

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$649,000

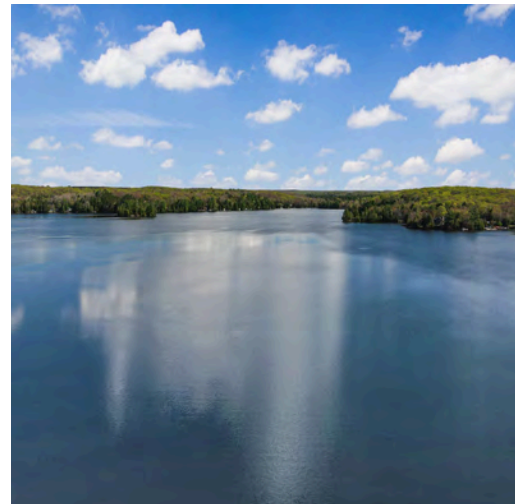
Welcome to 1133 Scotts Dam Road

on Canning Lake, Minden Hills



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to your perfect starter cottage, located on the serene shores of Canning Lake, part of the beautiful Haliburton's 5 lake chain. This original family cottage is ready for you to bring your imagination and creativity to make it your own. The main cottage offers a cozy and inviting space, ideal for family gatherings and relaxation. In addition, the property includes two guest cabins, one located right by the lake and complete with a kitchenette and a 3-piece bath, providing comfortable accommodations for guests. The property boasts a clean, sandy, and gradual shoreline, perfect for children to play and swim safely. Enjoy memorable meals and gatherings at the lakeside picnic area, surrounded by nature and offering picturesque views of the water. Surrounded by trees, this cottage ensures privacy and a tranquil atmosphere, making it a wonderful place to unwind and enjoy nature. Embrace the opportunity to own this charming family cottage on Canning Lake and create lasting memories for years to come.

1133 SCOTTS DAM Road, Minden Hills, Ontario K0M 2K0

Listing

Client Full
Active / Residential

1133 SCOTTS DAM Rd Minden Hills

Listing ID: 40595913

Price: \$649,000



Haliburton/Minden Hills/Snowdon Bungalow/House



Water Body: **Canning Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **768**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **768/LBO provided**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,205.51/2024**

Remarks/Directions

Public Rmks: **Welcome to your perfect starter cottage, located on the serene shores of Canning Lake, part of the beautiful Haliburton's 5 lake chain. This original family cottage is ready for you to bring your imagination and creativity to make it your own. The main cottage offers a cozy and inviting space, ideal for family gatherings and relaxation. In addition, the property includes two guest cabins, one located right by the lake and complete with a kitchenette and a 3-piece bath, providing comfortable accommodations for guests. The property boasts a clean, sandy, and gradual shoreline, perfect for children to play and swim safely. Enjoy memorable meals and gatherings at the lakeside picnic area, surrounded by nature and offering picturesque views of the water. Surrounded by trees, this cottage ensures privacy and a tranquil atmosphere, making it a wonderful place to unwind and enjoy nature. Embrace the opportunity to own this charming family cottage on Canning Lake and create lasting memories for years to come.**

Directions: **Gelert Rd/Haliburton County Rd 1 to Scotts Dam Road and follow to signs**

Waterfront

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

Water View: **Direct Water View**
Boat House:
Frontage: **55.00**
Exposure:
Island Y/N: **No**

Exterior

Construct. Material: **Vinyl Siding**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Municipal Road, Year Round Road**
Other Structures: **Shed**
Garage & Parking: **Outside/Surface/Open**
Parking Spaces: **4**
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone**
Water Source: **Lake/River**
Lot Size Area/Units: **/**
Lot Front (Ft): **55.00**
Location: **Rural**
Area Influences: **Beach, Golf, Lake Access, Lake/Pond, Place of Worship, Schools**
View: **Lake, Trees/Woods**
Topography:

Foundation: **Concrete, Piers**

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **31-50 Years**
Rd Acc Fee:
Winterized:

Garage Spaces:

Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Fronting On: **North**

Interior

Interior Feat: **None**
Basement: **None**
Cooling: **Window Unit**
Heating: **Propane**
Inclusions: **Other**
Add Inclusions: **Everything is included**
Exclusions: **Personal Items**

Basement Fin:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 15 CON 14 SNOWDON AS IN H149639, E OF PT 2 19R6155; S/T H149639; MINDEN HILLS**
Zoning: **SR**
Assess Val/Year: **\$377,000/2024**
PIN: **393090262**
Local Improvements Fee:
Survey: **Available/ 1975**
Hold Over Days:
Occupant Type: **Owner**

ROLL: **461604200017610**
Possession/Date: **Flexible/**

Deposit: **min 5%**

Brokerage Information

List Date: **06/10/2024**

List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#) 

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 06/10/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Rooms

Listing ID: 40595913

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen/Dining Room	Main	12' 7" X 11' 3"	3.84 X 3.43	
Bedroom	Main	11' 7" X 11' 3"	3.53 X 3.43	
Bathroom	Main	7' 10" X 7' 6"	2.39 X 2.29	4-Piece
Bedroom	Main	11' 9" X 11' 3"	3.58 X 3.43	
Porch	Main	22' 0" X 9' 0"	6.71 X 2.74	

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Chattels

Included

- Turn key!
 - Everything included except mentioned exlcusions

Excluded

- Personal Items



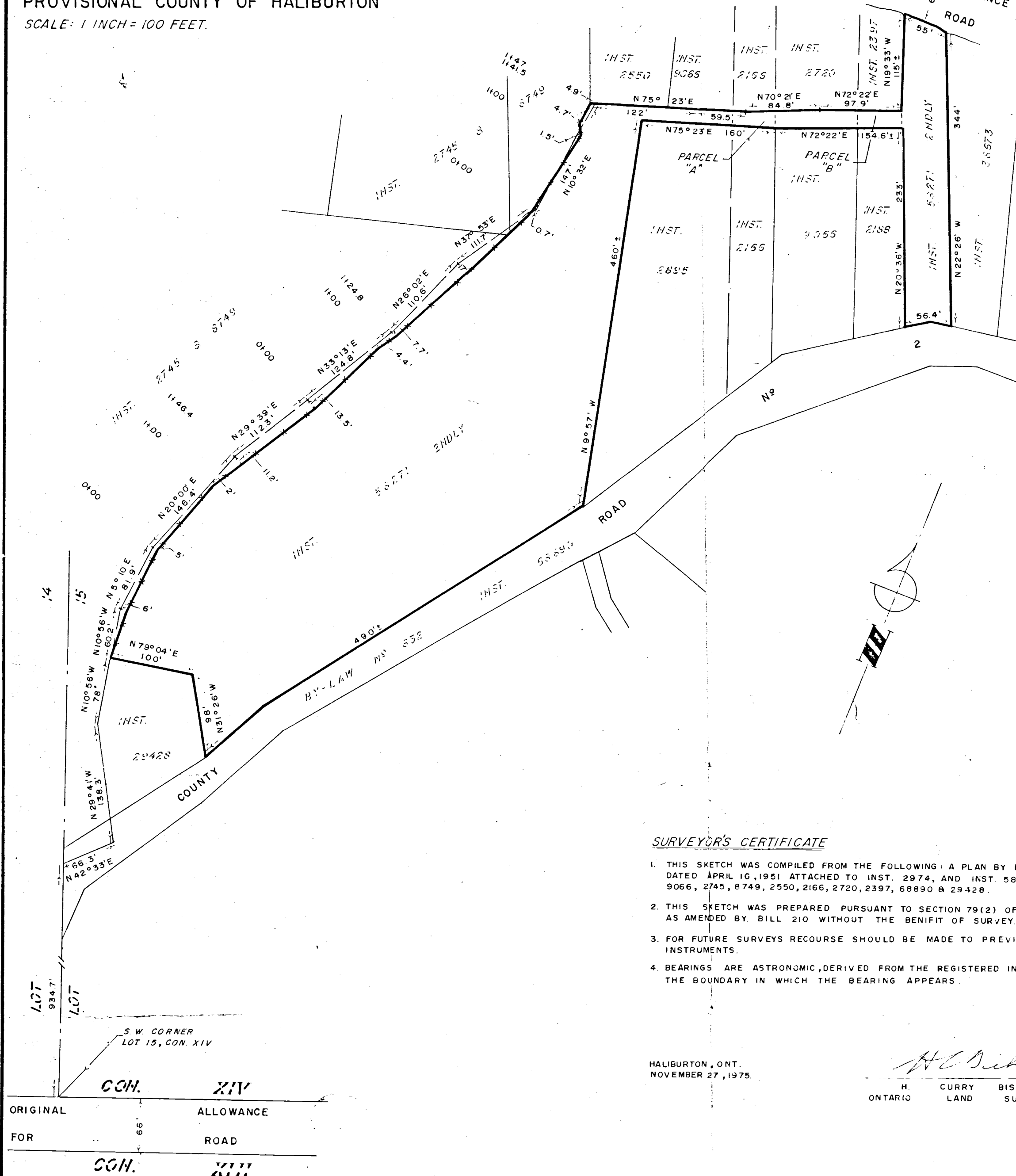
Seller



Buyer

PART OF LOT 15, CON. XIV
TOWNSHIP OF SNOWDON
PROVISIONAL COUNTY OF HALIBURTON
SCALE: 1 INCH = 100 FEET.

H102640
CANNING
LAKE
VAL
66
ALLOWANCE
ROAD



SURVEYOR'S CERTIFICATE

1. THIS SKETCH WAS COMPILED FROM THE FOLLOWING: A PLAN BY F.T. WEBSTER O.L.S. DATED APRIL 10, 1951 ATTACHED TO INST. 2974, AND INST. 58271 2NDLY, 38673, 9066, 2745, 8749, 2550, 2166, 2720, 2397, 68890 & 29428.
2. THIS SKETCH WAS PREPARED PURSUANT TO SECTION 79(2) OF THE REGISTRY ACT AS AMENDED BY BILL 210 WITHOUT THE BENEFIT OF SURVEY.
3. FOR FUTURE SURVEYS RECOURSE SHOULD BE MADE TO PREVIOUSLY REGISTERED INSTRUMENTS.
4. BEARINGS ARE ASTRONOMIC, DERIVED FROM THE REGISTERED INSTRUMENT CREATING THE BOUNDARY IN WHICH THE BEARING APPEARS.

HALIBURTON, ONT.
NOVEMBER 27, 1975.

H.	CURRY	BISHOP
ONTARIO	LAND	SURVEYOR

1133 Scotts Dam Road, Canning Lake



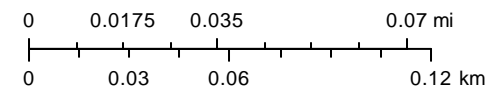
October 31, 2022

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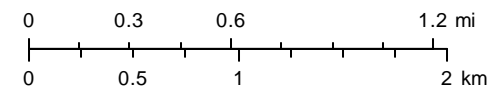
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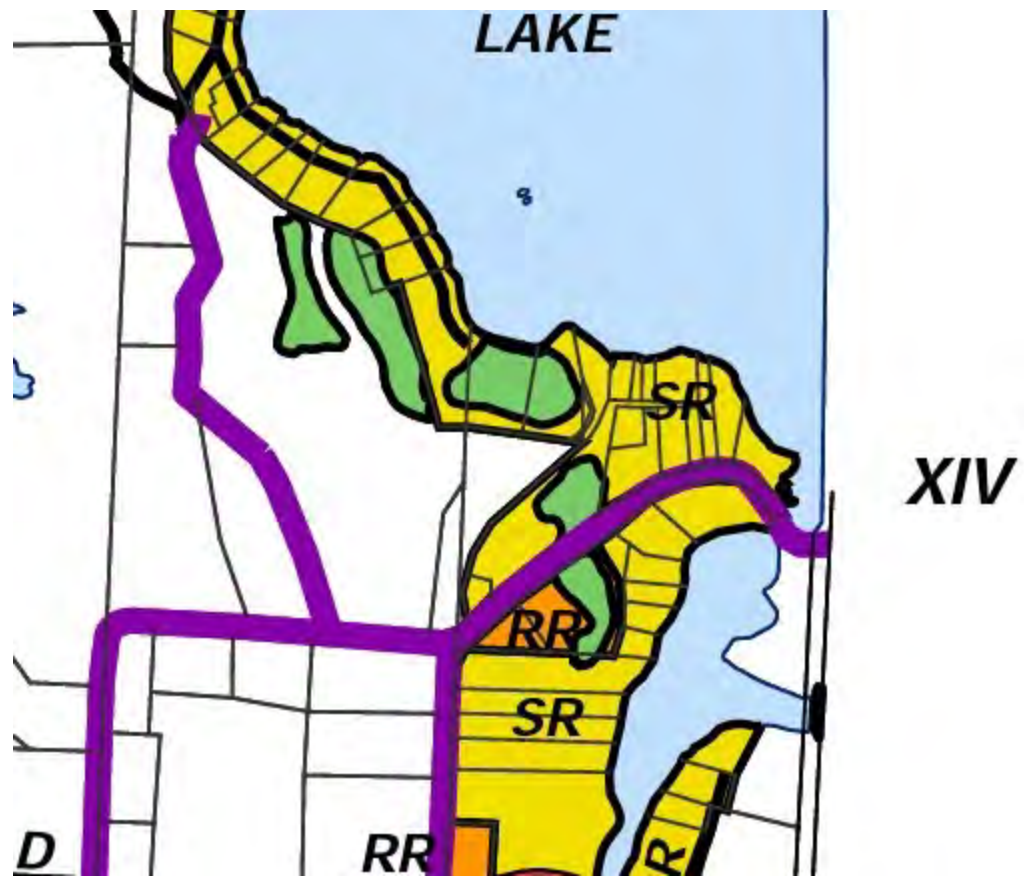
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Canning Lake

Haliburton County
Lot 15

Minden Township
Con I

Physical Data

Longitude - 78°38'	Latitude - 44°56'
Surface Area - 488 acres	Maximum Depth - 67ft
Perimeter 10 miles	Mean Depth 20 ft
Height Above Sea Level 954 ft	

Lake Characteristics

At the time of the survey, June 26, 1975, the temperature ranged from 74°F at the surface to 40°F at the bottom. Thermal stratification was evident with the thermocline occurring between 14 ft and 18 ft and the temperature dropping from 65°F to 49°F. The pH level ranged from 8 at the surface to 6.5 at the bottom. The dissolved oxygen content was steady at 27.4mg/L. The water colour was yellow-brown and the secchi disc disappeared 15 ft below the surface.

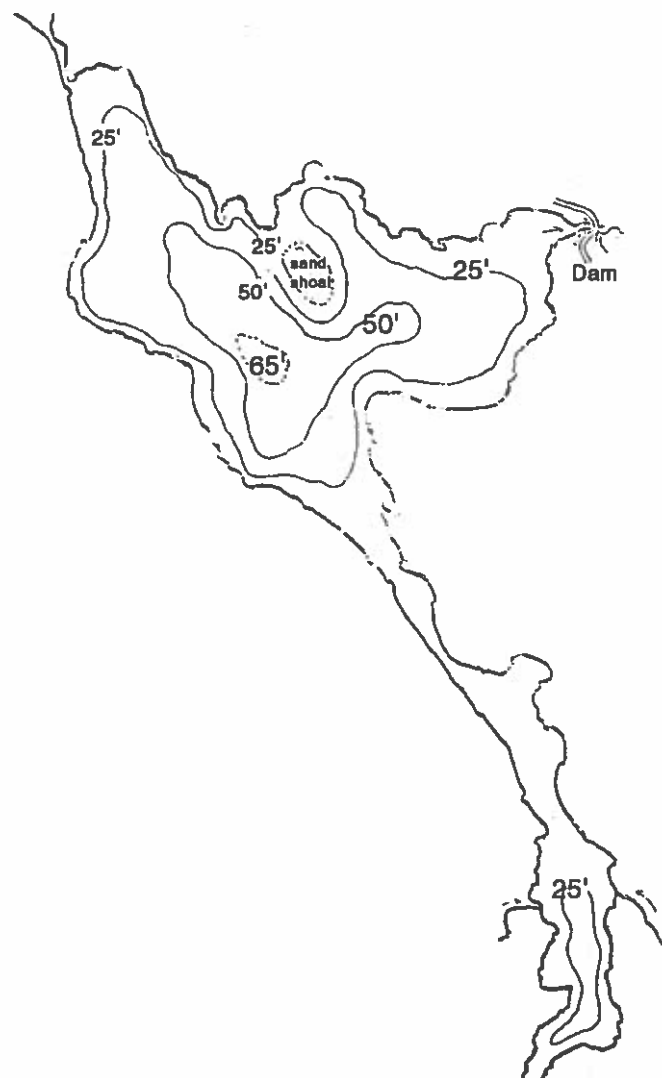
Fish Species Present

Lake trout, whitefish, herring, smallmouth bass, largemouth bass, yellow perch, walleye, muskie.

Access

Close to Minden, lower part of the Kashagawigomog chain.
Accessible from either County Rd 16 or County Rd 121.
Accessible by standard vehicle.

Date of Survey June 26, 1975



(Refer to Minden Township map - page 218)