

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

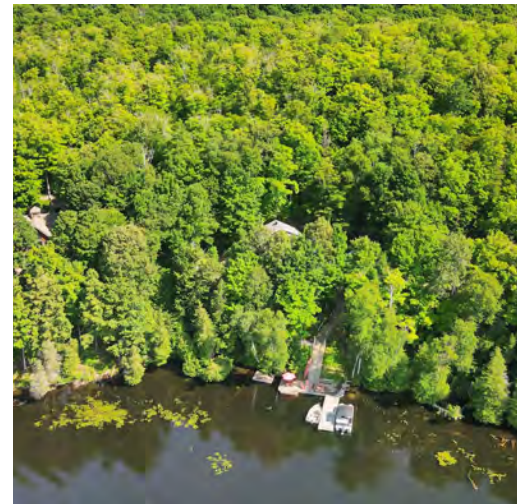
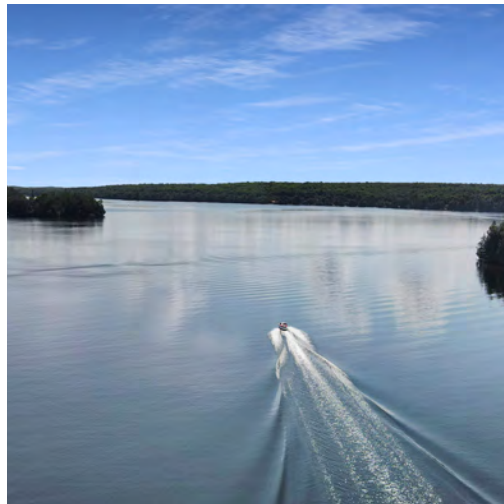


\$989,000

Welcome to 1071 Norwester Road
on Paudash Lake, Bancroft



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Welcome to the epitome of lakeside living at this year-round lakehouse perched on the shores of Paudash Lake, located at the southern tip of Haliburton County. Tucked away at the end of a year-round township road, this property offers the ultimate in privacy, creating a serene escape for those seeking tranquility amidst nature's beauty. The proximity to Paudash Lake Marina enhances your access to the deep waters of Paudash Lake, renowned for its excellent boating and fishing opportunities. Just a short drive away, the bustling town of Bancroft provides easy access to all essential amenities while maintaining the peaceful ambiance of this lakeside sanctuary.

Spanning over 2 acres, this property boasts 147 feet of pristine water frontage with a clean shoreline, offering a picturesque setting for relaxation and recreation. Revel in the warm embrace of southern exposure as you lounge on the expansive decks or gather around the firepit area. The large dock beckons for leisurely afternoons by the water, completing the perfect outdoor retreat. This four-season oasis encompasses approximately 1600 square feet, featuring three bedrooms and 1 bath can comfortably accommodate up to eight people. The open-concept interior is adorned with B.C Cedar cathedral ceilings, seamlessly blending rustic charm with modern design. Constructed with ICF, this cottage prioritizes energy efficiency and durability. Revel in the luxury of in-floor radiant heat, providing warmth and comfort throughout the changing seasons.

Whether you seek a peaceful getaway or an adventure-filled retreat, this cottage on Paudash Lake combines natural beauty, privacy, and modern conveniences. Don't miss the opportunity to make this exceptional property your own haven in the heart of cottage country.



Interior Home Features

Three bedrooms

One bathroom

Cathedral Ceilings with B.C Cedar Ceilings

Large sliding doors that open to beautiful lake views

ICF from foundation to roof

Fully Winterized Lakeside Home

The luxury of in-floor radiant heat

Exterior Features

Shoreline stretching 147 feet

Located at the end of a year round township road for ultimate privacy

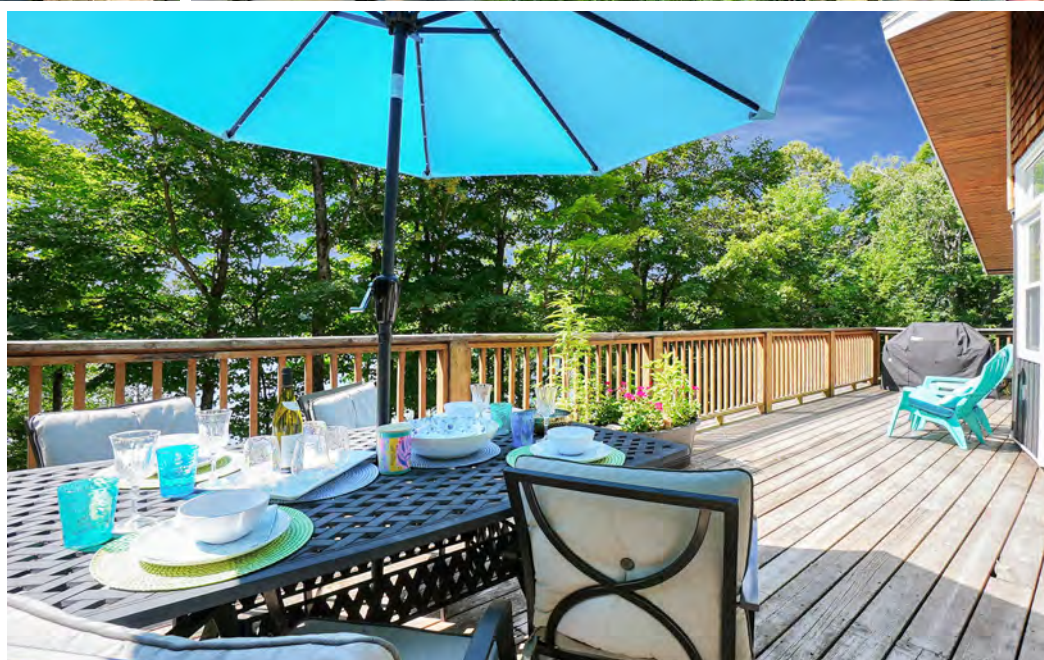
Over 2 acres of property

Southern Exposure

Close to Paudash Lake Marina

Large docking area for all your water toys and enjoyment

Flagstone fire pit area with seating room for 15



1071 NORWESTER Road, Bancroft, Ontario K0L 1C0

Listing

Client Full
Active / Residential

1071 NORWESTER Rd Bancroft

Listing ID: 40567925

Price: \$989,000



Haliburton/Highlands East/Cardiff Ward Multi-Level Split/House



Water Body: **Paudash Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	2		
Main			1
Second	1	1	

Beds (AG+BG): **3 (1 + 2)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,541**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **851/Other**
BG Fin SF: **690/Other**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,026.18/2023**

Remarks/Directions

Public Rmks: **Welcome to the epitome of lakeside living at this year-round lakehouse perched on the shores of Paudash Lake, located at the southern tip of Haliburton County. Tucked away at the end of a year-round township road, this property offers the ultimate in privacy, creating a serene escape for those seeking tranquility amidst nature's beauty. The proximity to Paudash Lake Marina enhances your access to the deep waters of Paudash Lake, renowned for its excellent boating and fishing opportunities. Just a short drive away, the bustling town of Bancroft provides easy access to all essential amenities while maintaining the peaceful ambiance of this lakeside sanctuary. Spanning over 2 acres, this property boasts 147 feet of pristine water frontage with a clean shoreline, offering a picturesque setting for relaxation and recreation. Revel in the warm embrace of southern exposure as you lounge on the expansive decks or gather around the firepit area. The large dock beckons for leisurely afternoons by the water, completing the perfect outdoor retreat. This four-season oasis encompasses approximately 1600 square feet, featuring three bedrooms and 1 bath can comfortably accommodate up to eight people. The open-concept interior is adorned with B.C Cedar cathedral ceilings, seamlessly blending rustic charm with modern design. Constructed with ICF, this cottage prioritizes energy efficiency and durability. Revel in the luxury of in-floor radiant heat, providing warmth and comfort throughout the changing seasons. Whether you seek a peaceful getaway or an adventure-filled retreat, this cottage on Paudash Lake combines natural beauty, privacy, and modern conveniences. Don't miss the opportunity to make this exceptional property your own haven in the heart of cottage country.**

Directions: **Dickinson Rd/Inlet Bay Rd/McGillvray Rd/Norwester Rd**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Stairs to Waterfront**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Natural**
Shore Rd Allow: **Not Owned**
Channel Name:

Water View: **Direct Water View**

Boat House:
Frontage: **147.00**
Exposure: **South**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Landscape Lighting, Landscaped, Privacy**
Construct. Material: **Vinyl Siding, Wood**
Shingles Replaced: **2018**
Year/Desc/Source: **2007//Other**
Property Access: **Municipal Road, Public Road, Year Round Road**
Other Structures: **Shed**
Garage & Parking: **Private Drive Single Wide**
Parking Spaces: **6**
Services: **Cell Service, Electricity, High Speed Internet, Telephone, Underground Wiring**

Roof: **Shingles**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**

Water Source: **Drilled Well**
Water Tmnt: **Sediment Filter, UV System**
Lot Size Area/Units: **2.040/Acres**
Acres Range: **2-4.99**
Lot Front (Ft): **147.01**
Lot Depth (Ft):
Location: **Rural**
Lot Irregularities:
Area Influences: **Lake Access, Landscaped, Marina, Trails**
View: **Lake, Trees/Woods**
Topography:
Restrictions: **Unknown**
School District: **Trillium Lakelands District School Board**
High School: **HHSS**
Elementary School: **Cardiff Elem./Wilberforce Elem. 4-8**

Garage Spaces:
Sewer: **Septic**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Retire Com:
Fronting On: **North**
Exposure: **South**

Interior

Interior Feat: **Water Heater Owned**
Basement: **Full Basement**

Basement Fin: **Fully Finished**

Basement Feat: **Walk-Out**
Laundry Feat: **Laundry Closet**
Cooling: **Window Unit**
Heating: **In-Floor, Propane, Radiant**
Under Contract: **Propane Tank**
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**
Add Inclusions: **Living room sectional and couches, kitchen island, bunk beds, dock, floating dock swim island**
Exclusions: **Personal Items**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 24 CON 8 CARDIFF AS IN H272602; HIGHLANDS EAST**
Zoning: **SR1**
Assess Val/Year: **\$331,000/2024**
PIN: **392810224**
ROLL: **460110200005810**
Possession/Date: **Other/**
Local Improvements Fee:
Survey: **Available/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **min 5%**

Brokerage Information

List Date: **04/08/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 04/08/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40567925

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	13' 1" X 9' 5"	3.99 X 2.87	Tile Floors
Living Room	Main	18' 1" X 16' 1"	5.51 X 4.90	Laminate
Recreation Room	Lower	15' 10" X 13' 8"	4.83 X 4.17	Walkout to Balcony/Deck
Bedroom	Lower	17' 1" X 9' 9"	5.21 X 2.97	
Bedroom	Lower	12' 8" X 11' 3"	3.86 X 3.43	
Bedroom	Second	12' 8" X 10' 10"	3.86 X 3.30	
Bathroom	Second			4-Piece, Tile Floors

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Chattels

Included

- All Appliances
- Hot Water Tank Owned
- Living Room Sectional and Couches
- Kitchen Island
- Bunk Beds
- Dock
- Floating Swim Island/Dock
- Window Coverings

Excluded

- Personal Items



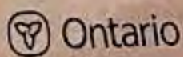
Seller



Buyer

Additional Information

- ICF from floor to roof
- All new vinyl siding and eaves (2022)
- New Roof (2018)
- New spa shower and tile bathroom update (2020)
- All new kitchen appliances - Stove & Fridge 2020, Dishwasher 2021
- New ceiling light fixture and ceiling fan in kitchen/living room area
- New paint, hallway trim and wainscoting throughout
- Concrete countertops and farmer sink with new gooseneck faucet in kitchen
- Lower level flagstone deck and stairs with covered aluminum underneath deck
- Flagstone fire pit with seating for 15 plus
- Lighted stairway to 40ft dock and electrical at the dock
- Propane hard line to BBQ
- Washer and non-venting dryer (2017)
- Wifi, Alexa and Satellite TV
- South Facing
- Municipally maintained and ploughed to the driveway
- Year round access
- Underground Hydro
- Propane - Approx \$2600/year
- Propane company - Kelly's Propane
- Propane usage - Water, floors, and BBQ
- Hydro Costs - Approx \$1000/year



Ministry of
the Environment

Well Tan No. (Please Enter on Back of Sheet)

A 063595

A063595

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Well Owner's Information

First Name: [Redacted] Last Name: [Redacted] E-mail Address: [Redacted]
Municipality: [Redacted] Province: [Redacted] Postal Code: [Redacted] Telephone No. (inc. area code): [Redacted]

☐ Well Constructed
by Well Owner

Part A Construction and/or Major Alteration of a Well

Address of Well Location (Street Number/Name, RR):
1071 Road 4A (McGillivray Rd.)
City/Town/Village: Highland Park P.O. Box: 28 Province: Ontario Postal Code: [Redacted]

Drawings: [Redacted] Lot: 28 Concession: 8
NAD 83: 1773362549833300
Zone: Easting: Northing: GCS: UTM Make: Model: etrex
Mode of Operation: ☐ Undifferentiated ☒ Averaged
☐ Differentiated, specify:

Overburden and Bedrock Materials (see instructions on the back of this form)

General Colour: brown sand gravel red/brown seams
Most Common Material: granite
Other Materials: [Redacted]

General Description: [Redacted] Depth (Metres) From: 0 To: 30.5

Depth (Metres) From: 30.5 To: [Redacted]

Depth (Metres) From: [Redacted] To: [Redacted]

Depth (Metres) From: [Redacted] To: [Redacted]

Depth (Metres) From: [Redacted] To: [Redacted]

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Depth (Metres) From: [Redacted] To: [Redacted]

Depth (Metres) From: [Redacted] To: [Redacted]

Annular Space/Abandonment Sealing Record

Depth Set of (Metres) From: 0 To: 6.1

Type of Sealant Used (Material and Type): Cement

Volume Placed (Cubic Metres): 4 bags

Volume Placed (Cubic Metres): [Redacted]

Volume Placed (Cubic Metres): [Redacted]

Volume Placed (Cubic Metres): [Redacted]

Volume Placed (Cubic Metres): [Redacted]

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Results of Well Yield Testing

Check box if after test of well yield, water was: ☒ Clear and sand free, visually ☐ Cannot develop to sand-free state

If pumping discontinued, give reason: [Redacted]

Pumping test method: pump

Pump intake set at (Metres): 15.2

Pumping rate (litres/min): 36.4

Duration of pumping: 1 hrs + 30 min

Final water level and of pumping (Metres): 9.8

Recommended pump type: ☐ Shallow ☒ Deep

Recommended pump depth: 27.4 Metres

Recommended pump rate (litres/min): 45.5

If flowing give rate (litres/min): [Redacted]

Time (Min): 1 Water Level (Metres): 8.5

Time (Min): 2 Water Level (Metres): 8.8

Time (Min): 3 Water Level (Metres): 9.0

Time (Min): 4 Water Level (Metres): 9.1

Time (Min): 5 Water Level (Metres): 9.2

Time (Min): 10 Water Level (Metres): 9.4

Time (Min): 15 Water Level (Metres): 9.7

Time (Min): 20 Water Level (Metres): 9.8

Time (Min): 25 Water Level (Metres): 9.8

Time (Min): 30 Water Level (Metres): 9.8

Time (Min): 40 Water Level (Metres): 9.8

Time (Min): 50 Water Level (Metres): 9.8

Time (Min): 60 Water Level (Metres): 9.8

Time (Min): [Redacted] Water Level (Metres): [Redacted]

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Time (Min): [Redacted] Water Level (Metres): [Redacted]

Time (Min): [Redacted] Water Level (Metres): [Redacted]

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Public ☐ Commercial ☐ Not used

☐ Rotary (Conventional) ☐ Jetting ☐ Domestic ☐ Municipal ☐ Dewatering

☐ Rotary (Reverse) ☐ Driving ☐ Livestock ☐ Test Hole ☐ Monitoring

☒ Rotary (Air) ☐ Digging ☐ Irrigation ☐ Cooling & Air Conditioning

☐ Air percussion ☐ Boring ☐ Industrial ☐ Other, specify:

☐ Other, specify:

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Status of Well

☒ Water Supply ☐ Dewatering Well ☐ Observation and/or Monitoring Hole

☐ Replacement Well ☐ Abandoned, Insufficient Supply ☐ Alteration (Construction)

☐ Test Hole ☐ Abandoned, Poor Water Quality ☐ Other, specify:

☐ Recharge Well ☐ Abandoned, other, specify:

☐ Other, specify:

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Location of Well

Please provide a map below showing:

- all property boundaries, and measurements sufficient to locate the well in relation to fixed points, an arrow indicating the North direction

- detailed drawings can be provided as attachments no larger than legal size (8.5" by 14")

- vertical pictures of inside of well can also be provided

Map showing: McGillivray Rd., Rd. 4A, Paulash Lk, Property line - 61m, House - 12.2m, Road - 610m

Map showing: McGillivray Rd., Rd. 4A, Paulash Lk, Property line - 61m, House - 12.2m, Road - 610m

Map showing: McGillivray Rd., Rd. 4A, Paulash Lk, Property line - 61m, House - 12.2m, Road - 610m

Map showing: McGillivray Rd., Rd. 4A, Paulash Lk, Property line - 61m, House - 12.2m, Road - 610m

1071 Norwester Rd - Paudash Lake



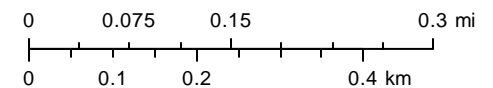
November 10, 2021

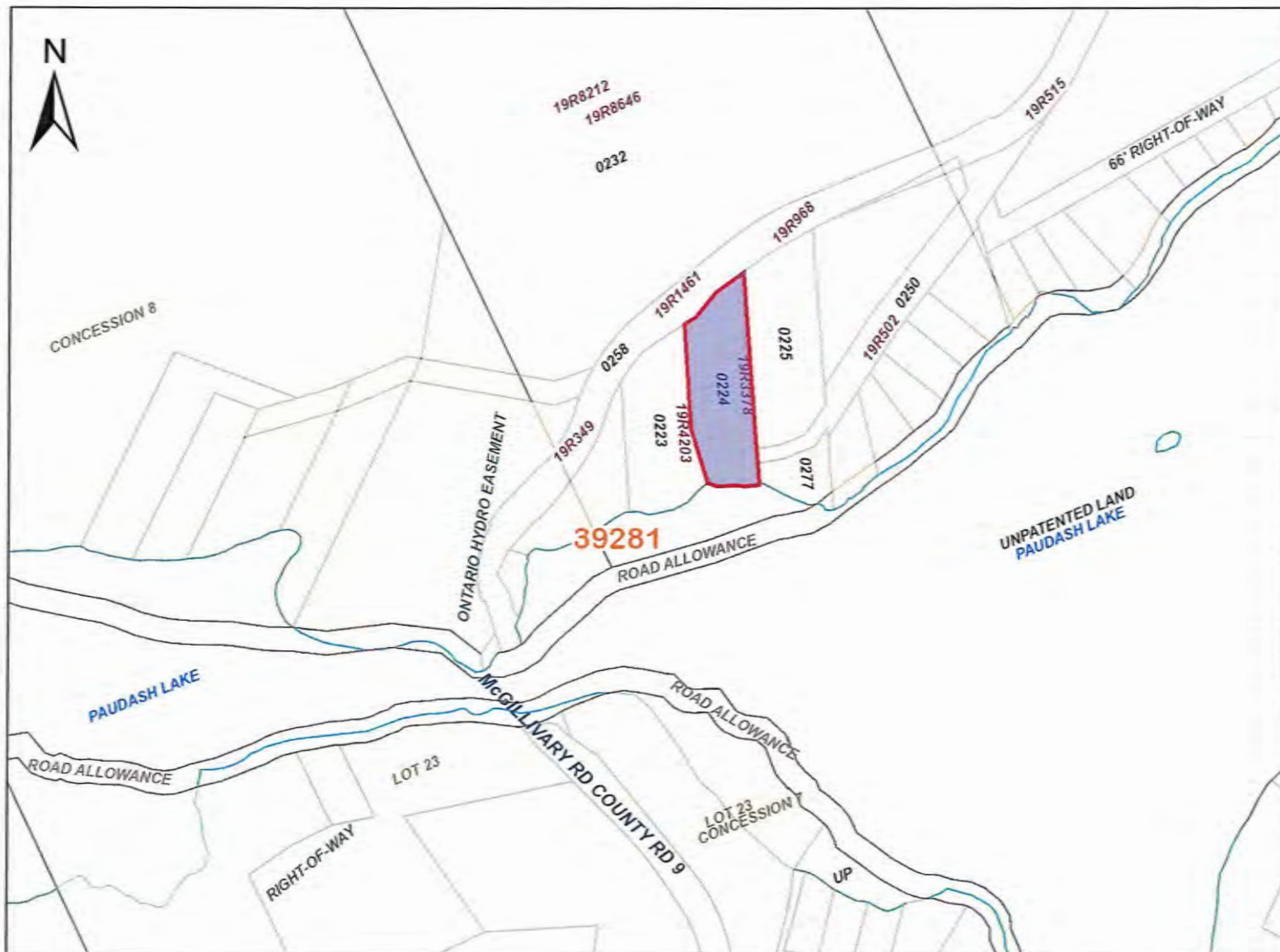
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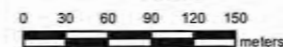




ServiceOntario

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FOR MARKWEIR

SCALE



PROPERTY INDEX MAP HALIBURTON(No. 19)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

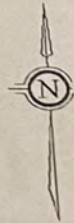
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED





24

LOT

PLAN

PART

INSTRUMENT No. 25555

INSTRUMENT No. 2166

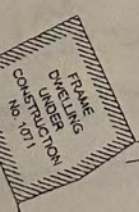
100'00'00" DE NORTH
 15.19' P (LAKES)

100'00'00" DE NORTH
 15.19' P (LAKES)

PART 2, PLAN 15
 INSTRUMENT No. 19678

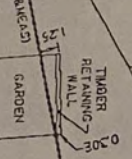


PART 6
 PLAN 19R-5.15



FORMER COUNTY ROAD No. 9
 (CLOSED BY BY-LAW 21-77 (INST. No. 968 10),
 CONFIRMED BY INST. No. 968 11)

PART 1, PLAN 19R-4203
 INSTRUMENT No. 196782



NORMAL WATER'S EDGE
 ELEVATION 342.32 (GSC)

PAUDASH LAKE

CONCESSION



