

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$485,000

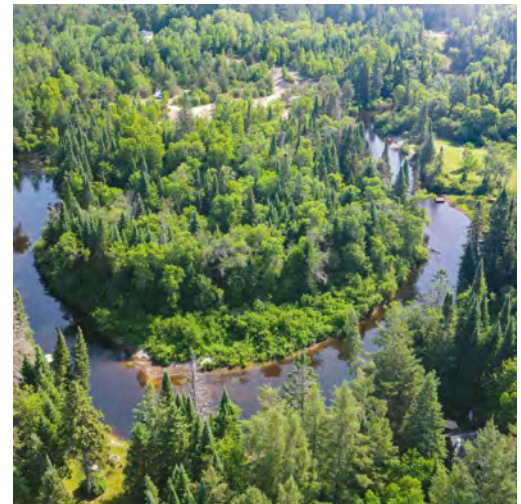
Welcome to 1148 Morning Glory Drive

on Irondale River, Gooderham



Cheryl Bolger

Sales Representative



CONTACT DETAILS:

 705-457-9994  cheryl@cherylbolger.ca
 705-306-9450  troyausten.ca



Nestled in the heart of nature, this charming cabin offers a perfect blend of rustic allure and modern comfort. Set on just under 2 acres of pristine wooded land along a serene riverbank, this cozy retreat invites you to unwind and reconnect with the great outdoors. Step inside to discover an open-concept living space with a warm, wood-clad interior that exudes comfort and charm.

With 2 bedrooms, 1 bathroom, and a loft area for additional space, the cabin offers flexibility for family and guests. A beautiful wood stove adds a touch of rustic elegance, perfect for cozy evenings. The cabin also features a spacious front deck, designed to capture breathtaking views and offer a perfect spot to enjoy the tranquility. With all the amenities you need, including a dock and ample space to explore, this property is your gateway to serenity and adventure.

Embrace the peace and make lasting memories in this idyllic woodland haven.

Property Client Full

1148 Morning Glory Drive, Highlands East, Ontario K0M 1R0

Listing

1148 Morning Glory Dr Highlands East
Active / Residential Freehold / Detached

MLS®#: **X12246697**
List Price: **\$485,000**
New Listing



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$1,169.02/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 19 CON 6 GLAMORGAN PT 11 RD105; T/W H271980; HIGHLANDS EAST**

Style: **Bungalow Raised** Rooms Rooms+: **6+0**
Fractional Ownership: BR BR+: **2(2+0)**
Assignment: Baths (F+H): **1(1+0)**
Link: **No** SF Range: **< 700**
Storeys: SF Source:
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **110.00** Fronting On: **N**
Lot Depth: **240.00**
Lot Size Code: **Feet**

Zoning: **RU**

Dir/Cross St: **Contau Lake Road. Turn Right onto Morning Glory Drive and follow to sign.**

PIN #: **392260255**
Holdover: **60**
Possession: **Flexible**

ARN #: **46019020001100**
Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **No**
Basement: **No/None**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Wood Stove**
Interior Feat: **Primary Bedroom - Main Floor**

Heat: **Woodburning, Other**
A/C: **Yes/Window Unit**
Central Vac: **No**
Property Feat:
Exterior Feat: **Deck**
Roof: **Asphalt Shingle**
Foundation: **Piers**
Soil Type:
Alternate Power: **None**
Water Name: **Irondale River**
Waterfront Y/N: **Yes**
Water Struct:
Water Features: **Dock**
Under Contract:
Access To Property: **Yr Rnd Private Rd**
Shoreline: **Sandy, Shallow**
Shoreline Road Allowance: **Not Owned**
Docking Type: **Private**
View:

Exterior: **Wood**
Drive: **Private**
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**
Security Feat:

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

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

Waterfront Frontage (M): **33.53**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
Lot Shape:

Channel Name:
Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Nestled in the heart of nature, this charming cabin offers a perfect blend of rustic allure and modern comfort. Set on just under 2 acres of pristine wooded land along a serene riverbank, this cozy retreat invites you to unwind and reconnect with the great outdoors. Step inside to discover an open-concept living space with a warm, wood-clad interior that exudes comfort and charm. With 2 bedrooms, 1 bathroom, and a loft area for additional space, the cabin offers flexibility for family and guests. A beautiful wood stove adds a touch of rustic elegance, perfect for cozy evenings. The cabin also features a spacious front deck, designed to capture breathtaking views and offer a perfect spot to enjoy the tranquility. With all the amenities you need, including a dock and ample space to explore, this property is your gateway to serenity and adventure. Embrace the peace and make lasting memories in this idyllic woodland haven.**

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

Prepared By: **CHERYL BOLGER, REALTOR Salesperson**

Date Prepared: **06/26/2025**

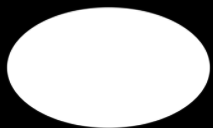
Chattels

Included

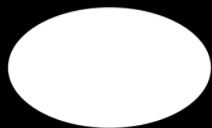
- As viewed except noted exclusions

Excluded

- Personal Items
- Staging Items
- Coffee table in cottage
- Picture above the couch



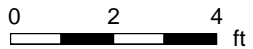
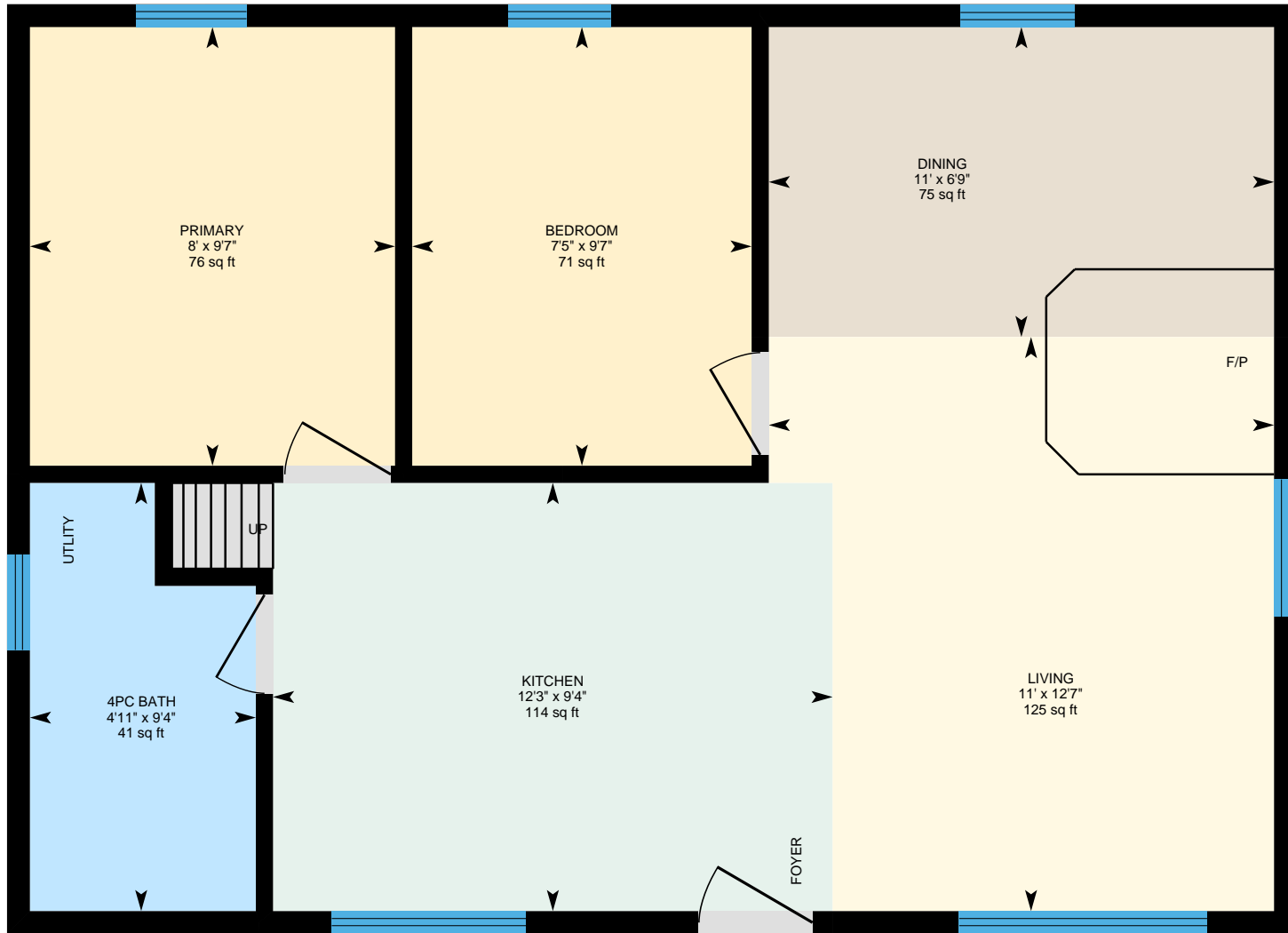
Seller



Buyer

1148 Morning Glory Drive, Highlands East, ON

Main Floor Exterior Area 572.43 sq ft
Interior Area 525.06 sq ft



PREPARED: 2025/06/25



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.

1148 Morning Glory Drive, 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

MAIN FLOOR

4pc Bath: 9'4" x 4'11" | 41 sq ft
Bedroom: 9'7" x 7'5" | 71 sq ft
Dining: 6'9" x 11' | 75 sq ft
Kitchen: 9'4" x 12'3" | 114 sq ft
Living: 12'7" x 11' | 125 sq ft
Primary: 9'7" x 8' | 76 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

MAIN FLOOR

Interior Area: 525.06 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 572.43 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 525.06 sq ft
Exterior Area: 572.43 sq ft

1148 Morning Glory Drive, 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>

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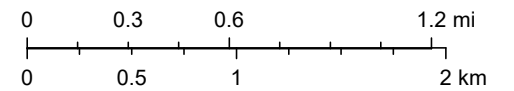
May 29, 2025

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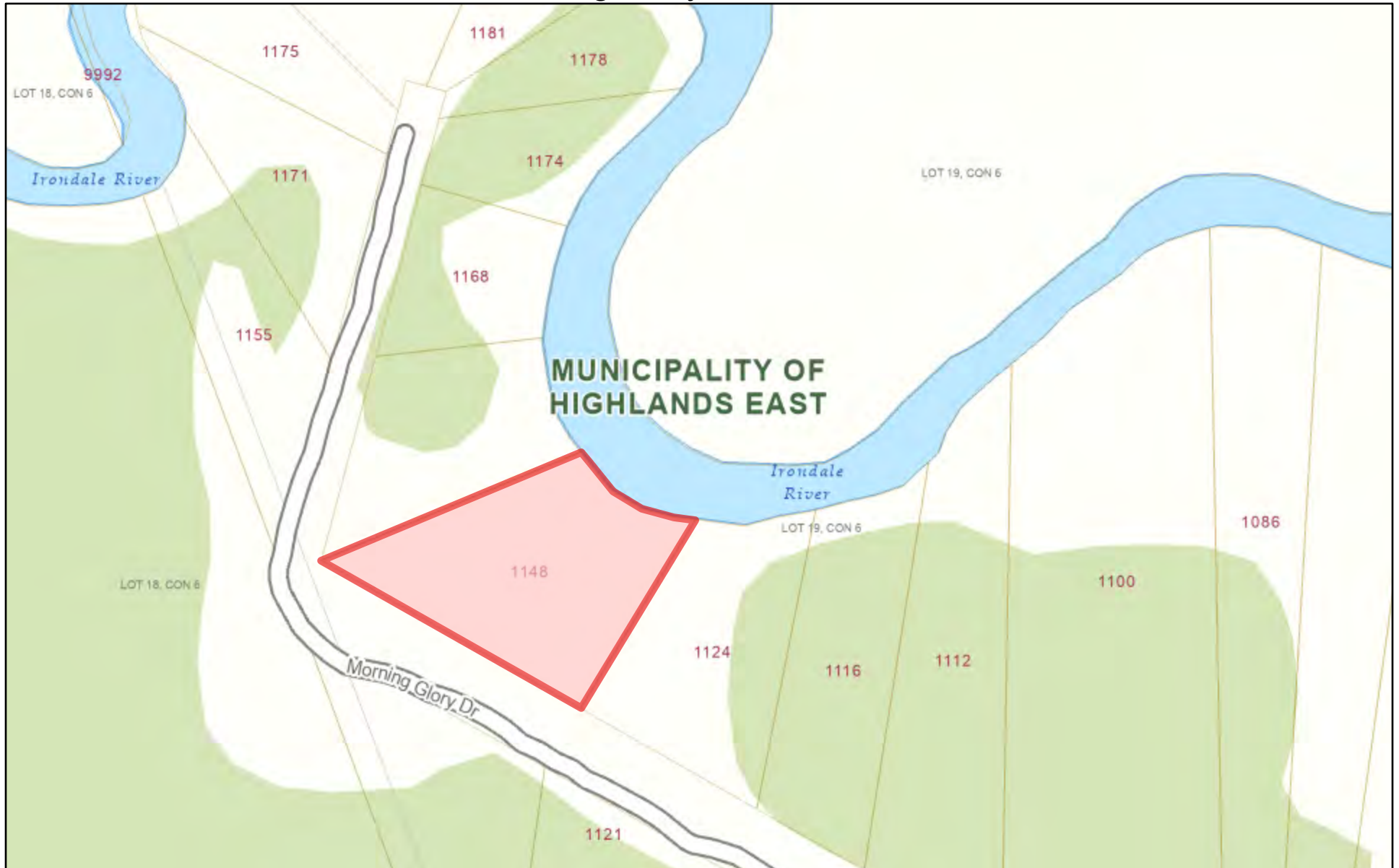
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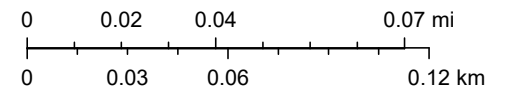
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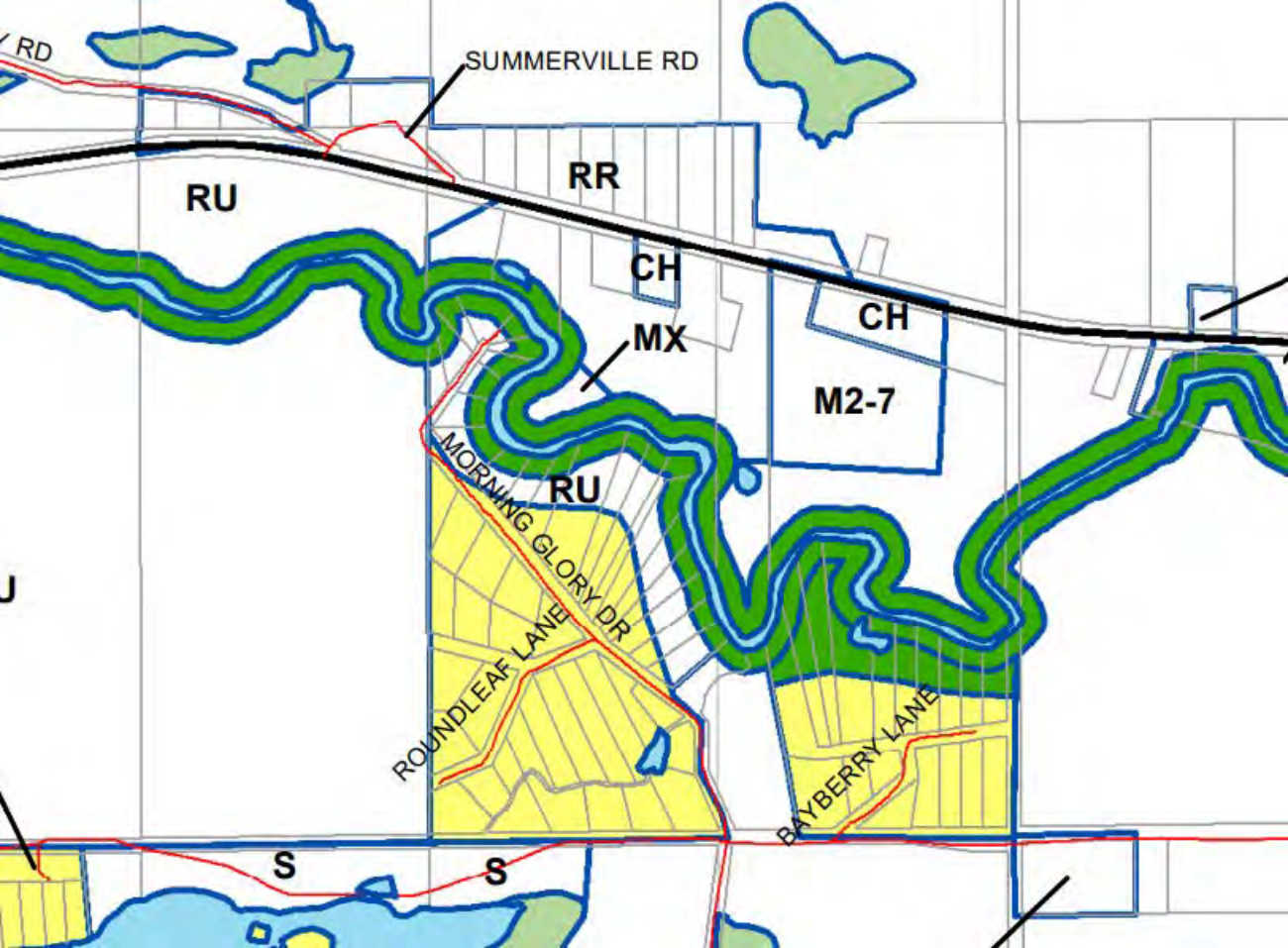
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Scale: 1:2,257







SUMMERVILLE RD

RU

RR

CH

MX

CH

M2-7

RU

MORNING GLORY DR

ROUNDLEAF LANE

BAYBERRY LANE

S

S