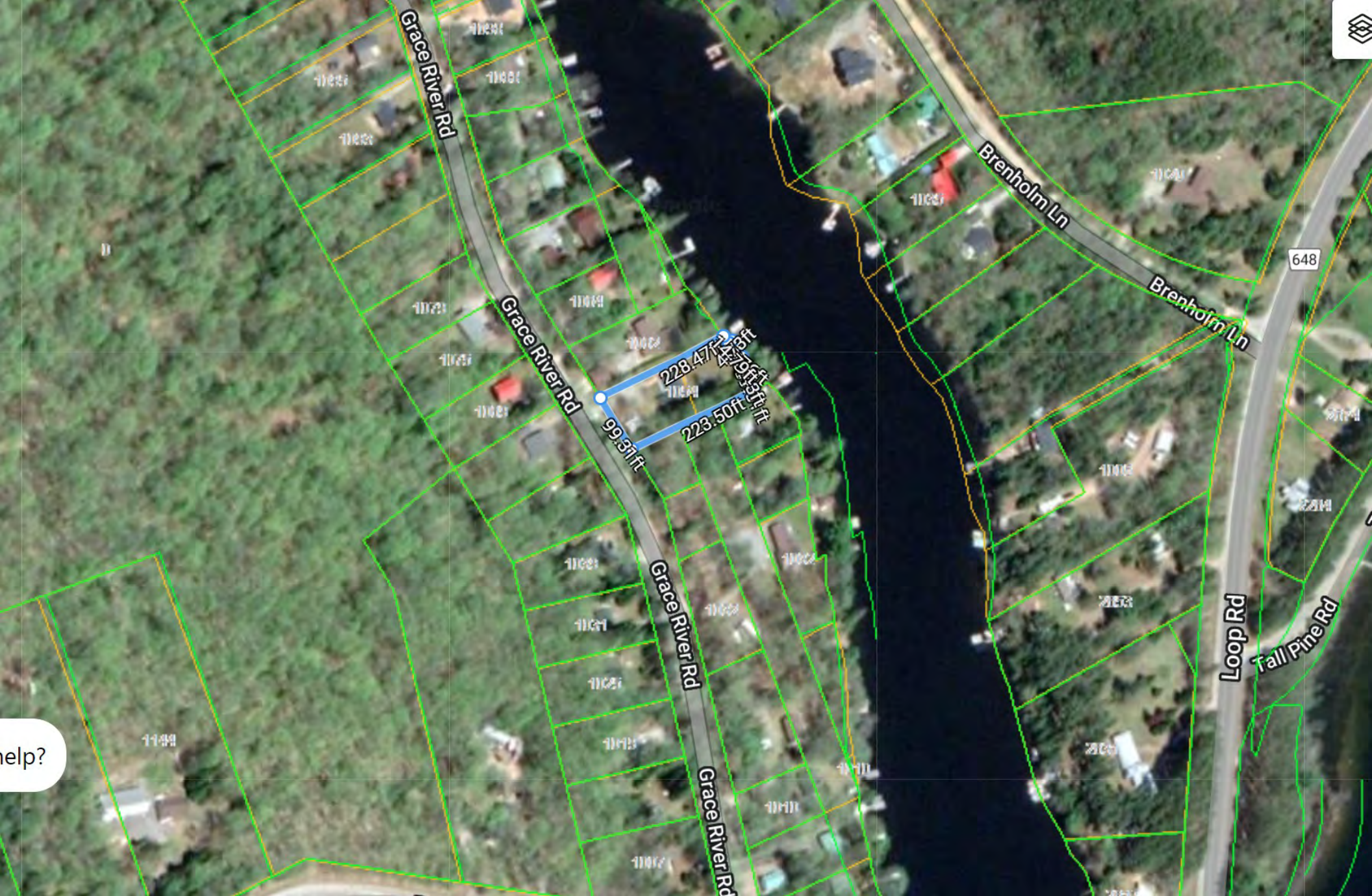
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help?

