

# TROY AUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$699,000**

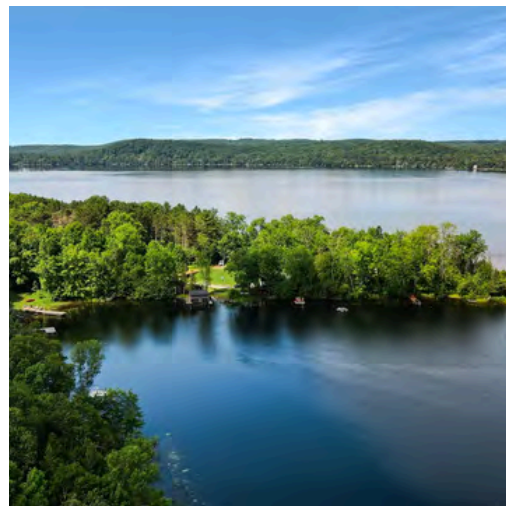
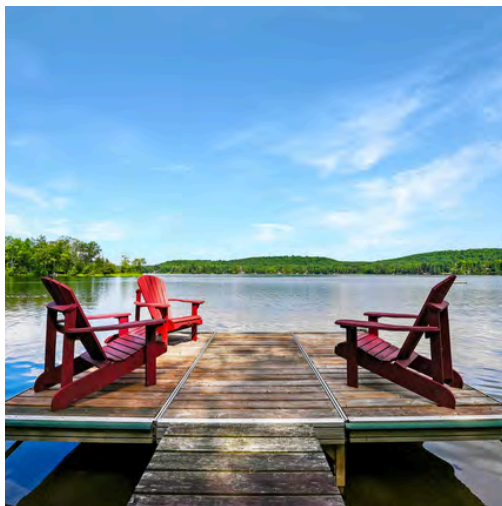
*Welcome to* 1144 Fry Lane

on Maple Lake, Algonquin Highlands



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



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705-455-7653



troyausten.ca





Tucked into a quiet bay on Maple Lake, this 3-season cottage is the kind of getaway families look for private, spacious, and fun for all ages. With 119 feet of sandy shoreline, there is plenty of safe, shallow entry for kids to swim and play, plus clear water and beautiful sunset views to enjoy from the dock or deck.

The main cottage is a 2-level backsplit featuring 3 bedrooms, 1 bathroom, and an open, casual layout that invites easy indoor-outdoor living. Spend your days on the spacious deck or patio area, and enjoy summer evenings in the 10x12 screened-in porch -- ideal for hot days and buggy nights. A detached cabin with a 3-piece bathroom offers added flexibility for guests or teens. The property also includes a large workshop and a lakeside storage/pump house, giving you space to store tools, toys, and gear.

The lot offers excellent privacy with plenty of room to roam, yet it's just a short drive to everything you need. You're only 15 minutes from Haliburton, with restaurants, grocery stores, shops, healthcare services, and local events. Minden is just 20 minutes away with additional dining options, grocery stores, hardware stores, and a vibrant downtown. And for a local favourite, the Mason Jar food truck in Carnarvon is just 10 minutes away perfect for a quick treat after a day on the lake.

Whether you're entertaining, relaxing, or making memories at the waters edge, this Maple Lake cottage has everything your family needs for a classic summer escape.

## Property Client Full

1144 Fry Lane, Algonquin Highlands, Ontario K0M 1S0

Listing

[1144 Fry Lane Algonquin Highlands](#)

**Active / Residential Freehold / Detached**

MLS® #: **X12275924**

List Price: **\$699,000**

New Listing

### Haliburton/Algonquin Highlands/Stanhope



Tax Amt/Yr: **\$2,486.79/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PT LT 28 CON 4 STONHOPE AS IN H60953. T/W H60953; ALGONQUIN HIGHLANDS**

Style: **Other** Rooms Rooms+: **8+0**  
Fractional Ownership: **BR BR+: 3(3+0)**  
Assignment: **Baths (F+H): 1(1+0)**  
Link: **No** SF Range: **700-1100**  
Storeys: **SF Source:**  
Lot Irreg: **Lot Acres:**  
Lot Front: **119.00** Fronting On: **W**  
Lot Depth: **194.70**  
Lot Size Code: **Feet**

Zoning: **SR2**

Dir/Cross St: **ON HWY-118 W to Norley Road to Fry Lane and follow to end**

PIN #: **391290218**

Holdover: **60**

Possession: **Flexible**

ARN #: **462100200036500**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **No/None**  
Basement: **Yes**  
Fireplace/Stv: **Freestanding, Living Room,**  
Fireplace Feat: **Wood Stove**

Interior Feat: **Guest Accommodations**  
Heat: **Baseboard, Electric**  
A/C: **No/None**  
Central Vac: **No**  
Property Feat: **Deck, Patio, Seasonal**  
Exterior Feat: **Living**

Roof: **Asphalt Shingle**  
Foundation: **Piers**

Soil Type: **None**  
Alternate Power: **None**

Water Name: **Maple Lake**  
Waterfront Y/N: **Yes**

Water Struct: **Beachfront, Dock, Stairs to Waterfront**  
Water Features: **Under Contract:**  
Access To Property: **Yr Rnd Private Rd**  
Shoreline: **Clean, Sandy, Shallow**  
Shoreline Road Allowance: **Not Owned**  
Docking Type: **Private**  
View: **Lake**

Exterior: **Wood**  
Drive: **Pvt Double**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **4.00**  
Tot Pk Spcs: **4.00**  
Pool: **None**  
Room Size: **Electrical, Internet**  
Rural Services: **High Speed,**  
Security Feat: **Telephone**

Water: **Other**  
Water Sup Type: **Lake/River**  
Water Meter: **Beachfront, Dock, Stairs to**  
Waterfront Feat: **Waterfront**  
Waterfront Struc: **Well Capacity:**  
Well Depth: **Sewers: Septic**  
Special Desig: **Unknown**  
Farm Features: **Winterized: No**

Waterfront: **Direct**  
Easements/Restr: **Unknown**  
Dev Charges Paid:

Waterfront Frontage (M): **36.27**

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**  
Lot Shape:

Channel Name:  
Lot Size Source:

Remarks/Directions

Client Rmks: **Tucked into a quiet bay on Maple Lake, this 3-season cottage is the kind of getaway families look for private, spacious, and fun for all ages. With 119 feet of sandy shoreline, there is plenty of safe, shallow entry for kids to swim and play, plus clear water and beautiful sunset views to enjoy from the dock or deck. The main cottage is a 2-level backsplitted featuring 3 bedrooms, 1 bathroom, and an open, casual layout that invites easy indoor-outdoor living. Spend your days on the spacious deck or patio area, and enjoy summer evenings in the 10x12 screened-in porch -- ideal for hot days and buggy nights. A detached cabin with a 3-piece bathroom offers added flexibility for guests or teens. The property also includes a large workshop and a lakeside storage/pump house, giving you space to store tools, toys, and gear. The lot offers excellent privacy with plenty of room to roam, yet it's just a short drive to everything you need. You're only 15 minutes from Haliburton, with restaurants, grocery stores, shops, healthcare services, and local events. Minden is just 20 minutes away with additional dining options, grocery stores, hardware stores, and a vibrant downtown. And for a local favourite, the Mason Jar food truck in Carnarvon is just 10 minutes away perfect for a quick treat after a day on the lake. Whether you're entertaining, relaxing, or making memories at the waters edge, this Maple Lake cottage has everything your family needs for a classic summer escape.**

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

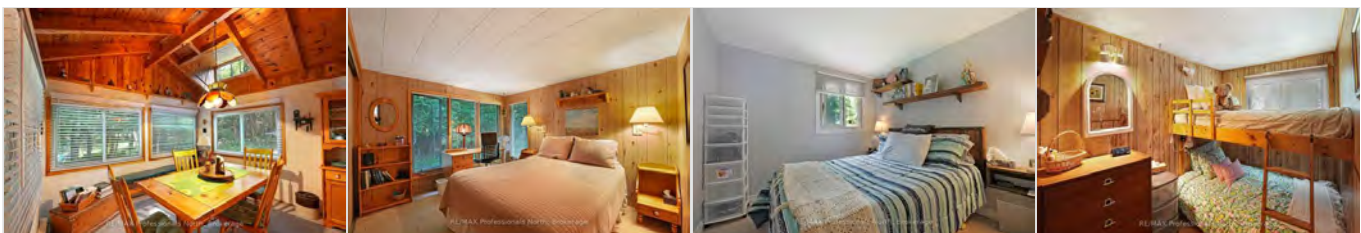


## Rooms

**MLS® #: X12275924**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.54 M X 3.13 M	11.61 Ft x 10.26 Ft		Combined w/Laundry
Living Room	Main	6.6 M X 5.21 M	21.65 Ft x 17.09 Ft		
Dining Room	Main	3.47 M X 3.63 M	11.38 Ft x 11.90 Ft		
Sunroom	Main	2.95 M X 3.63 M	9.67 Ft x 11.90 Ft		
Primary Bedroom	Second	3.51 M X 3.35 M	11.51 Ft x 10.99 Ft		
Bedroom	Second	2.58 M X 2.62 M	8.46 Ft x 8.59 Ft		
Bedroom	Second	2.58 M X 3.39 M	8.46 Ft x 11.12 Ft		
Bathroom	Second			4	

## Photos

**MLS® #: X12275924****1144 Fry Lane, Algonquin Highlands, Ontario K0M 1S0**







# Chattels

## Included

### Kitchen

- Fridge
- Stove
- Washer (as is)
- Dryer (as is)
- Microwave
- Coffeemaker
- Countertop Oven
- Some dishes, cutlery, pots and pans, bowls
- All lamps and light fixtures
- All blinds and window coverings

### Bedrooms

- All beds
- Some linens
- Dressers
- Desk in Master bedroom
- Desk chair

### Outdoors

- 2 metal chairs with cushions and square table
- Dining table and 6 chairs
- Lily Pad
- Canoe and paddles
- 2 Muskoka chairs and stool
- Assorted life jackets
- Metal firepit with cover

### Cabin

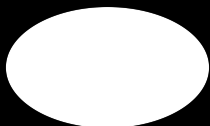
- Queen bed
- Single trundle bed
- Bookcase
- Dresser
- Wicker chair

### Screened in Porch

- Wicker chairs and table
- 2 pine stools
- All other furniture except exclusions below



Seller



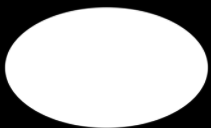
Buyer



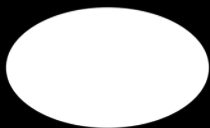
# Chattels

## Excluded

- Dining Room table, 4 chairs, bench
- Pine hutch
- Pine cube coffee tables
- Futon in screened porch
- 1 Ikea chair in living room
- Side tables in master bedroom
- Metal tool tower in Workshop
- Metal shelves in workshop
- Outdoor furniture (sofa, 2 chairs and table)
- Storage box
- Coral round table and 4 chairs
- 2 Muskoka chairs
- Kettle
- 2 sit on kayaks and paddles



Seller



Buyer

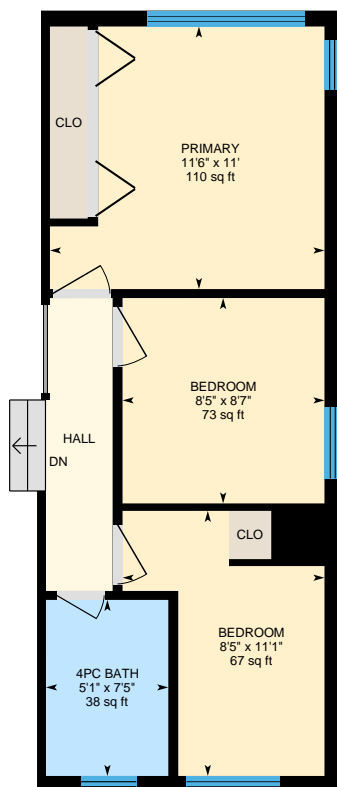
# Additional Information

- Hydro Costs Per Year - \$921/yr approx (2024)
- Satellite Provider - Bell
- Internet Provider - Bell
  - Highspeed? Yes - Bell Fib Available
- Cell Service - Yes
- Septic Installed by - Francis Thomas 1987
  - Septic Last Pumped by - French Septic
    - Date: 01/06/2018
  - Inspection Date - August 2018
- Winterized - No
  - Would it need to winterize?
    - Close in bottom and insulate
    - Heated waterlines
- Age of Building - 1965
  - Additions in 1980's
- Age of Roof - 2014
- Insurance Company - Definity/Economical
- Road Type - Private Year Round
- Road Fees - \$250 (2024), \$400 (2025)
- MBC Lake Association fees - \$30

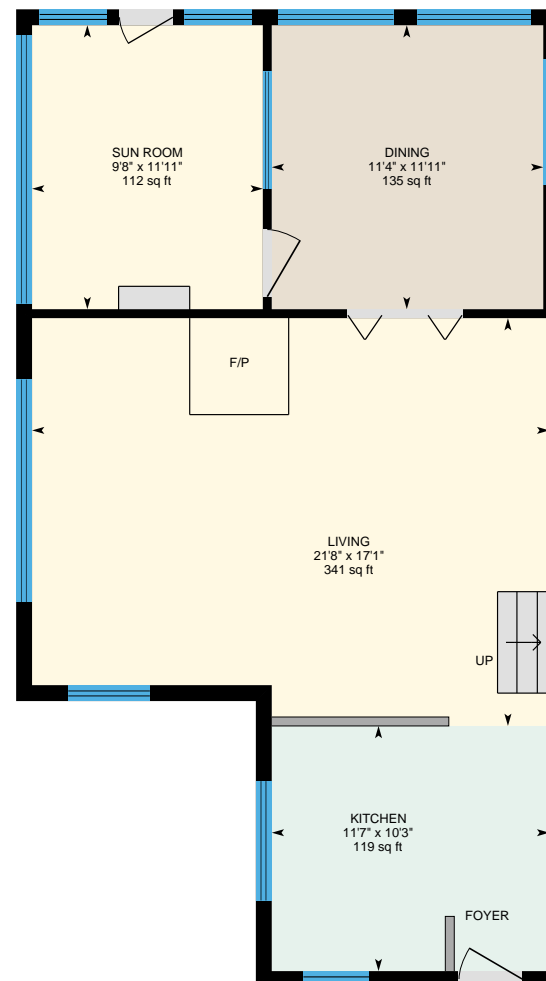


# 1144 Fry Road, Algonquin Highlands, ON

Main Building: Total Exterior Area Above Grade 1243.38 sq ft



**2nd Floor**  
Exterior Area 425.97 sq ft



**Main Floor**  
Exterior Area 817.41 sq ft

0 4 8 ft

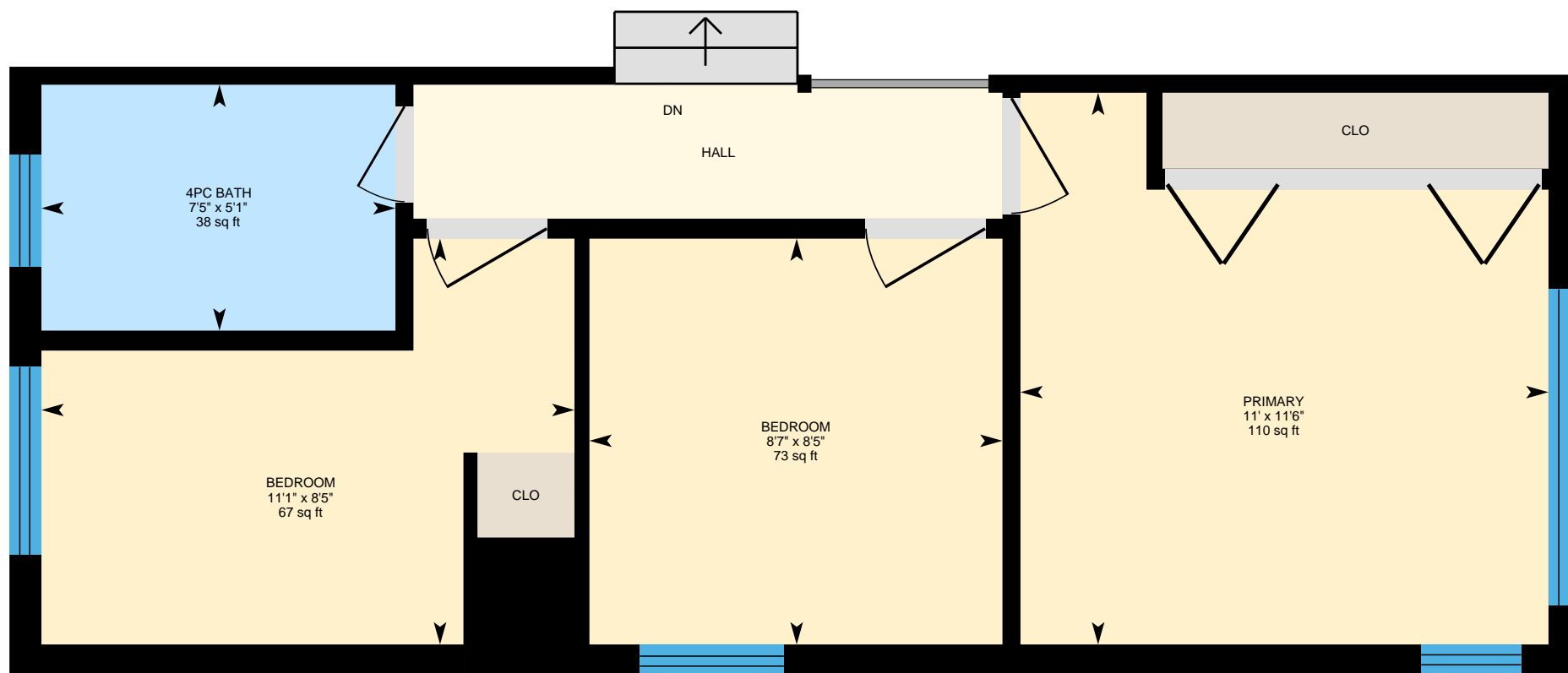


PREPARED: 2025/07/08



# 1144 Fry Road, Algonquin Highlands, ON

**2nd Floor** Exterior Area 425.97 sq ft  
Interior Area 369.86 sq ft



0 3 6 ft

PREPARED: 2025/07/08

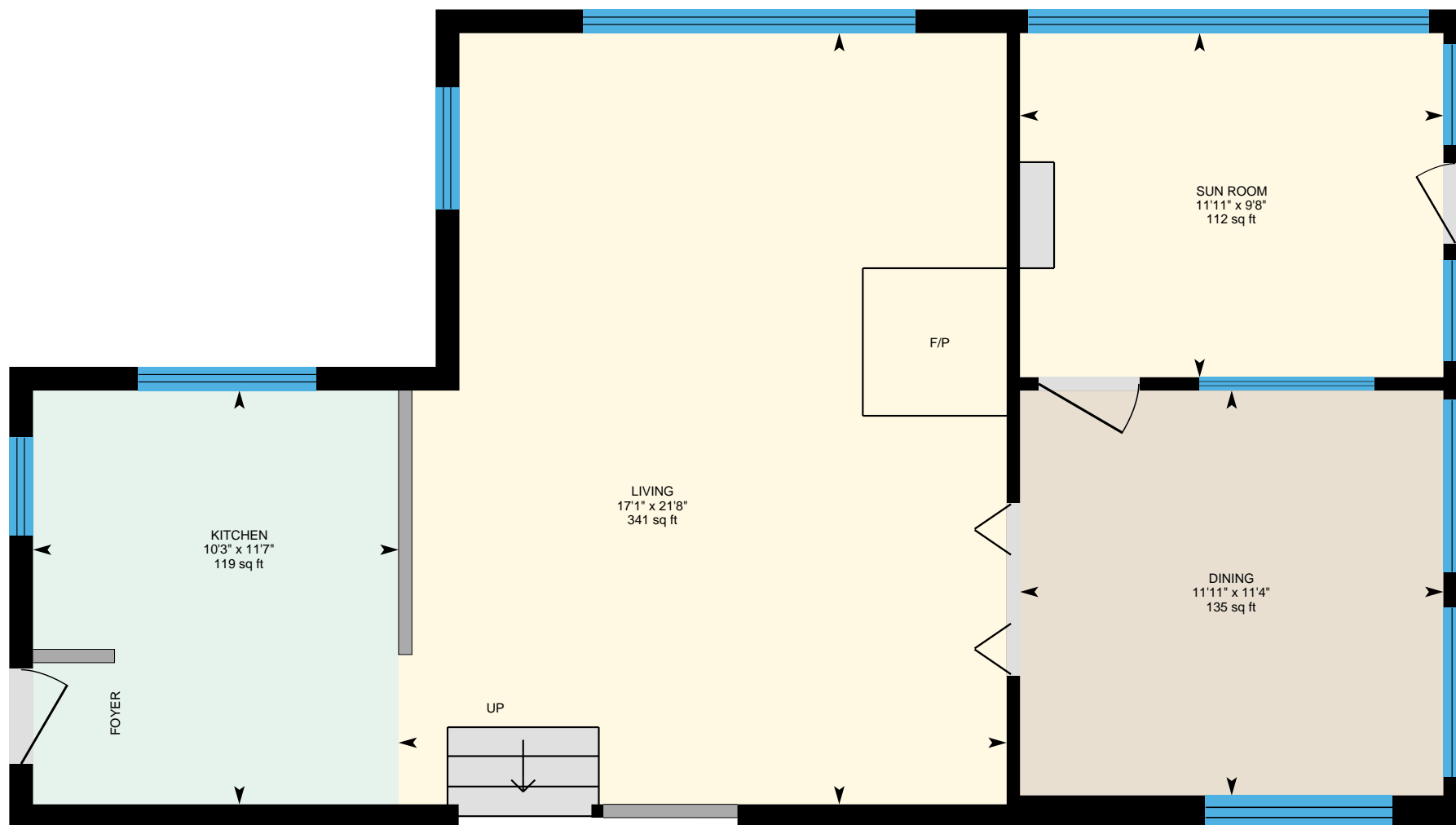


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 1144 Fry Road, Algonquin Highlands, ON

**Main Floor** Exterior Area 817.41 sq ft  
Interior Area 736.47 sq ft



0 3 6 ft

PREPARED: 2025/07/08



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.



# 1144 Fry Road, Algonquin Highlands, 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

4pc Bath: 5'1" x 7'5" | 38 sq ft  
Bedroom: 8'5" x 8'7" | 73 sq ft  
Bedroom: 8'5" x 11'1" | 67 sq ft  
Primary: 11'6" x 11' | 110 sq ft

##### MAIN FLOOR

Dining: 11'4" x 11'11" | 135 sq ft  
Kitchen: 11'7" x 10'3" | 119 sq ft  
Living: 21'8" x 17'1" | 341 sq ft  
Sun Room: 9'8" x 11'11" | 112 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: 369.86 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 425.97 sq ft

##### MAIN FLOOR

Interior Area: 736.47 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 817.41 sq ft

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

Interior Area: 1106.33 sq ft  
Exterior Area: 1243.38 sq ft

# 1144 Fry Road, Algonquin Highlands, 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>

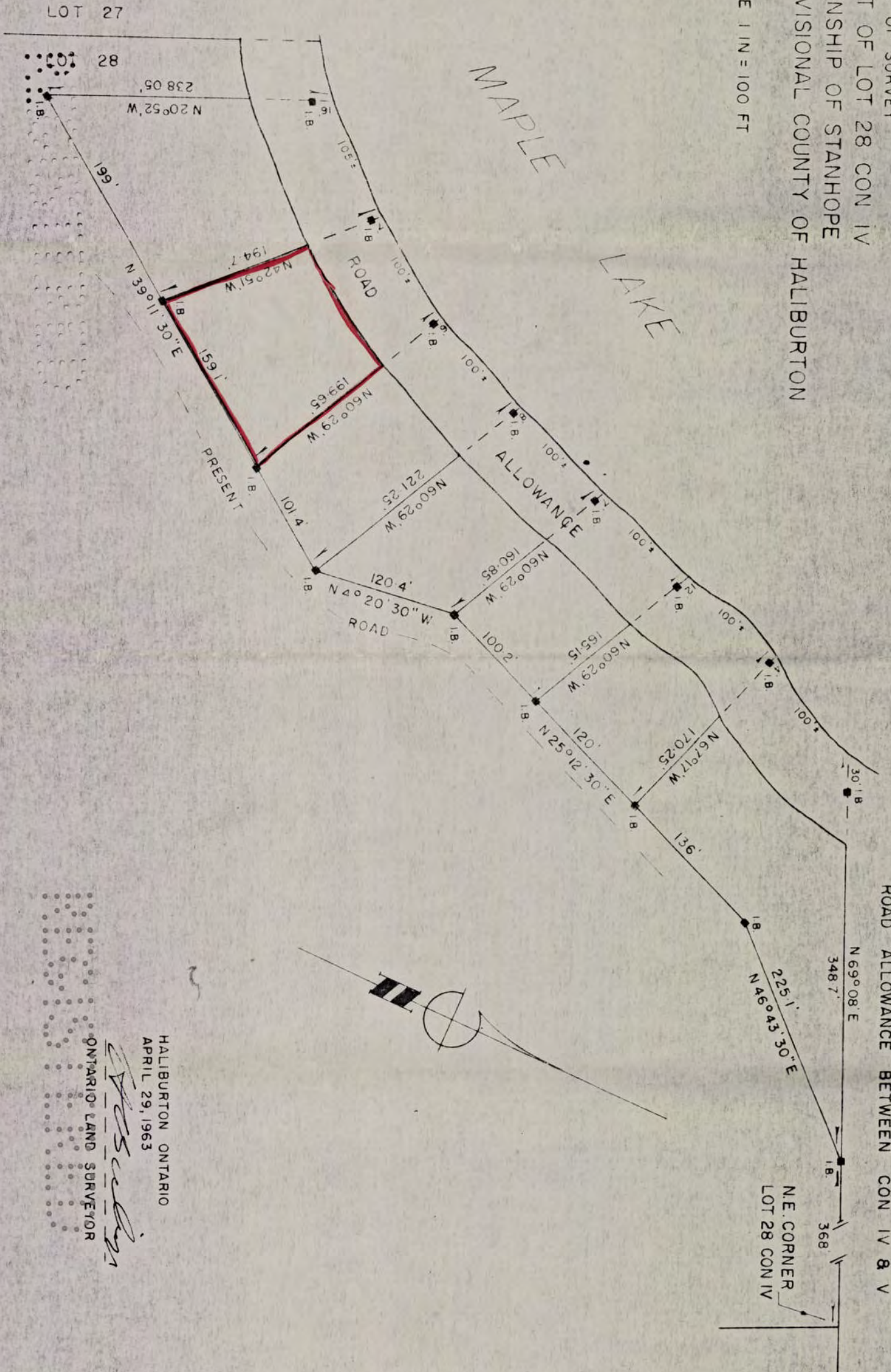
**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



460953

PLAN OF SURVEY  
PART OF LOT 28 CON IV  
TOWNSHIP OF STANHOPE  
PROVISIONAL COUNTY OF HALIBURTON

SCALE 1 IN = 100 FT



HALIBURTON ONTARIO  
APRIL 29, 1963

ONTARIO LAND SURVEYOR

*W. S. C. C. C.*



# 1144 Fry Lane, Maple Lake

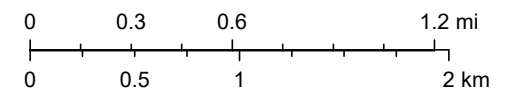


June 20, 2025

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Scale: 1:36,112





1144 Fry Lane, Maple Lake

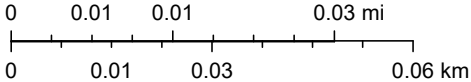


June 20, 2025

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Scale: 1:1,128









## Maple Lake

Haliburton County

Stanhope Township

Latitude - 45°06'

Longitude - 78°40'

Surface Area - 829 acres

Volume - 31,944 acre ft

Height Above Sea Level - 1,032 ft. Perimeter - 6.6 miles

Maximum Depth - 120 ft

Mean Depth - 38.6 ft

### Lake Characteristics

Maple Lake is a medium size waterbody, the bottom consisting of a single basin. The lake is moderately deep, having an average depth of 11.8 m. At the time of the survey, the water was clear and the secchi disc disappeared from view 5.2 m from the surface. The lake is relatively fertile and the alkalinity Level was 4.

### Fish Species Present

Lake trout, smallmouth bass, largemouth bass, muskellunge, white sucker and yellow perch, creek chub, lake herring, rainbow smelt.

Fishing pressure is light and catches are usually minimal. Recent introductions of largemouth bass are expected to improve the fishery.

The lake is located on the north side of Hwy 118 which runs west to join Hwy 35 at Carnarvon and east to West Guilford. St Peter's Rd leads to a good launching site on the inlet. There is a lodge on the lake and numerous other resorts in the Hwy 118 and Carnarvon area. Slot lake, check with MNR for current regulations.

Survey Date - June 25, 1970

