$1,395,000

Welcome to 1101 Bedlington Lane

On Gull Lake, Minden Hills

Troy Austen

Sales Representative

CONTACT DETAILS:

705-457-9994

705-455-7653

info@troyausten.ca

troyausten.ca

Property Client Full

1101 BEDLINGTON Lane, Minden Hills, Ontario K0M 2K0

Listing

1101 BEDLINGTON Lane Minden Hills
Active / Residential Freehold / Detached

MLS®#: X14125352
List Price: **$1,395,000**
New Listing

Haliburton/Minden Hills/Lutterworth

Tax Amt/Yr:	**$5,535.89/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**1**
Legal Desc:	**PART LOT 12, CONC. 12, LUTTERWORTH, PARTS 2 TO 4, 19R5362, S/T H116052, T/W H223818, EXCEPT PART 3, 19R5632, S/T H22381**		
Style:	**Bungalow**	Rooms Rooms+:	**10+0**
Fractional Ownership:		BR BR+:	**3(3+0)**
Assignment:		Baths (F+H):	**2(2+0)**
Link:	**No**	SF Range:	**1500-2000**
Storeys:	**1.0**	SF Source:	**LBO Provided**
Lot Irreg:		Lot Acres:	**0.50 - 1.99**
Lot Front:	**193.00**	Fronting On:	**E**
Lot Depth:	**316.30**	Builder Name:	
Lot Size Code:	**Feet**		

Dir/Cross St: **Highway 35 North, to Deep Bay Rd. to Rackety Tr., to Bedlington, to #1101.**

PIN #:	**392570171**	ARN #:	**461605200066720**	Contact After Exp:	**No**
Holdover:	**60**			Survey Year/Type:	**Available**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Log**	Water:	**Other**
Fam Rm:	**No**	Garage:	**No**	Water Supply Type:	**Lake/River**
Basement:	**Yes/Crawl Space**	Gar/Gar Spcs:	**None/0.0**	Water Delivery Feat:	**Heatd Waterlne, Water Treatment**
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**6.00**		
Fireplace Feat:	**Living Room, Wood**	Tot Pk Spcs:	**6.00**	Water Meter:	
Interior Feat:	**Primary Bedroom - Main Floor, Sauna**	Pool:	**None**	Waterfront Feat:	**Dock**
		Room Size:		Waterfront Struc:	**Not Applicable**
Parking Feat:	**Circular Drive, Private**	Rural Services:	**Cell Services**	Well Capacity:	
Heat:	**Baseboard, Heat Pump**	Security Feat:		Well Depth:	
Heat Source:	**Electric**			Sewers:	**Septic**
A/C:	**Yes/Central Air**			Special Desig:	**Unknown**
Central Vac:	**No**			Farm Features:	
Laundry Lev:	**Main**			Winterized:	**Fully**
Property Feat:					
Exterior Feat:	**Deck, Hot Tub, Privacy**				
Roof:	**Metal**				
Foundation:	**Concrete Block, Piers**				
Topography:	**Rolling**				
Soil Type:					
Alternate Power:	**Generator – wired**				
Water Name:	**Gull Lake**				
Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Not Applicable**	Easements/Restr:	**Easement**		
Water Frontage:	**58.83/Meters**				
Water Features:	**Dock**				
Under Contract:		Dev Charges Paid:		HST App To SP:	**Included In**
Access To Property:	**Private Road**				
Shoreline:	**Clean, Deep**	Shoreline Exposure:	**South East**		
Shoreline Road Allowance:	**Owned**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:	**Trees/Woods, Water**	Lot Shape:	**Irregular**	Lot Size Source:	**Survey**

Remarks/Directions

Client Rmks: **Located on beautiful Gull Lake in Minden Hills, this year-round Pan-Abode cedar log home offers a beautiful cottage experience with breathtaking panoramic lake views and exceptional waterfront. Tucked away on a private road just off a municipally maintained year-round road, the property combines privacy with convenient access in every season. Set on approximately 1 acre with 193 feet of deep, clean shoreline, the property is perched on the natural granite landscape that defines the Haliburton Highlands. The southeast exposure welcomes beautiful morning sun and provides spectacular views across the lake. Whether you're swimming from the dock, taking advantage of the property's jumping cliff, or simply relaxing in the sunroom, this is a setting designed to be enjoyed. Inside, the cottage blends charm with comfortable year-round living. The open-concept main living area has a beautiful stone fireplace with a wood-burning insert, creating a warm and inviting gathering space. Large windows frame the lake views, while walkout access leads to the spacious 3-season sunroom. The sunroom is a standout feature, complete with a heater and sauna, making it a comfortable space to enjoy through much of the year. It also offers the flexibility to accommodate additional guests, as the sauna doubles as a bunkie when extra sleeping space is needed. The home offers 3 bedrooms and 2 bathrooms, including a private primary suite featuring a 3-piece ensuite,**

convenient laundry area, and direct access to the sunroom. Wraparound decking surrounds the home, providing multiple places to relax, enjoy the hot tub, entertain guests, and take in the views. Whether you're gathering with family, spending long summer days on the water, or unwinding by the fire after an afternoon on the lake, this Gull Lake property offers everything that makes cottage ownership so special.

Inclusions: **See attached chattels list**

Exclusions: **See attached chattels list**

Listing Contracted With: **RE/MAX Professionals North**

Prepared By: TROY AUSTEN, REALTOR Salesperson **Date Prepared: 10/29/2026**

Rooms

MLS®#: X14125352

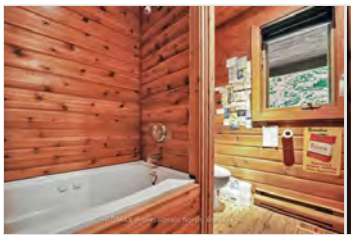
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	**Main**	**3.93 M X 5.73 M**	**12.89 Ft x 18.80 Ft**		
Dining Room	**Main**	**2.67 M X 3.33 M**	**8.76 Ft x 10.93 Ft**		
Kitchen	**Main**	**3.66 M X 5.3 M**	**12.01 Ft x 17.39 Ft**		
Bathroom	**Main**	**2.36 M X 2.5 M**	**7.74 Ft x 8.20 Ft**		**4 Pc Bath**
Bedroom	**Main**	**2.54 M X 4.06 M**	**8.33 Ft x 13.32 Ft**		
Bedroom	**Main**	**2.97 M X 3.87 M**	**9.74 Ft x 12.70 Ft**		
Primary Bedroom	**Main**	**3.39 M X 3.88 M**	**11.12 Ft x 12.73 Ft**		**W/O to Sunroom**
Bathroom	**Main**	**1.99 M X 2.2 M**	**6.53 Ft x 7.22 Ft**		**3 Pc Ensuite**
Laundry	**Main**	**1.97 M X 1.74 M**	**6.46 Ft x 5.71 Ft**		**Combined w/Prim Bdrm**
Sunroom	**Main**	**11.07 M X 2.65 M**	**36.32 Ft x 8.69 Ft**		**Sauna**

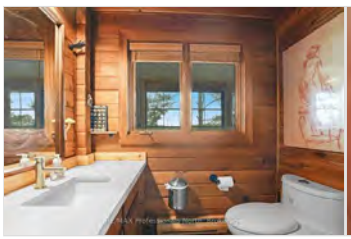
---------- Washrooms ----------

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom	**Main**			**3**	
Bathroom	**Main**			**4**	

Photos

MLS®#: X14125352 **1101 BEDLINGTON Lane, Minden Hills, Ontario K0M 2K0**





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Chattels

Included

- Kitchen - All Contents
- Bar Stools
- Dining Table
- Herman Miller Chairs x 8
- Living Room - All
- Twin Bedroom - All
- Corner Queen Bedroom - All
- Outdoor
  - Cane-Line - All
  - Teak Table and Chairs
  - Various deck chairs under house
- Screen Porch - All except noted excluded tables
- Bear Skin
- Fish & birds
- Antlers & Arrows
- Totem & Thunderbird

Excluded

- Personal Items
- All Art
- Chick sign on island
- Indigenous Statue
- Bicycle
- Bedding/Linen/Bath & Kitchen Textiles
- Pine Tables in Screen Porch

Seller

Buyer

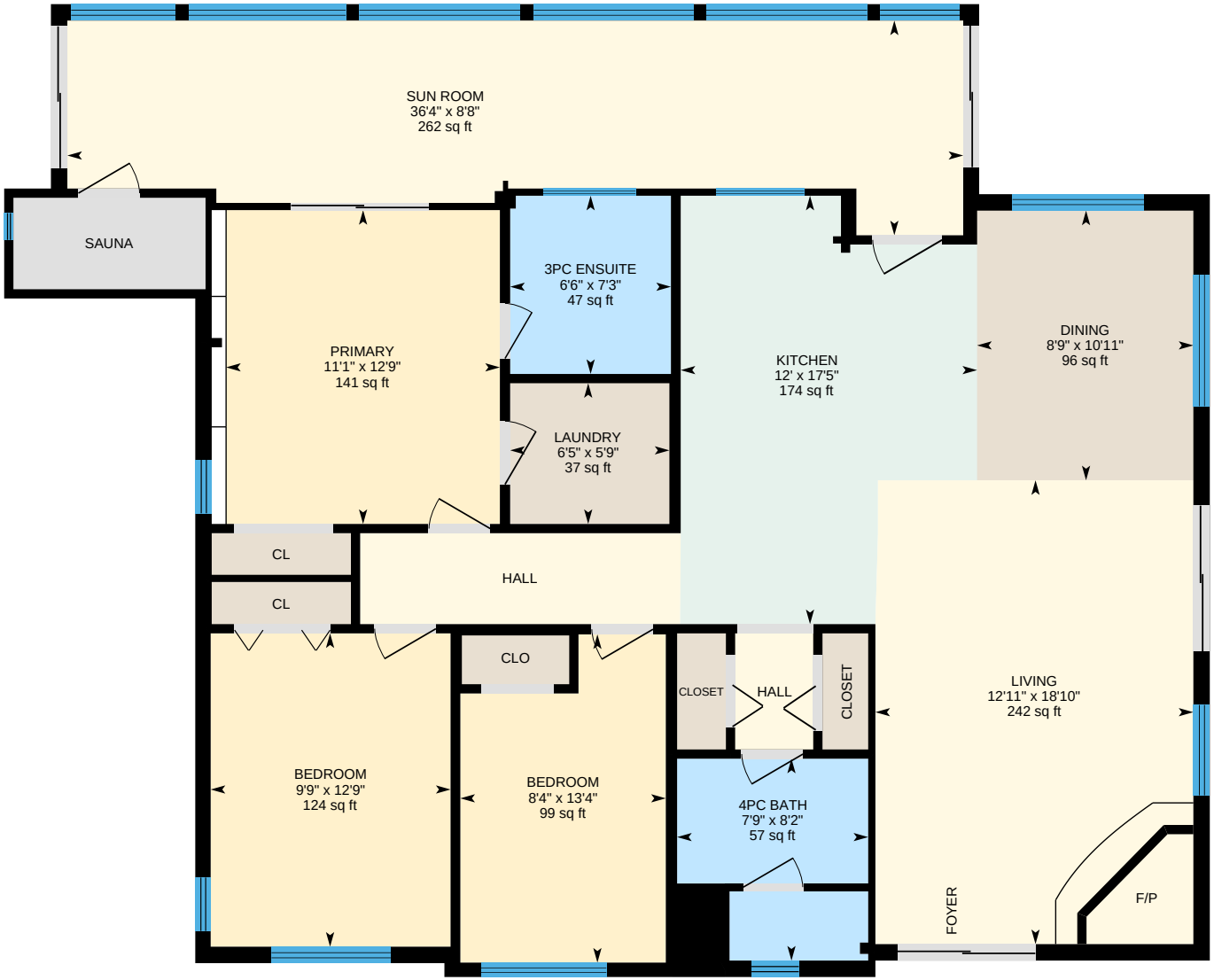
Additional Information

Improvements:

- Caesarstone Countertops in Kitchen/Bathroom
- New sinks/faucets
- 2 Windows
- HVAC/UV/Hepa
- Generator
- Jacuzzi J-245
- Painted the Exterior
- Washer/Dryer
- New Cedar Deck (south side) and Railing
- Dock - New stairs and bumpers

1101 Bedlington Lane, Minden Hills, ON

Main Floor Exterior Area 1618.39 sq ft
Interior Area 1496.18 sq ft



0 4 8 ft

PREPARED: 2026/07/08

N

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.

iGUIDE

1101 Bedlington Lane, Minden Hills, 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

MAIN FLOOR

- 3pc Ensuite: 7'3" x 6'6" | 47 sq ft
- 4pc Bath: 8'2" x 7'9" | 57 sq ft
- Bedroom: 13'4" x 8'4" | 99 sq ft
- Bedroom: 12'9" x 9'9" | 124 sq ft
- Dining: 10'11" x 8'9" | 96 sq ft
- Kitchen: 17'5" x 12' | 174 sq ft
- Laundry: 5'9" x 6'5" | 37 sq ft
- Living: 18'10" x 12'11" | 242 sq ft
- Primary: 12'9" x 11'1" | 141 sq ft
- Sun Room: 8'8" x 36'4" | 262 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

MAIN FLOOR

- Interior Area: 1496.18 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1618.39 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1496.18 sq ft
- Exterior Area: 1618.39 sq ft

1101 Bedlington Lane, Minden Hills, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard

B. ANSI Z765 2021: https://www.homeinnovation.com/z765

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

Lu-33-9
FILE NUMBER

REPORT

DATE November

INSTALLED BY: Bruce Towlston

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 Beaver

— Distribution Pipe: Type _____ : Absorption Trench System ☐

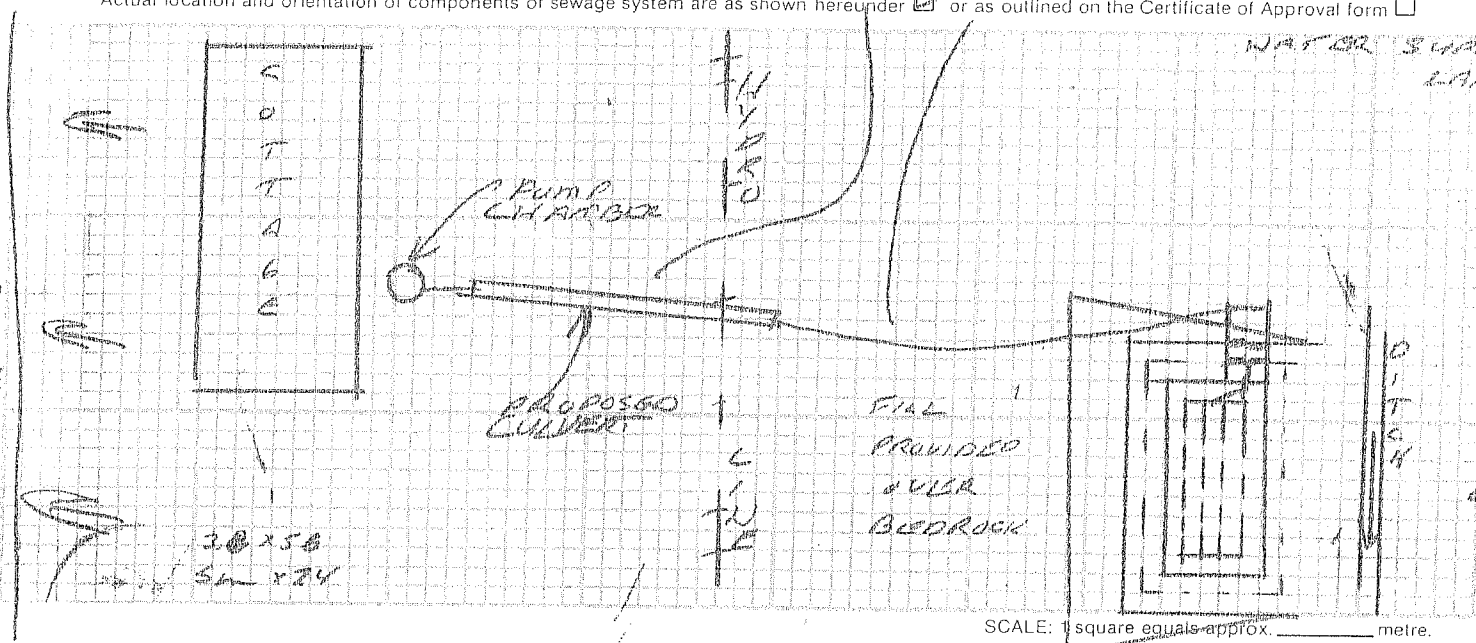
Filter Bed System ☑; Filter Bed Area 32 sq. m.: Contact Area 32 sq. m.

Total 184 Lineal Metres in 4 runs of 46 metres and fed by gravity ☐ ; Siphon ☐; or Pump ☑

— Size of System based on 3 bedrooms and/or 15 fixture units. Commercial details _____

— Other Myers 50m-W-1 Pump

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 (1) concrete pump & alarm connection to pump chamber and (2) connect to hydro power

(2) Pump & alarm may need hydro reconnected

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

Jane Keenoy

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # Lu-33-97

such system being located on Lot 12 Conc 12 Plan _____ Sub. lot 2

Township/Municipality Lutterworth County Haliburton

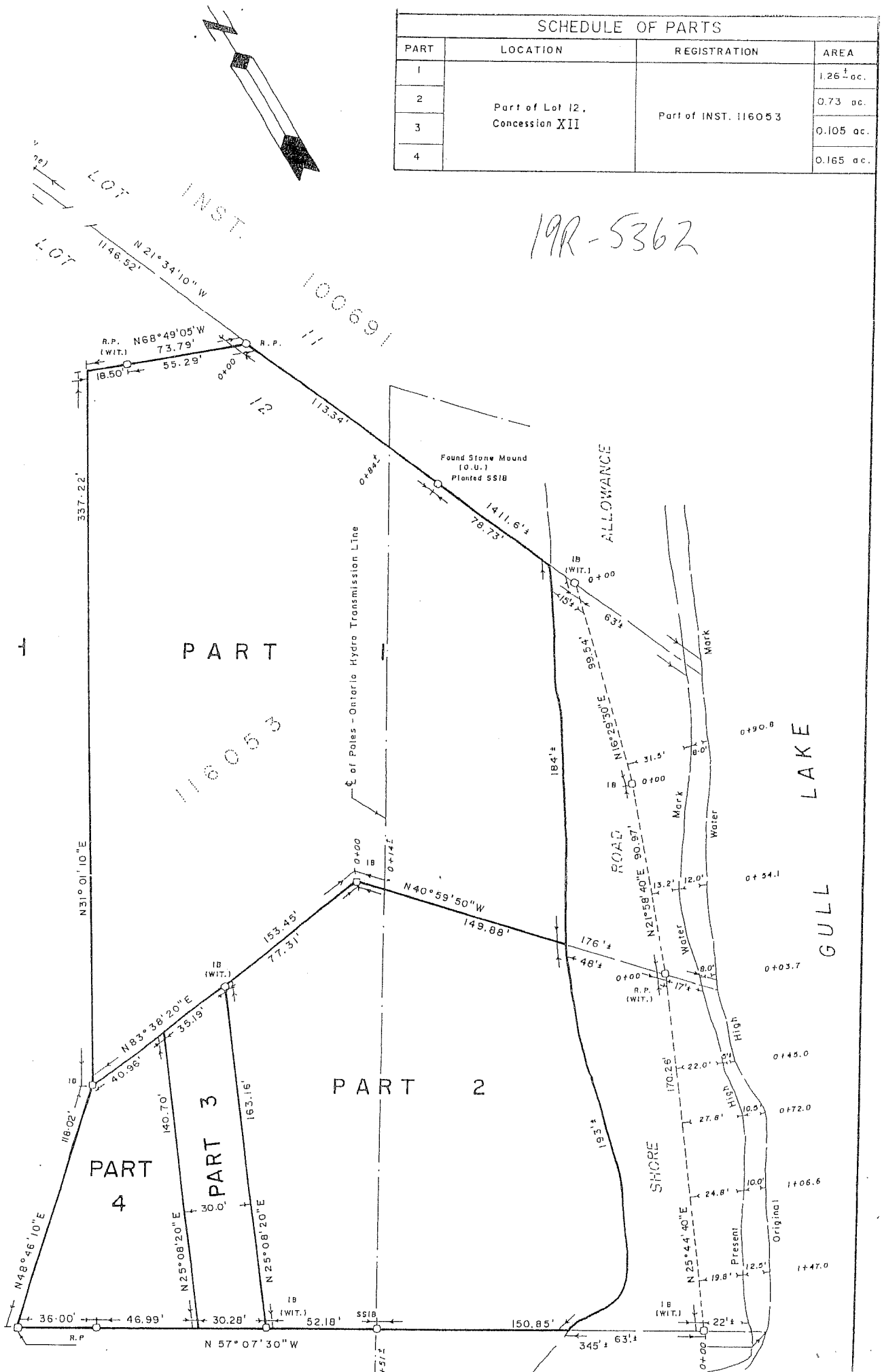
Inspected and Recommended by _____

DATE Nov 6/97 Issued _____
(Director)

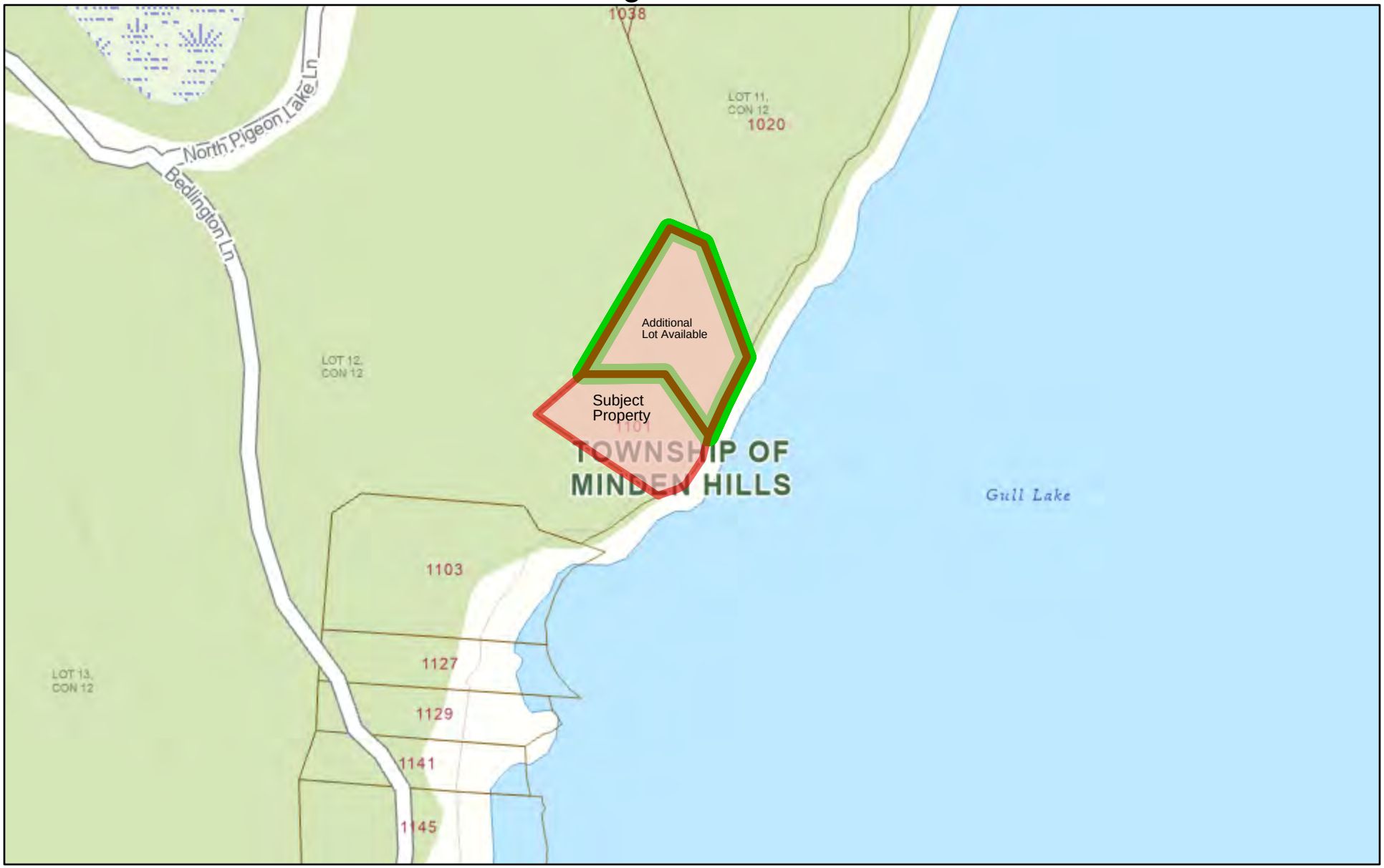
NOTE: Section 76 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected, unless a new Certificate of Approval is obtained.

SCHEDULE OF PARTS			
PART	LOCATION	REGISTRATION	AREA
1	Part of Lot 12, Concession XII	Part of INST. 116053	1.26 ± ac.
2			0.73 ac.
3			0.105 ac.
4			0.165 ac.

19R-5362



1101 Bedlington Lane, Gull Lake



June 8, 2026

N

Scale: 1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

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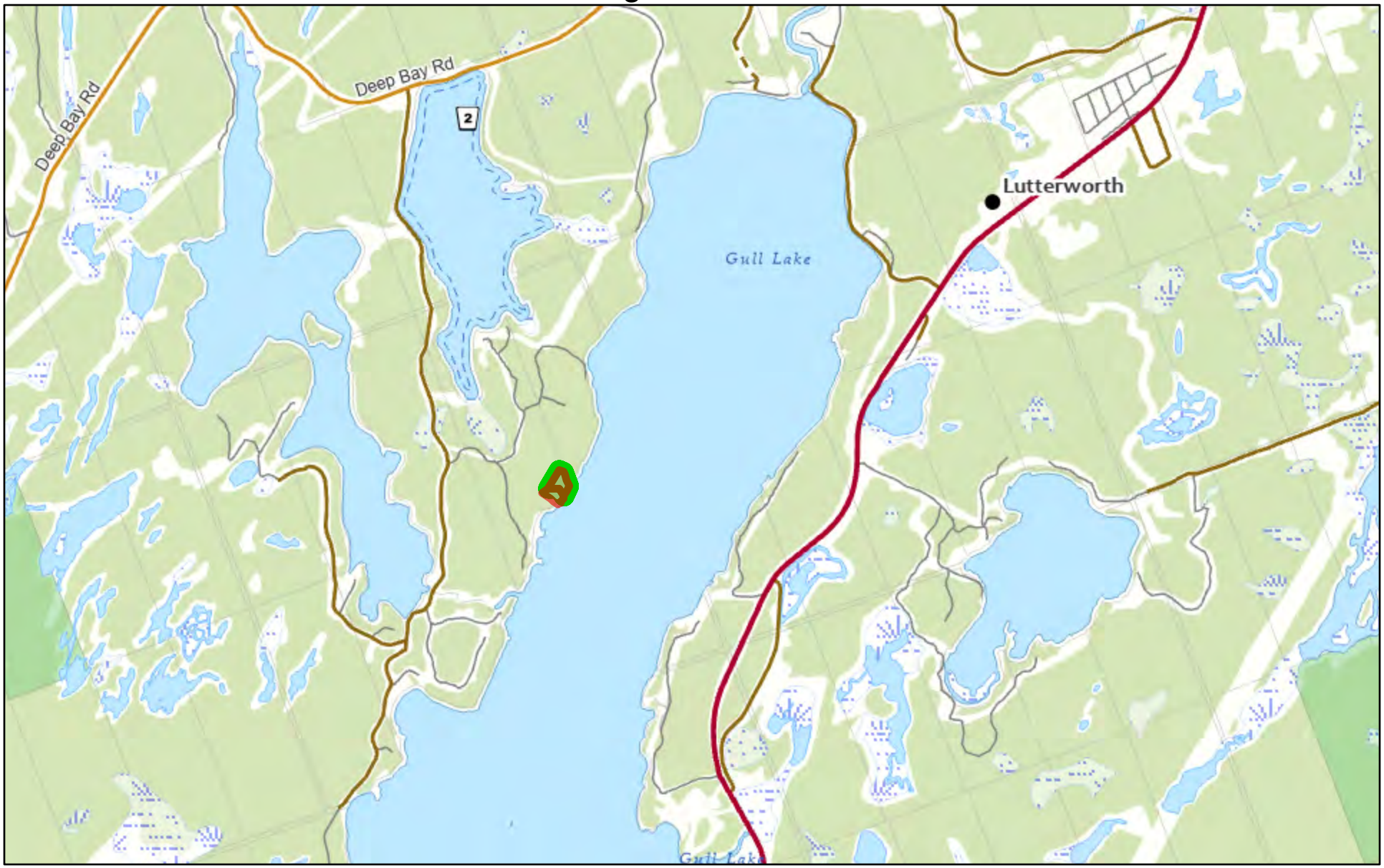
1101 Bedlington Lane, Gull Lake



June 8, 2026

N

Scale: 1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

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Published by the County of Haliburton, 2025.

Gull Lake

Haliburton County
Lot 17

Lutterworth Township
Con IX

Physical Data

Surface Area - 2,000 acres
Maximum Depth - 147 ft

Perimeter - 19 miles
Mean Depth - 49 ft

Lake Characteristics

This is a relatively large and deep lake. The pH value ranged from 7 at the 5 ft level to 6 at the 75 ft level indicating a slightly acidic chacteristic.

Clarity in this blue/green water was indicated by the disappearance of the secchi disc 17 ft from the surface.

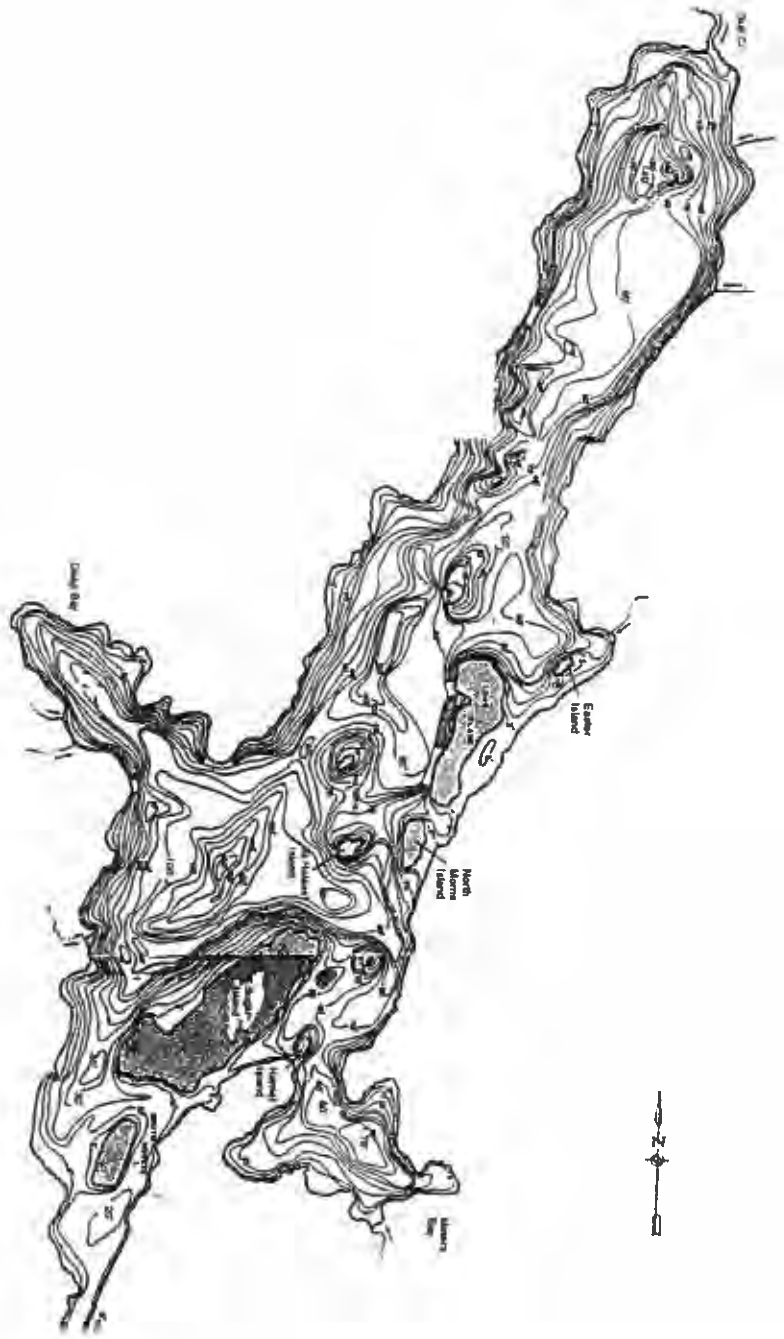
Fish Species Present

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

Access

Public access from Hwy 35 north of Moore Falls, secondary road north of Moore Falls and secondary road south-west of Minden.

(Refer to Lutterworth Township map - page 217)



Location: 5 km (3 mi) south of Minden
Elevation: 243 m (810 ft)
Surface Area: 801 ha (1,980 ac)
Mean Depth: 14.7 m (49 ft)
Max Depth: 44.1 m (147 ft)
Way Point: 78° 47' 00" Lon - W 44° 51' 00" Lat - N

Gull Lake - Minden

Lake Chart on p.63

Fishing

Reference to Gull Lake dates back as far as 1826 when it was named Kinashingiquash Lake. More recently the name was changed in reference to the Gull River, which flows in and out of the lake. This big lake is a popular cottage country destination and has many camps and cottages scattered along its shoreline.

Lake trout are perhaps the most sought after sportfish on Gull Lake and a natural population of lake trout remains in the lake. Fishing is best during the winter ice fishing season. Early in the season, the fish can be found most anywhere in the lake, and at any depth, but as the ice gets thicker, they tend to come closer to the surface, which is where the baitfish are, and you will often find them just a few metres under the ice. A variety of jigs–round, airplane and tube jig heads–all work well. Randomly bounce the lure at various depths while you are fishing. Use short and slow bounces with long pauses in between. Most strikes happen when the lure is at rest and the bites are often delicate. Spoons can work well too, as the motion of the spoon through the water sends out vibrations which the fish can hear or feel.

Fishing can be decent for a few weeks after ice-off, before the lake trout head for deeper water. Trolling with downriggers is the only effective summertime trout angling method.

Gull Lake also holds both smallmouth and largemouth bass. Fishing for bass can be good at times for average size bass, although they can be found much larger. There is plenty of fine bass structure found around the big lake and anglers should work the weedy bays, the rocky drop-offs or even the man-made structure such as boat docks. Spincasters should try jigs and spinners, while fly casters can have great results with crayfish or leech patterns when worked around shoreline structure.

In order to protect the natural lake trout population of Gull Lake, slot size restrictions and special ice fishing regulations have been established. Check the regulations before heading out.

Directions

Set between the town of Minden and Norland, Gull Lake lies off the west side of Highway 35. On the opposite shoreline, County Road 2 (Deep Bay Road) provides access to several side roads that lead to the lake. While it is possible to launch a canoe from the side of the road, it is not recommended due to private property in the area. The main boat launch facility is found at Miners Bay, but there are also a few other resorts found around the lake. Most charge a fee to use the launch if you are not staying at their facility.

Facilities

There are a few resorts and lodges available on and around Gull Lake as well as several rental cottages available. You can contact Resorts of Ontario or inquire locally for more information on various options. Supplies can be found in the town of Minden minutes away to the north.

Other Options

North Pigeon and **Little Bob Lakes** are located near the northwestern shore of Gull Lake and are accessible via 2wd roads. The smaller lakes are stocked every few years with lake trout and are home to resident smallmouth and largemouth bass populations. A privately run campground lies on Little Bob Lake. Moore Lakes to the south are separated from Gull Lake by a dam. The lakes provide angling opportunities for lake trout, smallmouth and largemouth bass as well as whitefish.

Gull Lake - Minden

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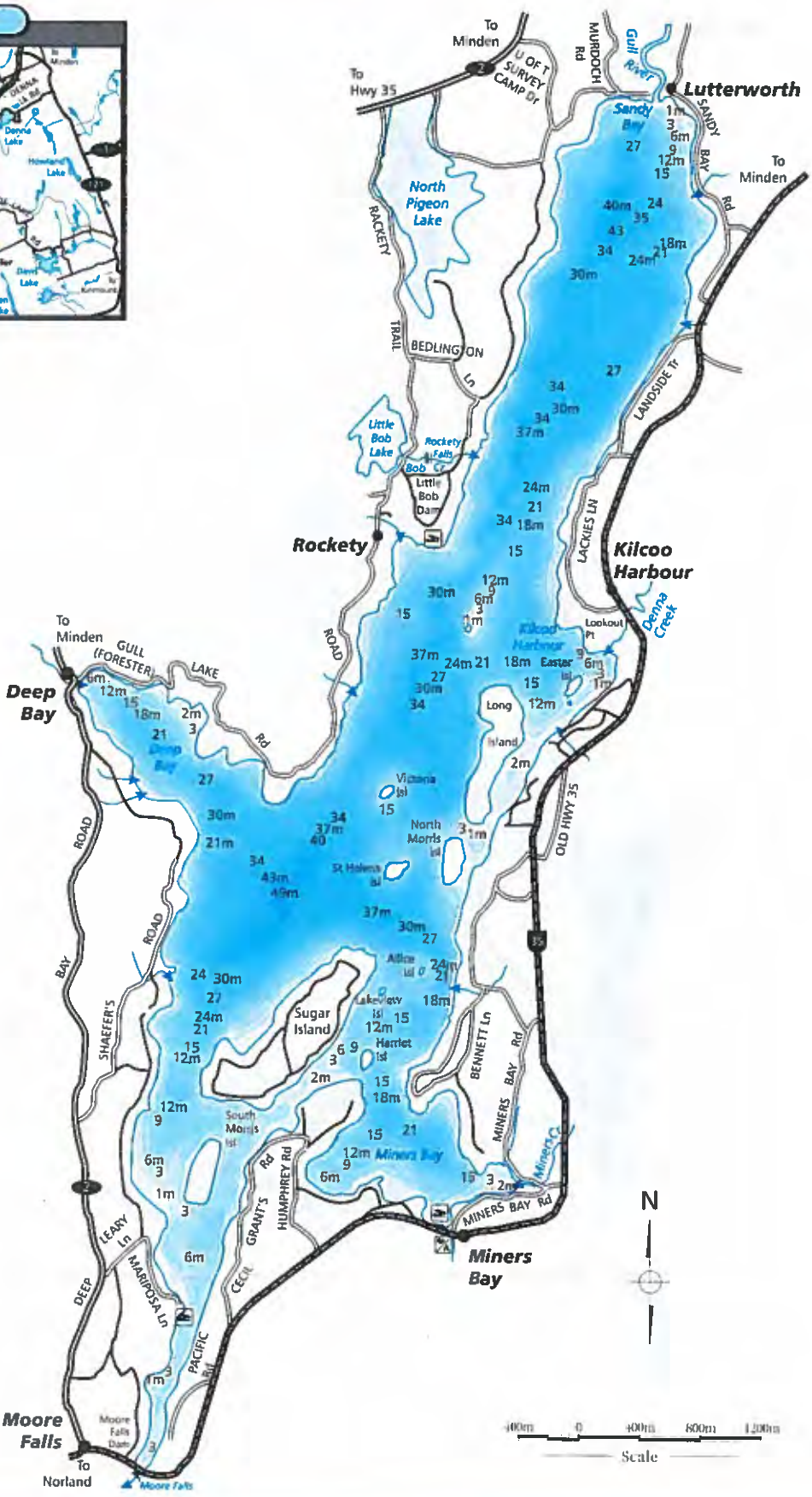

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