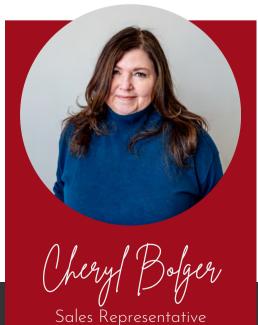


My to 1055 Dark Lake Road

on Dark Lake, Wilberforce







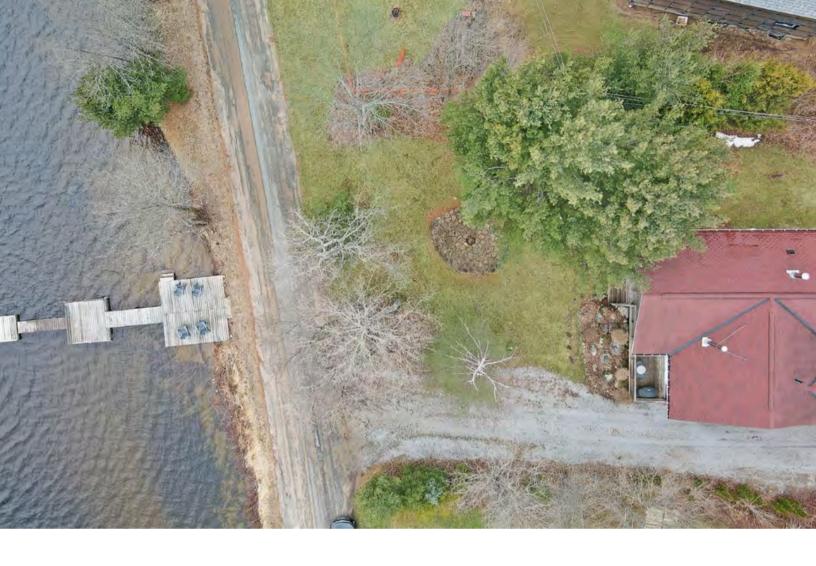
CONTACT DETAILS:

705-457-9994

💆 cheryl@cherylbolger.ca

705-306-9450

troyausten.ca



Welcome to this year-round home on beautiful Dark Lake in Wilberforce—part of a two-lake chain connected by the scenic Grace River. With 100 feet of shoreline, a private dock, and sandy entry into crystal-clear water, the waterfront is ideal for swimming, paddling, and soaking up summer days. This 2+1 bedroom, 2-bath home features an open-concept main floor with cathedral ceilings and a stunning double-sided fireplace that warms both the living and dining areas. Large windows bring in natural light and offer peaceful views of the surrounding landscape, creating a bright and welcoming atmosphere. The property is set on a level lot with easy access across a quiet cottage road to the lake, making it convenient to enjoy your waterfront.

Located within walking distance of Wilberforce amenities—including groceries, LCBO, and local shops—this home delivers the perfect balance of lakeside enjoyment and in-town convenience. Plus, you're only a short drive to Algonquin Park, with endless opportunities for hiking, wildlife viewing, and outdoor adventure. A detached double-car garage provides ample storage for vehicles, tools, or recreational gear, making this an excellent option for full-time living or a four-season getaway.

Property Client Full

1055 Dark Lake Road, Highlands East, Ontario K0L 3C0

Listing

1055 Dark Lake Rd Highlands East

Active / Residential Freehold / Detached

MLS®#: X12099429 List Price: **\$899,000 New Listing**

3(2+1)

Fully



Haliburton/Highlands East/Monmouth

\$3,255.88/2024 Tax Amt/Yr: Transaction: Sale SPIS: DOM

Legal Desc: PT LT 35 CON 17 MONMOUTH AS IN H274334; HIGHLANDS EAST EXCEPT FORFEITED MINING RIGHTS,

IF ANY

Bungalow Raised Rooms Rooms+: 6+4 Style: Fractional Ownership: BR BR+:

Assignment: Baths (F+H): 2(2+0)Link: SF Range: 1100-1500

Storeys: SF Source: Lot Acres: Lot Irrea:

Lot Front: 100.00 Fronting On: N Lot Depth: 248.00

Lot Size Code: Feet Zoning: SR1

Dir/Cross St: Loop Road

PIN #: 392390206 ARN #: 460160200057900 Contact After Exp: No

Holdover: 60 Possession: **Flexible** Possession Date:

Kitch Kitch + 1 (1+0) Exterior: Vinyl Siding, Wood Well Water: Island YN: Drive: **Private** Water Inc: **Drilled Well**

Fam Rm: Water Meter: Nο Garage: Yes

Yes/Finished, Full Gar/Gar Spcs: Beachfront, Dock, Basement: Detached Garage/2.0 Waterfront Feat:: Winterized Drive Pk Spcs: Fireplace/Stv: 6.00

Fireplace Feat: Fireplace Insert, Living Tot Pk Spcs: 6.00 Waterfront Struc: Room, Wood Well Capacity: Pool: None

Interior Feat: Water Heater Owned Room Size: Well Depth: Heat: Heat Pump, Propane Rural Services: Sewers: Septic

Special Desig: A/C: Yes/Other Security Feat: Unknown Central Vac: Farm Features: Nο

Apx Age: 6-15 Winterized: Property Feat: Lake Access, Library, Rec

Centre, School, Waterfront

Exterior Feat:

Deck

Roof: Asphalt Shingle Foundation: **Poured Concrete**

Soil Type: Alternate Power: None

Water Name: **Grace Lake**

Waterfront Y/N: Yes Waterfront: Indirect Waterfront Frontage (M): 30.48

Easements/Restr: Other Water Struct: Water Features: Beachfront, Dock, Winterized

Under Contract: Propane Tank Dev Charges Paid: HST App To SP: Included In

Access To Property: Yr Rnd Municpal Rd

Shoreline: Clean, Sandy Shoreline Exposure: Shoreline Road Allowance: Not Owned

Water View: Direct Channel Name: Docking Type: **Private** Lake Lot Size Source: View: Lot Shape:

Remarks/Directions

Client Rmks:

Welcome to this year-round home on beautiful Dark Lake in Wilberforce part of a two-lake chain connected by the scenic Grace River. With 100 feet of shoreline, a private dock, and sandy entry into crystal-clear water, the waterfront is ideal for swimming, paddling, and soaking up summer days. This 2+1 bedroom, 2bath home features an open-concept main floor with cathedral ceilings and a stunning double-sided fireplace that warms both the living and dining areas. Large windows bring in natural light and offer peaceful views of the surrounding landscape, creating a bright and welcoming atmosphere. The property is set on a level lot with easy access across a quiet cottage road to the lake, making it convenient to enjoy your waterfront. Located within walking distance of Wilberforce amenities including groceries, LCBO, and local shops this home delivers the perfect balance of lakeside enjoyment and in-town convenience. Plus, you're only a short drive to Algonquin Park, with endless opportunities for hiking, wildlife viewing, and outdoor adventure. Additional highlights include a detached double-car garage and a Tesla electric vehicle charger adding practical value for year-round or seasonal use. Whether you're looking for a full-time home or a four-season getaway, this property delivers comfort, privacy, and accessibility in one great package.

Basement

Bathroom Pieces Features

Rooms

MLS®#: X12099429

Room Living Room	<u>Level</u> Main	Dimensions (Metric) 6.62 M X 6.72 M	Dimensions (Imperial) 21.71 Ft x 22.04 Ft
Dining Room	Main	4.08 M X 2.82 M	13.38 Ft x 9.25 Ft
Kitchen	Main	4.08 M X 3.85 M	13.38 Ft x 12.63 Ft
Primary Bedroom	Main	2.87 M X 3.63 M	9.41 Ft x 11.90 Ft
Bedroom	Main	3.43 M X 2.62 M	11.25 Ft x 8.59 Ft
Foyer	Main	3.22 M X 3.56 M	10.56 Ft x 11.67 Ft
Bedroom	Basement	3.21 M X 3.03 M	10.53 Ft x 9.94 Ft
Office	Basement	1.99 M X 3.23 M	6.52 Ft x 10.59 Ft
Utility Room Bathroom	Basement Main	6.27 M X 9.21 M	20.57 Ft x 30.21 Ft

3

Bathroom Photos

MLS®#: X12099429

1055 Dark Lake Road, Highlands East, Ontario K0L 3C0































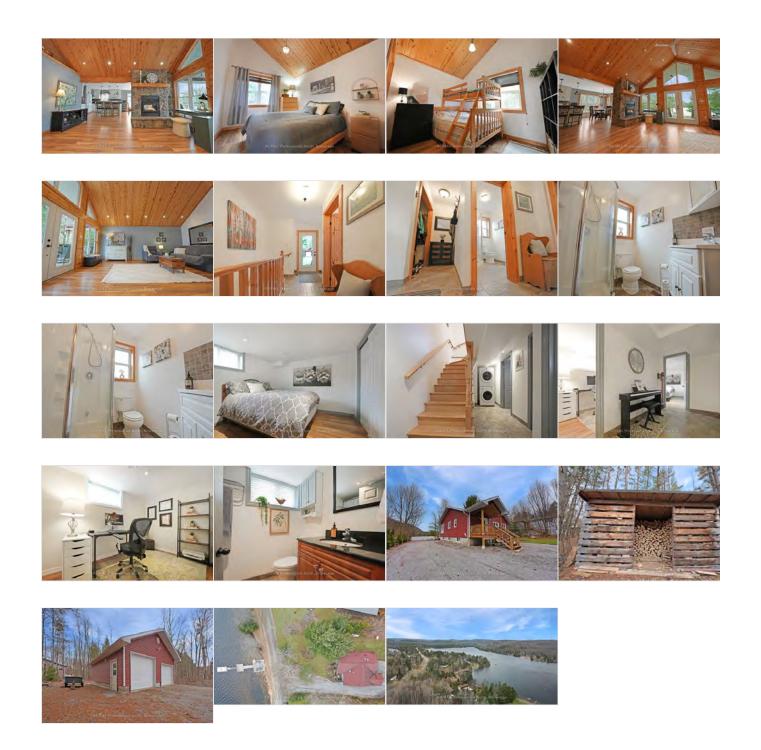












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Chattels

Included

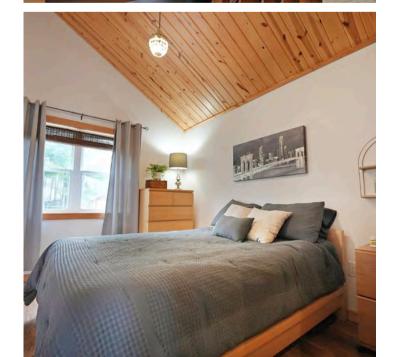
- Stove
- Fridge
- Microwave
- Washer
- Dryer
- 4 face cord of wood in shed

Excluded

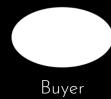
- Personal Items
- Staging Items











Main Building: Total Interior Area Above Grade 1113.18 sq ft





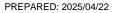


Main Floor

Basement (Below Grade) Interior Area 645.17 sq ft



Interior Area 1113.18 sq ft





Basement (Below Grade) Interior Area 645.17 sq ft Excluded Area 409.96 sq ft







Main Floor Interior Area 1113.18 sq ft







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

BASEMENT

4pc Bath: 4'11" x 8'7" | 42 sq ft Bedroom: 10'6" x 9'11" | 105 sq ft Office: 6'6" x 10'7" | 69 sq ft Storage: 20'7" x 30'3" | 622 sq ft

MAIN FLOOR

3pc Bath: 6'1" x 5'8" | 34 sq ft Bedroom: 11'3" x 8'7" | 97 sq ft Dining: 13'5" x 9'3" | 124 sq ft Foyer: 10'7" x 11'8" | 65 sq ft Kitchen: 13'5" x 12'7" | 166 sq ft Living: 21'9" x 22' | 409 sq ft Primary: 9'5" x 11'11" | 112 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

BASEMENT (Below Grade) Interior Area: 645.17 sq ft Excluded Area: 409.96 sq ft

MAIN FLOOR

Interior Area: 1113.18 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1113.18 sq ft



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.

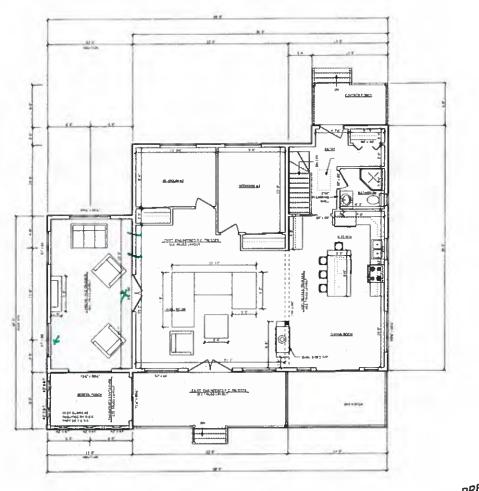
PDF Floor Plans

- 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





MAIN FLOOR PLAN

PRELIMINARY DRAWINGS. PRELIMINARY DRAWINGS.
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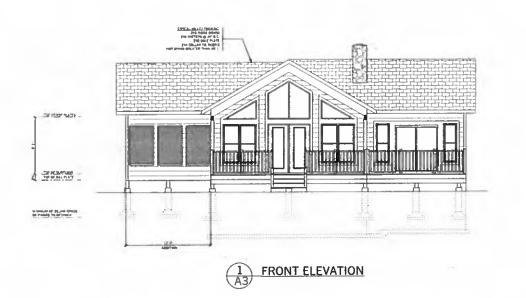
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ADDITION

1055 DARK LAKE RO HIGHEANDS EAST

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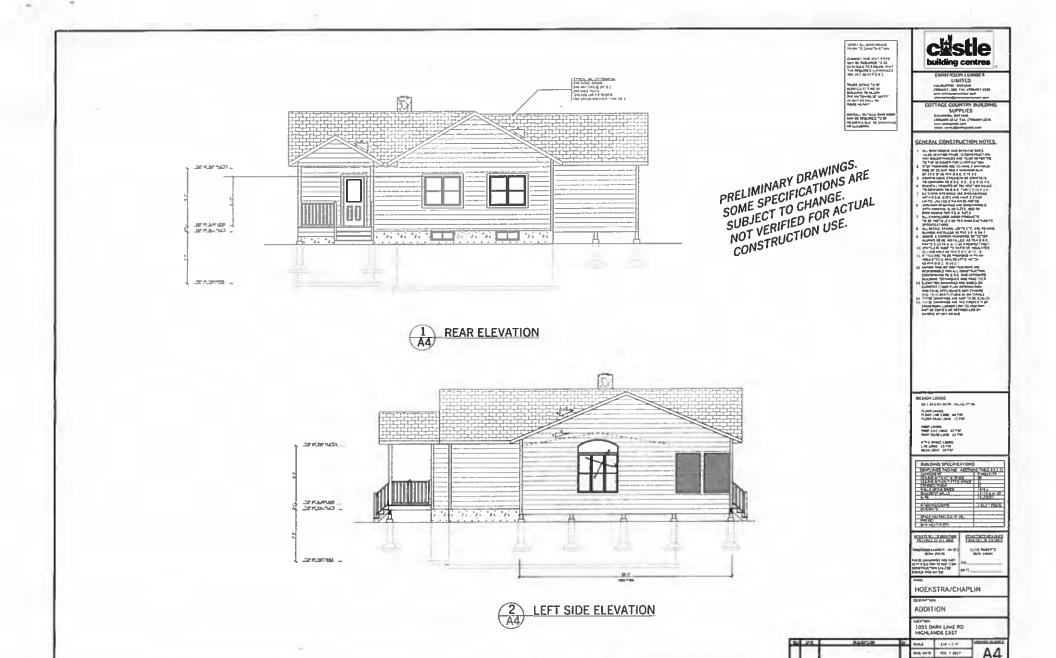
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HOEKSTRA/CHAPLIN

ADDITION

1055 DARK LAKE RD HIGHLANDS EAST

B) 92 2005 On 1 75 S 1 2017 Deliver for 17 householders



Ministry of the Environment

Measurements recorded in: Metric Imperial

Well Tag No.

A 095812

Well Record

Regulation	903	Ontario	Water	Resources	Ac
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1055 DACK LK RO County/District/Municipality HALIBURTON		Monmouth Lot 35			Concession 17				
			City/Town/Village			Province		Code	
		l (WILBERFO Municipal Plan and Subl	ORC C		Ontario Other	KO	1300	
		127499							
Overburden and	Bedrock Materi	als/Abandonmen	t Sealing Reco	ord (see instructions on the				Der	oth (m/ft)
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		Annular Space		CONTRACTOR CONTRACTOR		Results of We	ell Yield Testin	ng	65559255
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					Pump intake set at ((m/ <u>ft)</u>	2 13.1	6 2	14.6
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0	ete, Plastic, Steel)	(cm/in) Fro		Test Hole	25 Recommended pur	np rate	25 17.7	25	10.2
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				Observation and/or Monitoring Hole	Well production (I/mi	in / GPM)	40 17.9	40	
				Alteration (Construction)	Disinfected?		50 18.2	50	
				Abandoned, Insufficient Supply	Yes No		60 18.6	60	
Outside	Construction R		Depth (m/ft)	Abandoned, Poor Water Quality	Please provide a map		ell Location	e hack	
Diamontos	Material Galvanized, Steel)	Slot No. Fro		Abandoned, other,			mod dodono on d	o boton.	
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				Other, specify	Husy 6				
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1055 Dark Lake Road, Dark Lake Wilberforce



April 8, 2025

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Scale: 1:18,056

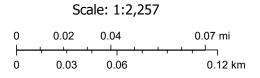
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1055 Dark Lake Road, Dark Lake Wilberforce

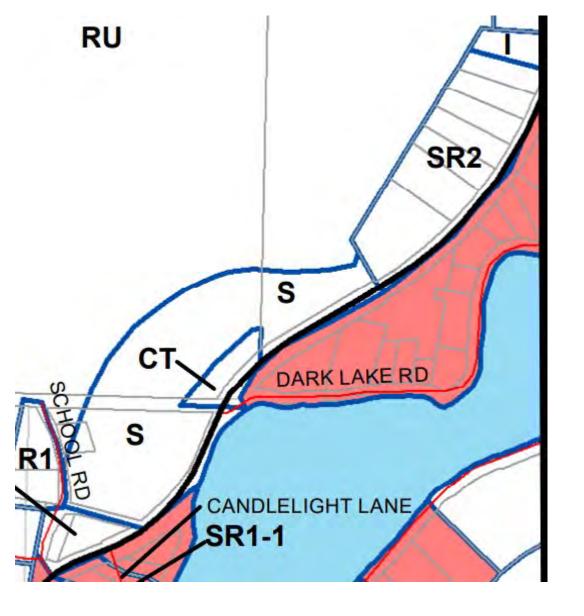












Pusey Lake

(also known as Dark Lake)

Haliburton County

Monmouth Township

Physical Data

Latitude - 45°03'

Height Above Sea Level - 1,260 ft
Longitude - 78°13'

Perimeter - 3.5 miles

Surface Area - 134 acres

Maximum Depth - 125 ft
Volume - 4,447 acre ft

Mean Depth - 33.2 ft

Lake Characteristics

A fairly productive lake with total dissolved solids readings of 45 parts per million at the surface to 70 parts per million in the deeper water. A dam on the outlet is operated by the Trent Canal System but fluctuations are not great (about 1.5 ft). Oxygen levels are high at all depths and temperature is well stratified from 75°F at the surface to 41°F at the bottom. The shallower portions of the lake support a considerable amount of aquatic vegetation.

Fish Species Present

Lake trout, smallmouth bass, white sucker, golden shiner.

The lake is fairly good for lake trout and smallmouth bass. Most fishing pressure comes from cottagers and residents from the nearby town of Wilberforce. Popular methods include trolling with all types of tackle and ice fishing. (Plantings have included smallmouth bass until 1958 and lake trout to date.) Presently closed to winter fishing, check with MNR for current regulations.

Access

A government dock with launching facilities is located at the south end of the lake beside the town of Wilberforce. Two resorts are situated on the lake and numerous resorts are available in the surrounding area.

