

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,350,000**

*Welcome to* 1086 Stothart Creek Rd.  
Haliburton



*Troy Austen*  
Sales Representative



**CONTACT DETAILS:**

705-457-9994   info@troyausten.ca  
705-455-7653   troyausten.ca





This newly built, family-friendly home offers the perfect blend of modern design, privacy, and convenience. Set on a beautiful lot in a welcoming subdivision, this turnkey, two-level home provides 3,200 sq. ft. of thoughtfully designed living space, ideal for growing families or multi-generational living. Step inside and be greeted by floor-to-ceiling windows, filling the open-concept main floor with natural light. The modern kitchen features quartz countertops, stainless steel appliances, and a coffee bar, making it a perfect gathering space. The main floor also includes 3 spacious bedrooms and 2 bathrooms. The lower level boasts high ceilings, a bright walkout, and a spacious open-concept area with a 2-piece bath. A heated attached workshop/garage adds functionality for hobbyists or additional storage. For extended family or rental potential, the fully finished granny suite features a separate entrance, full kitchen, bedroom, 3-piece bath, and its own laundry—a private, self-contained space.

Enjoy the outdoors bug free in the stunning 16x16 3 season Haliburton Room, perfect for family time or quiet moments surrounded by nature. Walking trails and a peaceful creek add to the charm of this forested retreat, all while being just five minutes from Haliburton Village with easy access to schools, shopping, restaurants, and healthcare. Located on a bus route, this home is as convenient as it is serene.

Enjoy the best of both worlds—a peaceful forest setting with walking trails, yet close to everything Haliburton has to offer. This is a home designed for family living, comfort, and convenience!

## Property Client Full

1086 Stothart Creek Road, Dysart, Ontario K0M 1S0

Listing

[1086 Stothart Creek Rd Dysart](#)

**Active / Residential Freehold / Detached**

MLS®#: **X12028606**

List Price: **\$1,350,000**

**New Listing**

### Haliburton/Dysart et al/Dysart



Tax Amt/Yr:	<b>\$3,481.43/2024</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<b>0</b>
Legal Desc:	<b>LT 13 PL 637; DYSART ET AL</b>		
Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>11+6</b>
Fractional Ownership:		BR BR+:	<b>4(3+1)</b>
Assignment:		Baths (F+H):	<b>4(3+1)</b>
Link:	<b>No</b>	SF Range:	
Storeys:	<b>1.0</b>	SF Source:	
Lot Front:	<b>255.94</b>	Fronting On:	<b>S</b>
Lot Depth:	<b>239.47</b>		
Lot Size Code:			
Zoning:	<b>R1</b>		
Dir/Cross St:	<b>Illman Road</b>		

PIN #: **391840126**

Holdover: **60**

Possession: **Flexible**

ARN #: **462401300005544**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **2 (1+1)**  
 Island YN:  
 Fam Rm: **No**  
 Basement: **Yes/Finished W/O, Full**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Propane**  
 Interior Feat: **In-Law Suite, Primary Bedroom - Main Floor, Water Heater Owned, Water Treatment**  
 Heat: **Forced Air, Propane**  
 A/C: **Yes/Central Air**  
 Central Vac: **No**  
 Apx Age: **0-5**  
 Property Feat: **Lake/Pond, Library, Park, Place of Worship, Rec Centre**  
 Exterior Feat: **Deck, Year Round Living**  
 Roof: **Metal**  
 Foundation: **Insulated Concrete Form**  
 Soil Type:  
 Waterfront Y/N: **No**  
 Under Contract: **Propane Tank**  
 Access To Property: **Yr Rnd Private Rd**  
 View: **Trees/Woods**

Exterior: **Other**  
 Drive: **Private**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Attached Garage/2.0**  
 Drive Pk Spcs: **4.00**  
 Tot Pk Spcs: **6.00**  
 Pool: **None**  
 Room Size:  
 Easements Rest:  
 Rural Services:  
 Security Feat:

Water: **Well**  
 Water Inc: **Drilled Well**  
 Water Meter:  
 Waterfront Feat: **:**  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

Waterfront:  
 Dev Charges Paid:

Waterfront Frontage (M):  
 HST App To SP: **Included In**

Lot Shape: **Irregular**

Lot Size Source: **Survey**

### Remarks/Directions

Client Rmks: **This newly built, family-friendly home offers the perfect blend of modern design, privacy, and convenience. Set on a beautiful lot in a welcoming subdivision, this turnkey, two-level home provides 3,200 sq. ft. of thoughtfully designed living space, ideal for growing families or multi-generational living. Step inside and be greeted by floor-to-ceiling windows, filling the open-concept main floor with natural light. The modern kitchen features quartz countertops, stainless steel appliances, and a coffee bar, making it a perfect gathering space. The main floor also includes 3 spacious bedrooms and 2 bathrooms. The lower level boasts high ceilings, a bright walkout, and a spacious open-concept area with a 2-piece bath. A heated attached workshop/garage adds functionality for hobbyists or additional storage. For extended family or rental potential, the fully finished granny suite features a separate entrance, full kitchen, bedroom, 3-piece bath, and its own laundry a private, self-contained space. Enjoy the outdoors bug free in the stunning 16x16 3 season Haliburton Room, perfect for family time or quiet moments surrounded by nature. Walking trails and a peaceful creek add to the charm of this forested retreat, all while being just five minutes from Haliburton Village with easy access to schools, shopping, restaurants, and healthcare. Located on a bus route, this home is as convenient as it is serene. Enjoy the best of both worlds - a peaceful forest setting with walking trails, yet close to everything Haliburton has to offer. This is a home designed for family living, comfort, and convenience!**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

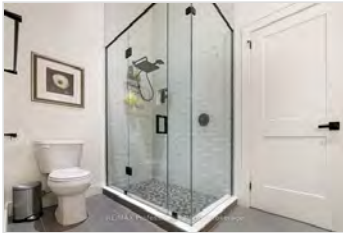
Date Prepared: **03/19/2025**

Rooms



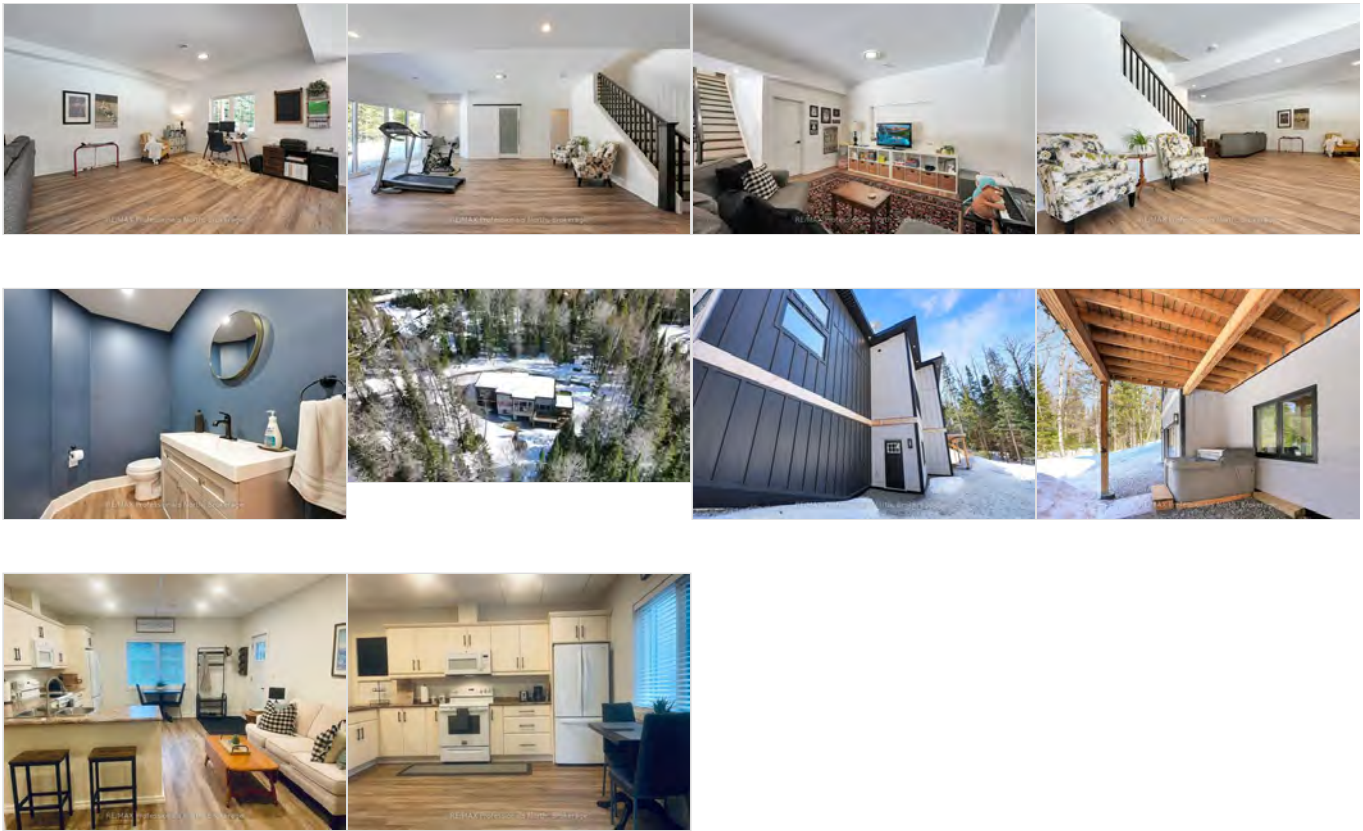
**MLS® #: X12028606**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.4 M X 3.76 M	7.87 Ft x 12.33 Ft		Combined w/Dining, Combined w/Kitchen Combined w/Living Combined w/Dining, Combined w/Living
Living Room	Main	6.38 M X 7.48 M	20.93 Ft x 24.54 Ft		
Dining Room	Main	4.71 M X 3.07 M	15.45 Ft x 10.07 Ft		
Kitchen	Main	5.46 M X 2.91 M	17.91 Ft x 9.54 Ft		
Primary Bedroom	Main	4.54 M X 3.96 M	14.89 Ft x 12.99 Ft		
Bedroom	Main	3.29 M X 3.62 M	10.79 Ft x 11.87 Ft		
Bedroom	Main	3.49 M X 3.62 M	11.45 Ft x 11.87 Ft		
Laundry	Main	3.49 M X 2.12 M	11.45 Ft x 6.95 Ft		
Recreation	Basement	10.12 M X 9.84 M	33.20 Ft x 32.28 Ft		
Utility Room	Basement	3.42 M X 3.66 M	11.22 Ft x 12.00 Ft		
Sunroom	Main	4.8 M X 4.59 M	15.74 Ft x 15.05 Ft		
Bathroom	Main			4	
Bathroom	Main			4	
Bathroom	Basement			3	
Bathroom	Basement			2	

[Photos](#)**MLS® #: X12028606****1086 Stothart Creek Road, Dysart, Ontario K0M 1S0**









# Chattels

## Included

- All Appliances
- All Light Fixtures
- All Plumbing Fixtures
- All Water Treatment Systems
- Bathroom Mirrors

## Excluded

- Personal Items
- Wall Art
- TV's
- Hot Tub
- Shelter Logic
- All Furniture
- All Tools
- ATV
- Work Bench



Seller



Buyer



# Additional Information

- Hydro Cost Per Year: \$2608/yr approx.
- Propane Cost Per Year: \$2857/yr approx.
- Internet Provider: Bell
  - Highspeed Available: Yes
- Cell Service: Yes
- Septic
  - Year: 2022
- Well
  - Install by: Haliburton Artesian Well Drillers
  - Year: 2022
- Water Treatment
- Fully Winterized
- Age of Roof: 2022
- Age of Building: 2022
- Insurance Company: Vasey
- Road Type: Year round Private Road with School bus stop.
  - To be come municipally maintained in the future



# 1086 Stothart Crk Rd, Haliburton, ON

**Main Floor** Interior Area 1622.32 sq ft  
Excluded Area 733.90 sq ft



0 6 12  
ft

PREPARED: 2025/03/14



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 1086 Stothart Crk Rd, Haliburton, ON

**Basement** Interior Area 992.04 sq ft



0 3 6  
ft

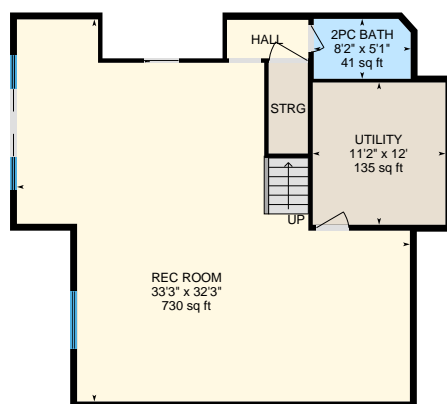
PREPARED: 2025/03/14



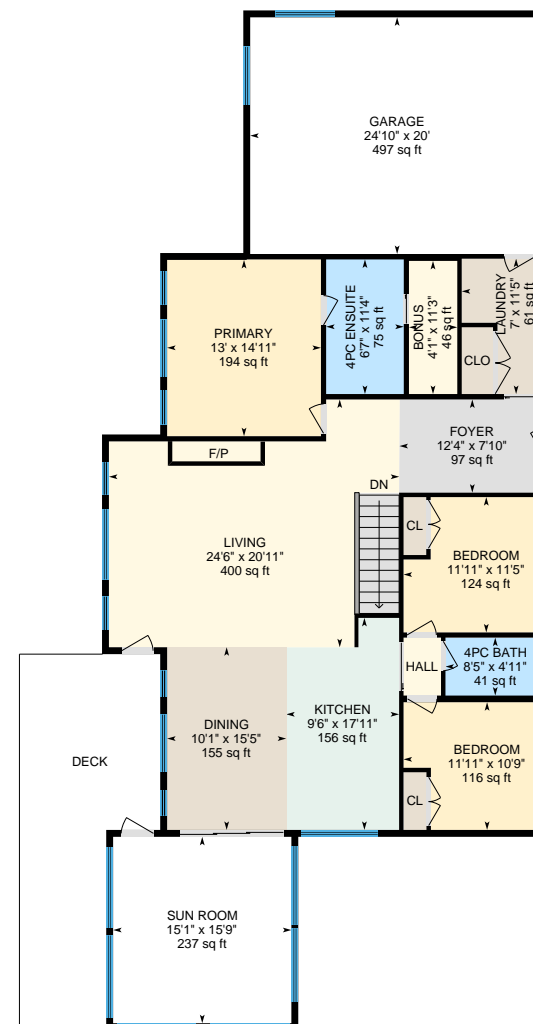


# 1086 Stothart Crk Rd, Haliburton, ON

Main Building: Total Interior Area Above Grade 2614.36 sq ft



**Basement**  
Interior Area 992.04 sq ft



**Main Floor**  
Interior Area 1622.32 sq ft

0 7 14  
ft



PREPARED: 2025/03/14

# 1086 Stothart Crk Rd, Haliburton, ON

## 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

2pc Bath: 8'2" x 5'1" | 41 sq ft  
Rec Room: 33'3" x 32'3" | 730 sq ft  
Utility: 11'2" x 12' | 135 sq ft

##### MAIN FLOOR

4pc Bath: 8'5" x 4'11" | 41 sq ft  
4pc Ensuite: 6'7" x 11'4" | 75 sq ft  
Bedroom: 11'11" x 11'5" | 124 sq ft  
Bedroom: 11'11" x 10'9" | 116 sq ft  
Bonus: 4'1" x 11'3" | 46 sq ft  
Dining: 10'1" x 15'5" | 155 sq ft  
Foyer: 12'4" x 7'10" | 97 sq ft  
Garage: 24'10" x 20' | 497 sq ft  
Kitchen: 9'6" x 17'11" | 156 sq ft  
Laundry: 7' x 11'5" | 61 sq ft  
Living: 24'6" x 20'11" | 400 sq ft  
Primary: 13' x 14'11" | 194 sq ft  
Sun Room: 15'1" x 15'9" | 237 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

Interior Area: 992.04 sq ft

##### MAIN FLOOR

Interior Area: 1622.32 sq ft  
Excluded Area: 733.90 sq ft

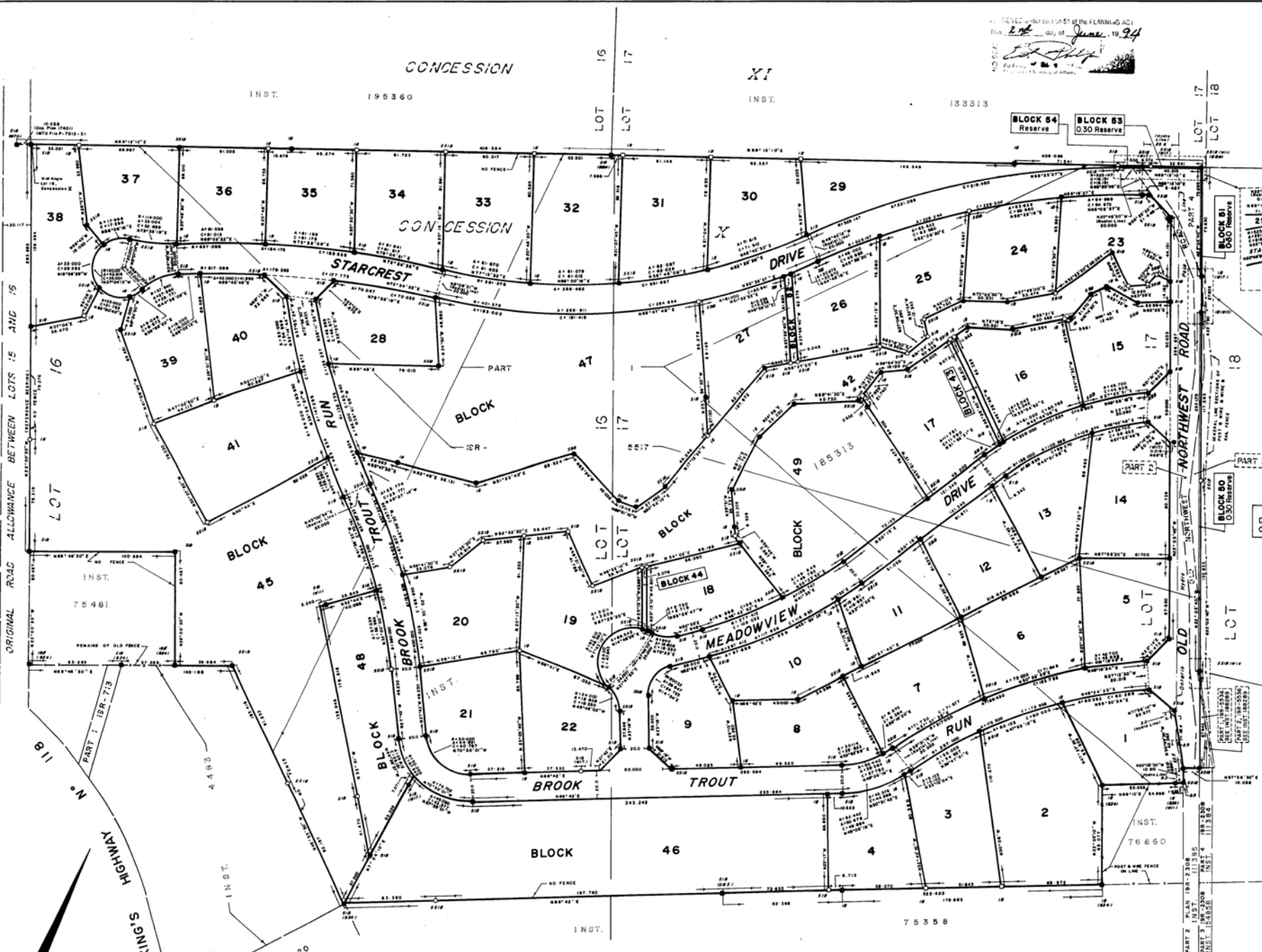
#### Total Above Grade Floor Area, Main Building

Interior Area: 2614.36 sq ft  
Excluded Area: 733.90 sq ft

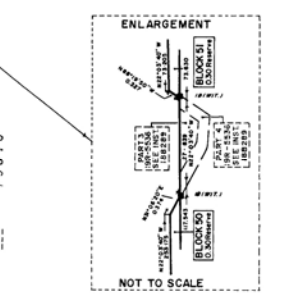
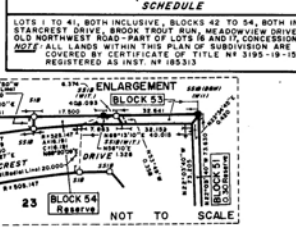




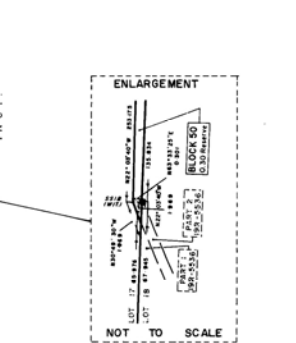
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 15 AND 16



PLAN 637  
I CERTIFY THAT THIS PLAN 637 IS REGISTERED  
THE LAND REGISTRY OFFICE FOR THE REGISTRY DIV.  
OF HALIBURTON (N 19) AT 15:30 O'CLOCK ON THE  
10th DAY OF MAY 1994 AND REQUIRED  
CONSENTS AND AFFIDAVITS ARE REGISTERED AS PL  
DOCUMENT N° 267843  
D. Schmitz  
De Land Registrar



METRIC NOTE  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



PLAN OF SUBDIVISION  
OF PART OF LOTS 16 AND 17, CONCESSION X  
TOWNSHIP OF DYSART  
COUNTY OF HALIBURTON  
SCALE 1:1250

H. C. BISHOP O.L.S.  
1994

OWNER'S CERTIFICATE  
THIS IS TO CERTIFY THAT:  
1) LOTS 1 TO 41, BOTH INCLUSIVE, BLOCKS 42 TO 54, BOTH INCLUSIVE,  
AND THE STREETS, NAMELY STARCREST DRIVE, BROOK TROUT RUN,  
MEADOWVIEW DRIVE AND OLD NORTHWEST ROAD HAVE BEEN LAID  
OUT IN ACCORDANCE WITH MY INSTRUCTIONS.  
2) THE STREETS ARE HEREBY DESIGNATED AS PUBLIC HIGHWAYS.  
MINDEN, ONTARIO  
MAY 24, 1994

NOTE  
BEARINGS ARE ASTRONOMIC AND DERIVED FROM THAT PORTION OF THE  
WESTERLY LIMIT OF LOT 16, CONCESSION X HAVING A BEARING OF  
N 22° 00' 30" W AS SHOWN ON PLAN 198-5517.  
WIT. - DENOTES WITNESS  
ALL MONUMENTS DESIGNATED AS FOUND ARE BY DEARDEN AND STANTON  
LTD. O.L.S. UNLESS OTHERWISE INDICATED.

LEGEND  
SIB - DENOTES STANDARD IRON BAR  
SIB - DENOTES SHORT STANDARD IRON BAR  
IB - DENOTES IRON BAR  
IBR - DENOTES IRON BAR ROUND  
RP - DENOTES ROCK POST  
RB - DENOTES ROCK BAR  
MF - DENOTES MONUMENT FOUND  
MP - DENOTES MONUMENT PLANTED

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT  
AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.  
2) THE SURVEY WAS COMPLETED ON THE 16th DAY OF MAY, 1994.  
H. C. BISHOP  
H. C. BISHOP  
ONTARIO LAND SURVEYOR

HARRY CURRY BISHOP  
LIMITED  
ONTARIO LAND SURVEYORS  
PROFESSIONAL ENGINEERS  
BOX 329 KOW 240  
(705) 286-1788  
MINDEN - ONTARIO  
MD - 276





# 1086 Stothart Creek Road, Haliburton

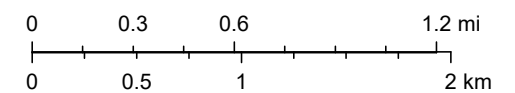


November 4, 2024

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Scale: 1:36,112





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Scale: 1:2,257

