

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,459,000**

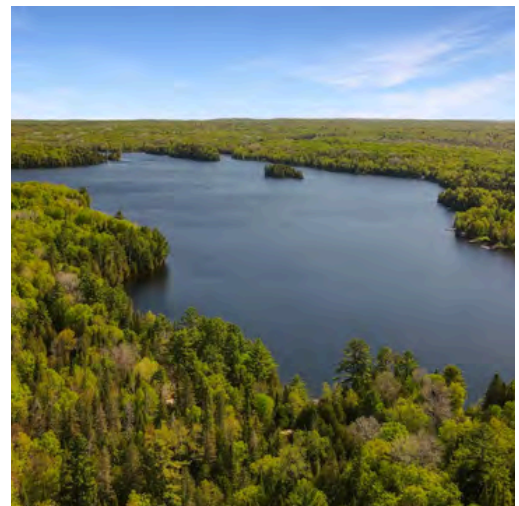
*Welcome to* 1142 Turfyn Lane

on Glamor Lake, Highlands East



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



[info@troyausten.ca](mailto:info@troyausten.ca)



705-455-7653



[troyausten.ca](http://troyausten.ca)



## Property Client Full

1142 Turfyn Lane, Highlands East, Ontario K0L 3C0

Listing

**1142 Turfyn Lane Highlands East**

**Active / Residential Freehold / Detached**

**MLS®#: X12170713**

List Price: **\$1,459,000**

**New Listing**

### Haliburton/Highlands East/Glamorgan



Tax Amt/Yr: **\$5,767.83/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PART LOT 30 CONCESSION 10 GLAMORGAN, PART 1  
PLAN 19R10397; T/W H2110 MUNICIPALITY OF  
HIGHLANDS EAST**

Style: **2 Storey** Rooms Rooms+: **9+0**  
Fractional Ownership: **BR BR+: 4(4+0)**  
Assignment: **Baths (F+H): 2(2+0)**  
Link: **No** SF Range: **1500-2000**  
Storeys: **2.0** SF Source:  
Lot Irreg: Lot Acres: **< 0.50**  
Lot Front: **326.00** Fronting On: **E**  
Lot Depth: **94.00**  
Lot Size Code: **Feet**  
Zoning: **LSR**  
Dir/Cross St: **Ursa Road to Turfyn Lane**

PIN #: **392300111**  
Holdover: **60**  
Possession: **Flexible**

ARN #: **460190200058400** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **No/None**  
Basement: **Yes**  
Fireplace/Stv: **Living Room, Propane**  
Fireplace Feat: **Generator - Full, Water**  
Interior Feat: **Heater Owned**  
Heat: **Electric, Heat Pump**  
A/C: **Yes/Central Air**  
Central Vac: **No**  
Property Feat: **Lake Access, Lake/Pond**  
Exterior Feat: **Deck**  
Roof: **Flat**  
Foundation: **Poured Concrete**  
Soil Type:  
Water Name: **Glamor Lake**  
Waterfront Y/N: **Yes**  
Water Struct: **Beachfront, Dock**  
Water Features: **Propane Tank**  
Under Contract: **Yr Rnd Private Rd**  
Access To Property: **Clean, Sandy**  
Shoreline: **Shoreline Road Allowance: Not Owned**  
Docking Type: **Private**  
View: **Lake, Trees/Woods**

Exterior: **Metal/Side, Vinyl**  
Siding: **Private**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **3.00**  
Tot Pk Spcs: **3.00**  
Pool: **None**  
Room Size: **Generator-Wired**  
Energy Gener: **Electrical**  
Rural Services: **Security Feat:**

Water: **Other**  
Water Sup Type: **Lake/River**  
Water Supply: **Heatd Waterline**  
Water Meter:  
Waterfront Feat: **Beachfront, Dock**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Waterfront: **Direct** Waterfront Frontage (M): **99.00**  
Easements/Restr: **Unknown**  
Dev Charges Paid: **HST App To SP: Included In**  
Shoreline Exposure:  
Water View: **Direct** Channel Name:  
Lot Shape: **Irregular** Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Experience lakeside living at its finest on Glamor Lake with this newly built, turn-key waterfront home. Boasting 326 feet of frontage, this property offers exceptional privacy, a sandy beach area, and deep, clean swimming off the dock perfect for boating, swimming, and enjoying time on the water. The 4-bedroom, 2-bathroom home features an open-concept design with high-end modern finishes throughout, blending comfort and style for effortless enjoyment. Whether you're hosting family or enjoying quiet weekends, this space is built for relaxation and connection. Located just 15 minutes from the Village of Haliburton, you'll have easy access to groceries, dining, shopping, healthcare, and schools, all while enjoying the peace of cottage country. This property is ready for you to move in and enjoy an ideal retreat for those seeking a private, upscale getaway in the Haliburton Highlands.**

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

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

Date Prepared: **05/23/2025**

Rooms

**MLS®#: X12170713**

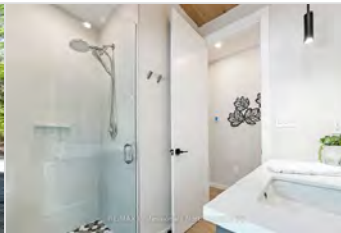
Room Level Dimensions (Metric) Dimensions (Imperial) Bathroom Pieces Features

Kitchen	Main	4.6 M X 6.71 M	15.09 Ft x 22.01 Ft	Combined w/Dining
Living Room	Main	6.67 M X 5.1 M	21.88 Ft x 16.73 Ft	
Foyer	Main	3.27 M X 3.74 M	10.72 Ft x 12.27 Ft	
Primary Bedroom	Main	3.74 M X 4.15 M	12.27 Ft x 13.61 Ft	
Bedroom	Second	4.62 M X 2.9 M	15.15 Ft x 9.51 Ft	
Bedroom	Second	3.7 M X 4.12 M	12.13 Ft x 13.51 Ft	
Bedroom	Second	2.86 M X 4.15 M	9.38 Ft x 13.61 Ft	
Bathroom	Second			3
Bathroom	Main			3

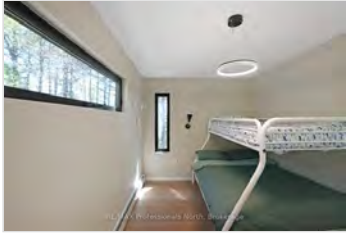
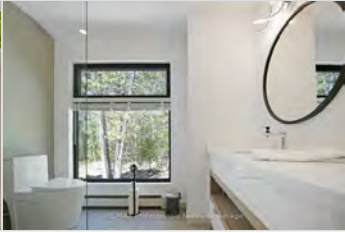
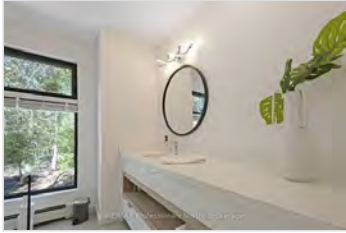
Photos

MLS®#: X12170713

[1142 Turfyn Lane](#), Highlands East, Ontario K0L 3C0









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Experience lakeside living at its finest on Glamor Lake with this newly built, turn-key waterfront home. Boasting 326 feet of frontage, this property offers exceptional privacy, a sandy beach area, and deep, clean swimming off the dock perfect for boating, swimming, and enjoying time on the water.

The 4-bedroom, 2-bathroom home features an open-concept design with high-end modern finishes throughout, blending comfort and style for effortless enjoyment. Whether you're hosting family or enjoying quiet weekends, this space is built for relaxation and connection.

Located just 15 minutes from the Village of Haliburton, you'll have easy access to groceries, dining, shopping, healthcare, and schools, all while enjoying the peace of cottage country.

This property is ready for you to move in and enjoy an ideal retreat for those seeking a private, upscale getaway in the Haliburton Highlands.



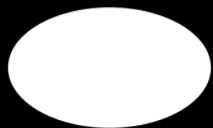
# Chattels

## Included

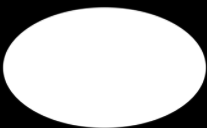
- Turn Key - As viewed!

## Excluded

- Personal Items
- Snowblower



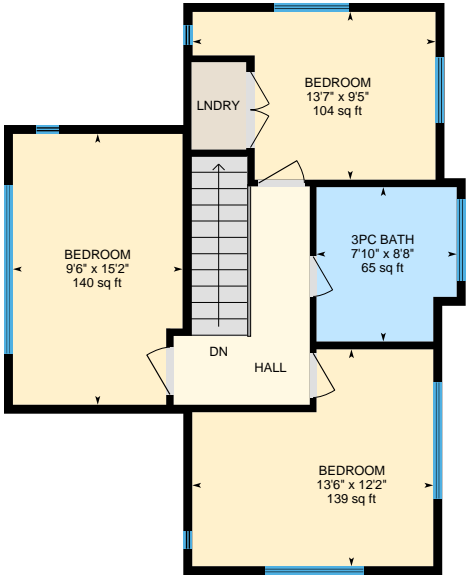
Seller



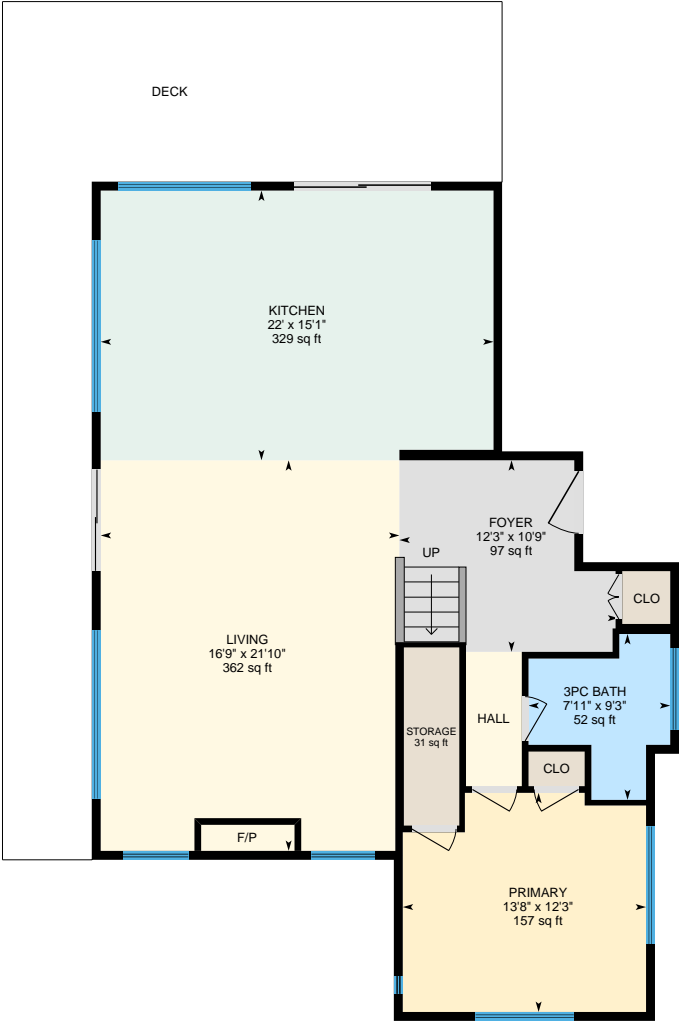
Buyer

1142 Turfyn Ln, Highlands East, ON

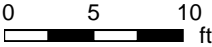
Main Building: Total Exterior Area Above Grade 1827.82 sq ft



2nd Floor  
Exterior Area 637.61 sq ft



Main Floor  
Exterior Area 1190.21 sq ft



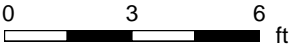
PREPARED: 2025/05/23

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.



1142 Turfyn Ln, Highlands East, ON

2nd Floor   Exterior Area 637.61 sq ft  
Interior Area 580.93 sq ft



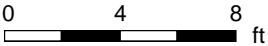
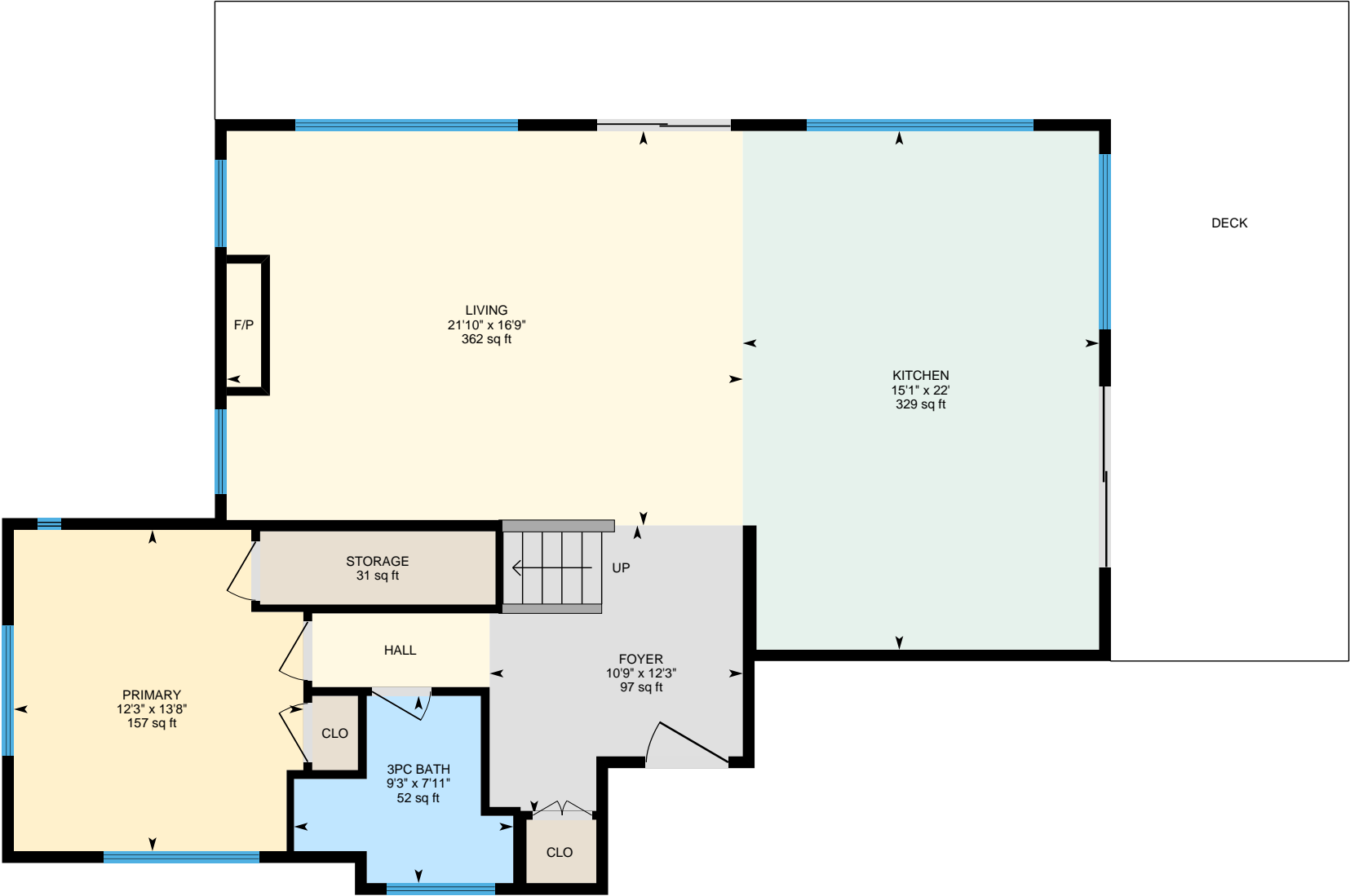
PREPARED: 2025/05/23



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.

1142 Turfyn Ln, Highlands East, ON

Main Floor   Exterior Area 1190.21 sq ft  
Interior Area 1111.64 sq ft



PREPARED: 2025/05/23



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.



# 1142 Turfyn Ln, Highlands East, 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

##### 2ND FLOOR

- 3pc Bath: 7'10" x 8'8" | 65 sq ft
- Bedroom: 13'6" x 12'2" | 139 sq ft
- Bedroom: 9'6" x 15'2" | 140 sq ft
- Bedroom: 13'7" x 9'5" | 104 sq ft

##### MAIN FLOOR

- 3pc Bath: 7'11" x 9'3" | 52 sq ft
- Foyer: 12'3" x 10'9" | 97 sq ft
- Kitchen: 22' x 15'1" | 329 sq ft
- Living: 16'9" x 21'10" | 362 sq ft
- Primary: 13'8" x 12'3" | 157 sq ft
- Storage: 31 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

##### 2ND FLOOR

- Interior Area: 580.93 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 637.61 sq ft

##### MAIN FLOOR

- Interior Area: 1111.64 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 1190.21 sq ft

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

- Interior Area: 1692.57 sq ft
- Exterior Area: 1827.82 sq ft

# 1142 Turfyn Ln, Highlands East, 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>





Municipality of Highlands East c/o Building Department  
Box 22, Gooderham, ON K0M 1R0  
Telephone: 705-447-0051 Fax: 705-447-0553

## Site Inspection Report and Sewage System Permit

File Number: **HE-2021-314**

Owner: \_\_\_\_\_  
Date: **OCTOBER 26, 2021**  
County/City/Twp.: **GLAMORGAN** Lot #: **PT LOT 30** Conc. #: **10 N**  
Plan #: \_\_\_\_\_ Sub Lot#: \_\_\_\_\_ Civic (Emergency, Fire, 911) #: **1134 TURFYN LANE**  
Roll #: **4601-902-000-58400-0000**

### 1. Assessment of Property: (circle one)

- a) Surface drainage: ☒ good ☐ fair ☐ poor  
b) Slope of ground: ☐ level ☒ gradual ☐ steep  
c) Clearances (horiz): ☒ satisfactory ☐ unsatisfactory  
d) Percolation rate: ☐ min/cm ☐ measured ☒ estimated

### 2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outline in item 3 below ☒  
b) Not acceptable; Reason recorded under item 3 ☐

An applicant may appeal a decision by writing to:

The Building Code Commission  
777 Bay Street, 2<sup>nd</sup> Floor, Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	
0.5	
1.0	
1.5	
Show rock elevation _____	
Show water table <u>Spring H W T</u>	

### 3. Approved Design of the sewage system includes:

- a) Working capacity of Septic Tank: **4000** litres Holding tank: \_\_\_\_\_ litres  
b) Length of absorption trench required \_\_\_\_\_ meters  
c) Filter bed area: **26.7** m<sup>2</sup> Filter sand Contact area: **26.7** m<sup>2</sup>  
d) Loading Rate Area: **200** m<sup>2</sup> 15 metre constructed mantle required: Yes/No (circle)  
e) Size of system is based on **4** bedrooms and/or **16.5** fixture units  
Area of building: **149** m<sup>2</sup> Commercial details: \_\_\_\_\_  
Total Daily Design Sewage Flow: **2000** Litres

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments:

\* INSTALLATION TO COMPLY WITH OBC PART 8

\* BED TO BE RAISED DUE TO BEDROCK. ENSURE ALL EXTENDED HORIZONTAL CLEARANCES ARE MET AS PER OBC PART 8.7.4.2(11)

\* TRACEWIRE OR OTHER SUITABLE METHOD OF DETECTION TO BE INSTALLED IN BED AREA FOR FUTURE LOCATION DETECTION

NOTE: It is an offence to use a system without a Sewage Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done. Permits to Install a sewage system require review after 2 years from date of issue.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected & Recommended by: A. Quinn Date: **OCTOBER 26, 2021**

Your account number is:

2002 9294 7243

This statement is issued on:

April 4, 2025

## Your Electricity Statement

For the period of: **February 27, 2025 - March 28, 2025**

### What do I owe?

**\$71.70**See reverse for a  
summary of your charges

### How much did I use?

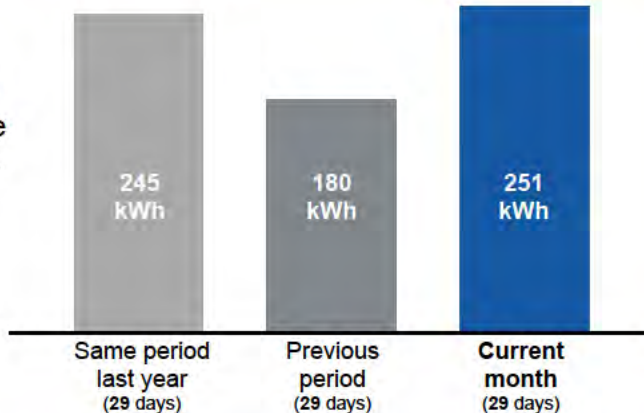
You powered your home with

**251 kWh**  
of electricity this period

### When is it due?

**Apr 24,  
2025**

### What does my electricity usage look like?

Your average daily  
usage has **increased**  
by **2%** compared to the  
same period last year.Find out more  
by logging into  
**myAccount** at  
[www.HydroOne.com](http://www.HydroOne.com)

### What do I need to know?

💬 Total Ontario support: \$37.68. To learn more about the province's electricity support programs, visit [Ontario.ca/yourelectricitybill](http://Ontario.ca/yourelectricitybill).

For billing, quick answers  
and much more, visit  
[www.HydroOne.com](http://www.HydroOne.com)For emergencies or reporting  
outages  
**1-800-434-1235** (24 hrs)For service inquiries  
and payment  
**1-888-664-9376**  
Mon to Fri 7:30 a.m. - 8 p.m.Hydro One Networks Inc.  
PO Box 5700  
Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: **2002 9294 7243**Total amount you owe **\$71.70**

Amount enclosed

\$ HYDRO ONE NETWORKS INC.  
PO BOX 4102 STN A  
TORONTO ON M5W 3L3





## What am I paying for?

<b>Balance carried forward from previous statement</b>	<b>\$0.00</b>
Amount from your previous period	\$62.68
Amount we received on Mar 24/25	-\$62.68
<b>Your electricity charges</b>	<b>\$71.70</b>
<b>Total amount you owe</b>	<b>\$71.70</b>



## Powering 1134 TURFYN LANE

Point of Delivery: 93792443

Residential - Medium Density

<b>Electricity</b> .....	<b>\$23.28</b>
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
<b>Delivery</b> .....	<b>\$46.64</b>
This is the cost of ensuring you have reliable power when you need it. <b>Hydro One</b> collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.	
<b>Regulatory Charges</b> .....	<b>\$1.85</b>
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.	
<b>HST (87086-5821-RT0001)</b> .....	<b>\$9.33</b>
<b>Ontario Electricity Rebate</b> .....	<b>-\$9.40</b>
<b>Total of your electricity charges</b> .....	<b>\$71.70</b>

## Meter reading details



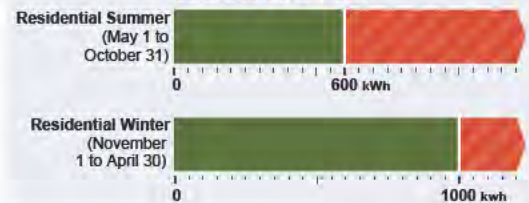
Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3971383	Mar 28/25 6565.7484	Feb 27/25 6315.417	250.3314	(x1) = 250.3314

If payment is not received by Apr 24, 2025, a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.

## What is my Tiered breakdown?

Feb 27/25 to Mar 28/25	Usage (kWh)	Rate (\$)	Amount
Tier 1	250.3314	9.3	\$23.28

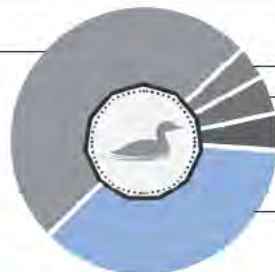
## Tiered Price Plan



## Shedding light on your electricity statement

### To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs

Taxes

Other delivery costs

Hydro One's delivery costs

## Energy Saving Tip

### Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.





1011 Beiers Road  
Gravenhurst, ON P1P 1R1  
budgetpropaneontario.com  
(705) 687-5608

Account Nr: 01-33323

Invoice Date: 3/22/25

Invoice Number: 3212521

Tank Number: Q0606830

1142 TURFYN LANE  
HIGHLAND EAST ON

I N V O I C E

Terms: NET 15 Days

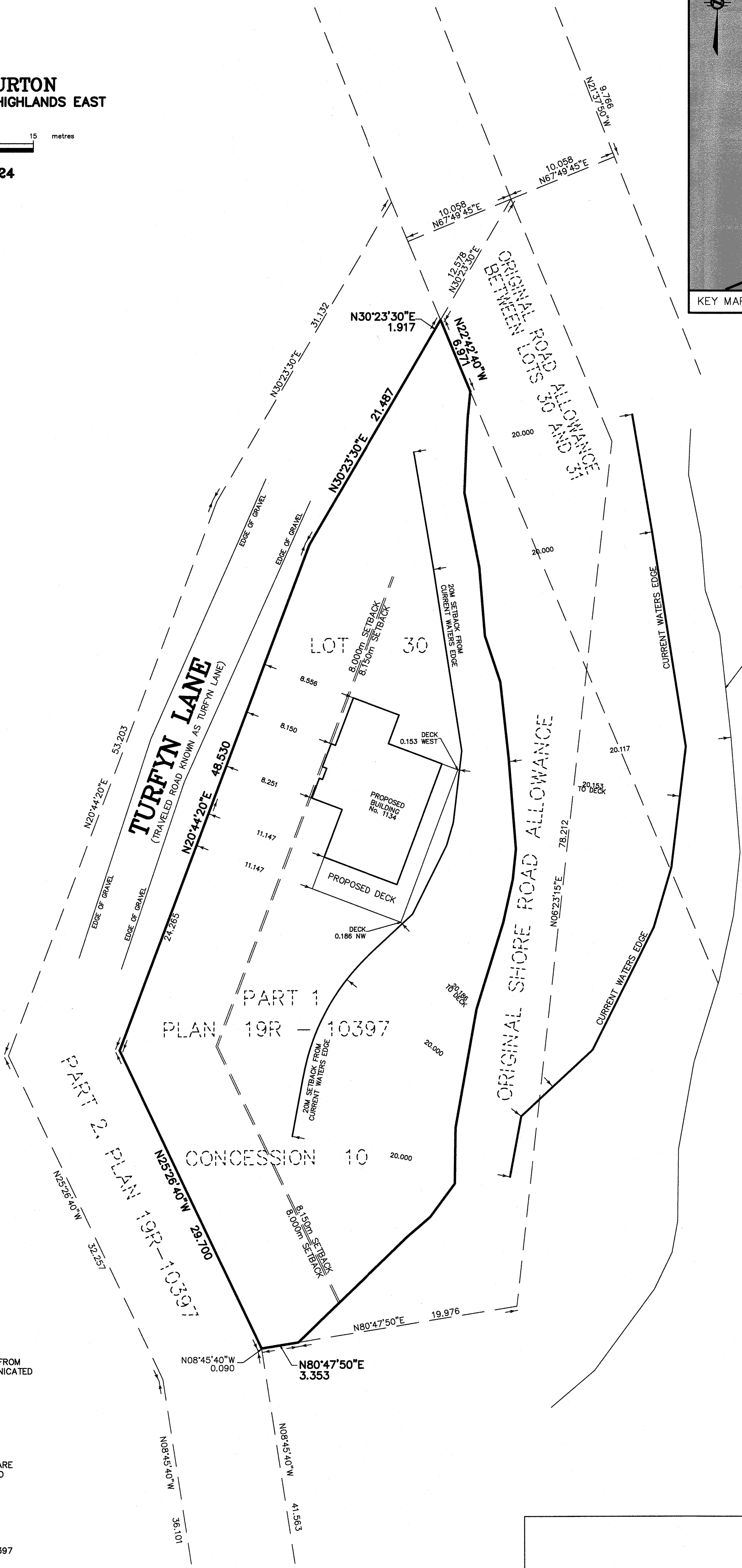
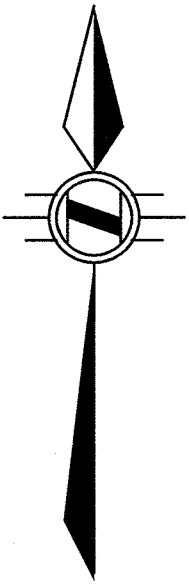
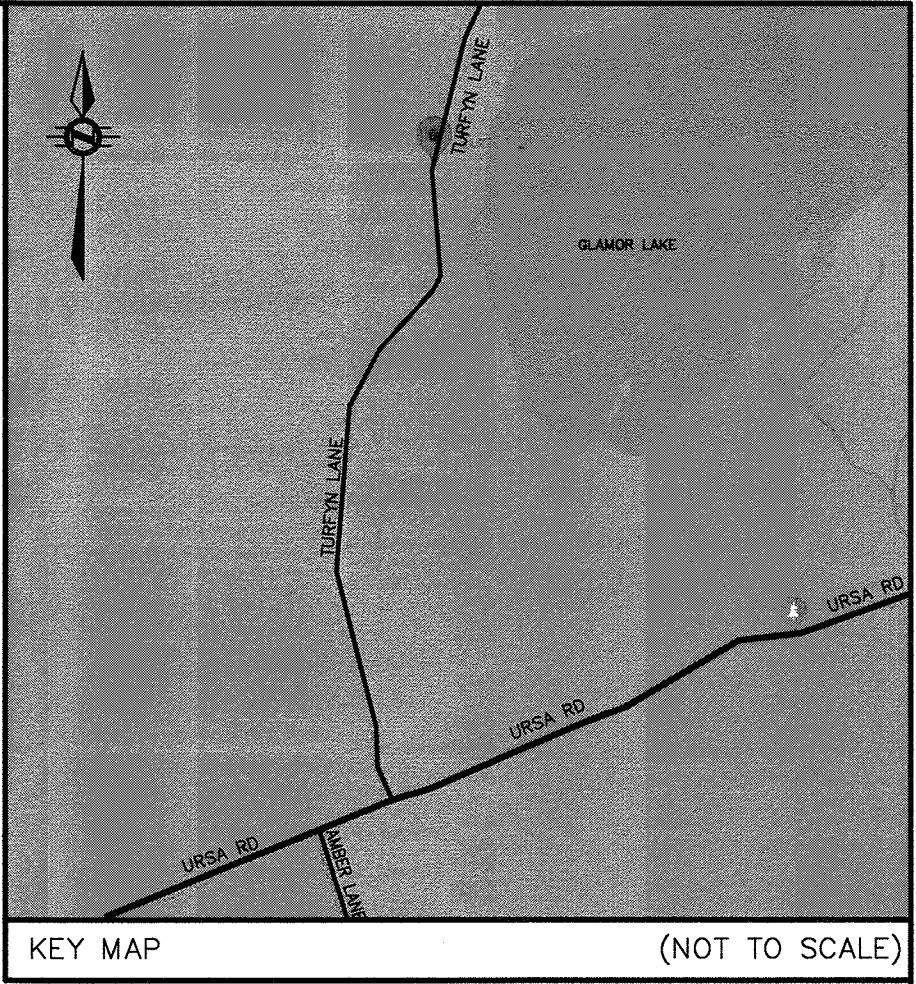
Tax #: R123217366

Item	Quantity	Unit Price	Amount
Stable Price Protecti	886.8	.729/ LT	646.48
Hazmat Fee			9.00
Federal Fuel Charge			109.79
H.S.T. (Harmonized Sales Tax)		13.00 %	99.48
Invoice Total:			864.75

SITE PLAN  
OF PART OF  
LOT 30  
CONCESSION 10  
GEOGRAPHIC  
TOWNSHIP OF GLAMORGAN  
IN THE  
COUNTY OF HALIBURTON  
REGIONAL MUNICIPALITY OF HIGHLANDS EAST

SCALE 1:250 METRIC  
5 2.5 0 5 10 15 metres

R.A. McLAREN, O.L.S. - 2024



**NOTE:**  
SHORELINE SET BACK DETERMINED FROM  
CURRENT WATERS EDGE AS COMMUNICATED  
BY CLIENT ON MAY 6, 2022.

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

**NOTE:**  
DISTANCES SHOWN ON THIS PLAN  
WERE DERIVED FROM PLAN 19R-10397

**LOT COVERAGE:**  
TOTAL LOT AREA = 1856.2m<sup>2</sup>  
LOT COVERAGE = 6.09%

13AUG-2024  
DATE

R.A. McLAREN, O.L.S.

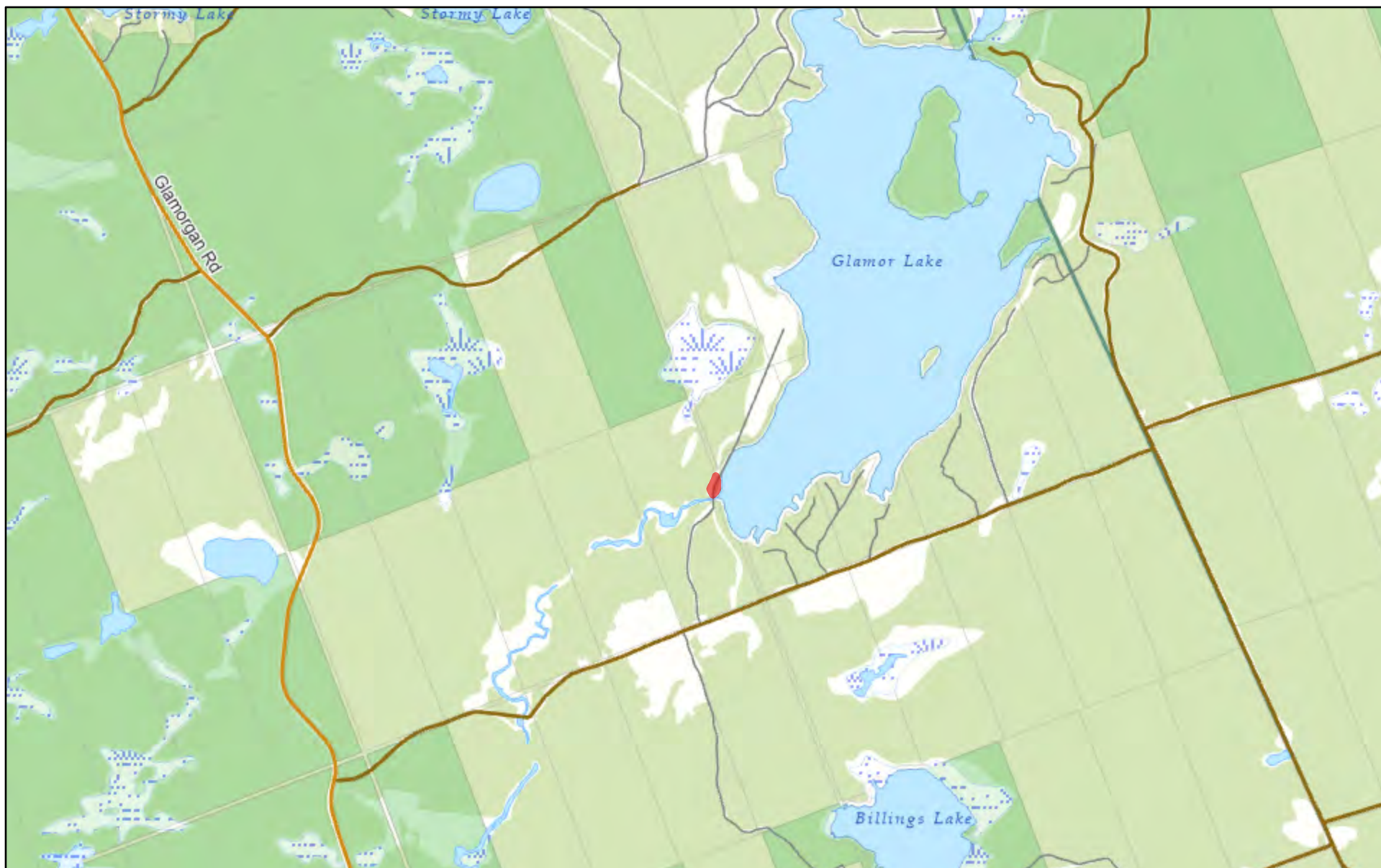
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**A.T. McLaren Limited**  
LEGAL AND ENGINEERING SURVEYS  
69 JOHN STREET SOUTH, SUITE 230  
HAMILTON, ONTARIO, L8N 2B9  
PHONE (905) 527-8559 FAX (905) 527-0032

Drawn AS/UC	Crew Chief MWJ	Scale 1:250	Dwg.No. 37004
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# 1142 Turfyn Lane, Glamor Lake



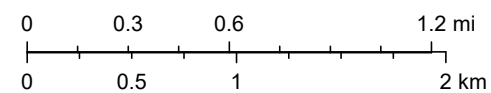
September 3, 2024

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Scale: 1:36,112



# 1142 Turfyn Lane, Glamor Lake



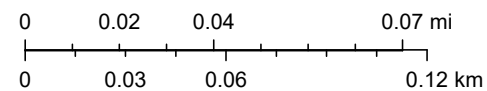
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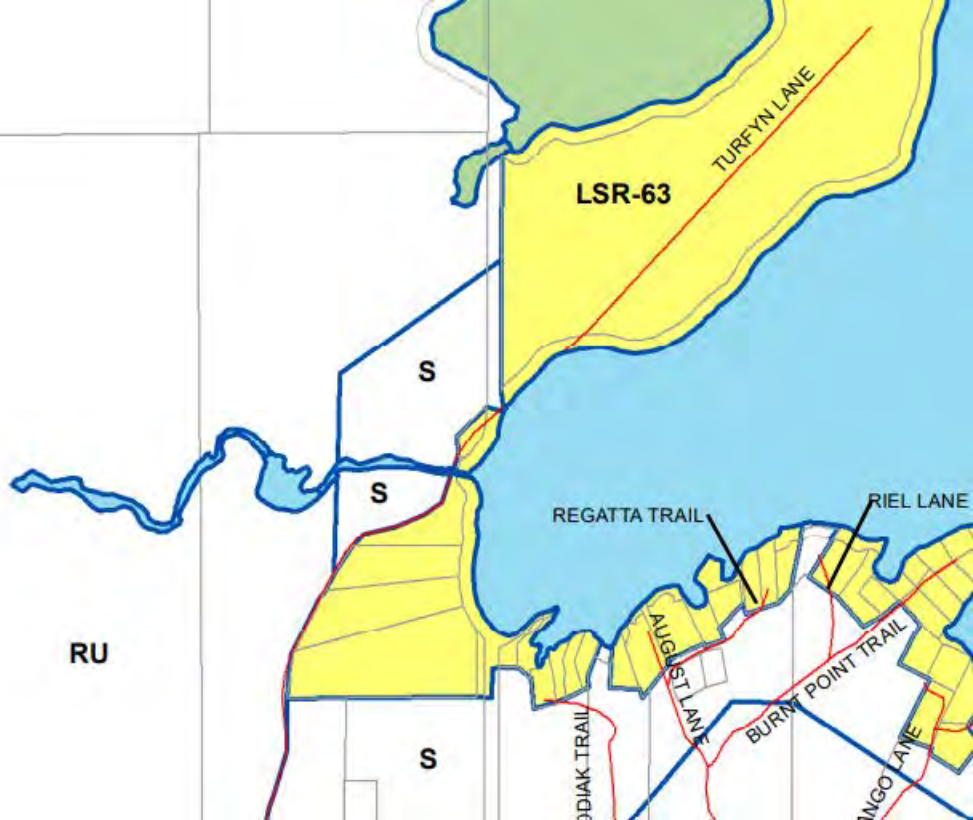
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## Glamor Lake

Haliburton County

Glamorgan Township

### Physical Data

Surface Area - 481 acres

Perimeter - 6.6 miles

Maximum Depth - 70 ft

Mean Depth - 28.8 ft

### Lake Characteristics

Glamor Lake is a medium size waterbody the bottom consisting of a single basin. The water was very clear, indicated by the disappearance of the secchi disc from view 21 ft from the surface.

### Fish Species Present

Lake trout, smallmouth bass, white sucker, yellow perch, pumpkinseed, rock bass, creek chub, blunt nose minnow.

Presently closed to winter fishing, check with MNR for current regulations.

### Access

From Haliburton proceed east on Hwy 121 to County Rd 3. (the Buckhorn Rd.) Turn right and follow 9 miles to the 2nd Glamor Lake turnoff. Turn left, follow this road for one and a quarter miles and turn left again. Continue on for about a mile to the boat launching area.

