



# Just Listed

1065 TROOPER LAKE DR.,  
GOODERHAM

\$799,500



## OVERVIEW



## ABOUT THIS PROPERTY

Nestled on the tranquil shores of Trooper Lake, this charming 2 bedroom, 1 bath cottage provides the perfect blend of rural tranquility and modern convenience. Only 7 minutes from the friendly village of Gooderham and a mere 2.5 hours from the GTA.

## FEATURES



1.34 Acres



Trooper Lake

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# 1065 TROOPER LAKE Drive, Gooderham, Ontario K0M 1R0

Listing

Client Full

**1065 TROOPER LAKE Dr Gooderham**

MLS®#: 40423294

**Active / Residential**Price: **\$799,500**

## Haliburton/Highlands East/Glamorgan Bungalow/House

Water Body: **Trooper Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **608**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **608/LBO provided**  
 DOM/CDOM: **0/0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,776.90/2022**

### Remarks/Directions

**Public Rmks:** Welcome to your dream lakeside cottage, perfect for families! Nestled on the tranquil shores of Trooper Lake, this charming 2 bedroom, 1 bath cottage provides the perfect blend of rural tranquility and modern convenience. Only 7 minutes from the friendly village of Gooderham and a mere 2.5 hours from the GTA, it's an ideal getaway for families seeking an easy escape from city life. The property, a double lot (non-severable) with a flat terrain leading to 214ft of waterfront, spans an impressive 1.34 acres. Whether you're keen on motorized or non-motorized watersports, Trooper Lake caters to all aquatic pursuits. The recently renovated cottage comes turnkey, radiating warmth and comfort with a propane fireplace in the living room, and is temperature-controlled via a mobile device, ensuring your comfort at all times. Despite its cozy 608sq ft footprint, it has a newly installed septic system suitable for up to 4 bedrooms. The added bonus? A spacious 20x14 garage for all your storage needs. Imagine waking up to serene lake views, your days filled with laughter and adventure, and evenings spent roasting marshmallows under the stars. Make this cottage your family's slice of heaven.

**Directions:** From Gooderham take Highway 507 to Tamarack Lake Road to Trooper Lake Drive to signs

### Common Elements

### Waterfront

**Features:** Beach Front  
**Dock Type:** Private Docking  
**Shoreline:** Sandy, Shallow, Soft Bottom  
**Shore Rd Allow:** Not Owned  
**Channel Name:**

**Boat House:**  
**Frontage:** 214.00  
**Exposure:** South  
**Island Y/N:** No

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				No

### Exterior

**Exterior Feat:** Deck(s), Landscaped, Privacy, Year Round Living  
**Construct. Material:** Wood  
**Shingles Replaced:** 2018  
**Year/Desc/Source:** 1969//Estimated  
**Property Access:** Private Road, Year Round Road  
**Other Structures:** Shed, Storage  
**Garage & Parking:** Private Drive Single Wide//Gravel Driveway  
**Parking Spaces:** 10  
**Services:** Cell Service, Electricity, High Speed Internet

**Roof:** Asphalt Shingle  
**Prop Attached:** Detached  
**Apx Age:** 51-99 Years  
**Rd Acc Fee:** \$200  
**Winterized:**

Garage Spaces:

**Water Source:** Lake/River  
**Water Tmnt:** Heated Water Line, UV System  
**Lot Size Area/Units:** 1.340/Acres  
**Acres Range:** 0.50-1.99  
**Lot Front (Ft):** 214.00  
**Lot Depth (Ft):**  
**Location:** Rural  
**Lot Irregularities:**  
**Area Influences:** Beach, Downtown, Landscaped, Major Highway, Rec./Community Centre, Shopping Nearby, Trails  
**View:** Clear, Forest  
**Topography:** Flat, Open space, Partially Cleared, Wooded/Treed  
**Restrictions:**  
**School District:** Trillium Lakelands District School Board

Sewer: Septic

**Acres Rent:**  
**Lot Shape:**  
**Land Lse Fee:**  
**Retire Com:**  
**Fronting On:** North  
**Exposure:** South

### Interior

**Interior Feat:** Water Heater Owned  
**Security Feat:** None  
**Basement:** Crawl Space  
**Basement Fin:** Unfinished  
**Laundry Feat:** None  
**Cooling:** Window Unit



Heating: **Baseboard, Fireplace-Propane**  
 Fireplace: **1/Propane**  
 Under Contract: **None**  
 Lease to Own: **None**  
 Inclusions: **Other**  
 Add Inclusions: **Turnkey Package**  
 Exclusions: **Personal Items**  
 Furnace Age:

FP Stove Op:  
 Contract Cost/Mo:

Tank Age:

UFFI: **No**

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **Part of Lot 31, Concession 3, Parts 18 & 19, 19R14, Geographic Township of Glamorgan, As In H181926; Together with H 181926 ( PIN#39228-0289)**  
 Zoning: **LSR**  
 Assess Val/Year: **\$198,000/2023**  
 PIN: **392280289**  
 ROLL: **460190100038400**  
 Possession/Date: **Other/**

Local Improvements Fee:  
 Survey: **Available/ 1968**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **min 5%**

### Brokerage Information

List Date: **05/23/2023**  
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Troy Austen, Salesperson  
 Date Prepared: 05/23/2023

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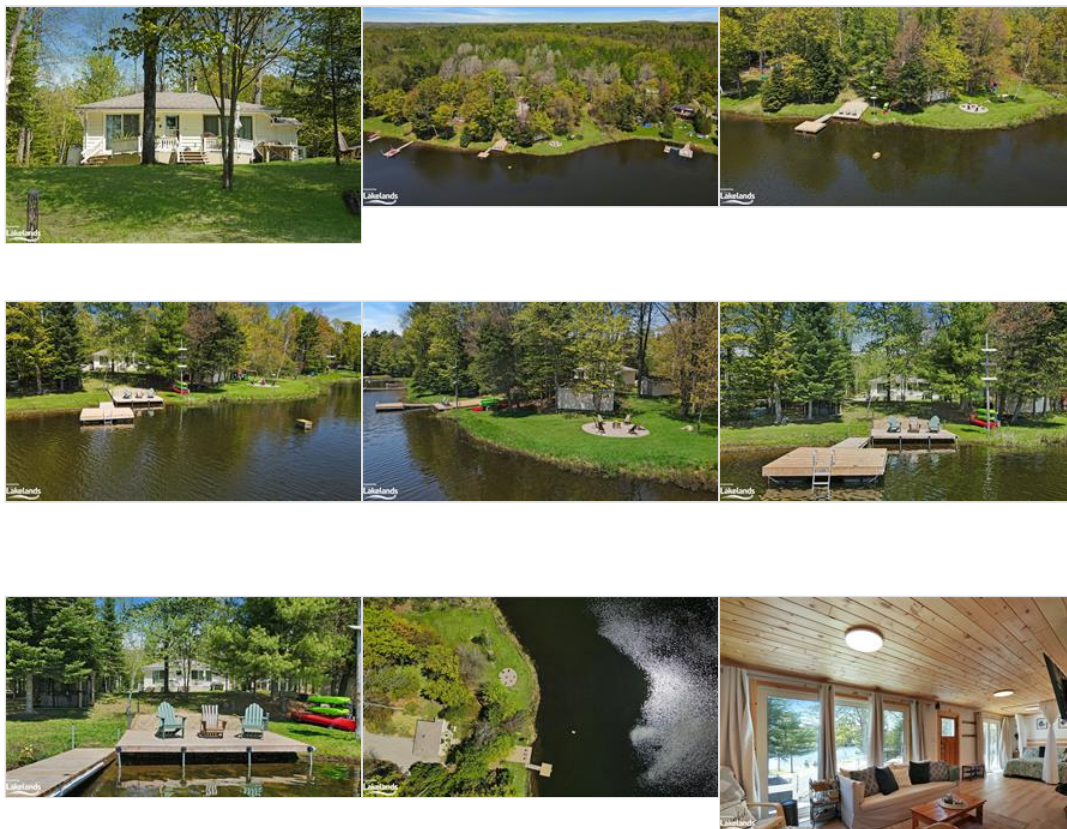
#### Rooms

**MLS®#: 40423294**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Living Room/Dining Room</b>	<b>Main</b>	<b>21' 0" X 9' 2"</b>	<b>6.40 X 2.79</b>	
<b>Kitchen</b>	<b>Main</b>	<b>10' 0" X 8' 9"</b>	<b>3.05 X 2.67</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>11' 6" X 7' 6"</b>	<b>3.51 X 2.29</b>	
<b>Bedroom</b>	<b>Main</b>	<b>8' 7" X 7' 6"</b>	<b>2.62 X 2.29</b>	
<b>Bedroom</b>	<b>Main</b>	<b>8' 3" X 7' 4"</b>	<b>2.51 X 2.24</b>	
<b>Bathroom</b>	<b>Main</b>	<b>7' 9" X 3' 7"</b>	<b>2.36 X 1.09</b>	<b>3-Piece</b>
<b>Desc: Sink &amp; toilet inside cottage</b>				

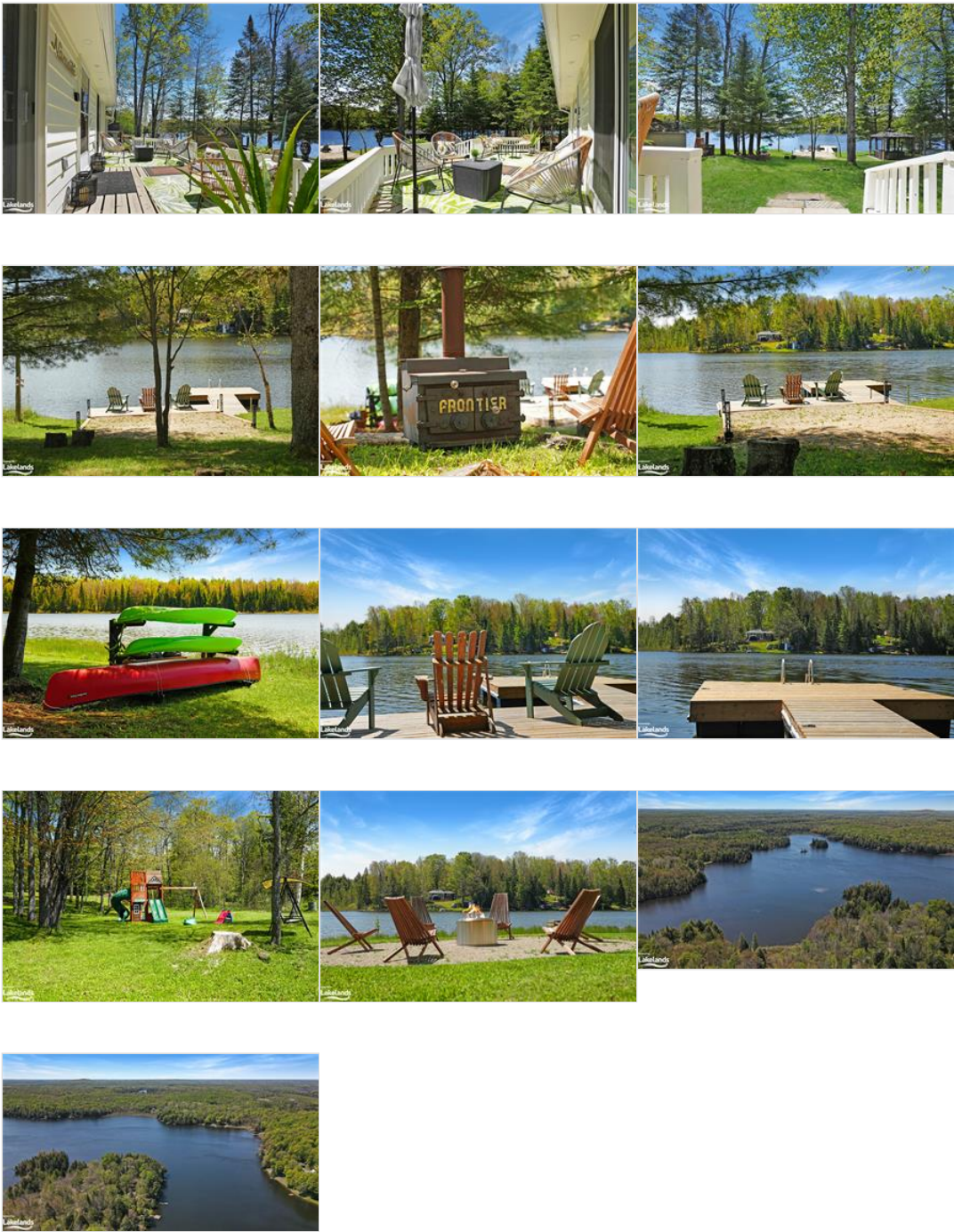
#### Photos

**MLS®#: 40423294**









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**INCLUDED**

TURNKEY PACKAGE  
EVERYTHING INCLUDED

**EXCLUSIONS**

PERSONAL ITEMS

INITIALS SELLER



INITIALS BUYER



ADDITIONAL NOTES FOR

Address: 1065 Trooper Lake Drive,  
Gooderham

Hydro Costs per Year - \$1150.52 approx (2022)

Propane Cost - \$688.17 approx (2022)

Cell Service – YES

Internet Service – YES

Water Treatment System – UV and Filtration (2021)

Heated Waterline (2021)

Septic Installer – Stoughtons Electric (2021)

Fully Renovated in 2021

Age of Roof – 5 years

Four Season

Driveway Plowing Cost - \$300 (2022)

Wood Cost - \$200 (2022)

Cottage Association Fees - \$225 (2022)

Approved plans for extensions including additional bedrooms and bathrooms  
(available to see upon request)

05/23/2023



Municipality of Highlands East  
Building Department  
Box 22, Gooderham, ON K0M 1R0

Telephone: 705-447-0051  
Fax: 705-447-0553

## Sewage System Installation Report

Installation by: STOUGHTON'S ELECTRIC

File Number:

SP-21-003

Date: JUNE 25, 2021

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

1. Septic Tank/Holding Tank of working capacity of 4500 litres constructed of plastic/concrete/fiberglass  
Manufacturer: BCP Model: \_\_\_\_\_
2. Distribution Pipe: Type: PVC Absorption Trench System ☐ Filter Bed System ☐  
Filter Bed Area: 33.21 m<sup>2</sup> Filter Sand Contact Area 33.21 m<sup>2</sup>  
Total 32 Linear Metres in 5 runs of 6.4 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐  
Loading Rate Area: 200 m<sup>2</sup>
3. Size of System based on 4 bedrooms and/or 15 fixture units. Commercial details: \_\_\_\_\_  
Area of Building 57 m<sup>2</sup> Total Daily Design Sewage Flow: 2000 litres
4. Other \_\_\_\_\_

### COMMENTS:

#### Ensure the following work is completed:

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

* REBAR IN BED CORNERS FOR FUTURE LOCATION DETECTION
* PROTECT SEPTIC COMPONENTS FROM VEHICLES DRIVING OR PARKING ON.

Note: 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, a Sewage System Permit must be obtained.

**FOR SYSTEM INSTALL DIAGRAM SEE OVER**

### INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

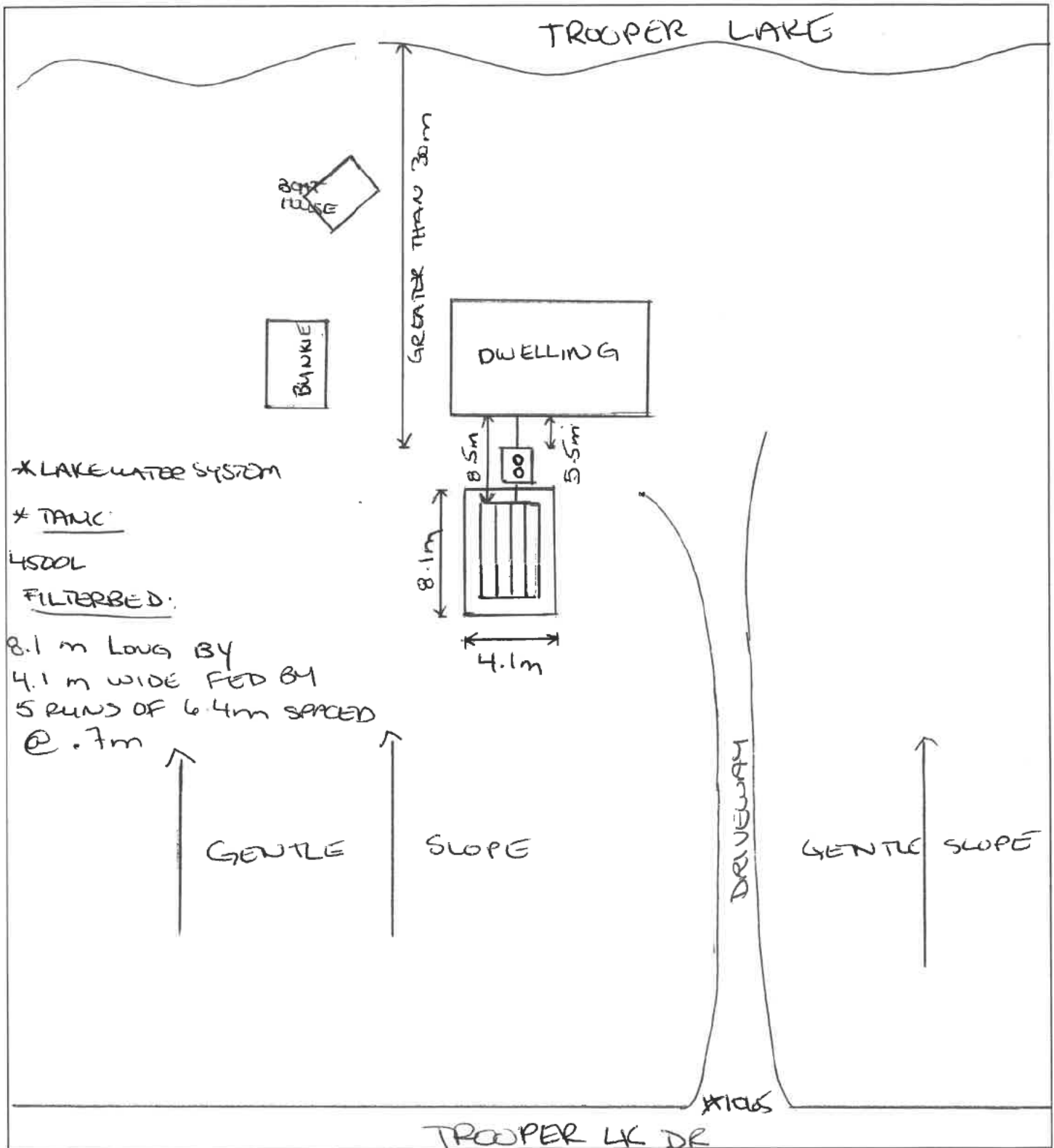
For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # SP-21-003

Civic (Emergency, Fire, 911) # 1065 Street: TROOPER LAKE DR.

Roll # 4601-901-000-38400

Inspected & Recommended by (Appointed Inspector- Part 8): Lauree Dwyer Date: JUNE 25, 2021





Approved by: Laurie Devolin

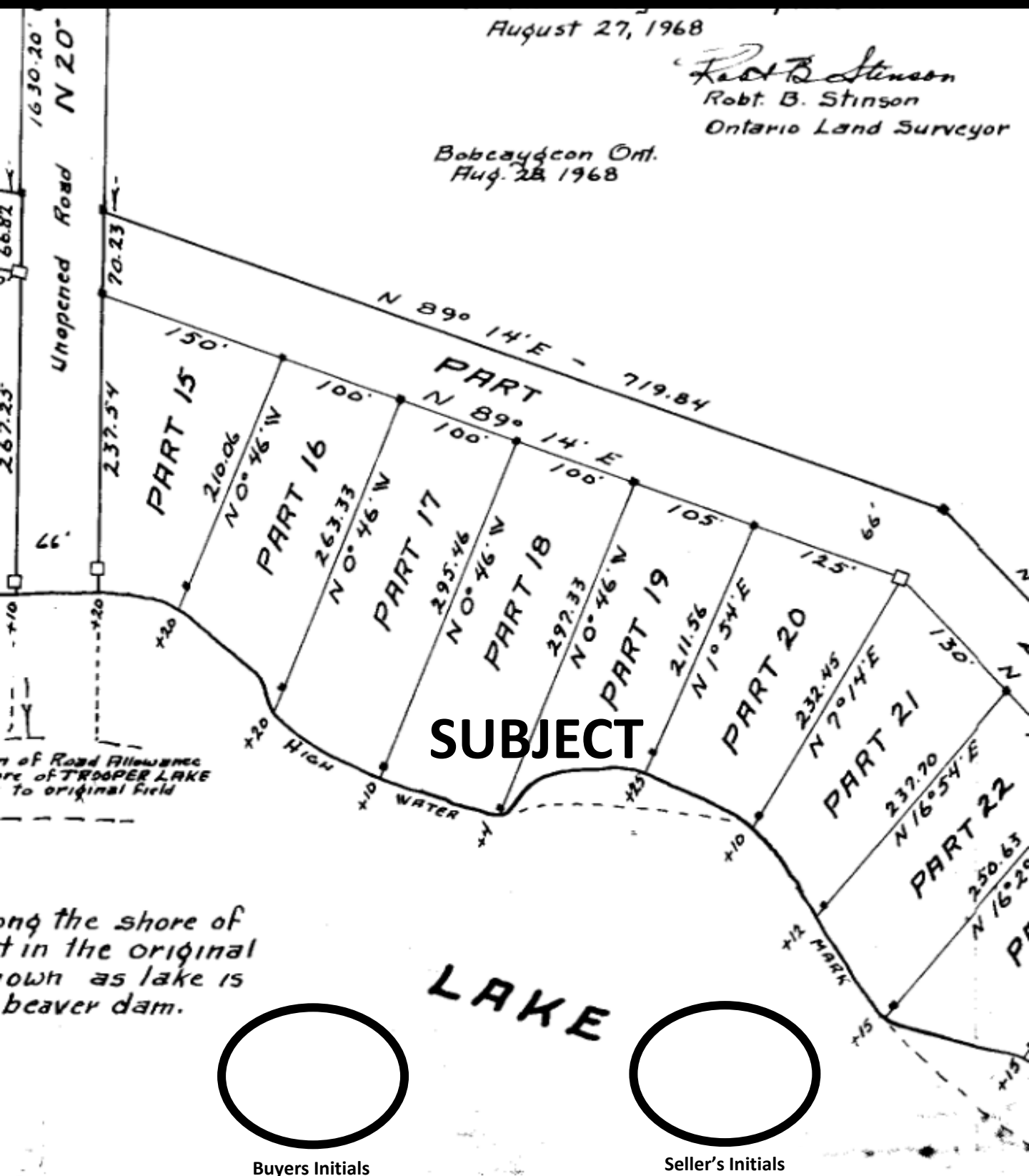
Date: June 25, 2021

# 1065 Trooper Lake Drive, Trooper Lake

## Parts 18 & 19, 19R14, Glamorgan Township

Robt. B. Stinson  
Ontario Land Surveyor

Bobcaygeon Ont.  
Aug. 28 1968



# 1065 Trooper Lake Dr, Trooper Lake



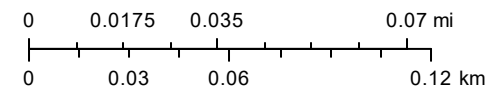
January 24, 2023

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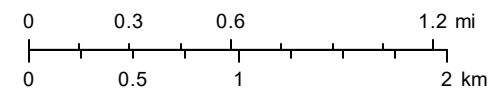
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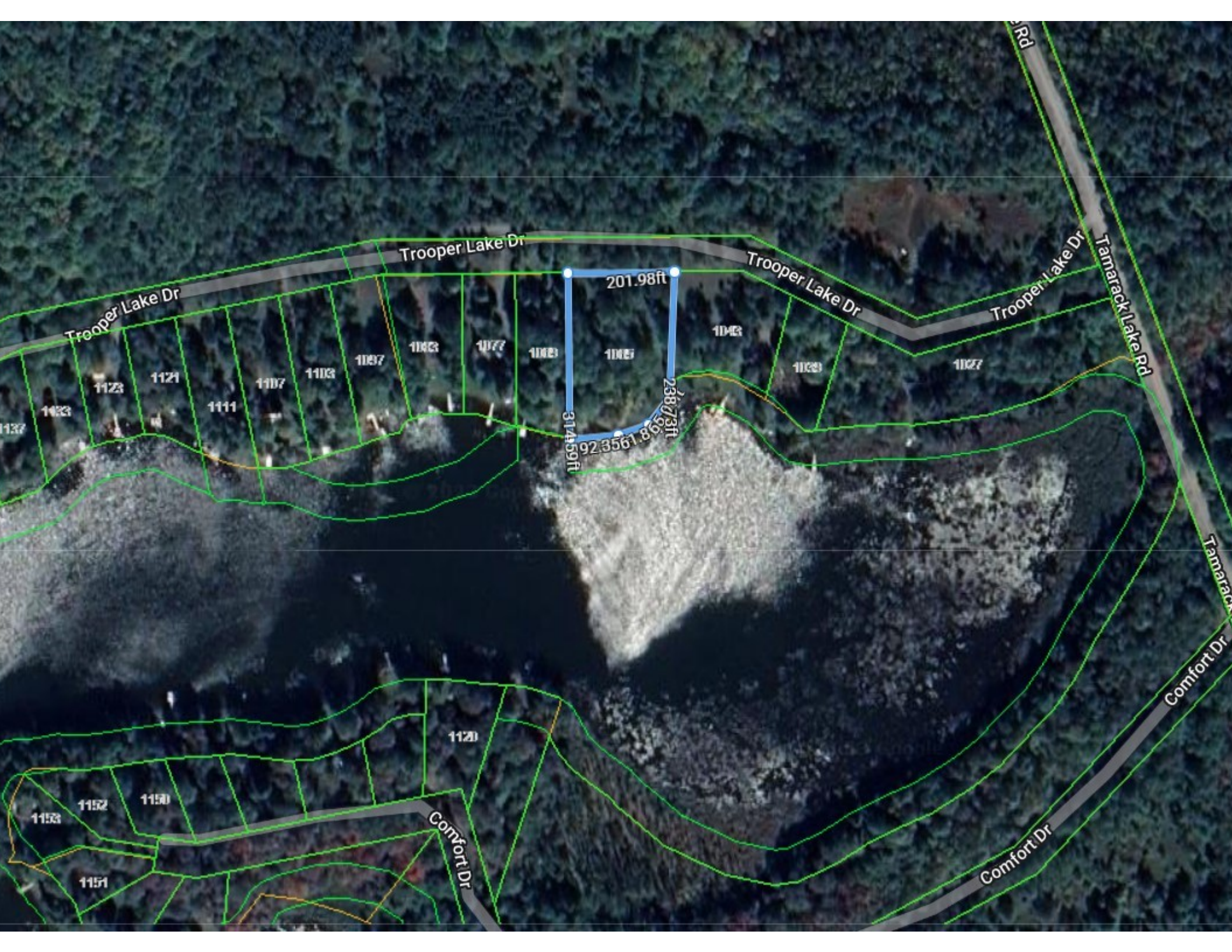
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Trooper Lake Dr

Trooper Lake Dr

Trooper Lake Dr

Trooper Lake Dr  
Tamarack Lake Rd

Comfort Dr

Comfort Dr

Comfort Dr

201.98ft

2382.73ft

314.59ft

92.35ft

561.85ft

1121

1153

1152

1150

1151

1137

1123

1121

1111

1107

1103

1097

1093

1077

1061

1045

1043

1031

1027



