



Kennisis Lake

1121 PINE POINT ROAD
HALIBURTON

\$825,000



OVERVIEW



ABOUT THIS PROPERTY

The well-kept cottage comes equipped with a cozy woodstove, a beautiful loft space over the garage, and a separate bunkie, making it perfect for hosting family and friends. This property is situated on Kennisis Lake, offering exceptional privacy, a perfect shoreline, and breathtaking big lake views.

FEATURES



Kennisis Lake

CONTACT DETAILS

📞 705-457-9994

✉ info@troyausten.ca

🌐 troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

1121 PINE POINT Road, Haliburton, Ontario K0M 1M0

Listing

Client Full
Active / Residential

1121 PINE POINT Rd Haliburton

MLS®#: 40507946

Price: **\$825,000**



Haliburton/Dysart et al/Havelock Cottage/House



Water Body: **Kennisis Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): **1 (1 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **615**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **615/LBO provided**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,101.58/2023**

Remarks/Directions

Public Rmks: **Situated on the shores of one of the most coveted lakes in the Highlands, this charming cottage is poised to craft enduring memories. Its idyllic waterfront location and awe-inspiring vistas of the expansive lake make it a haven for nature enthusiasts. The lake itself beckons with extensive boating opportunities and the convenience of a nearby marina, while an additional highlight is the cottage's adjacency to the enchanting Haliburton Forest, teeming with wildlife. This meticulously maintained cottage exudes a sense of tranquility, with a snug woodstove ensuring warmth during chilly evenings and an inviting loft space above the garage. A separate bunkie provides extra accommodation, making it an ideal space to host friends, family, and youngsters. The lakeside deck and seating area offer the perfect setting for morning coffee or evening wine, allowing you to savor the picturesque surroundings. The evident pride of ownership makes this property a truly exceptional find. Seize this opportunity to make it your own and create enduring memories that will be cherished for generations to come!**

Directions: **FOLLOW HWY 118 TO KENNISIS LAKE ROAD TO PINE POINT ROAD**

Common Elements

Waterfront

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

Water View: **Direct Water View**

Boat House:
Frontage: **100.98**
Exposure:
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				
Bunkhouse	1			

Exterior

Exterior Feat: **Deck(s), Privacy**
Construct. Material: **Aluminum Siding**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Private Road, Year Round Road**
Other Structures:
Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
Parking Spaces: **6**
Services: **Cell Service, Internet Other**
Water Source: **Lake/River**
Lot Size Area/Units: **/**
Lot Front (Ft): **101.00**
Location: **Rural**
Area Influences: **Marina, Quiet Area**
View: **Lake, Trees/Woods**
Topography: **Flat, Hilly, Wooded/Treed**
School District: **Trillium Lakelands District School Board**

Foundation: **Piers, Poured Concrete**

Driveway Spaces: **4.0**

Water Tmnt: **Sediment Filter**
Acres Range: **< 0.5**
Lot Depth (Ft): **0.00**
Lot Irregularities:

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Winterized: **Not Winterized**

Garage Spaces: **2.0**

Sewer: **Holding Tank**
Acres Rent:
Lot Shape:
Land Lse Fee:

Retire Com:
Fronting On: **North**

Interior

Interior Feat: **Ceiling Fans**
Basement: **None**
Cooling: **None**
Heating: **Electric, Woodstove**
Inclusions: **Refrigerator, Stove**

Basement Fin:

Add Inclusions: **Appliances, Docks, Garage Fridge**

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 13 PL 467 SRO; S/T RIGHT IN H233578; DYSART ET AL**
Zoning: **WR6L**
Assess Val/Year: **\$440,000/2023**
PIN: **392590143**
ROLL: **462406000050700**
Possession/Date: **60 - 89 Days/**

Local Improvements Fee:

Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**

Deposit: **min 5%**

Brokerage Information

List Date: **10/31/2023**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 11/01/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

MLS® #: 40507946

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	4' 0" X 7' 7"	1.22 X 2.31	
Kitchen	Main	9' 0" X 11' 7"	2.74 X 3.53	
Bathroom	Main	6' 8" X 5' 0"	2.03 X 1.52	4-Piece
Bedroom	Main	11' 4" X 8' 8"	3.45 X 2.64	
Living Room/Dining Room	Main	11' 8" X 23' 4"	3.56 X 7.11	3-Piece

Photos

MLS® #: 40507946









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INCLUDED

Appliances
Garage Fridge
Docks

EXCLUSIONS

None

INITIALS SELLER



INITIALS BUYER



Address: 1121 Pine Point Rd,
Haliburton (Kennis Lake)

Hydro Costs per Year - \$450/year average

Cell Service – YES

Internet Service – YES

Internet Provider - Bell

Lake association – KLCOA \$35/yr

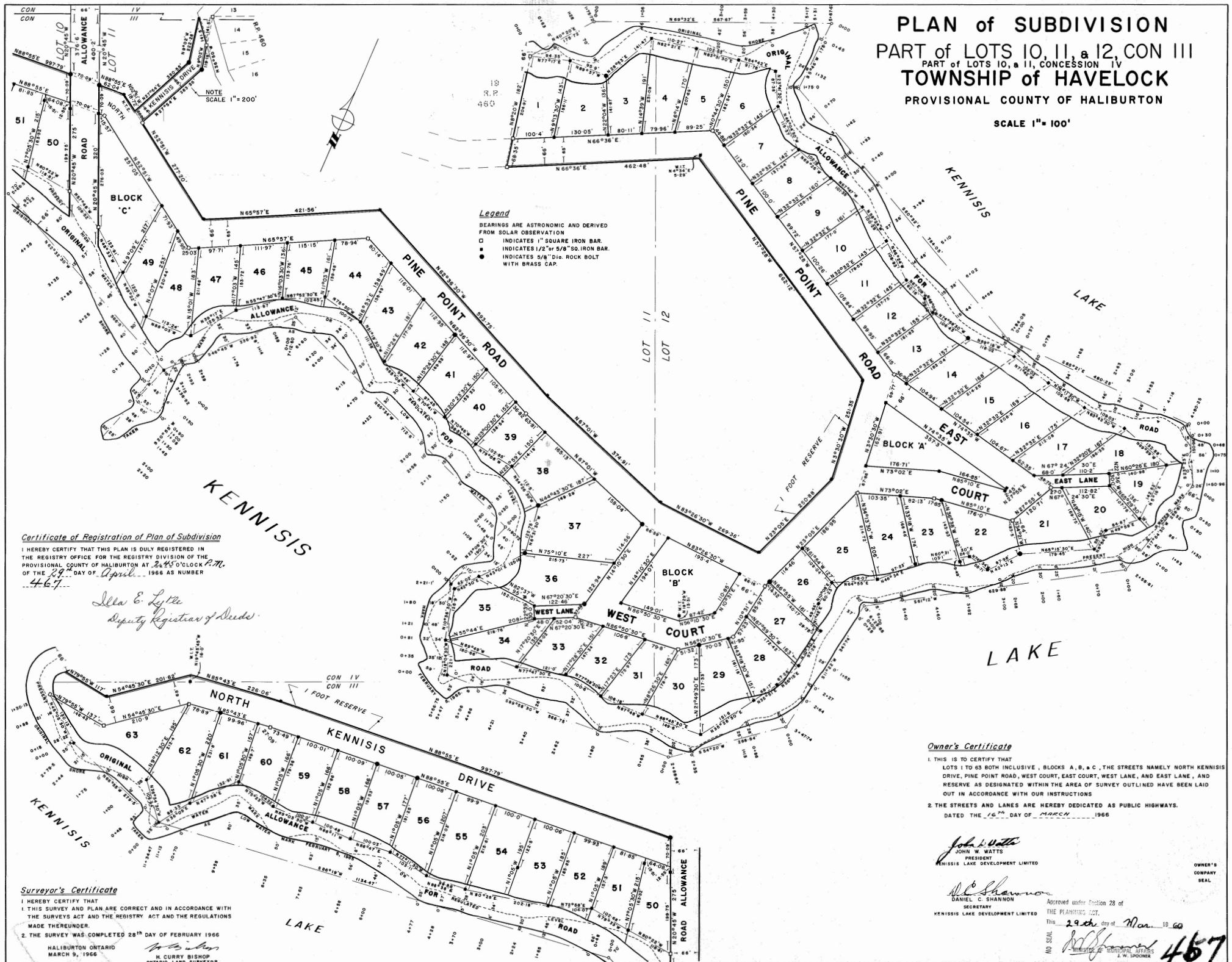
Holding Tank pump – Aug 9/19 by Cake Septic

05/16/2023

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

PLAN of SUBDIVISION
PART of LOTS 10, 11, & 12, CON III
PART of LOTS 10, & 11, CONCESSION IV
TOWNSHIP of HAVELOCK
PROVISIONAL COUNTY OF HALIBURTON

SCALE 1" = 100'



Legend

BEARINGS ARE ASTROMONIC AND DERIVED FROM SOLAR OBSERVATION
□ INDICATES 1" SQUARE IRON BAR
● INDICATES 1/2" or 5/8" SQ. IRON BAR
● INDICATES 5/8" Dia. ROCK BOLT WITH BRASS CAP

Certificate of Registration of Plan of Subdivision

I HEREBY CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF THE PROVISIONAL COUNTY OF HALIBURTON AT 2:45 O'CLOCK P.M. OF THE 27th DAY OF April, 1966 AS NUMBER 467.

Ilse E. Lytle
Deputy Registrar of Deeds

Surveyor's Certificate

I HEREBY 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 28th DAY OF FEBRUARY 1966

HALIBURTON ONTARIO
MARCH 9, 1966

H. Curry Bishop
H. CURRY BISHOP
ONTARIO LAND SURVEYOR

Owner's Certificate

1. THIS IS TO CERTIFY THAT
LOTS 1 TO 63 BOTH INCLUSIVE, BLOCKS A, B, & C, THE STREETS NAMED NORTH KENNISIS DRIVE, PINE POINT ROAD, WEST COURT, EAST COURT, WEST LANE, AND EAST LANE, AND RESERVE AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS
2. THE STREETS AND LANES ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.
DATED THE 16th DAY OF MARCH 1966

John W. Watts
JOHN W. WATTS
PRESIDENT
KENNISIS LAKE DEVELOPMENT LIMITED

D. C. Shannon
DANIEL C. SHANNON
SECRETARY
KENNISIS LAKE DEVELOPMENT LIMITED

Approved under Section 28 of
THE PLANNING ACT
This 29th day of Mar 1966

NO SEAL
J. W. SPOONER
467

OWNER'S
COMPANY
SEAL

1121 PINE POINT ROAD, KENNISIS LAKE



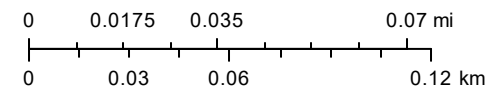
June 24, 2022

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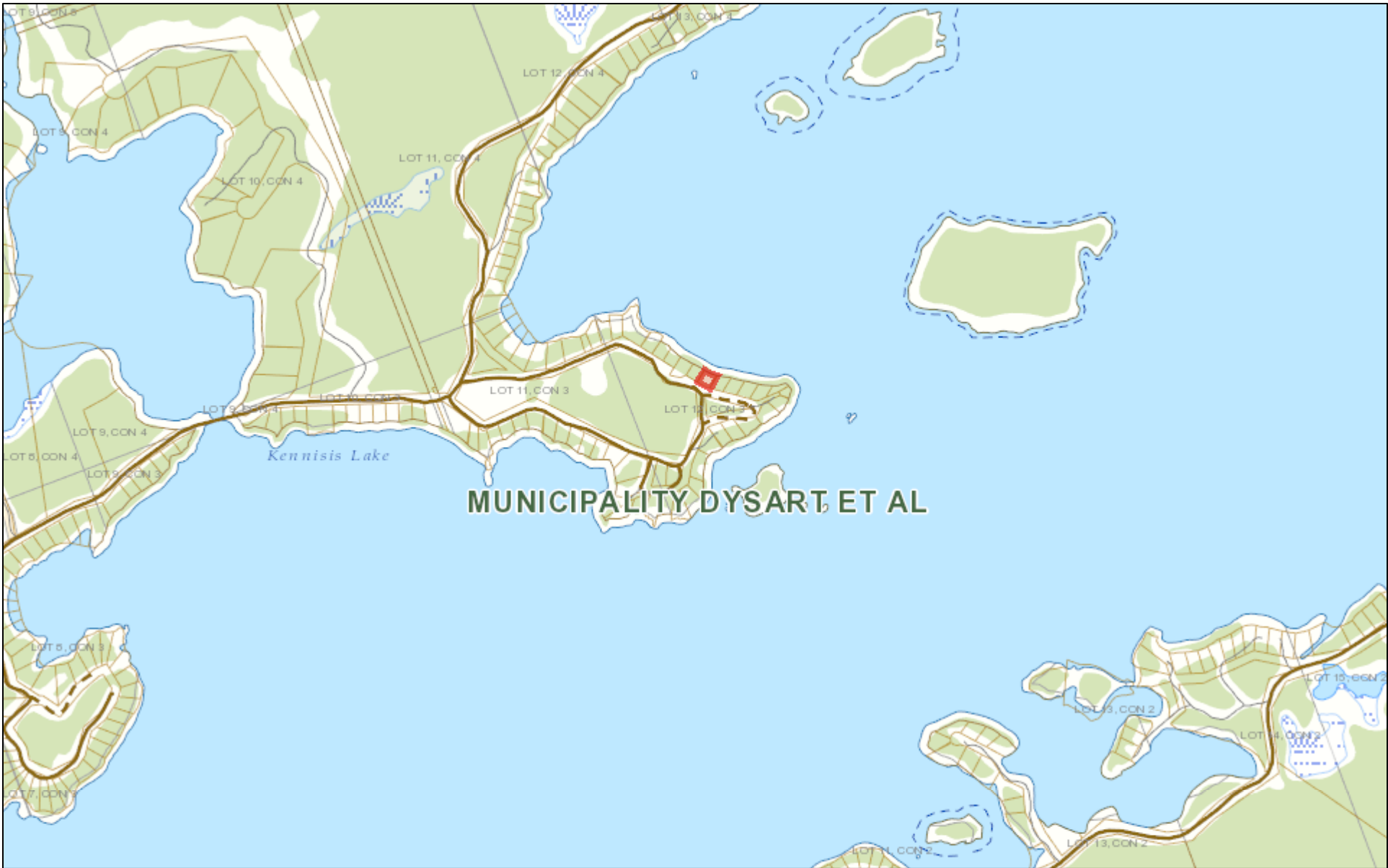
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1121 Pine Point Road, Kennisis Lake



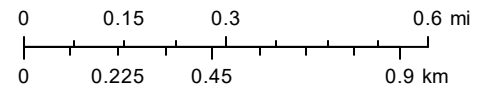
June 17, 2022

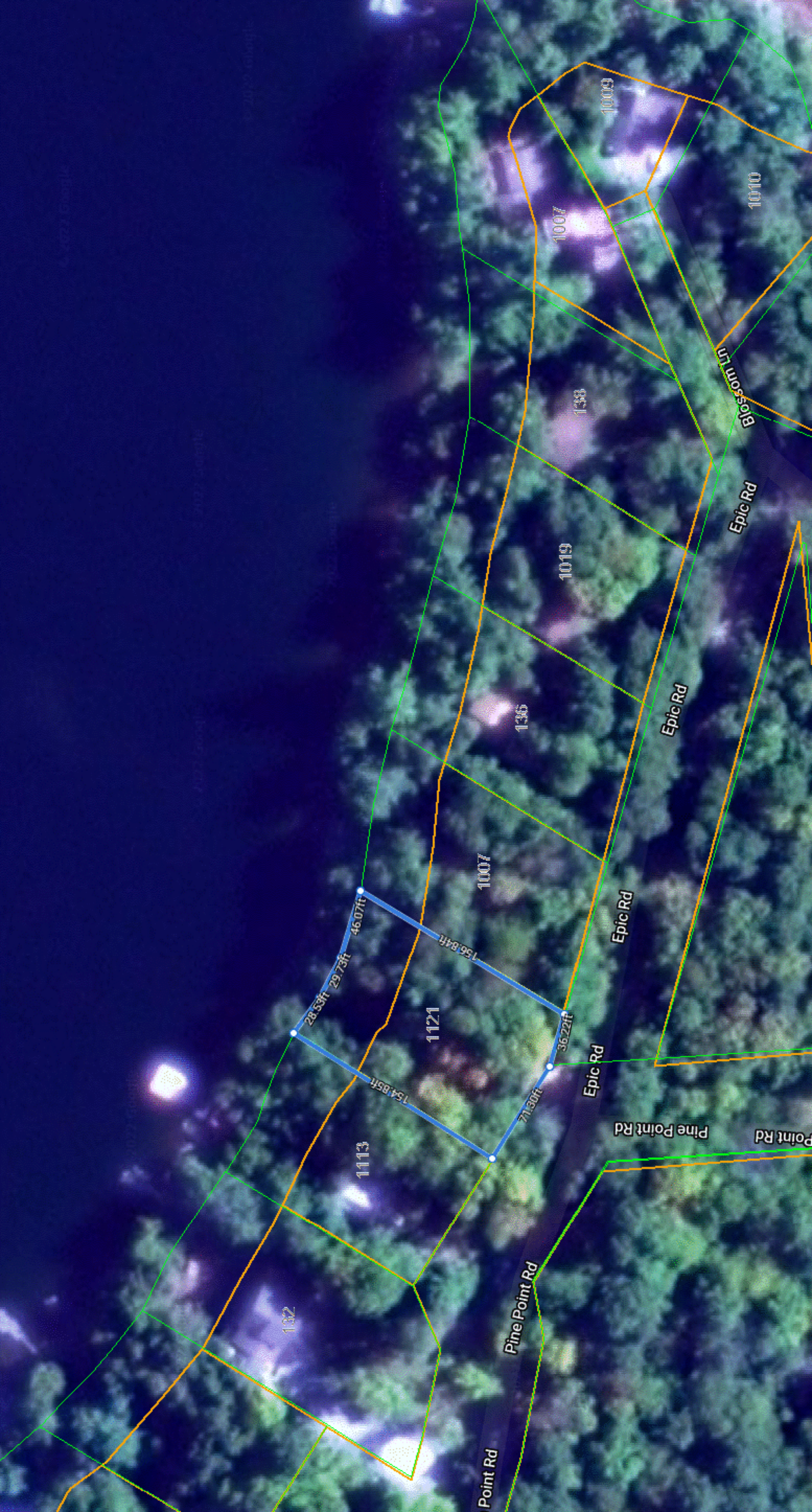
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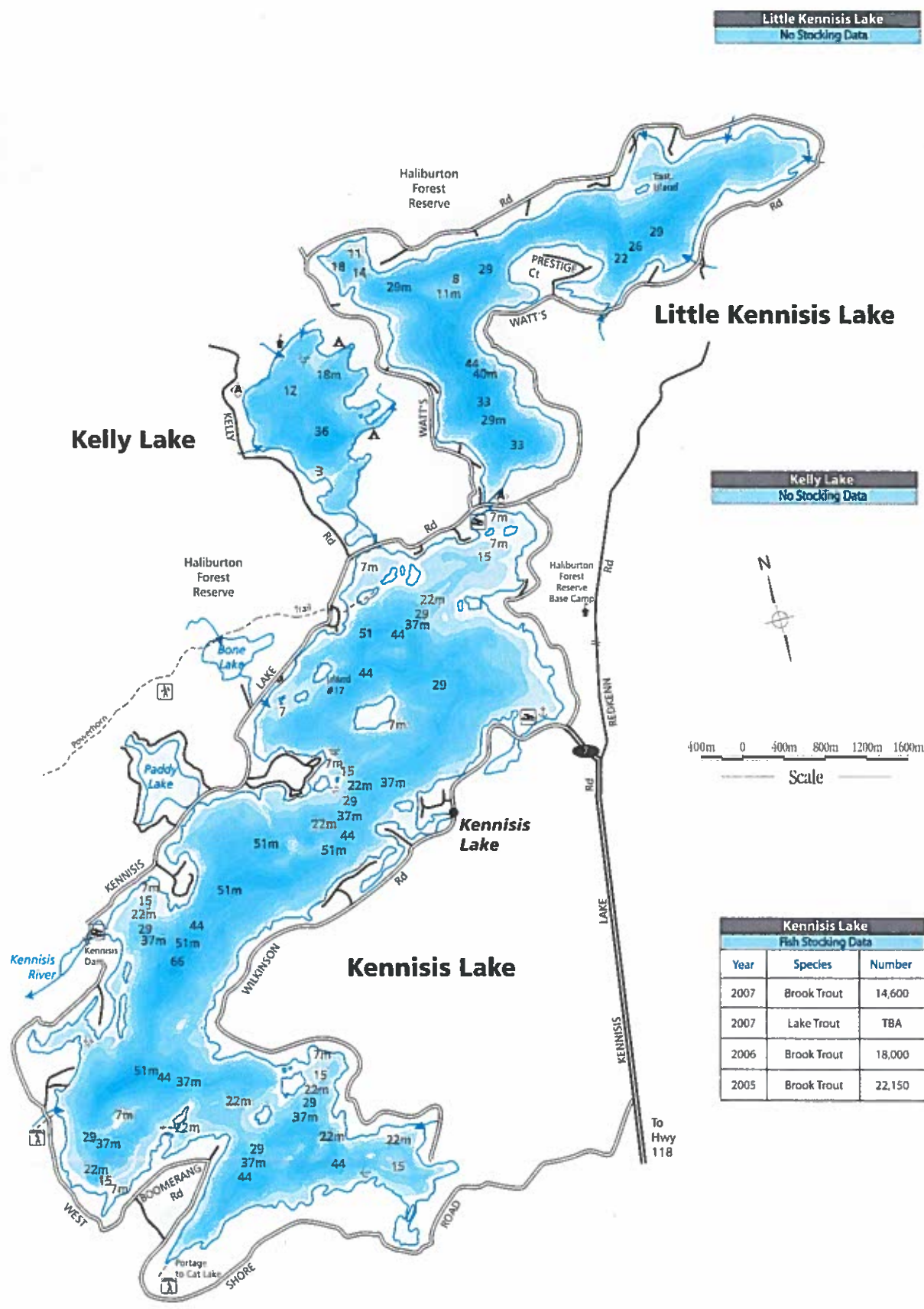








Kennisis & Kelly Lakes



Little Kennisis Lake
No Stocking Data

Elevation: 374 m (1,227 ft)
Surface Area: 18 ha (44.5 ac)
Mean Depth: 18.3 m (60 ft)
Max Depth: 43.9 m (144 ft)
Way Point: 78° 36' 00" Lon - W 45° 15' 00" Lat - N

Little Kennisis Lake

Kelly Lake
No Stocking Data

Elevation: 369 m (1,213 ft)
Surface Area: 99 ha (244 ft)
Mean Depth: 10.8 m (36.2 ft)
Max Depth: 35.1 m (117 ft)
Way Point: 78° 37' 00" Lon - W 45° 15' 00" Lat - N

Kelly Lake



Scale
400m 0 400m 800m 1200m 1600m

Kennisis Lake
Fish Stocking Data

Year	Species	Number
2007	Brook Trout	14,600
2007	Lake Trout	TBA
2006	Brook Trout	18,000
2005	Brook Trout	22,150

Elevation: 364 m (1,213 ft)
Surface Area: 1,417 ha (3,502 ft)
Mean Depth: 23.1 m (77.1 ft)
Max Depth: 66.9 m (223 ft)
Way Point: 78° 38' 00" Lon - W 45° 13' 00" Lat - N

Kennisis Lake



Kennisis & Kelly Lakes

Area Indicator



Directions

Kennisis Lake is one of the larger lakes in the region and sits in a corner between the Leslie M Frost Centre and the Haliburton Forest Reserve. From Haliburton, follow Highway 118 west to the Kennisis Lake Road (County Road 7). Kennisis Lake Road leads to the southern shore of the lake where the first of the three boat launch areas can be found. The second launch site lies along the northeast end of the lake and an additional access can be found at the Kennisis Lake Dam on the northwest shore of the lake.

To the north, Kelly Lake can be accessed off Kelly Road from North Kennisis Drive. North Kennisis Drive branches off the Kennisis Lake Road (County Road 7) near the Haliburton Forest Reserve front gate. Permits are required to access the lake and can be picked up at the gate.

To reach Little Kennisis Lake, take the Kennisis Lake Road (County Road 7) north to the Haliburton Forest Reserve main gate. The gatehouse attendant can direct you to the lake.

Facilities

Along with the three access areas, there are a number of rental cottages and other privately run accommodations available on Kennisis Lake. Kelly lake is much more rustic, with a cartop boat launch and rustic hike-in or boat access camping areas are found on the east side of the lake. For more plush accommodations, the reserve does rent cabins on the lake. Little Kennisis also lies in the reserve but is home to many private cottages that may be available for rent.

The Haliburton Forest Reserve is a year round outdoor recreation area that includes a main lodge and cabin accommodations, a general store and rustic camping. Drive-in access camping is available in a number of areas around the reserve. Check out www.haliburtonforest.com for more information on the Haliburton Forest.

Fishing

Kennisis Lake is a big lake that forms the hub of a series of great fishing and recreational lakes in and around the Haliburton Forest Reserve. On the north end of the big lake, both Kelly and Little Kennisis are connected by short channels. Of the three, Kennisis is the most popular with a number of camps and cottages dotting the shoreline.

Kennisis Lake is a deep lake that provide great habitat for lake trout. These naturally reproducing fish have been known to reach up to 75 cm (30 in). Ice fishing is quite popular and is perhaps the most successful lake trout angling method on this lake. During the open water season, success drops significantly, although trolling over one of the many mid water humps can produce results.

In recent years, brook trout have been heavily stocked into the lake. For added success, springtime or late fall can definitely increase your catch rates for brook trout. Brookies have been known to be quite aggressive at these times of year and can be readily caught by casting towards shore with small spinners or flies. Bobber fishing with a hook and worm can also work well.

Fishing success on Kennisis is fair for smallmouth bass that average 0.5–1 kg (1–2 lbs) in size and can be found larger. Working shoreline structure is the best method to find smallmouth bass. However, in the summer smallmouth can be found around the 7 m (23 ft) shoals that are found around the lake.

Nearby Kelly Lake is like stepping into a different world. It is much less developed and provides a more secluded fishing experience. The lake is remarkably clear, with visibility up to 9 m (29 ft), and home to lake trout, as well as bass. The bulk of the lake trout action occurs as soon as the season opens in mid May. Trolling with bright coloured spoons or spinners seems to work quite well for the lake trout in both lakes.

During the summer months, lake trout are very difficult to find and fishing is much better for smallmouth bass. Anglers should focus their efforts along shore structure, especially off rocky points. In the northeastern end of the lake, there is a rock pile that regularly attracts smallmouth.

Little Kennisis Lake is one of the more popular and developed lakes within the Haliburton Forest, although the fishing remains steady. For consistent action, anglers are best to focus their attention on smallmouth bass. Smallmouth provide fair fishing much of the time for average sized bass. The shoreline weed areas and rock structure provide good habitat for bass in the spring and for smaller bass year round.

However, larger smallmouth tend to head for deeper water in the summer and the shallow area in the northwest part of the lake is the better fishing areas for the bigger fish. Try working jigs and deep running spinners to find these scrappy fish. Trolling with the aid of a downrigger is a different way of fishing for big smallmouth. While it is not the most popular means of fishing, it is catching on, especially as more and more people are having success snagging bigger fish. The lake has a rather steep drop-off, which means that you will probably have good success trolling around the edge of the lake, too. A fish finder is very helpful in finding the transient smallmouth.

A natural population of lake trout also remains in Little Kennisis Lake, and they can reach some nice sizes. Lakers can be found up to 75 cm (30 in) on occasion, but average much smaller. While winter and spring fishing is more productive, open water trolling is the most popular method of angling for these trout. Flashy spoons, trolled in the deeper portions of the lake should increase the chance of hooking into one of these lake trout in the summer months.

In order to protect lake trout stocks, Kelly Lake is part of the winter/spring fishing sanctuary period. Please practice catch and release for these highly sought after sportfish.

Other Options

Cat Lake and **Blackcat Lake** are two scenic Frost Centre Lakes can be found via portage from the southwestern shore of Kennisis Lake. Both smaller lakes offer interior rustic camping and are stocked periodically with brook trout.

Next to Little Kennisis Lake, **Wolf Lake** and **Dog Lake** are fine alternatives on slow days. Wolf Lake has been stocked with splake and is home to a population of smallmouth bass. Dog Lake is a more remote lake than Wolf Lake and is stocked periodically with brook trout.

Kennesis Lake

County of Haliburton Havelock and Guilford Townships
Lot 10 Con III

Physical Data

Surface Area - 3,502 acres Perimeter - 25.8 miles
Maximum Depth - 223 ft Mean Depth - 77.1 ft

Lake Characteristics

Secchi disc disappeared 30.5 ft below the surface.

Fish Species Present

Lake trout, yellow perch, white sucker, brown bullhead, smallmouth bass.

Fishing

Primarily a lake trout fishery. Very popular winter angling lake. Trout are caught by the use of minnow and jigging with artificial lures. During the open water angling, trolling with light spinning gear and steel line trolling using artificial lures are used. The angling locations are varied.

Access

Accessible by standard vehicle and snowmobile. Public access. Follow County Rd 7 north from West Guilford to Kennesis Lake.

(Refer to Havelock Township map - page 216)

