

# 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



info@troyausten.ca



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**

ARN #: **462100200036500**

Contact After Exp: **No**

Holdover: **60**

Possession: **Flexible**

Possession Date:

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

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:  
 Rural Services: **Electrical, Internet High Speed, Telephone**  
 Security Feat:

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

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

Roof: **Asphalt Shingle**

Foundation: **Piers**

Soil Type:

Alternate Power: **None**

Water Name: **Maple Lake**

Waterfront Y/N: **Yes**

Waterfront: **Direct**

Waterfront Frontage (M): **36.27**

Water Struct:

Easements/Restr: **Unknown**

Water Features: **Beachfront, Dock, Stairs to Waterfront**

Dev Charges Paid:

HST App To SP: **Included In**

Under Contract:

Access To Property: **Yr Rnd Private Rd**

Shoreline: **Clean, Sandy, Shallow**

Shoreline Exposure:

Shoreline Road Allowance: **Not Owned**

Docking Type: **Private**

Water View: **Direct**

Channel Name:

View: **Lake**

Lot Shape:

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

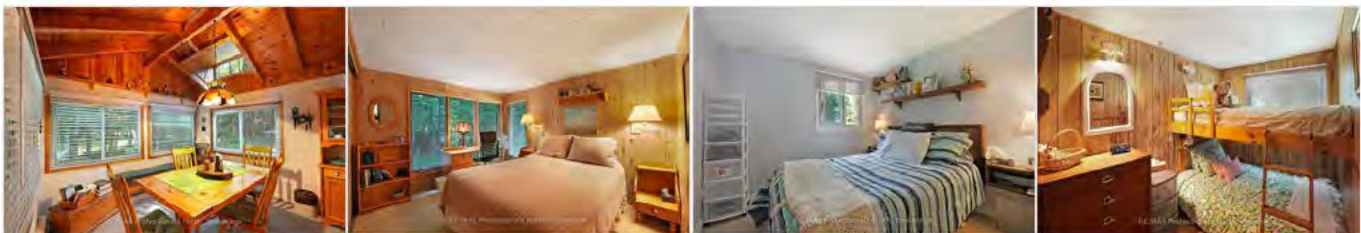
MLS®#: X12275924

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
- TV
- 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

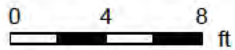
Main Building: Total Exterior Area Above Grade 1243.38 sq ft



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

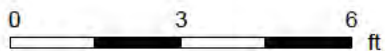
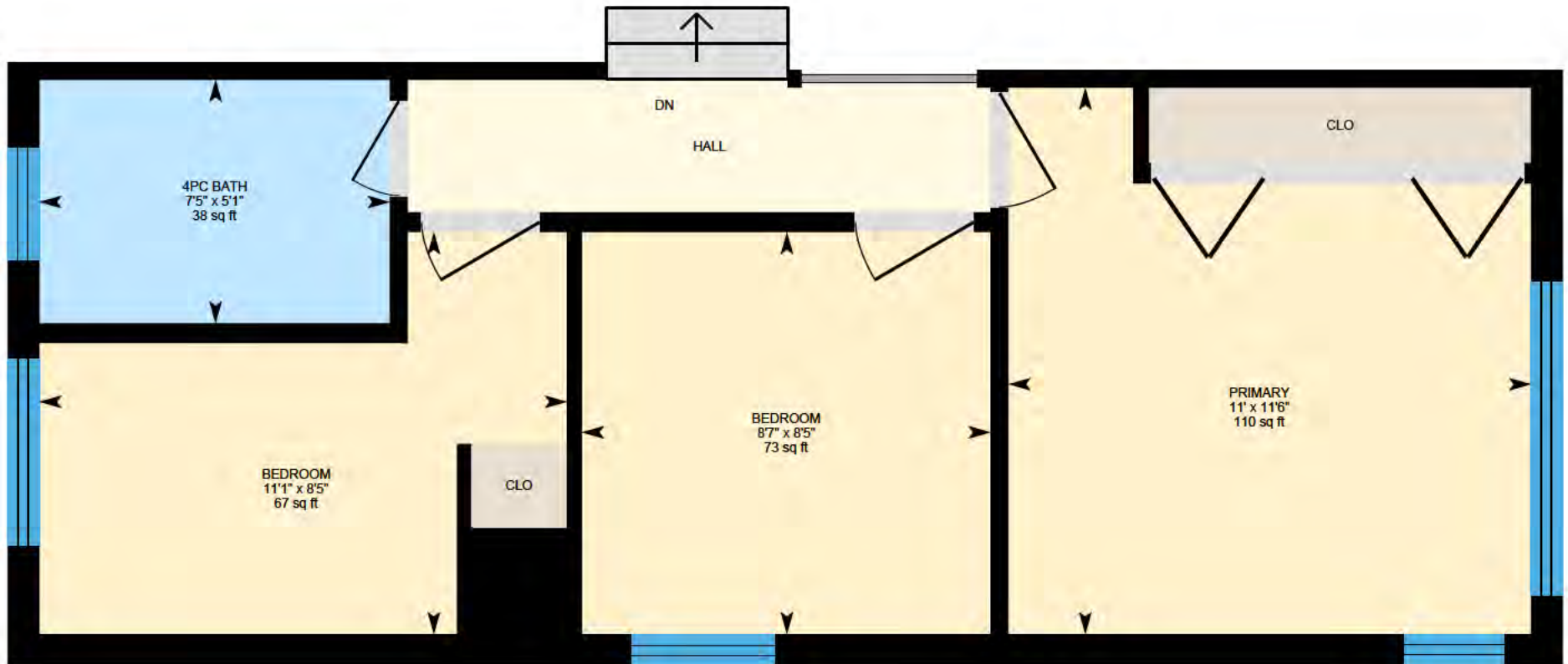


**Main Floor**  
Exterior Area 817.41 sq ft



# 1144 Fry Road, Algonquin Highlands, ON

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



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>



Township of Algonquin Highlands  
 Septic System Re-Inspection Program  
 Maintenance Inspection Report

WSP

**INSPECTION DETAILS**

Owner Name: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Tax Roll Number: 1144 Fry Ln  
 Inspection Date: 462100200036500  
 WSP Inspector Name: 07-Aug-18  
 Representative Name (if different from owner): Havley Cahill

**OCCUPANCY / SERVICING DETAILS**

Occupancy Type: Residential (Seasonal)  
 Floor Area (sq ft): 1200  
 Number of Bedrooms (if applicable): 4  
 Number of Employees (if applicable): \_\_\_\_\_  
 Water Supply Type: Surface Water  
 Water Treatment Unit(s) Present: None  
 Backwash water generated from water treatment unit(s) discharges to the septic system:  YES  NO  
 Number of Septic System(s) on Property: 1  
 Types of Septic System(s) on Property: Class 4  
 Class of System Documented in this Report: Septic Tank System  
 Estimated Age of System: 30

**CLASS 1 SYSTEM**

Type Class 1 System: \_\_\_\_\_  
 Type/Model of Composting Toilet (if applicable): \_\_\_\_\_  
 Observations (if applicable): \_\_\_\_\_  
 Recommendations (if applicable): \_\_\_\_\_  
 Contents of Pit/Container exposed/daylighted at grade (if applicable):  YES  NO  
 Class 1 system discharges to surface, or anything other than Class 3, 4, or 5 system:  YES  NO  
 Class 1 system receives anything other than human waste:  YES  NO  
 Comments (if applicable): \_\_\_\_\_

**CLASS 2 SYSTEM**

Observations (if applicable): \_\_\_\_\_  
 Class 2 system receives grey water and sewage:  YES  NO  
 Class 2 system discharges/breaking out to surface:  YES  NO  
 Comments (if applicable): \_\_\_\_\_

**CLASS 3 SYSTEM**

Observations (if applicable): \_\_\_\_\_  
 Class 3 system only receives effluent from a Class 1 system:  YES  NO  
 Class 3 system discharges/breaking out to surface:  YES  NO  
 Comments (if applicable): \_\_\_\_\_

**CLASS 4 SYSTEM**

Tankage Present: Septic Tank  
 Septic Tank/Pre-treatment Tank Materials: Concrete  
 Type of Treatment Unit (if applicable): Not Present  
 Treatment Unit Servicing Contract (if applicable):  YES  NO  
 Treatment Unit Servicing Company (if applicable): \_\_\_\_\_  
 Structure on top of tank:  YES  NO  
 Number of Tank Compartments: 2  
 Estimated Tank Volume: 3600 L (800 gal)  
 Effluent Filter Present:  YES  NO  
 Scum and Sludge Volume: <33% of liquid height  
 Approximate Date of/since Last Pump Out: June 2018  
 Liquid Level: At Outlet

5/22/2019



### Township of Algonquin Highlands Septic System Re-Inspection Program Maintenance Inspection Report



#### CLASS 4 SYSTEM (continued)

Observations (if applicable): Minor Spalling (concrete deterioration) observed in septic tank. Two inlets connected to tank

Recommendations: Ensure barrier between the driveway and leaching bed keeping cars off bed stays in place.

- Tank lid(s) missing/cracked:  YES  NO
- Compartment(s) are accessible for maintenance:  YES  NO
- Inferred Leaching Bed Type: Conventional Trench  YES  NO
- Leaching Bed Cover: Short Manicured Grass, Near Driveway
- Construction Details: In-ground
- Obvious/suspected evidence of sewage breakout/pooling on ground surface:  YES  NO
- Structure on top of leaching bed:  YES  NO
- Mature trees/roots present within, or in close proximity to, the leaching bed area:  YES  NO
- Leaching bed located under a driveway or high traffic area:  YES  NO
- Comments (if applicable):  YES  NO

#### CLASS 5 SYSTEM

- Tank Material:
- High Liquid Alarm Present (audible and/or visual):  YES  NO
- Haulage Agreement:  YES  NO
- Estimated Tank Volume:  YES  NO
- Liquid Level:
- Tank is accessible for maintenance:  YES  NO
- Evidence of overflow:  YES  NO
- Obvious evidence of leakage:  YES  NO

#### SETBACK DISTANCE TO LOCAL WATER RESOURCES

- Approximate distance of system component(s) to on-site water supply: 34 m
- Approximate distance of system component(s) to off-site water supply: 34 m
- Approximate distance of system component(s) to nearest surface water body: 34 m

#### REMEDIAL ACTION/CODE CONTRAVENTION

- Evidence that a component of the sewage system requires remedial action based on the results of the inspection:  YES  NO
- Code Contravention Observed: N/A

#### REVIEW

I, as the WSP inspector, have reviewed the information included in this form with the property owner or chosen representative.

- WSP Inspector (Signature) -

I, as the property owner or chosen representative, have reviewed the information included in this form.

- Owner/Representative (Signature) -

#### IMPORTANT NOTES:

The current Ontario Building Code, as amended, requires 30 m of separation between a leaching bed and a sand point/bored well/dug well/surface water intake.

The current Ontario Building Code, as amended, requires 15 m of separation between a treatment unit/leaching bed and most drilled wells.

**Your system does not meet the above noted clearance distance based on your type of water supply, it is recommended that you periodically test your water for, at minimum, health related parameters as per the Ontario Drinking Water Standards and/or have a professional review/evaluate the safety of the water supply.**

The information provided in this report is based on a non-intrusive inspection of the sewage works in order to assess compliance to portions of Section 8.9 of the Ontario Building Code.

**This report is not intended to be used as an equivalent to a detailed inspection completed by a qualified individual/home inspector for the purposes of a property sale.**

Personal information contained in this inspection report package and schedules is collected under the authority of clause 34(2.2)(d) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the Chief Building Official having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Planning and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

WSP Canada Inc.  
BCIN # 44291

**Certificate**  
**Mandatory Sewage System Maintenance Inspection Program**  
(pursuant to Article 1.10.2.5 of Division C of the Building Code)

**Certificate Number:** 462100200036500

**Date Certificate Issued:** October 01, 2018

**Address of Property on which Sewage System is Located:** 1144 Fry Ln

**Owner of Property on which Sewage System is Located:** [REDACTED]

**Certificate issued to:** Township of Algonquin Highlands

**Certification**

I certify that:

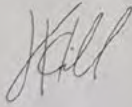
- (a) I am a person described in Sentence 1.10.1.3.(3) of Division C of the Building Code.
- (b) I have conducted an inspection of the sewage system located at the Property.
- (c) I am satisfied on reasonable grounds that the sewage system located on the Property is in compliance with the standards enforced by the maintenance inspection program in relation to sewage systems established by Township of Algonquin Highlands under clause 7 (1)(b.1) of the Building Code Act, 1992.

**Certificate issued by:**

Name: Hayley Cahill

Complete as applicable:

- BCIN #107243
- I am the holder of a licence, a certificate of practice or a temporary licence under the Architects Act.
- I am a person who holds a licence or a temporary licence under the Professional Engineers Act.

Signature: 

**Date :** October 01, 2018

This certificate is approved by the Minister of Municipal Affairs and Housing under the Building Code Act, 1992.

Personal information contained in this form and schedules is collected under the authority of clause 34(2.2)(d) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 77 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.]



# 1144 Fry Lane, Maple Lake

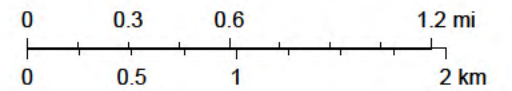


June 20, 2025

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Scale: 1:36,112



# 1144 Fry Lane, Maple Lake



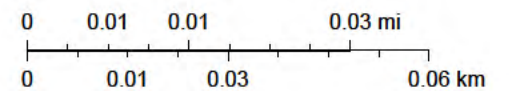
June 20, 2025

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Published by the County of Haliburton, 2025.



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

