

CONTACT DETAILS:

705-887-7878

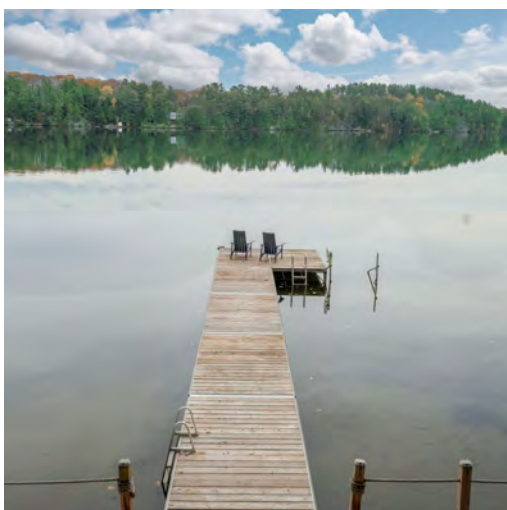
heatherahrens@remax.net

705-344-4235

heatherahrens.ca

Heather Ahrens

*Sales Representative*



**\$1,499,000**

*Welcome to*

1064 Green Gables Road  
on Moore Lake, Minden



*Troy Austen*

Sales Representative

CONTACT DETAILS:

705-457-9994

info@troyausten.ca

705-455-7653

troyausten.ca









Welcome to your new family cottage nestled on the serene shores of Moore Lake. This charming cottage, boasting over 2000 square feet of living space, offers the perfect blend of convenience and luxury for families and extended families seeking a memorable escape. As you step inside, you're greeted by an inviting open-concept main floor with soaring cathedral ceilings and flooded with natural light. Large windows frame stunning views of the lake, while you enjoy relaxing by the fireplace on the cooler spring evenings. The property features 3 bedrooms, 3 bathrooms and for added convenience, an attached heated and insulated garage with a guest suite above, offering comfortable accommodation for visitors.

With 189 feet of clean, sandy shoreline, this cottage provides ample space for waterfront enjoyment. A dry boathouse with an upper deck offers convenient storage for watercraft, while extensive decking by the water provides the perfect spot to soak up the sun and admire panoramic lake views. Gather around the lakeside fire pit in the evenings to roast marshmallows or unwind in the hot tub while taking in the beauty of the lake. Conveniently located just 15 minutes from the village of Minden and a short 30-minute drive to the village of Haliburton, this property ensures easy access to all your essentials, from restaurants and shopping to schools and more, while still providing the tranquility of lakeside living. Whether you're enjoying water activities on the lake, exploring the surrounding wilderness, or simply relaxing with loved ones in the comfort of your lakeside home, this cottage offers everything you need for the perfect family getaway.





# Interior Home Features

Three bedrooms

Three bathrooms

Over 2000sq ft of living space

Open concept main floor flooded with natural light and offering views of the lake

Fireplace to keep you cozy on those cool spring evenings

Guest suite above the garage for additional accommodation for visitors

Fully winterized for year-round enjoyment



# Exterior Features

189 feet of clean, sandy and gradual entrance waterfront

Dry boathouse with upper deck

Extensive lakeside decking

Hot tub with lake views

Attached garage for storing all your recreational gear

Just a 10-minute drive to the Village of Minden or 30-minutes to the village of Kinmount





# 1064 GREEN GABLES Road, Minden Hills, Ontario K0M 2L1

Listing

Client Full  
**Active / Residential**

**1064 GREEN GABLES Rd Minden Hills**

Listing ID: 40564320

Price: **\$1,499,000**



## Haliburton/Minden Hills/Minden

1.5 Storey/House



Water Body: **Moore Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**  
Baths (F+H): **3 (2 + 1)**  
SF Fin Total: **2,193**  
AG Fin SF Range: **2001 to 3000**  
AG Fin SF: **2,193/Other**  
DOM: **0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$4,116.23/2023**

## Remarks/Directions

Public Rmks: **MOORE LAKE STUNNER! 189 feet of clean, sandy shoreline located just off Highway 35 N., easy access & minutes to the town of Minden & 1/2 hour to Haliburton. Bright, airy & spacious 3 bedrooms, 3 baths, cathedral ceilings & attached garage with living quarters including a 3pc bath. Open concept Kitchen/Dining/Living, main floor primary bedroom & en-suite, with walk in closet. Forced air propane furnace, central air, hot water on demand (propane). Generac system, fireplace in living room has been WETT certified. Dry boathouse with upper deck to capture the panoramic lake views. Extensive decking by water, docking system. This waterfront property has it ALL!!**

Directions: **Moore Falls to Green Gable**

## Waterfront

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

Water View: **Direct Water View**

Boat House: **Boathouse-Single Slip, Boathouse-Wetslip**  
Frontage: **189.00**  
Exposure: **South**  
Island Y/N: **No**

## Exterior

Exterior Feat: **Landscaped**  
Construct. Material: **Stone, Wood**  
Shingles Replaced:  
Year/Desc/Source: **//**  
Property Access: **Municipal Road**  
Other Structures:  
Garage & Parking: **Attached Garage//Private Drive Single Wide**  
Parking Spaces: **6**  
Services: **Electricity**  
Water Source: **Drilled Well**  
Lot Size Area/Units: **/**  
Lot Front (Ft): **189.00**  
Location: **Rural**  
Area Influences: **Lake Access, Place of Worship, Schools**  
View: **Water**  
Topography:

Foundation: **Stone**  
Driveway Spaces: **4.0**

Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **6-15 Years**  
Rd Acc Fee:  
Winterized: **Fully Winterized**

Garage Spaces: **2.0**

Sewer: **Septic**  
Acres Rent:  
Lot Shape:  
Land Lse Fee:

Retire Com:  
Fronting On: **South**

## Interior

Interior Feat: **Other**  
Basement: **None**  
Cooling: **Central Air**  
Heating: **Forced Air-Propane**  
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**  
Add Inclusions: **Built in Appliances, Generac Generator, Docks**  
Exclusions: **All Personal Items**

Basement Fin:

## Property Information

Common Elem Fee: **No**  
Legal Desc: **CON 6 PT LT 25 & PT OF RD ALLOW RP 19R7368 PTS 1 & 3**  
Zoning: **SR2**  
Assess Val/Year: **\$509,000/2023**  
PIN: **392540047**  
ROLL: **461605100077700**  
Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **None/**  
Hold Over Days: **60**  
Occupant Type: **Owner**

Deposit: **50000**

## Brokerage Information

List Date: **04/04/2024**

List Brokerage: **[RE/MAX All-Stars Realty Inc. Brokerage](#)** 

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Source Board: Barrie and District Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 04/04/2024

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

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Rooms

### Listing ID: 40564320

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>6' 0" X 15' 3"</b>	<b>1.83 X 4.65</b>	
<b>Laundry</b>	<b>Main</b>	<b>11' 11" X 5' 5"</b>	<b>3.63 X 1.65</b>	
<b>Dining Room</b>	<b>Main</b>	<b>13' 5" X 18' 3"</b>	<b>4.09 X 5.56</b>	
<b>Kitchen</b>	<b>Main</b>	<b>8' 11" X 13' 9"</b>	<b>2.72 X 4.19</b>	
<b>Living Room</b>	<b>Main</b>	<b>26' 3" X 12' 10"</b>	<b>8.00 X 3.91</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>11' 10" X 16' 11"</b>	<b>3.61 X 5.16</b>	
<b>Bathroom</b>	<b>Main</b>	<b>5' 10" X 7' 6"</b>	<b>1.78 X 2.29</b>	<b>3-Piece, Ensuite</b>
<b>Bathroom</b>	<b>Main</b>	<b>6' 10" X 3' 5"</b>	<b>2.08 X 1.04</b>	<b>2-Piece</b>
<b>Bedroom</b>	<b>Second</b>	<b>10' 2" X 11' 6"</b>	<b>3.10 X 3.51</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10' 2" X 13' 9"</b>	<b>3.10 X 4.19</b>	
<b>Bathroom</b>	<b>Second</b>	<b>5' 0" X 10' 0"</b>	<b>1.52 X 3.05</b>	<b>4-Piece</b>

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# Chattels

## Included

- Built in Microwave
- Dishwasher
- Dryer
- Refrigerator
- Stove
- Washer
- Window Coverings
- Generac Generator
- Docks

## Excluded

- Personal Items



Seller



Buyer







# HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

## SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

UP Screen  
Lu-25-96  
FILE NUMBER

### REPORT

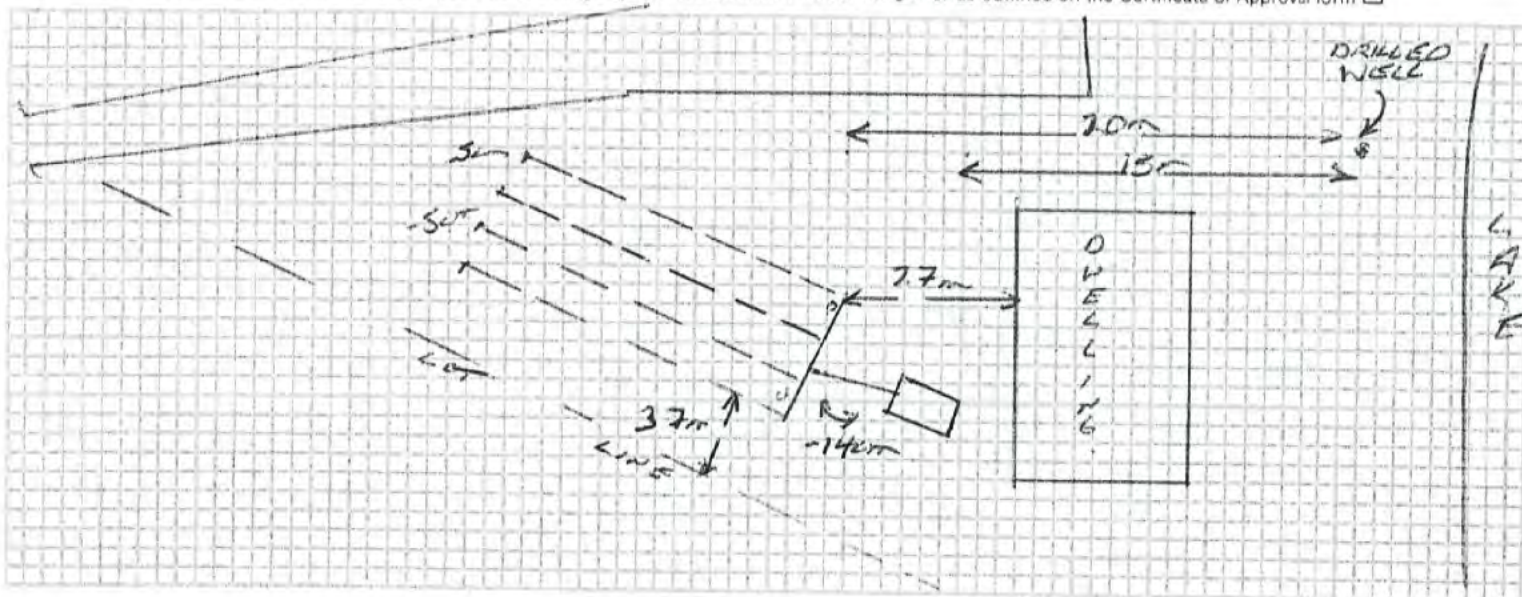
INSTALLED BY: Russ GRAHAM

DATE July 21/92

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 DCP
- Distribution Pipe: Type pre; Absorption Trench System ☒
- Filter Bed System ☐; Filter Bed Area \_\_\_\_\_ sq. m.; Contact Area \_\_\_\_\_ sq. m.
- Total 48 Lineal Metres in 4 runs of 12 metres and led by gravity ☒; Siphon ☐; or Pump ☐
- Size of System based on 2 bedrooms and/or 2.5 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 \_\_\_\_\_

### 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

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # Lu-25-96

such system being located on Lot 25 Conc 6 Plan \_\_\_\_\_ Sub. lot \_\_\_\_\_

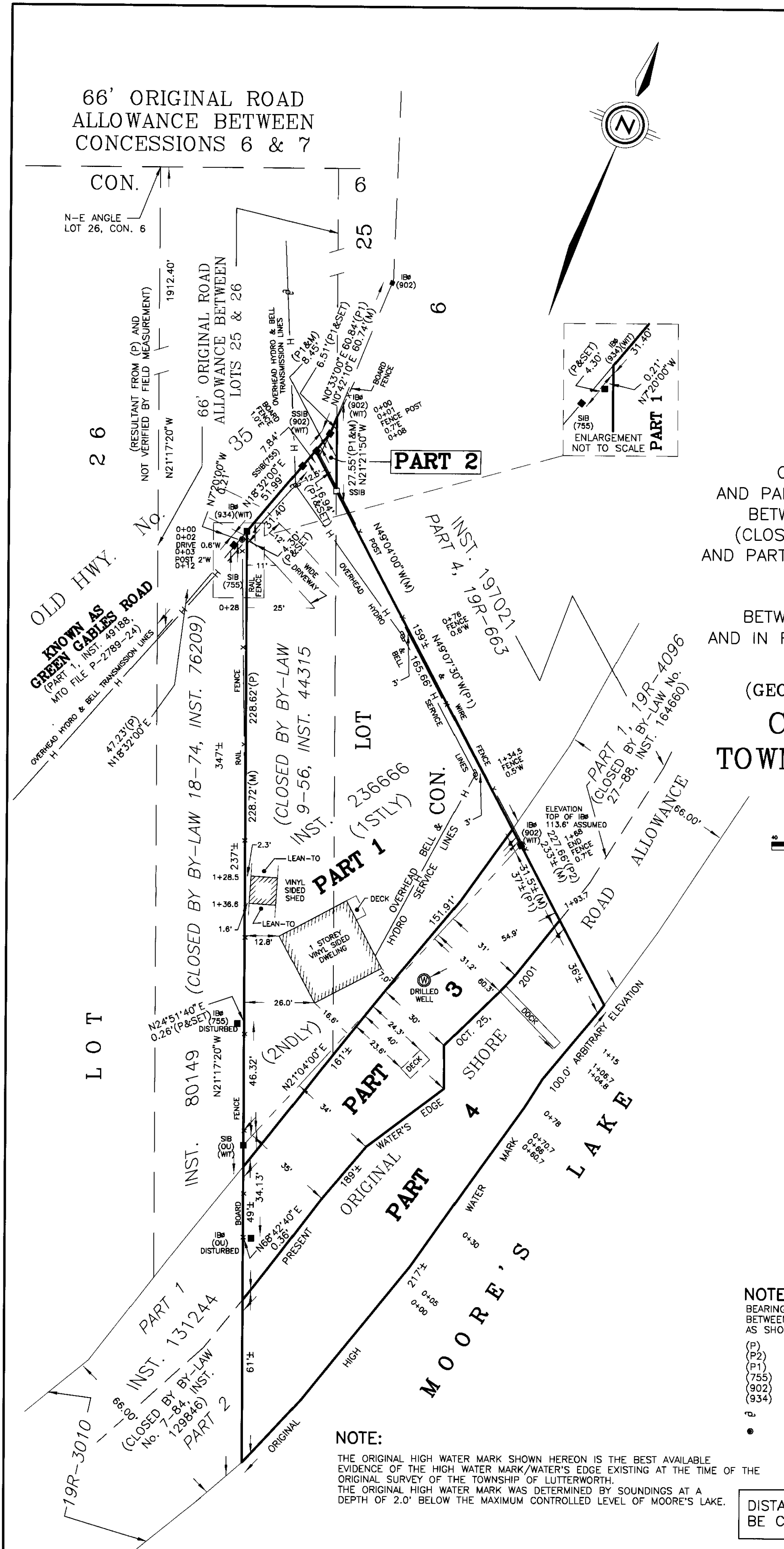
Township/Municipality LUTHERWORTH County HALIBURTON

Inspected and Recommended by [Signature]

DATE July 21/92 Issued [Signature]  
(Director)

NOTE: Section 75 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



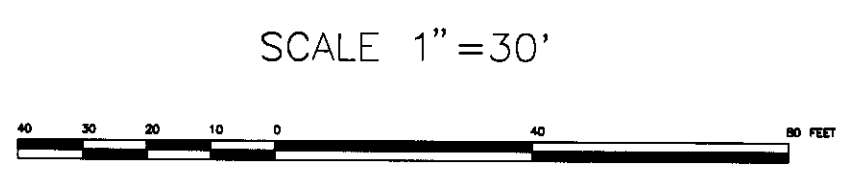


I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.  
DATE OCTOBER 29, 2001  
  
C.T. STRONGMAN  
ONTARIO LAND SURVEYOR

**PLAN 19R-7368**  
RECEIVED AND DEPOSITED  
DATE July 24, 2002  
  
A. Johnston Deputy  
LAND REGISTRAR FOR THE  
REGISTRY DIVISION OF HALIBURTON '19'

SCHEDULE OF PARTS				
PART	LOT	CONCESSION	INSTRUMENT	AREA
1	PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 25 & 26 AND PART OF LOT 25	CONCESSION 6	ALL OF INST. 236666	0.33± ac.
2				100 sq.ft.
3	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE LYING IN FRONT OF PART OF LOT 25, CON. 6 AND IN FRONT OF PART OF THE 66' ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 25 & 26 CONCESSION 6, LYING ALONG MOORE'S LAKE		TOWNSHIP	0.13± ac.
4				0.17± ac.

**PLAN OF SURVEY**  
OF PART OF LOT 25, CONCESSION 6  
AND PART OF THE 66' ORIGINAL ROAD ALLOWANCE  
BETWEEN LOTS 25 AND 26, CONCESSION 6  
(CLOSED BY BY-LAW No. 9-56, INST. 44315)  
AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE  
LYING IN FRONT OF PART OF THE  
66' ORIGINAL ROAD ALLOWANCE  
BETWEEN LOTS 25 & 26, IN CONCESSION 6  
AND IN FRONT OF PART OF LOT 25, CONCESSION 6  
LYING ALONG MOORE'S LAKE  
(GEOGRAPHIC TOWNSHIP OF LUTTERWORTH)  
**CORPORATION OF THE  
TOWNSHIP OF MINDEN HILLS**



C.T. STRONGMAN O.L.S.  
2001

- NOTES:**  
BEARINGS ARE ASTRONOMIC DERIVED FROM THE CENTRELINE OF THE ROAD ALLOWANCE BETWEEN LOTS 25 AND 26, CONCESSION 6, HAVING A BEARING OF N21°17'20"W AS SHOWN ON PLAN 19R-3010.
- (P) - REFERS TO PLAN 19R-3010
  - (P2) - REFERS TO PLAN 19R-4096
  - (P1) - REFERS TO PLAN 19R-663
  - (755) - DENOTES J.B. TREPANIER OLS
  - (902) - DENOTES W.R. COE OLS
  - (934) - DENOTES H.C. BISHOP OLS
  - h - DENOTES HYDRO POLE
  - - DENOTES FENCE POST

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

**C-2630**

**LEGEND**  
SIB - DENOTES STANDARD IRON BAR  
SSIB - DENOTES SHORT STANDARD IRON BAR  
IB - DENOTES IRON BAR  
IBR - DENOTES IRON BAR ROUND  
SB - DENOTES SUBDIVISION BAR  
RP - DENOTES ROCK POST  
IT - DENOTES IRON TUBE  
(OU) - DENOTES ORIGIN UNKNOWN  
(M) - DENOTES MEASURED  
■ - DENOTES MONUMENT FOUND  
□ - DENOTES MONUMENT PLANTED

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE REGISTRY ACT, AND THE REGULATIONS MADE UNDER THEM.  
2) THE SURVEY WAS COMPLETED ON THE 25th DAY OF OCT. 2001.  
  
ORILLIA, ONTARIO  
OCTOBER 29, 2001  
  
C. T. STRONGMAN  
ONTARIO LAND SURVEYOR

**C.T. STRONGMAN SURVEYING LTD.**  
Ontario Land Surveyors  
4145 Burnside Line  
R.R. No. 4, Orillia, L3V-6H4  
Telephone (705) 329-0765  
Fax (705) 329-0424  
email- strongman@orilliapronet.com  
**ORILLIA - ONTARIO**

SL File:3257  
C-2630



# Location Map\_1064 Green Gables



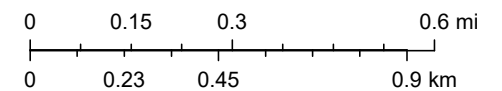
April 3, 2024

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Scale: 1:18,056





# Property Map\_1064 Green Gables



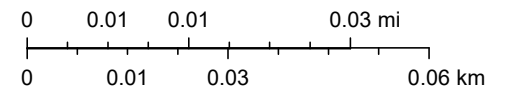
April 3, 2024

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Scale: 1:1,128







1003

Lynchs Ln

Green Gables Rd

Lynchs Ln

1015

1006

1004

1003

Green Gables Rd

Green Gables Rd

1038

30.93 ft

193.17 ft

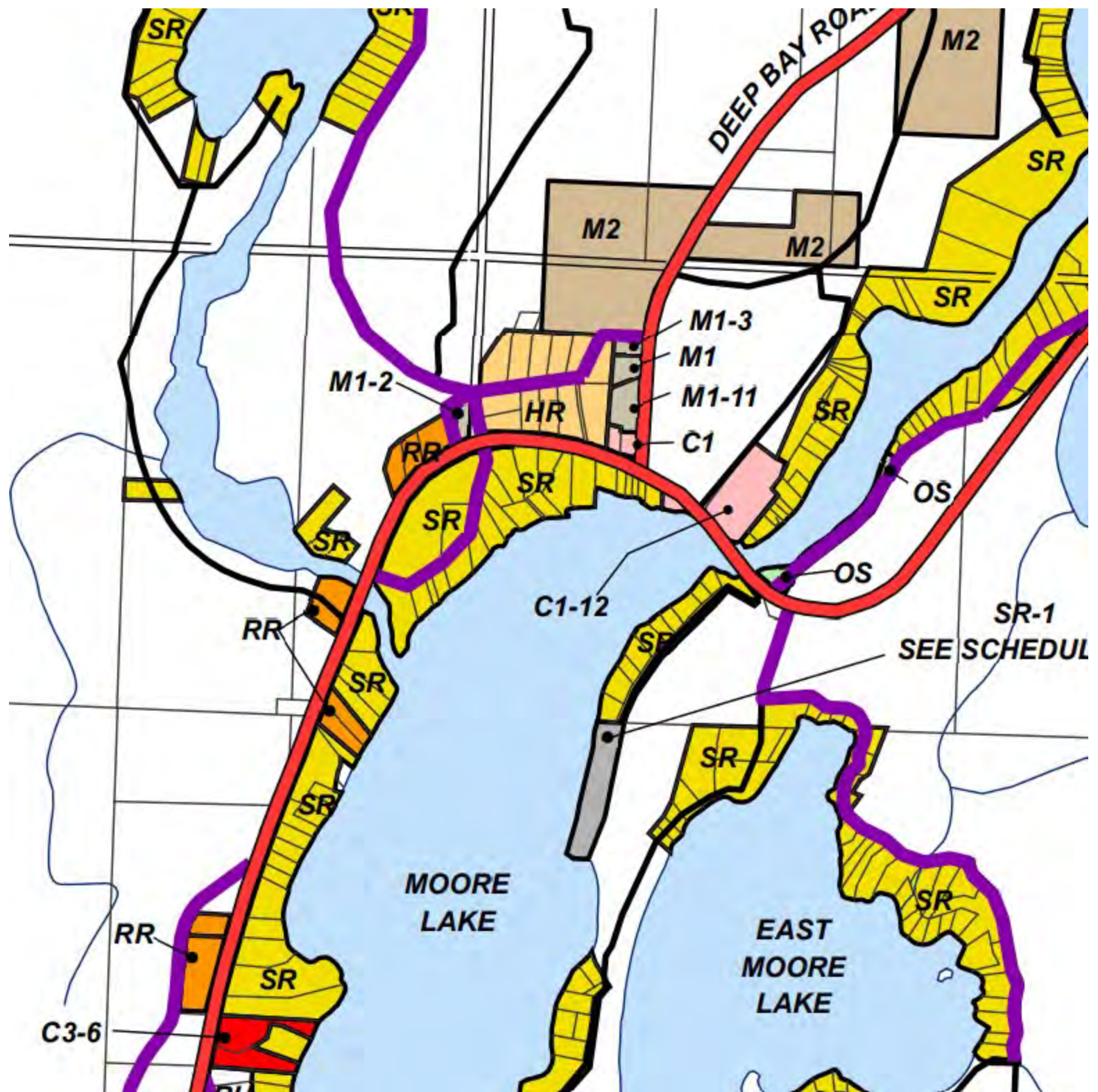
270.51 ft

246.11 ft

151.60 ft

119.92 ft







## Moore Lake

County of Haliburton

Lutterworth Township

### Physical Data

Latitude - 44°48'

Surface Area - 390 acres

Height Above Sea Level - 804 ft    Maximum Depth - 72 ft

Longitude - 78°48'

Perimeter - 7 miles

Mean Depth - 23 ft

### Lake Characteristics

At the time of the survey, June 25, 1969, the water temperature ranged from 69°F on the surface to 50°F on the bottom. The thermocline occurred between 14 ft and 23 ft with the temperature dropping from 68°F to 51°F. The pH level ranged from 8.0 on the surface to 7.0 at 32 ft. The dissolved oxygen content ranged from 44.5 mg/L at 5 ft to 51.3 mg/L at 23 ft. The water was colourless and the secchi disc disappeared 15 ft below the surface.

### Fish Species Present

Lake trout, whitefish, herring, rock bass, smallmouth bass, and yellow perch. Slot lake, check with MNR for current regulations.

### Access

Moore Lake is located adjacent to Hwy 35 between Norland and Minden. There is a marina at Moore Falls. Groceries and excellent accommodation is available.

Survey Date June 25, 1969

(Refer to Lutterworth Township map - page 217)

