

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

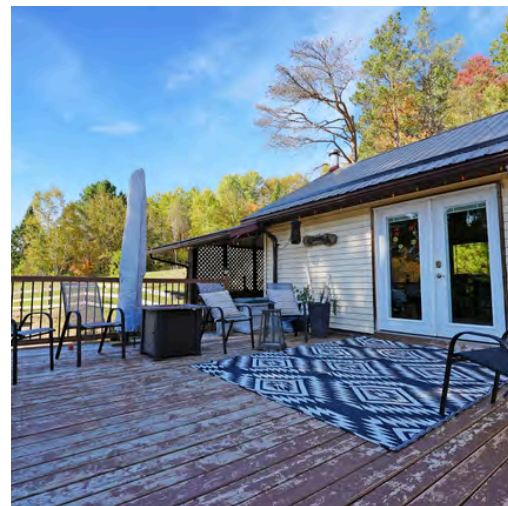


\$439,000

Welcome to 1123 Harcourt Road
Harcourt



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Discover the perfect blend of comfort and convenience in this inviting family home set on nearly an acre of land. Ideally located between Haliburton and Bancroft, this two-bedroom property offers plenty of room to play, relax, and enjoy life in the Highlands.

A spacious front deck welcomes you home — the perfect spot for morning coffee or watching the kids play. Inside, the open living area features a wood stove that keeps the space warm and welcoming through the cooler months. The updated eat-in kitchen is both functional and stylish, with granite countertops, oak cabinetry, and space for family meals and gatherings.

Downstairs, the finished basement provides even more living space, complete with a rec room featuring a pellet stove and bar — ideal for movie nights or entertaining. A separate finished room offers flexibility for a home office, playroom, or gym.

Outside, enjoy a partially fenced yard for pets or kids to safely explore, plus a detached garage, carport, and an insulated outbuilding with a 7-person Beachcomber hot tub for family fun or relaxation after a busy day. Families who love the outdoors will appreciate nearby snowmobile and ATV trails, a local playground, and the friendly community atmosphere. Move-in ready and packed with features, this property offers everything your family needs to feel at home.

Property Client Full

1123 Harcourt Road, Dysart, Ontario K0L 1X0

Listing

1123 Harcourt Rd Dysart

Active / Residential Freehold / Detached

MLS®#: X12448623

List Price: \$439,000

New Listing



Haliburton/Dysart et al/Harcourt

Tax Amt/Yr: **\$1,293.75/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 16-17 CON 2 HARCOURT AS IN H230638 EXCEPT THE EASMENT THEREIN; DYSART ET AL**

Style: **Bungalow Raised** Rooms Rooms+: **7+4**
Fractional Ownership: **3(2+1)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **1100-1500**
Storeys: **SF Source: LBO Provided**
Lot Irreg: **Lot Acres: 0.50 - 1.99**
Lot Front: **264.00** Fronting On:
Lot Depth: **165.00**
Lot Size Code: **Feet**

Zoning: **R1**

Dir/Cross St: **On-118 E to Essonville Line. Turn left onto Loop Rd. Turn left onto Harcourt Rd and follow to sign.**

PIN #: **391580137**

ARN #: **462403000023700**

Contact After Exp: **No**

Holdover: **60**

Possession: **Flexible**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **No**
Basement: **Yes/Full, Partially Finished**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Pellet Stove, Wood Stove**

Interior Feat: **Primary Bedroom - Main Floor**

Heat: **Forced Air, Oil**
A/C: **Yes/Central Air**

Central Vac: **No**

Property Feat:

Roof: **Metal**

Foundation: **Poured Concrete**

Soil Type:

Waterfront Y/N: **No**

Water Struct:

Under Contract:

View:

Exterior: **Vinyl Siding**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/1.0**
Drive Pk Spcs: **10.00**
Tot Pk Spcs: **11.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

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

Waterfront:

Easements/Restr:

Dev Charges Paid:

Lot Shape: **Irregular**

Waterfront Frontage (M):

HST App To SP: **Included In**

Lot Size Source:

Remarks/Directions

Client Rmks: **Discover the perfect blend of comfort and convenience in this inviting family home set on nearly an acre of land. Ideally located between Haliburton and Bancroft, this two-bedroom property offers plenty of room to play, relax, and enjoy life in the Highlands. A spacious front deck welcomes you home the perfect spot for morning coffee or watching the kids play. Inside, the open living area features a wood stove that keeps the space warm and welcoming through the cooler months. The updated eat-in kitchen is both functional and stylish, with granite countertops, oak cabinetry, and space for family meals and gatherings. Downstairs, the finished basement provides even more living space, complete with a rec room featuring a pellet stove and bar ideal for movie nights or entertaining. A separate finished room offers flexibility for a home office, playroom, or gym. Outside, enjoy a partially fenced yard for pets or kids to safely explore, plus a detached garage, carport, and an insulated outbuilding with a 7-person Beachcomber hot tub for family fun or relaxation after a busy day. Families who love the outdoors will appreciate nearby snowmobile and ATV trails, a local playground, and the friendly community atmosphere. Move-in ready and packed with features, this property offers everything your family needs to feel at home.**

Inclusions: **Fridge, Stove, Washer, Dryer, Dishwasher, Hot tub, Bar fridge, window coverings**

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

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

Date Prepared: **10/07/2025**

Rooms

MLS®#: X12448623

Room Level Dimensions (Metric) Dimensions (Imperial) Bathroom Pieces Features

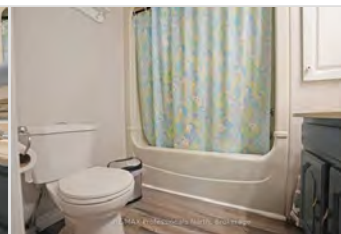
Living Room	Main	4.65 M X 5.13 M	15.25 Ft x 16.83 Ft
Dining Room	Main	2.79 M X 2.36 M	9.15 Ft x 7.74 Ft
Kitchen	Main	3.66 M X 3.38 M	12.00 Ft x 11.08 Ft
Primary Bedroom	Main	6.63 M X 3.48 M	21.75 Ft x 11.41 Ft
Bedroom	Main	5.94 M X 3 M	19.48 Ft x 9.84 Ft
Other	Main	2.34 M X 2.79 M	7.67 Ft x 9.15 Ft
Bedroom	Basement	5.03 M X 4.78 M	16.50 Ft x 15.68 Ft
Recreation	Basement	5.18 M X 3.96 M	16.99 Ft x 12.99 Ft
Laundry	Basement	3.89 M X 1.7 M	12.76 Ft x 5.57 Ft
Bathroom	Main		

4

Photos

MLS®#: X12448623

[1123 Harcourt Road](#), Dysart, Ontario K0L 1X0





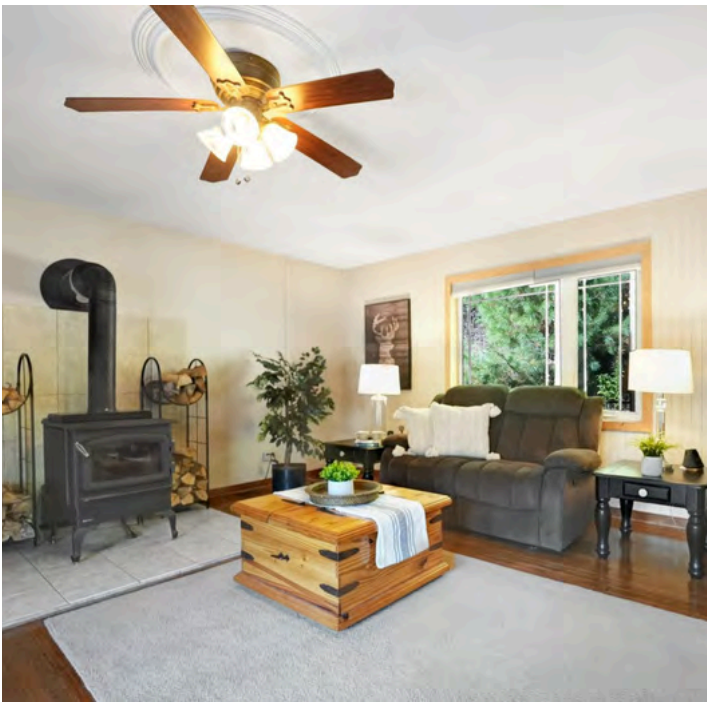
Chattels

Included

- Fridge
- Stove
- Washer
- Dryer
- Dishwasher
- Hot Tub
- Bar Fridge
- Window Coverings

Excluded

- Fire Wood (negotiable)
- Lawn Tractor
- Wagon for Tractor
- 2 Deep Freezers
- Security Cameras
- Personal Items
- Staging Items



Seller



Buyer



Ministry
of the
Environment

WATER WELL RECORD

The Ontario Water Resources Act

1 PRINT ONLY AT SPACES PROVIDED
2 CHECK ☒ CORRECT NOT WHERE APPLICABLE

11

2702165

DATE COMPLETED
DAY 27 MO 11 YEAR 84

COUNTY OR DISTRICT: [redacted] TOWNSHIP: [redacted] CITY/TOWN/VILLAGE: [redacted] RURAL DISTRICT: [redacted] SECTION: [redacted] RANGE: [redacted] TOWNSHIP: [redacted] COUNTY: [redacted]

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)				
GENERAL COLOUR	WATER CONTENT MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH FEET
1.0-1.5	fine sand		fine sand	0-1.5
1.5-2.0	fine sand		fine sand	1.5-2.0
2.0-2.5	fine sand	granular material	fine sand	2.0-2.5
2.5-3.0	fine sand		fine sand	2.5-3.0
3.0-3.5	fine sand		fine sand	3.0-3.5
3.5-4.0	fine sand		fine sand	3.5-4.0
4.0-4.5	fine sand		fine sand	4.0-4.5
4.5-5.0	fine sand		fine sand	4.5-5.0
5.0-5.5	fine sand		fine sand	5.0-5.5
5.5-6.0	fine sand		fine sand	5.5-6.0
6.0-6.5	fine sand		fine sand	6.0-6.5
6.5-7.0	fine sand		fine sand	6.5-7.0
7.0-7.5	fine sand		fine sand	7.0-7.5
7.5-8.0	fine sand		fine sand	7.5-8.0
8.0-8.5	fine sand		fine sand	8.0-8.5
8.5-9.0	fine sand		fine sand	8.5-9.0
9.0-9.5	fine sand		fine sand	9.0-9.5
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99.0-99.5	fine sand		fine sand	99.0-99.5
99.5-100.0	fine sand		fine sand	99.5-100.0

41 WATER RECORD
42 CASING & OPEN HOLE RECORD
43 PLUGGING & SEALING RECORD

71 PUMPING TEST
72 LOCATION OF WELL

CONTRACTOR
OFFICE USE ONLY



Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartet.al.ca

Group Code:
DO NOT PAY - PAID BY MORTGAGE HOLDER

TAX NOTICE

Interim	2024
Billing Date	January 11, 2024

Mortgage Company				CIBC MORTGAGES INC-RESIDENTIAL				Bill No.		479821	
Roll No.				030-000-23700-0000				Mortgage No. 9210253			
Name and Address				8656				Municipal Address/Legal Description			
<div></div>								1123 HARCOURT RD HARCOURT CON 2 PT LOTS 16 AND 17 AND RP 19R3787 PARTS 1 AND 3 RP 19R631 PARTS 3 AND 4			
Assessment				Municipal Levy		County Levy		Education Levy			
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	
RTEP	\$ 175,000.00	Res/Farm Tx:Full - EPubSup	0.00316071	\$ 276.56	0.00235833	\$ 206.35	0.00153000	\$ 133.88			
Sub Totals >>>				Municipal Levy		\$ 276.56		County Levy		\$ 206.35	
								Education Levy		\$ 133.88	
By Law #	Special Charges		Exp Year	Installments		Summary					
	Description	Amt		Due Date	Amount						
				3/13/2024	\$ 308.79	Sub-Total - Tax Levy					
				4/10/2024	\$ 308.00	Special Charges/Credits					
						2024 Tax Cap Adjustment					
					Interim 2024 Levies						
					Past Due Taxes/Credit						
Total Special Charges				\$ 0.00		Total Amount Due		\$ 616.79			

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II
OF THE REGISTRY ACT

DEC 11, 1974 *H. C. Bishop*
(DATE) H C BISHOP

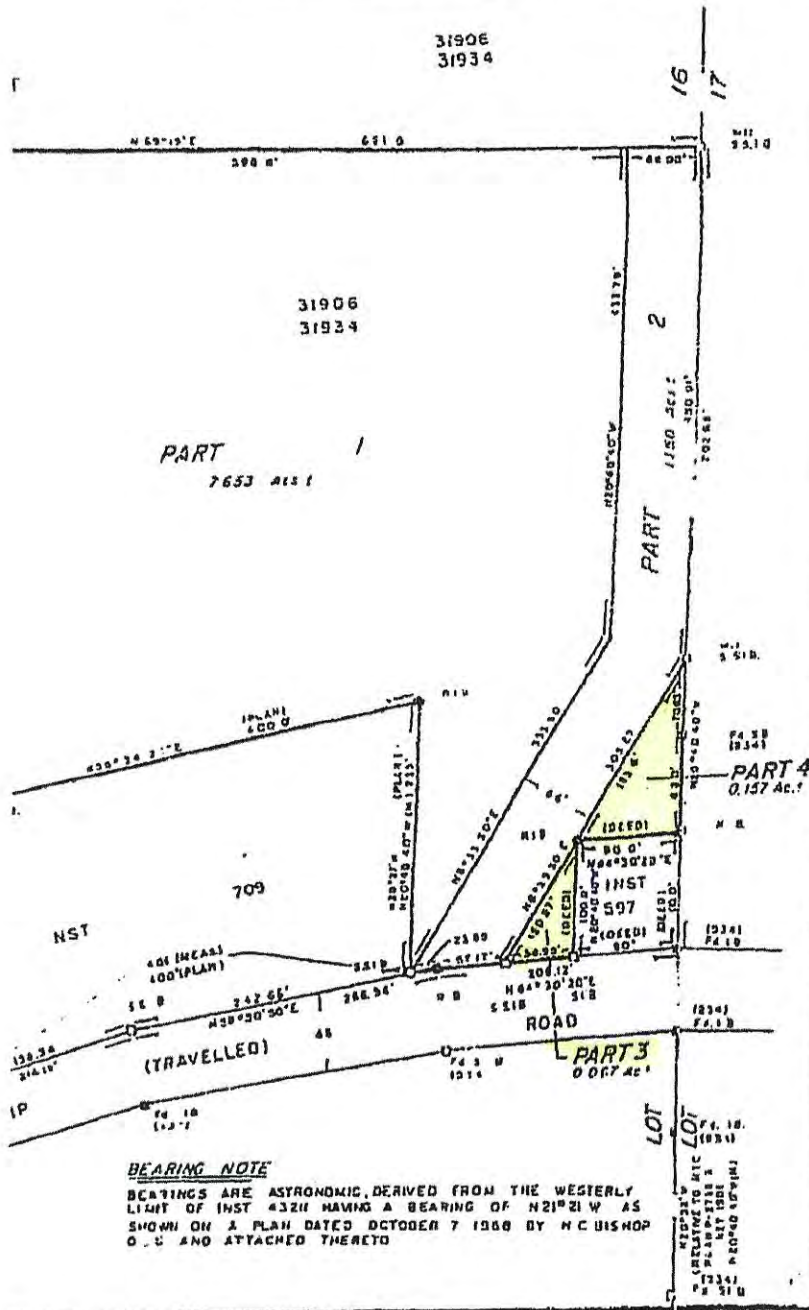
CAUTION THIS IS NOT A PLAN
OF SUBDIVISION WITHIN THE
MEANING OF SECTION 29, 32 OR
33, OF THE PLANNING ACT

RECEIVED AND DEPOSITED AS

PLAN 19R-631

11 Dec 1974

Jean A. Jackson
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
HALIBURTON (N° 19)



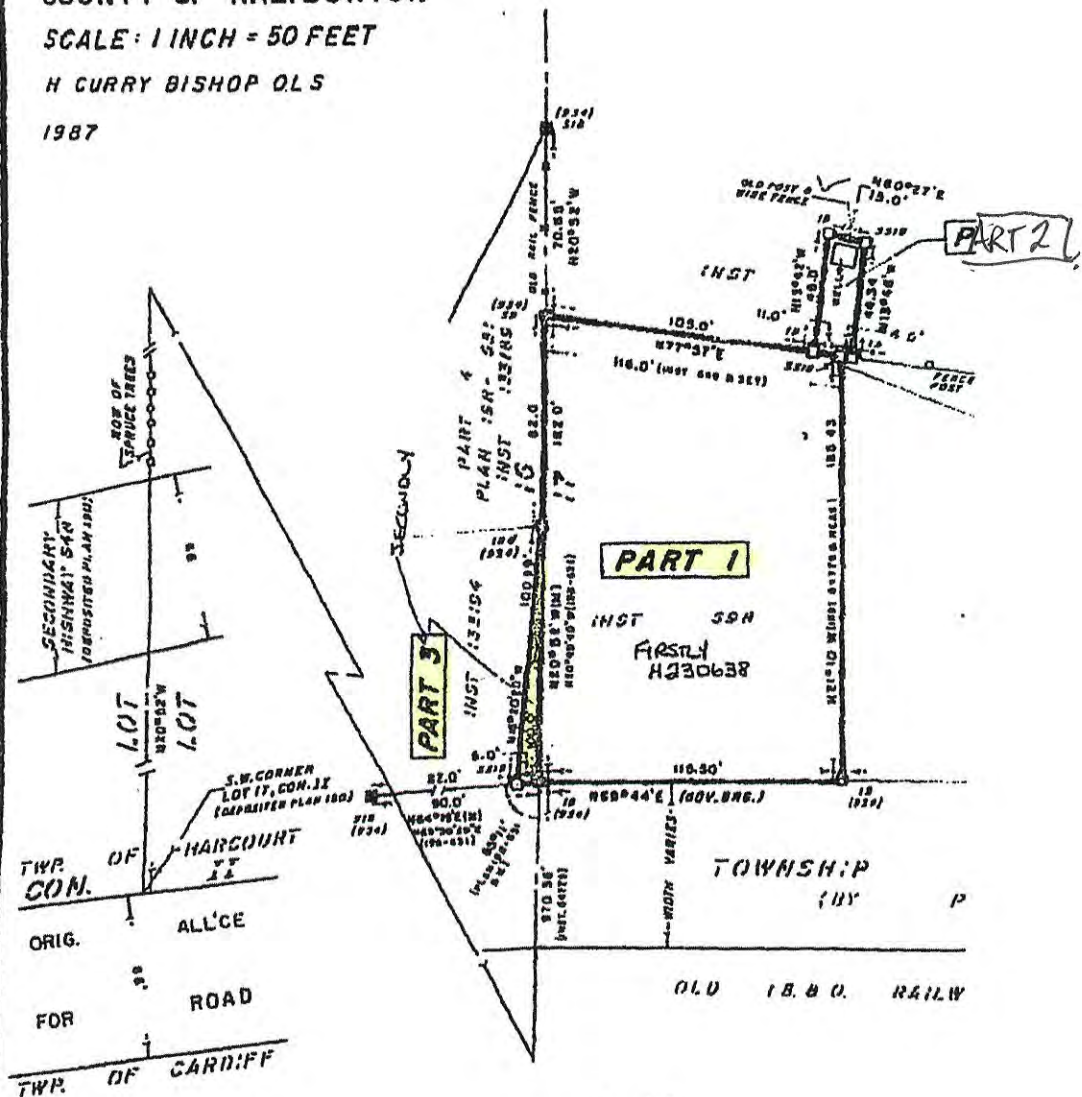
PLAN OF SURVEY OF
PART OF LOTS 16 & 17, CONCESSION II
TOWNSHIP OF HARCOURT
COUNTY OF HALIBURTON

SCALE: 1 INCH = 50 FEET

H CURRY BISHOP O.L.S.

1987

19R 3787



LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED

□ DENOTES PLANTED

■ DENOTES FOUND

5/8" DENOTES STANDARD IRON BAR

3/16" DENOTES SHORT STANDARD IRON BAR

1/4" DENOTES 3/4" DIA. ROUND IRON BAR

1/2" DENOTES 5/8" SQ. IRON BAR

3/4" DENOTES 1/2" SQ. SUBDIVISION BAR

(1934) DENOTES H.C. BISHOP O.L.S.

(1964) DENOTES J.B. TREPANIER O.L.S.

(1984) DENOTES BISHOP & WILSON O.L.S.

(1984) DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS

(M) DENOTES MEASURED

BEARING NOTE

BEARINGS ARE ASTRONOMIC AT
THE SOUTHERLY LIMIT OF INS
HAVING A BEARING OF N63°4'
A PLAN BY H.C. BISHOP O.L.S.
20, 1972 ATTACHED TO INST.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE
WITH THE SURVEYS ACT AND
REGULATIONS MADE THEREIN
2. THIS SURVEY WAS COMPLETE

HALIBURTON, ONT.
MAY 15, 1987

1123 Harcourt Road, Harcourt



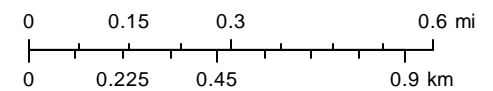
August 15, 2023

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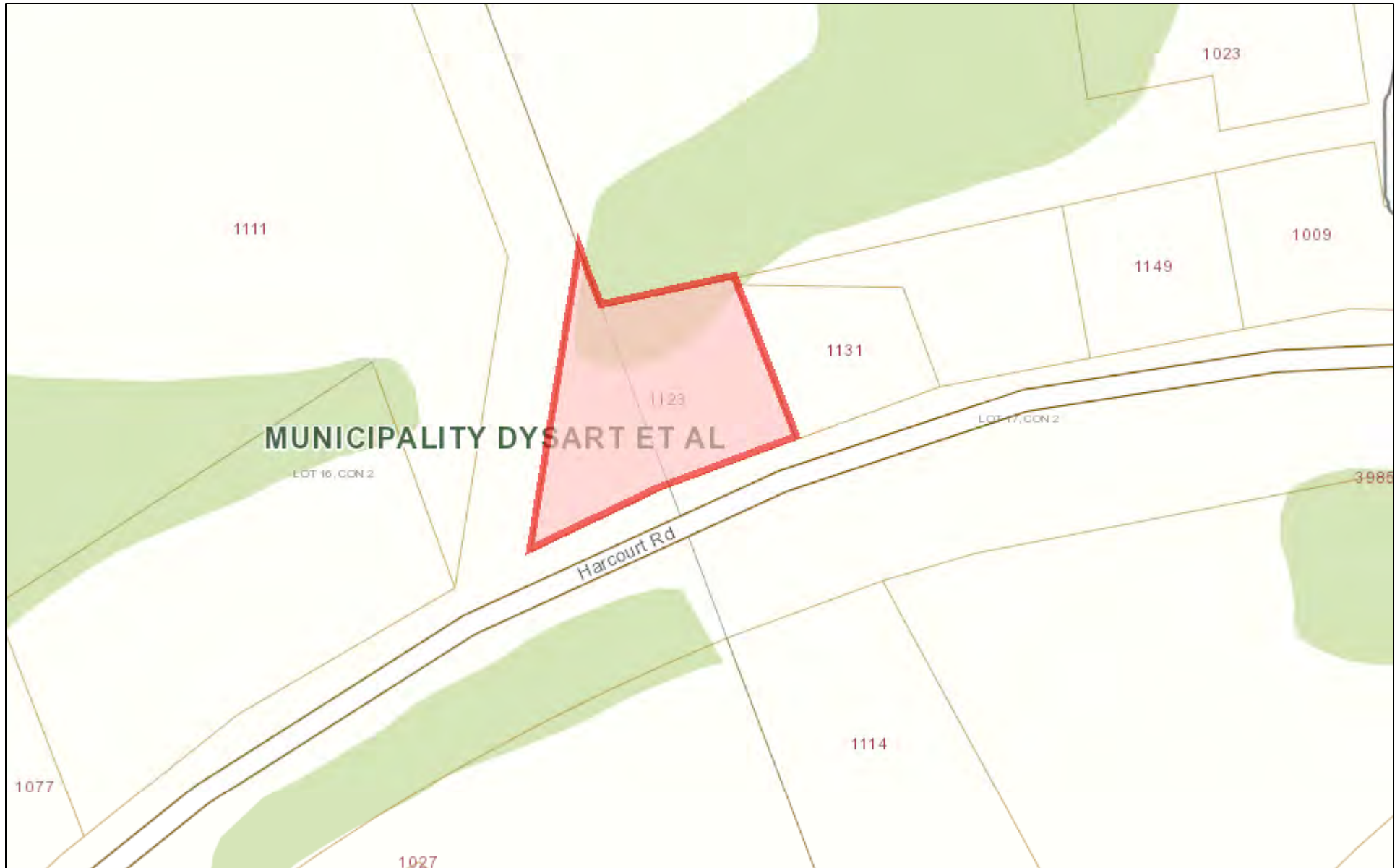
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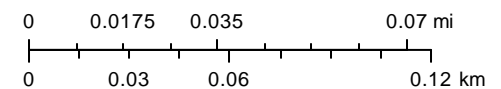
August 15, 2023

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1:2,257





11111

Harcourt Maygrove

Harcourt Rd

Harcourt Rd

Harcourt Rd

Harcourt Rd

