

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$570,000

Welcome to 1159 Trooper Lake Drive
on Trooper Lake, Tory Hill



Cheryl Bolger
Sales Representative



CONTACT DETAILS:

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Nestled beside the shores of Trooper Lake, this delightful three-bedroom, one-bathroom cottage awaits. Set on a level plot, this property boasts ample yard space, perfect for outdoor enthusiasts and those craving a peaceful getaway. Inside, an open-concept design seamlessly integrates the kitchen, dining area, and living room, all bathed in natural light from newer windows framing picturesque views of Trooper Lake.

The three cozy bedrooms offer comfortable retreats for a restful night's sleep. Outside, the expansive yard invites various activities, from picnics to barbecues, all against the backdrop of the tranquil lake. The waterfront is the highlight, featuring a gentle sand entry ideal for water activities like swimming and kayaking.

An additional charming bunkie on the property provides a private escape or overflow space for guests, enhancing the connection to nature. Whether seeking adventure or serenity, this enchanting cottage on Trooper Lake offers a retreat where one can truly embrace lakeside living away from the hustle and bustle of everyday life.



Interior Home Features

Three Bedrooms

One bathrooms

Open concept design with beautiful lake views

Wood stove for those cooler fall/spring evenings

Tons of natural light through the newer windows

Exterior Features

105ft of shoreline with easy shallow entry

Level 0.56 acre lot

Large mature trees and ample yard space

Beautiful big lake views

Charming bunkie for a private escape or overflow guest space

Just a 5 minute drive to the village of Gooderham



1159 TROOPER LAKE Drive, Tory Hill, Ontario K0L 2Y0

Listing

Client Full

Active / Residential

1159 TROOPER LAKE Dr Tory Hill

Listing ID: 40539451

Price: \$570,000



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: **600**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **600/Other**
DOM: **48**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,901.65/2023**

Remarks/Directions

Public Rmks: Nestled beside the shores of Trooper Lake, this delightful three-bedroom, one-bathroom cottage awaits. Set on a level plot, this property boasts ample yard space, perfect for outdoor enthusiasts and those craving a peaceful getaway. Inside, an open-concept design seamlessly integrates the kitchen, dining area, and living room, all bathed in natural light from newer windows framing picturesque views of Trooper Lake. The three cozy bedrooms offer comfortable retreats for a restful night's sleep. Outside, the expansive yard invites various activities, from picnics to barbecues, all against the backdrop of the tranquil lake. The waterfront is the highlight, featuring a gentle sand entry ideal for water activities like swimming and kayaking. An additional charming bunkie on the property provides a private escape or overflow space for guests, enhancing the connection to nature. Whether seeking adventure or serenity, this enchanting cottage on Trooper Lake offers a retreat where one can truly embrace lakeside living away from the hustle and bustle of everyday life.

Directions: Glamorgan Rd to County Rd 503, to Tamarack Lake Rd to Trooper Lake Dr

Waterfront

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

Water View: **Direct Water View**
Boat House:
Frontage: **107.80**
Exposure:
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse				No

Exterior

Exterior Feat:	Deck(s)				Roof:	Shingles
Construct. Material:	Wood				Prop Attached:	Detached
Shingles Replaced:				Foundation:	Piers	51-99 Years
Year/Desc/Source:	//				Apx Age:	
Property Access:	Municipal Road, Year Round Road				Rd Acc Fee:	
Other Structures:					Winterized:	Not Winterized
Garage & Parking:	Private Drive Single Wide				Garage Spaces:	
Parking Spaces:	6			Driveway Spaces:	6.0	Septic
Water Source:	Lake/River			Water Tmnt:		
Lot Size Area/Units:	0.563/Acres			Acres Range:	0.50-1.99	
Lot Front (Ft):	105.00			Lot Depth (Ft):		
Location:	Rural			Lot Irregularities:		
Area Influences:	Access to Water, Lake Access, Lake/Pond					
View:	Lake				Retire Com:	
Topography:					Fronting On:	South
Restrictions:					Exposure:	South, West
School District:	Trillium Lakelands District School Board					

Interior

Interior Feat:	None					
Basement:	None			Basement Fin:		
Cooling:	None					
Heating:	Baseboard, Woodstove					
Fireplace:	1/Wood Stove					
Inclusions:	Microwave, Refrigerator, Stove, Window Coverings				FP Stove Op:	
Add Inclusions:	Fridge, Stove, Paddleboat, Microwave, Light fixtures, Curtains, BBQ, Dock, Couches					
Exclusions:	TV stand, Personal items, TV and wall mount, Deacon bench, Patio umbrella set, Kayaks, Sea-doo, Four Wheeler, Canoe					

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 30 CON 3 GLAMORGAN AS IN H235275; T/W H235275; HIGHLANDS EAST**
Zoning: **SR**
Assess Val/Year: **\$208,000/2024**
PIN: **392280304**
ROLL: **460190100035200**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **Available/ 1968**
Hold Over Days:
Occupant Type: **Owner**

Deposit: **min 5%**

Brokerage Information

List Date: **02/16/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)** 

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Cheryl Bolger, Salesperson
Date Prepared: 04/04/2024

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Rooms

Listing ID: 40539451

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen/Living Room	Main	29' 3" X 10' 6"	8.92 X 3.20	
Bedroom	Main	8' 5" X 7' 7"	2.57 X 2.31	
Bedroom	Main	7' 8" X 8' 5"	2.34 X 2.57	
Bedroom	Main	8' 6" X 7' 6"	2.59 X 2.29	
Bathroom	Main	8' 6" X 7' 6"	2.59 X 2.29	3-Piece
Porch	Main	20' 0" X 8' 0"	6.10 X 2.44	

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Chattels

Included

- Refrigerator
- Stove
- Microwave
- Light Fixtures
- Curtains
- Couches
- Paddle Boat
- BBQ on Deck
- Dock

Excluded

- TV Stand
- Pot and Pans
- TV wall mount
- Deacon's Bench
- Linens
- Patio & Umbrella Set
- Kayaks
- Sea-doo
- Four Wheeler
- Canoe



Seller



Buyer

Additional Information

- Hydro Cost per year - \$900 approx.
- Wood used per year – 1 to 2 cords
- Cell Service - yes
- Septic Pumped - 2022
- Insurance Company – Aviva
- Driveway Plowing - \$300/year
- Roof – 2021
- Road/Association Fees - \$300/year

*Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.*

NOTE:

Position of Road Allowance along shore of TRADER LAKE according to original notes

28

N 78° 15' E - 637.23

PART 8
182.33
N 11° 45' W

PART 9
178.16
N 11° 45' W

PART 10
221.64
N 11° 45' W

PART 11
285.34
N 11° 45' W

PART 12
304.23
N 11° 45' W

PART 13
280.31
N 11° 45' W

PART 14
267.25

1365.37 R.B.S.
1165.87

1630.20' (24.70 ch - Township P.
N 20° 45' W - Reference

Unopened Road

237.54

PART 15
210.06
N 0° 46' W

PART 16
263.33
N 0° 46' W

PART 17
295.46
N 0° 46' W

PART 18
297.33
N 0° 46' W

PART 19
211.56
N 1° 54' E

PART 20
232.45
N 7° 14' E

70.23

N 89° 14' E - 719.84

Bobcaygeon Ont.
Aug. 28, 1968

Ontario Land

Robt. B. Strickland

1. The survey and plan are completed in accordance with the SURVEY THE REGISTRY ACT and the regulations made thereunder

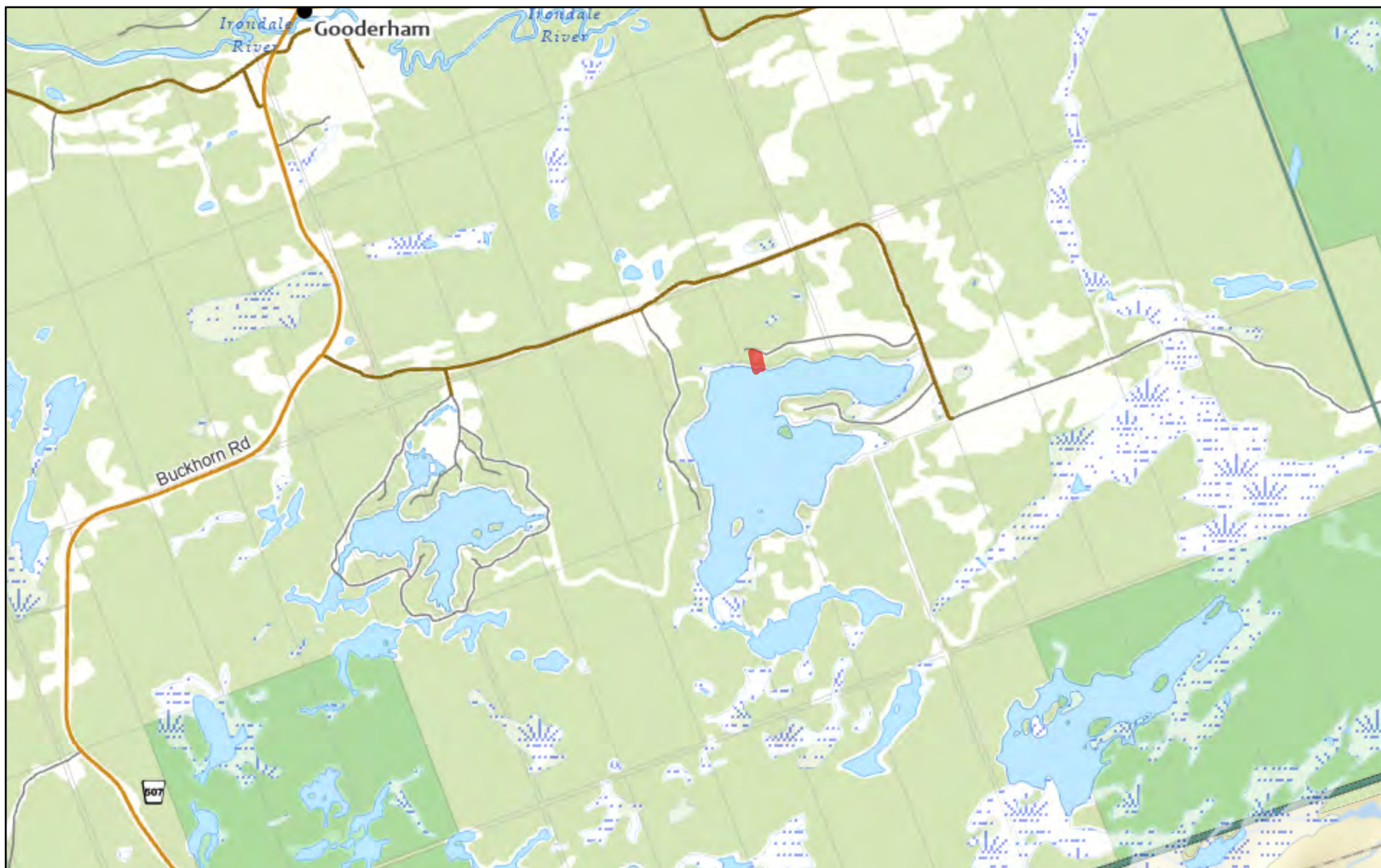
2. The survey was completed August 27, 1968

1. The Survey and plan are carried in accordance with the SURVEY The REGISTRY ACT and the reg made thereunder

Bobcaygeon Ont.
Aug. 28, 1968

Ontario Land

Location Map



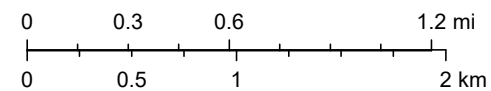
February 9, 2024

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Scale: 1:36,112



Property GIS Map



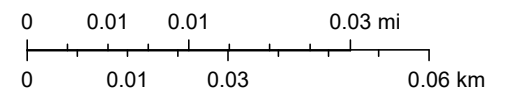
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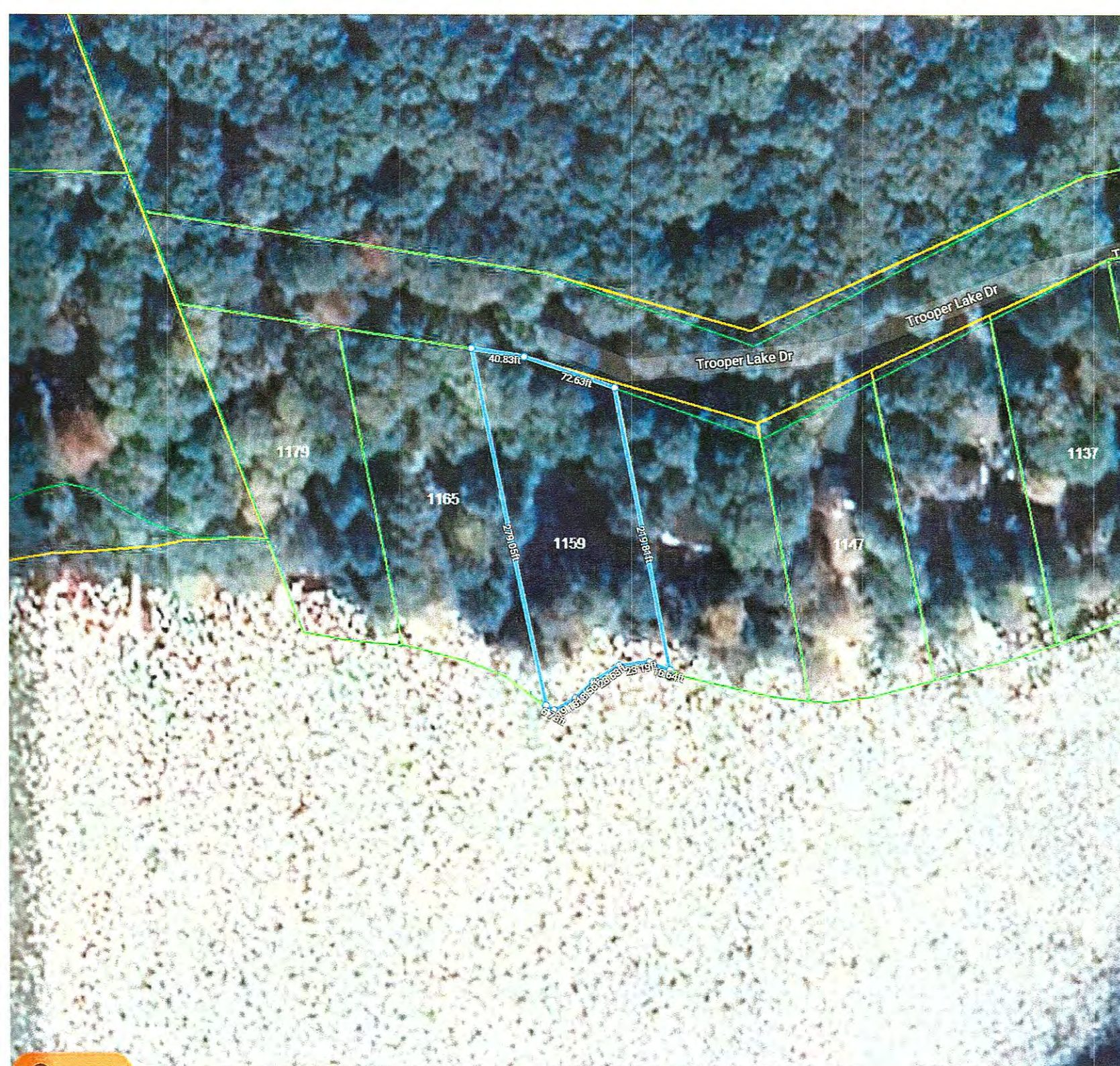
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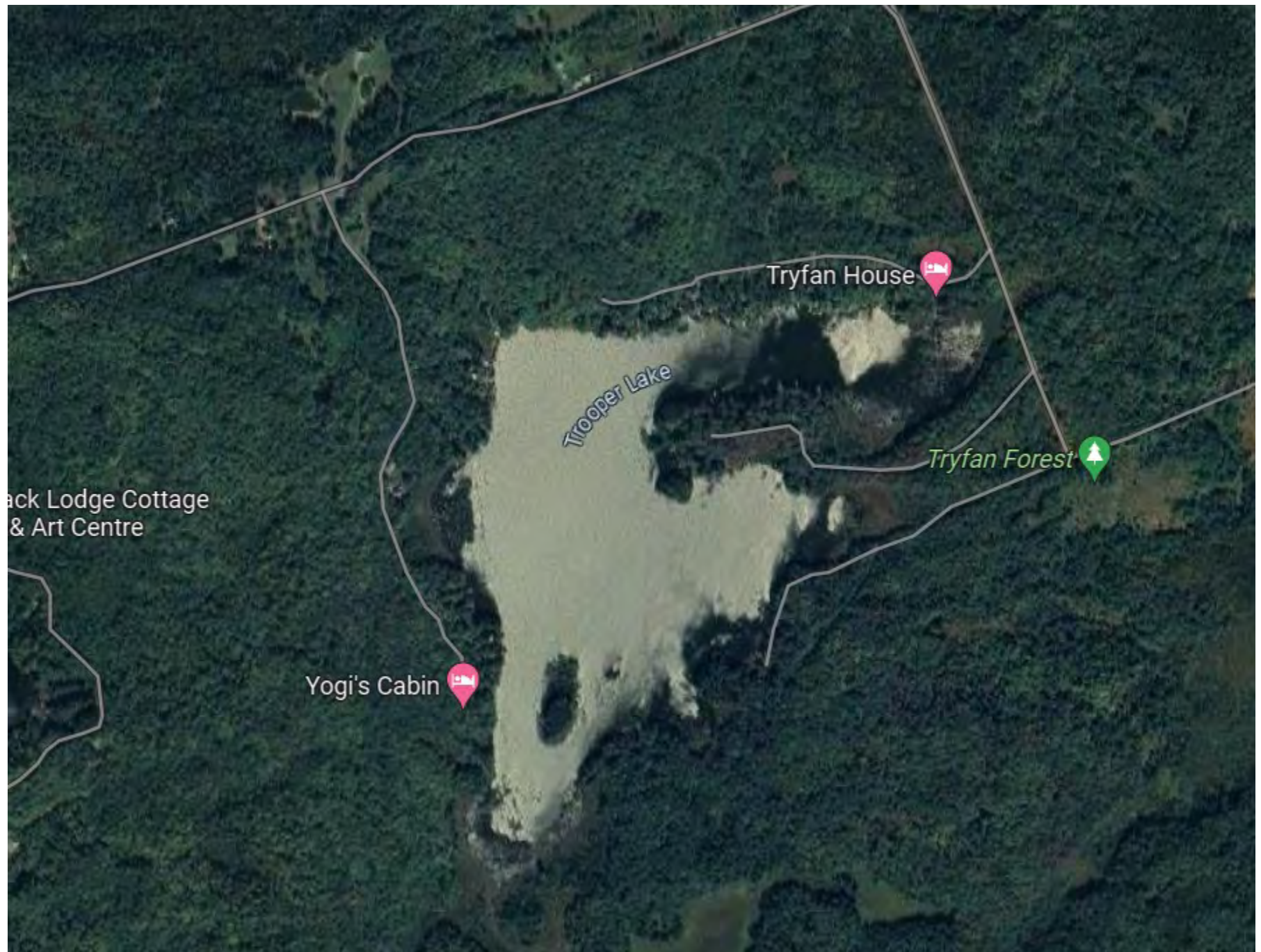
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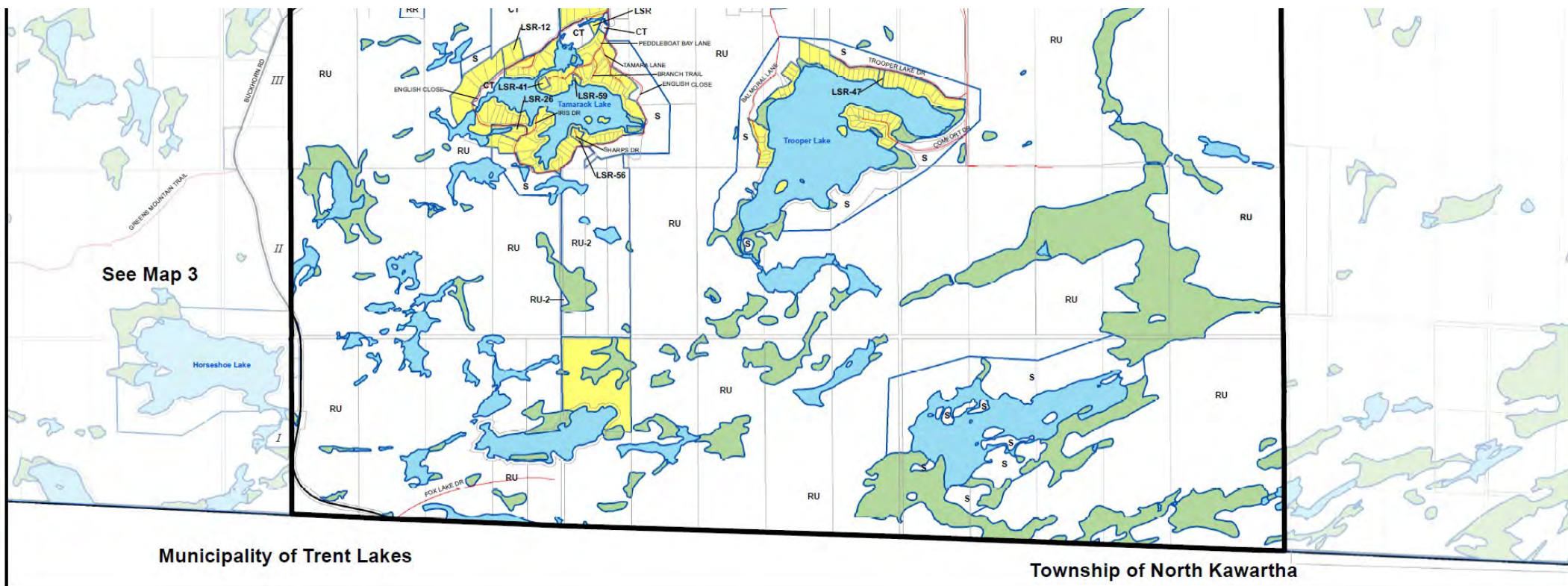


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Map 4

R1 General Residential	GC2 General Commercial Two	HZ Hazard
R2 Hamlet Residential	CT Tourist Commercial	OSC Open Space Conservation
SR1 Shoreline Residential One	CH Highway Commercial	OSR Open Space Recreation
SR2 Shoreline Residential Two	M1 Light Industrial	OS Open Space
LSR Limited Service Residential	M2 Heavy Industrial	I Institutional
S Shoreline	MD Disposal Industrial	RU Rural
RR Rural Residential	MX Extractive Industrial	L Lake
GC1 General Commercial One	EP Environmental Protection	

Schedule A to Zoning By-law 2005-29 for the Municipality of Highlands East

