

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

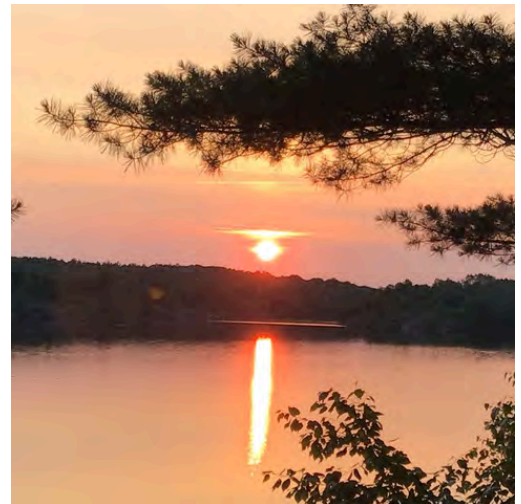


\$489,000

Welcome to 11437 Devils Lake WAO
on Devils Lake, Minden Hills



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to your private getaway on beautiful Devils Lake. This water-access-only property offers 260 feet of shoreline with sunset views, a sandy beach, and a dock ideal for swimming, fishing, kayaking, and boating. Surrounded by park land, this peaceful retreat offers exceptional privacy and a true connection to nature.

The cottage features 4 bedrooms and an open-concept layout, creating a bright and welcoming interior for gathering with family and friends. Enjoy bug-free evenings in the 17x8 screened porch overlooking the lake, or take advantage of the dry boathouse for convenient waterfront storage. A rare opportunity to own a secluded lakeside escape with excellent swimming and recreation, just a short boat ride from access.

Property Client Full

11437 Devils Lake WAO, Minden Hills, Ontario K0M 2L1

Listing

11437 Devils Lake WAO Minden Hills

Active / Residential Freehold / Detached

MLS®#: X12229851

List Price: \$489,000

New Listing



Haliburton/Minden Hills/Lutterworth

Tax Amt/Yr: **\$2,125.34/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 24 CON 14 LUTTERWORTH; PT LT 22 CON 13 LUTTERWORTH; PT RDAL IN FRONT OF LT 22 CON 13 (DEVIL LAKE) LUTTERWORTH CLOSED BY H137111; PT RDAL IN FRONT OF LT 24 CON 14 (DEVIL LAKE) LUTTERWORTH CLOSED BY H137112 AS IN H179303; MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **6+0**
 Fractional Ownership: **BR BR+: 4(4+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source:
 Lot Irreg:
 Lot Front: **194.00** Lot Acres:
 Lot Depth: **366.17** Fronting On: **N**
 Lot Size Code: **Feet**

Zoning: **SR**

Dir/Cross St: **HWY 35 to Newcastle Street to Deep Bay Road To Devils Lake Road to the boat launch.**

PIN #: **392040010**

Holdover: **60**

Possession: **Flexible**

ARN #: **461605200086500**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Island YN:
 Fam Rm: **No**
 Basement: **Yes/Partially Finished, Unfinished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood Stove**
 Interior Feat: **None**
 Heat: **Woodburning, Other**
 A/C: **No/None**
 Central Vac: **No**
 Property Feat:
 Exterior Feat: **Deck**
 Roof: **Asphalt Shingle, Metal**
 Foundation: **Concrete Block, Piers**
 Soil Type:
 Alternate Power: **None**

Exterior: **Alum Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **0.00**
 Tot Pk Spcs: **0.00**
 Pool: **None**

Room Size:
 Rural Services:
 Security Feat:

Water: **Other**
 Water Sup Type: **Lake/River**
 Water Supply: **UV System**
 Water Meter:
 Waterfront Feat: **Boathouse, Dock**
 Waterfront Struc: **Dry Boathouse-Single**
 Well Capacity:
 Well Depth:
 Sewers: **None**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **No**

Water Name: **Devils Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Dry Boathouse-Single**
 Water Features: **Boathouse, Dock**
 Under Contract:
 Access To Property: **Water Only**
 Shoreline: **Clean, Deep, Rocky**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Waterfront Frontage (M): **79.24**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:
 Water View: **Direct**
 Lot Shape: **Irregular**

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to your private getaway on beautiful Devils Lake. This water-access-only property offers 260 feet of shoreline with sunset views, a sandy beach, and a dock ideal for swimming, fishing, kayaking, and boating. Surrounded by park land, this peaceful retreat offers exceptional privacy and a true connection to nature. The cottage features 4 bedrooms and an open-concept layout, creating a bright and welcoming interior for gathering with family and friends. Enjoy bug-free evenings in the 17x8 screened porch overlooking the lake, or take advantage of the dry boathouse for convenient waterfront storage. A rare opportunity to own a secluded lakeside escape with excellent swimming and recreation, just a short boat ride from access.**

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 06/18/2025

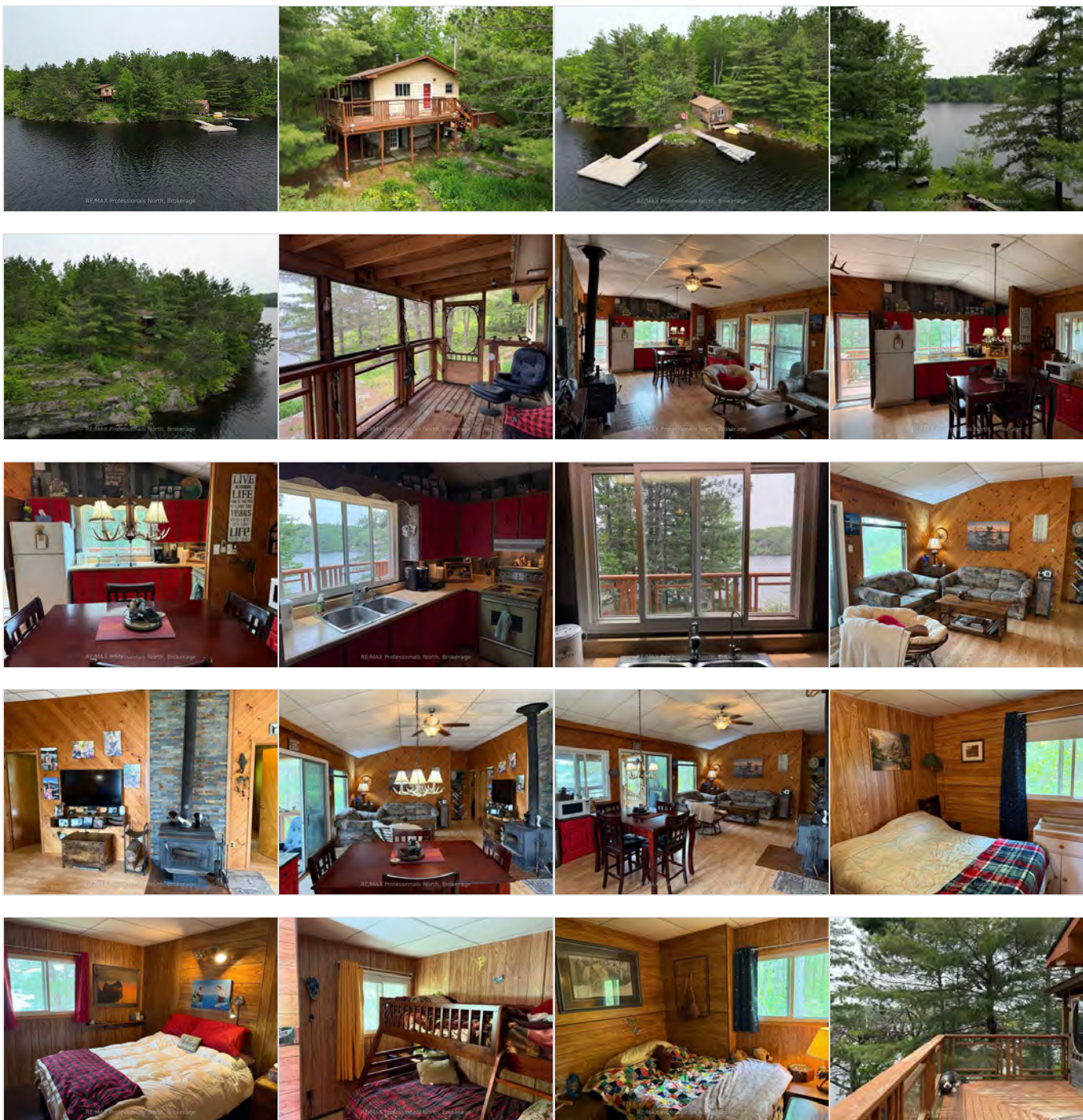
Rooms

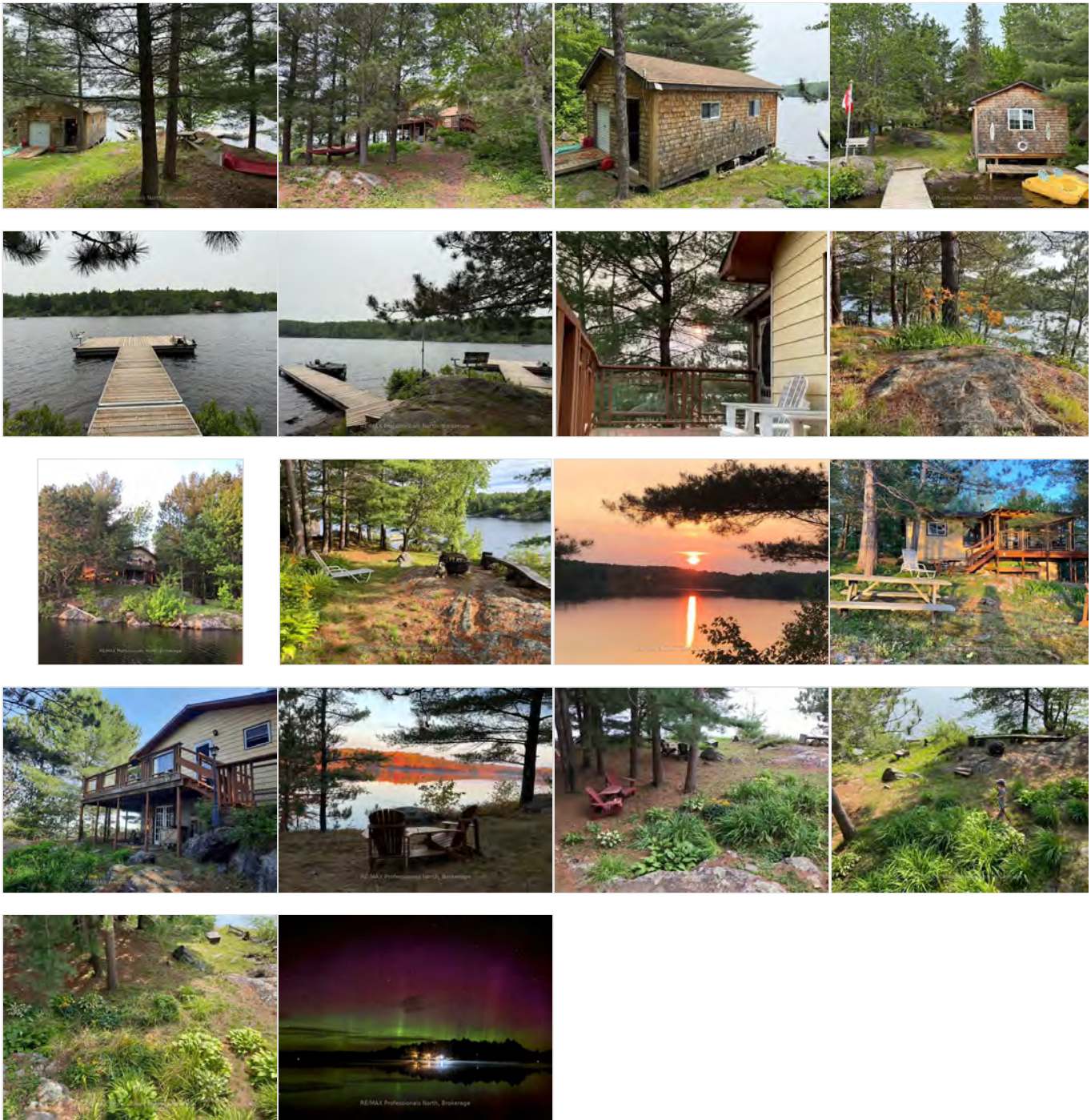
MLS® #: X12229851

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.39 M X 8.08 M	14.40 Ft x 26.50 Ft		Combined w/Dining, Combined w/Living
Bedroom	Main	2.64 M X 2.59 M	8.66 Ft x 8.49 Ft		
Bedroom	Main	2.64 M X 2.59 M	8.66 Ft x 8.49 Ft		
Bedroom	Main	3.35 M X 2.59 M	10.99 Ft x 8.49 Ft		
Bedroom	Main	2.59 M X 2.59 M	8.49 Ft x 8.49 Ft		
Bathroom	Main			4	
Photos					

MLS® #: X12229851

[11437 Devils Lake WAO](#), Minden Hills, Ontario K0M 2L1





Chattels

Included

- All furniture and appliances
- Dishes/Towels/Etc
- Pontoon with 50HP Yamaha Motor
- 2 Snowmobiles
- 17' tin boat with new 20HP motor

Excluded

- 4 Kayaks
- Deer head
- Some Frames
- Ryobi Tools & Batteries
- Red Hammock
- 2 white personalized chairs



Seller



Buyer

Additional Information

- Hydro Costs Per Year - \$1932/yr approx
- Wood Supplier - Owners
 - 2 cords
- Internet Provider - Bell
 - Highspeed - Yes
- Water Treatment System - Yes
- What is needed to winterized? - Heated line for water supply
- Age of building - 50 years
- Age of Roof - 4 years
- Insurance Company - The Personal
- Lake Assc. Dues - \$20/yr

Updates:

- The garage roof and siding was redone in 2018
- The small dock/ramp 4'x28' was done in 2016
- The large dock/ramp 5'x20 and the 12'x20'floating dock with the ladder was installed in 2019
- The outhouse was built in 2017
- The Envirolet composting toilet was purchased and installed in 2015 - we run it year round
- Water source is the lake. Filtration system installed in 2016 is a 4 stage filter system with UV - This gives usdrinking water in the Kitchen
- Screened porch was built in 2019

Your account number is:

2001 3273 9013

This statement is issued on:

May 2, 2025

Your Electricity Statement

For the period of: March 26, 2025 - April 25, 2025

What do I owe?

\$161.⁰⁰

See reverse for a summary of your charges

How much did I use?

You powered your home with


1,150 kWh
of electricity this period

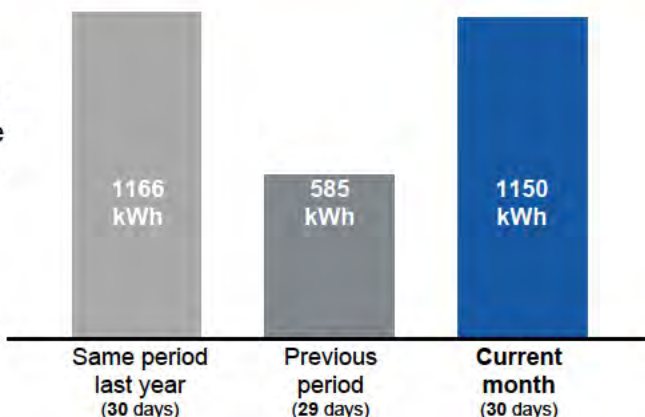
When is it due?

May 22, 2025

What does my electricity usage look like?

Your average daily usage has **decreased** by 1% compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com



What do I need to know?

Learn about our programs to help you save money and energy at home and at work. Go to www.HydroOne.com/saving-money-and-energy.



For billing, quick answers and much more, visit 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: 2001 3273 9013

Total amount you owe **\$161.00**

Amount enclosed

\$

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



What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$161.00
Amount we received on Apr 4/25	-\$161.00
Your Budget Billing Plan amount	\$161.00
Total amount you owe	\$161.00



Powering 11437 DEVILS LAKE RD

Point of Delivery: 10185380

Residential - Low Density

Electricity	\$109.50
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.	
Delivery	\$132.56
This is the cost of ensuring you have reliable power when you need it. Hydro One 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.	
Regulatory Charges	\$7.88
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.	
HST (87086-5821-RT0001)	\$32.49
Ontario Electricity Rebate	-\$32.74
Total of your electricity charges	\$249.69
Your Budget Billing Plan amount from Mar 26/25 to Apr 25/25....	\$161.00



Your Budget Billing Plan Summary

Actual charges billed to date (including this bill)	\$1,479.76
Budget Billing Plan amounts billed (including this bill)	-\$1,449.00
Balance remaining in your plan after you have paid this bill	\$30.76

Continued on page 3

Meter reads on this statement have been estimated.

If payment is not received by May 22, 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?

Mar 26/25 to Apr 25/25	Usage (kWh)	Rate (\$)	Amount
Tier 1	1,000.0000	9.3	\$93.00
Tier 2	150.0000	11.0	\$16.50

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.



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.



Continued from page 2

Meter reading details

	Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
	J3167304	Apr 25/25 77838.0 <i>Estimate</i>	Mar 26/25 76688.0 <i>Estimate</i>	1150.0	(x1) = 1150.0



TOWNSHIP OF MINDEN HILLS
PO BOX 359 7 MILNE ST
MINDEN ON K0M 2K0
Tel. No. : (705) 286-1260

TAX BILL

FINAL 2025

Billing Date:
Jun 03, 2025

Roll No. **4616 052 00086500.0000**

Mortgage Co:

Mortgage No.

11437 DEVILS LAKE WAO
CON 13 PT LOT 22 & CON 14 PT LOT 24 & RP 19R 3324
PART 1

Assessment

Municipal

Education

Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RTP	239,000	RES FULL - MUNICIPAL	0.00467333	1,117.40	0.00153000	365.67
		RES FULL - COUNTY	0.00268732	642.27		

Sub Totals

Municipal Levy

1,759.67

Education Levy

365.67

Special Charges/Credits

Summary

			Tax Levy Sub-Total (Municipal+Education)	2,125.34
			Special Charges/Credits	0.00
			2025 Tax Cap Adjustment	0.00
			Final 2025 Taxes	2,125.34
			Less Interim Billing	(1,016.07)
			Past Due/Credit (As of 06/03/2025)	0.00
Total			Total Amount Due	\$ 1,109.27

**Explanation of Tax Changes
2024 To 2025**

Final 2024 Levies	Total Year over Year Change	Final 2025 Levies
2,032.14	93.20	2,125.34

Explanation of Tax Changes

Final 2024 Levies	2,032.14
* 2024 Annualized Taxes	2,032.14
2025 Local Municipal Levy Change	54.99
2025 Upper-tier Municipal Levy Change	38.21
2025 Provincial Education Levy Change	0.00
2025 Tax Change Due to Reassessment	0.00
** Final 2025 Levies	2,125.34

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments, the annualized taxes should equal the Final 2024 levies listed above.

** Final levy amount applies only to property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.



Making Life Amazing From Above®

Invoice

Date: Aug 10th 2021

Customer ID: Delmin

To: 11437 WAO Devils lake road
Minden Hills
Ontario

Salesperson	Job	Payment Terms	Due Date
Marlous - owner	Re-Shingle the Roof	One-Time Servicing (2 to 4 days total maximum weather in mind)	Aug 2021

Qty	Description	Unit Price	Line Total
Roofing Service – 2 days maximum keeping weather in mind + 2 to 3 workers at all time working			
Job Details:			
-	32 bundles of BP Canada Everest 42 shingles customer approved colour + supplied and installed.	Set price per shingle bundle and cap bundle (Materials amount \$1,562.40 – Remainder is Disposal and Labour)	\$2845.12
-	3 bundles of colour match BP Canada Yukon Capping + supplied and installed.		
-	Check the roof for leak holes near the gutters and fix with step flashing – supplied and installed.		
-	Installation of the BP Canada Everest 42 Shingles – nailed across the tar-line within the recommended spacing.		
-	Installation of new vents and plumbing booth – supplied and installed.		
-	Installation of BP Canada Yukon Capping on the top ridges of the roof – supplied and installed.		
-	Make sure all areas of the roof has caulking where needed.		
•	Shingles 30-year lifetime manufacture warranty – BP Canada		
•	6 year shingle over top labour warranty – J&M Contracting		
Daily Tasks:			
-	Delivery of materials / set up safety gear.		
-	Start installing shingling, installing vents, installing plumbing booths. If not complete at the end of the day tarp the roof to seal it.		
-	Finish shingling the next day up until completed and then install roof cap; Clean up everywhere and clean out gutters when the roof is complete. Disposal off site of cut offs.		

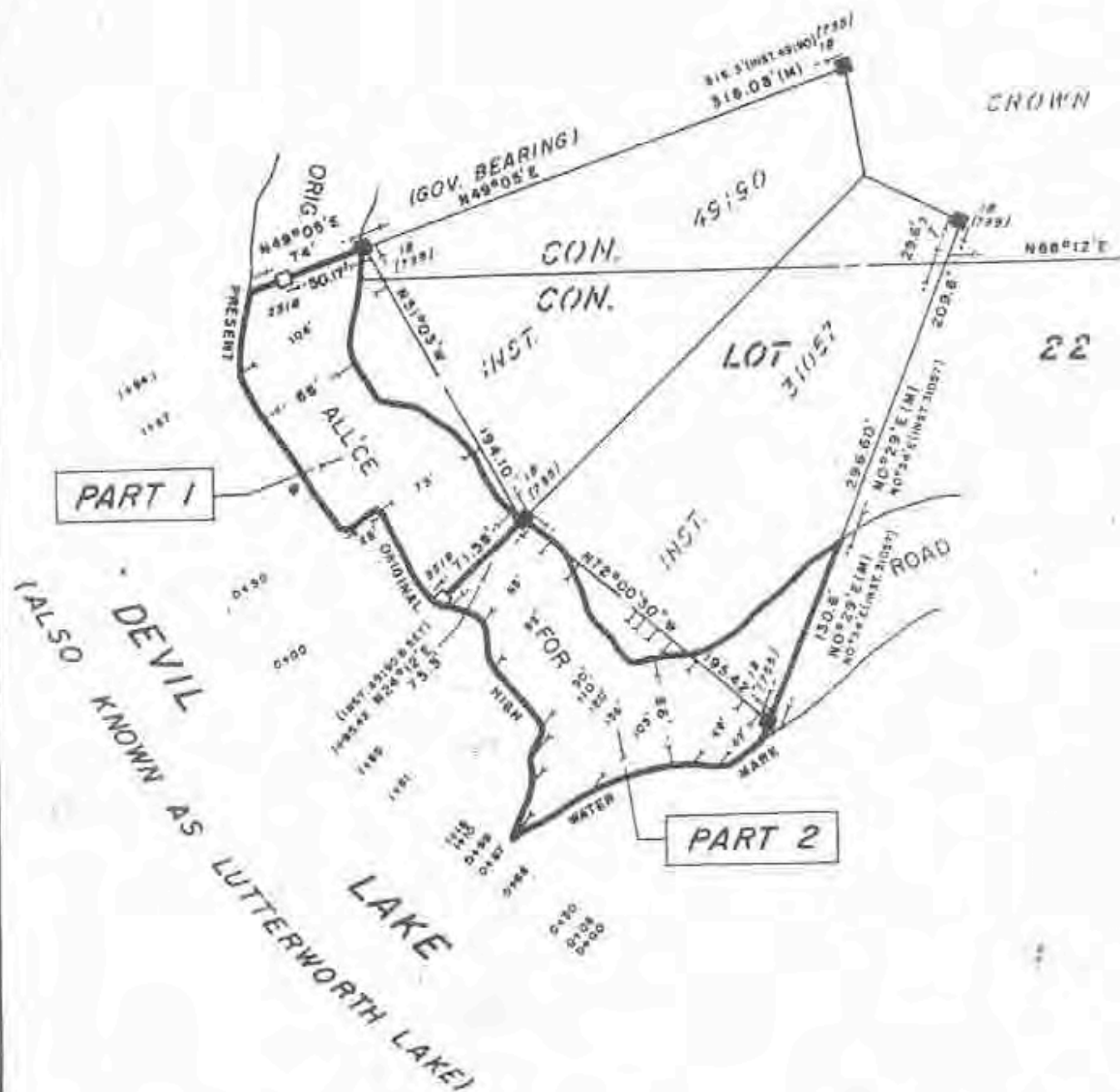
Customer Signature:

Contractors' Signature:

Note: By Signing in the above box; you are giving consent to J&M Contracting for service. Once signed; liability insurance will be covered of a premium of 2 million general liability and an upfront payment discussed with the customer will be due upon signing to cover costs of materials. Final payment upon completion.

Subtotal	\$2,815.11
Sales Tax	\$169.57
Total	\$3,215.00

Thank you for your business!

LEGEND

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

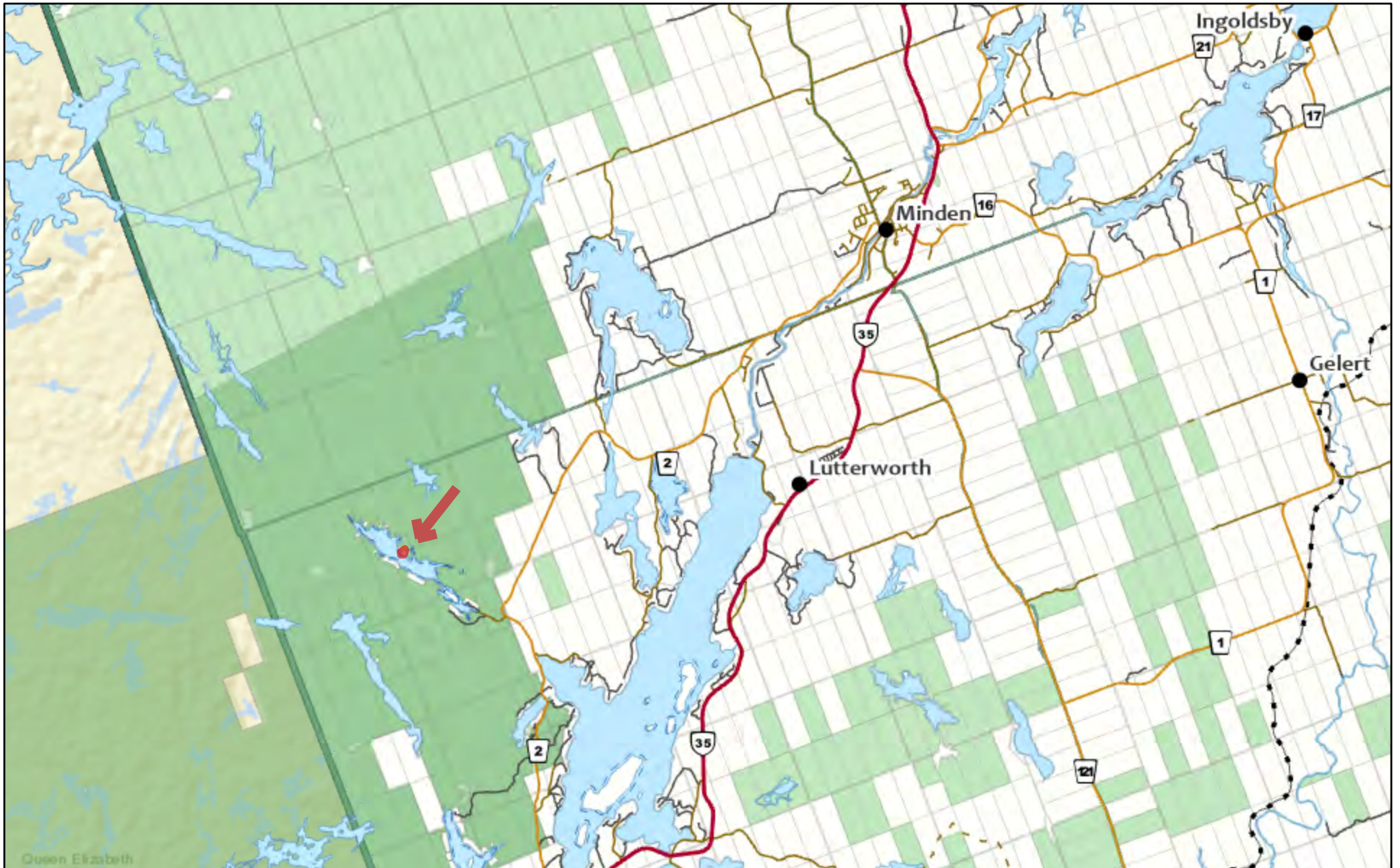
- DENOTES PLANTED
- DENOTES FOUND
- 1" DENOTES SHORT STANDARD IRON BAR
- 3/4" DENOTES 3/4" SQ. IRON BAR
- (T.R.) DENOTES J.B. TREPANIER O.L.S.
- M DENOTES MEASURED

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. THIS SURVEY AND PLAN WITH THE SURVEYS ACT REGULATIONS MADE TO
 2. THIS SURVEY WAS COM

HALIBURTON, ONT.

11437 Devils Lake WAO



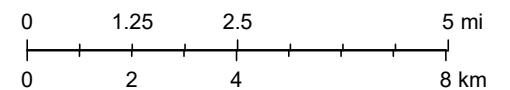
February 22, 2024

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11437 Devils Lake WAO



February 22, 2024

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