

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$875,000

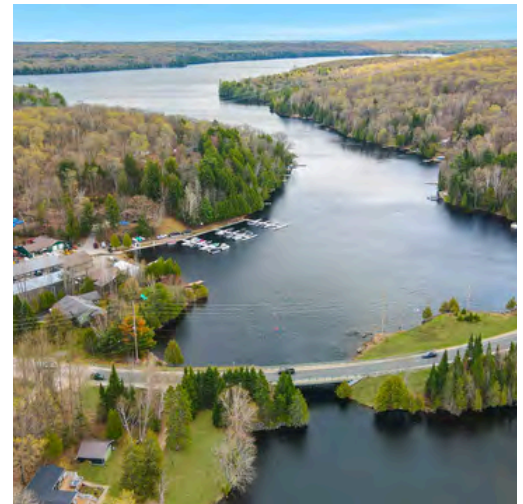
Welcome to 1157 Between Lakes Tr

on Soyers Lake, Minden Hills




Troy Austen


Sales Representative



CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca



Located on sought-after Soyers Lake, this 4-season waterfront property offers access to one of the only 5-lake chains in the Haliburton Highlands, with approximately 30 miles of boating to explore. From your dock, enjoy access to marinas, multiple waterfront restaurants, and the ability to boat directly into the Village of Haliburton. Ideally positioned between Haliburton and Minden on a private year-round road, the property combines convenience with a peaceful lakefront setting.

Offering approximately 2,400 sq ft of finished living space, the home features 4 bedrooms and 2 bathrooms, along with a fully finished walkout basement providing additional space for family and guests. The open-concept main living area is designed to capture full lake views and is anchored by a wood-burning fireplace, creating a warm and inviting atmosphere in every season.

The property is being offered turn-key, making for an easy transition into cottage ownership or year-round living. Southern exposure provides all-day sun, while the level lot with a gentle slope to the waterfront makes access to the lake easy and enjoyable for all ages. Mature trees and natural surroundings create a private setting to relax and unwind.

Completing the property is a detached double-car garage, offering excellent storage for vehicles, water toys, and outdoor equipment. Whether you're looking for a family cottage or full-time waterfront home, this property offers the opportunity to enjoy one of Haliburton County's most desirable boating chains year-round.

Property Client Full

1157 Between Lakes Trail, Minden Hills, Ontario K0M 1J1

Listing

1157 Between Lakes Tr Minden Hills

Active / Residential Freehold / Detached

MLS®#: **X13121876**

List Price: **\$875,000**

New Listing



Haliburton/Minden Hills/Minden

Tax Amt/Yr: **\$4,597.50/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 Legal Desc: **PT LT 26 CON 7 MINDEN PT 3 19R3404 T/W H234651; MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: **4(3+1)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres:**
 Lot Front: **149.17** Fronting On: **S**
 Lot Depth: **249.80** Builder Name:
 Lot Size Code: **Feet**

Zoning: **RU**

Dir/Cross St: **County rd 121 to Blairhampton Road to Between Lakes Trail and follow to #1157**

PIN #: **391910191**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461603100067210**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished W/O, Full**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Private**
 Heat: **Forced Air**
 Heat Source: **Oil**
 A/C: **/None**
 Central Vac: **No**
 Laundry Lev: **Lower**
 Property Feat:
 Exterior Feat: **Deck, Hot Tub, Patio**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Topography: **Level, Terraced**
 Soil Type:
 Alternate Power: **Unknown**
 Water Name: **Soyers Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Features: **Dock, Winterized**
 Under Contract:
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Clean**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Trees/Woods, Water**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/2.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **12.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat: **Dock, Winterized**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront: **Direct**
 Easements/Restr: **Easement**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **South East**

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Located on sought-after Soyers Lake, this 4-season waterfront property offers access to one of the only 5-lake chains in the Haliburton Highlands, with approximately 30 miles of boating to explore. From your dock, enjoy access to marinas, multiple waterfront restaurants, and the ability to boat directly into the Village of Haliburton. Ideally positioned between Haliburton and Minden on a private year-round road, the property combines convenience with a peaceful lakefront setting. Offering approximately 2,400 sq ft of finished living space, the home features 4 bedrooms and 2 bathrooms, along with a fully finished walkout basement providing additional space for family and guests. The open-concept main living area is designed to capture full lake views and is anchored by a wood-burning fireplace, creating a warm and inviting atmosphere in every season. The property is being offered turn-key, making for an easy transition into cottage ownership or year-round living. Southern exposure provides all-day sun, while the level lot with a gentle slope to the waterfront makes access to the lake easy and enjoyable for all ages. Mature trees and natural surroundings create a private setting to relax and unwind. Completing the property is a detached double-car garage, offering excellent storage for vehicles, water toys, and outdoor equipment. Whether you're looking for a**

family cottage or full-time waterfront home, this property offers the opportunity to enjoy one of Haliburton County's most desirable boating chains year-round.

Inclusions: All furniture, tables, beds, dock, patio set

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 05/13/2026

Rooms

MLS® #: X13121876

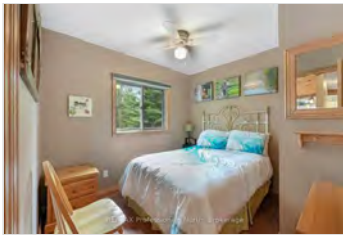
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.33 M X 3.32 M	10.92 Ft x 10.89 Ft		
Dining Room	Main	2.74 M X 4.59 M	8.98 Ft x 15.05 Ft		
Living Room	Main	5.84 M X 4.38 M	19.16 Ft x 14.37 Ft		
Primary Bedroom	Main	3.26 M X 3.62 M	10.69 Ft x 11.87 Ft		
Bedroom	Main	2.95 M X 2.83 M	9.67 Ft x 9.28 Ft		
Bedroom	Main	2.95 M X 2.86 M	9.67 Ft x 9.38 Ft		
Recreation	Basement	5.68 M X 6.44 M	18.63 Ft x 21.12 Ft		
Bedroom	Basement	3.01 M X 5.52 M	9.87 Ft x 18.11 Ft		
Utility Room	Basement	2.65 M X 2.39 M	8.69 Ft x 7.84 Ft		
Bathroom	Main			4	
Bathroom	Lower			4	

Photos

MLS® #: X13121876

[1157 Between Lakes Trail](#), Minden Hills, Ontario K0M 1J1







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Chattels

Included

- All furniture
- Tables
- Beds
- Dock
- Patio Set

Excluded

- Personal Items
- Art work
- All contents in the garage



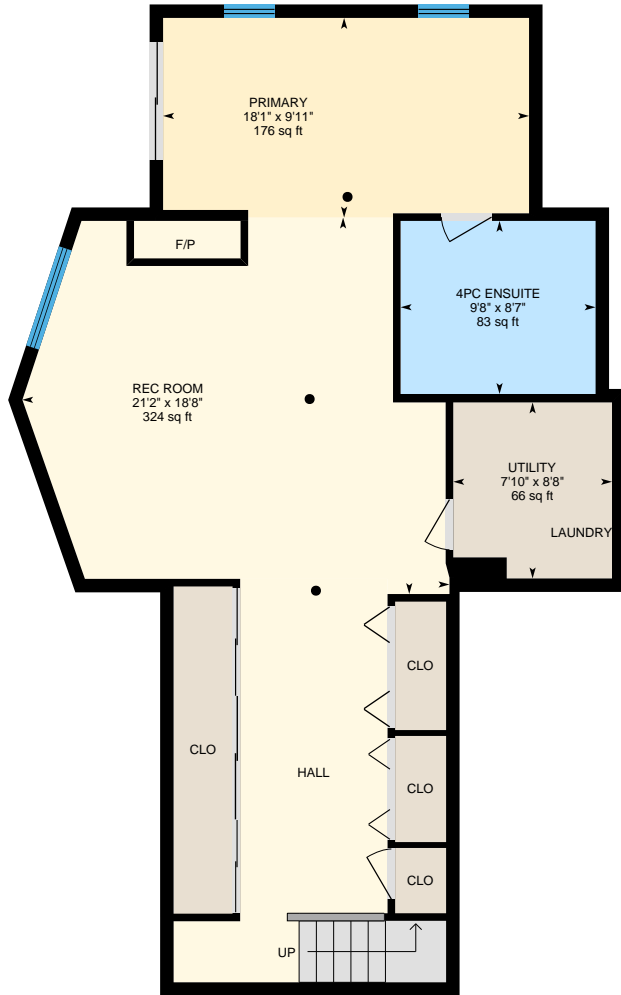
Seller



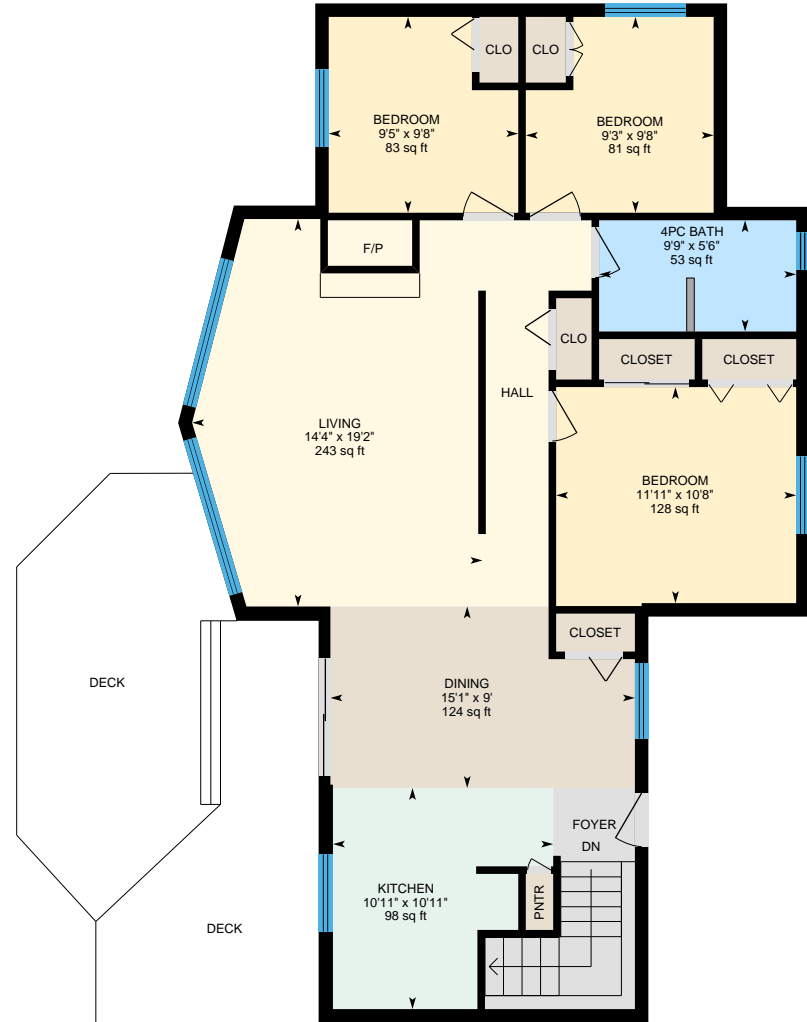
Buyer

1157 Between Lakes Trail, Minden Hills, ON

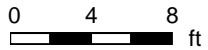
Main Building: Total Exterior Area Above Grade 1139.11 sq ft



Basement (Below Grade)
Exterior Area 1034.32 sq ft

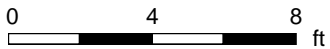
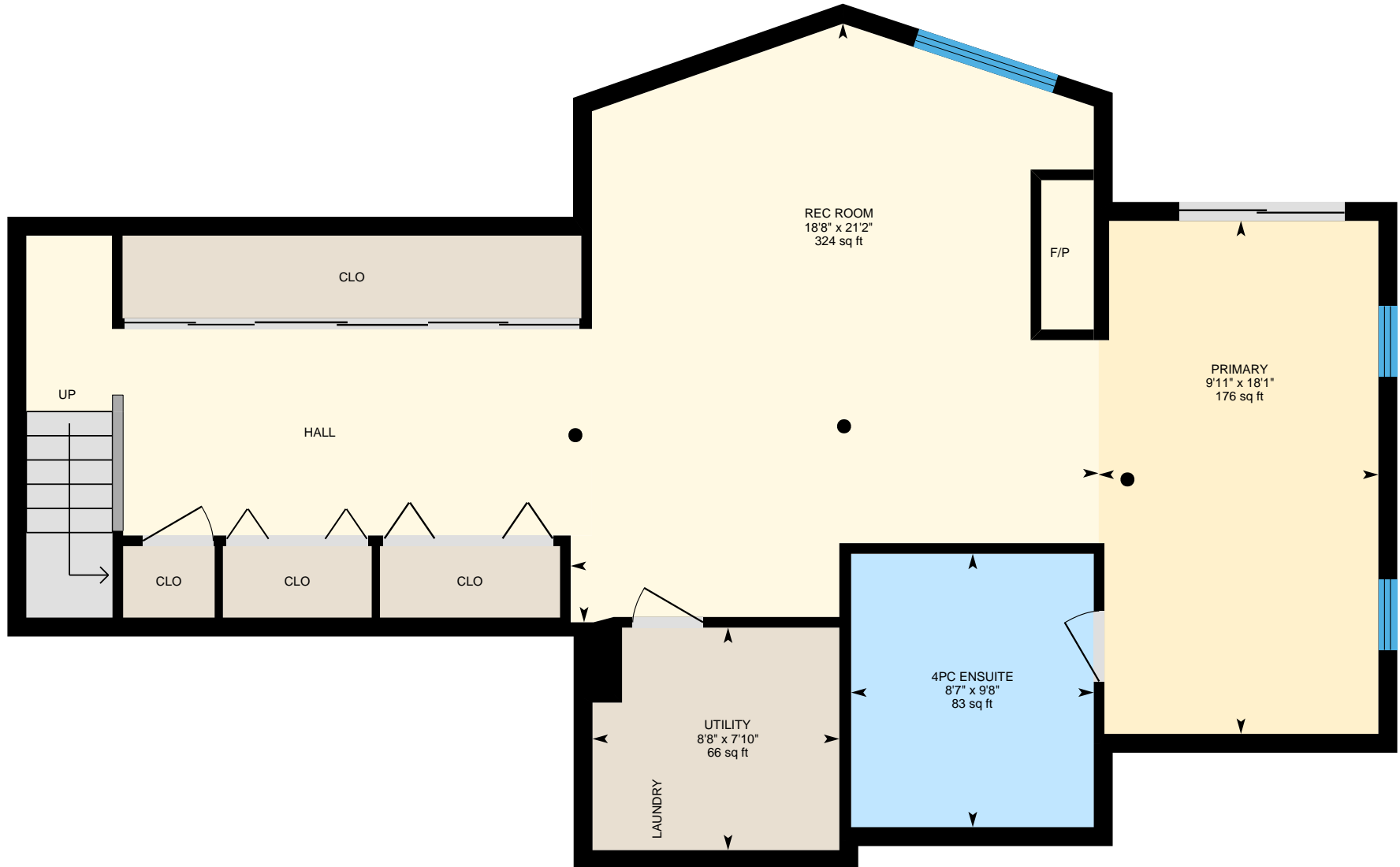


Main Floor
Exterior Area 1139.11 sq ft



1157 Between Lakes Trail, Minden Hills, ON

Basement (Below Grade) Exterior Area 1034.32 sq ft
Interior Area 933.78 sq ft

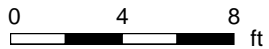
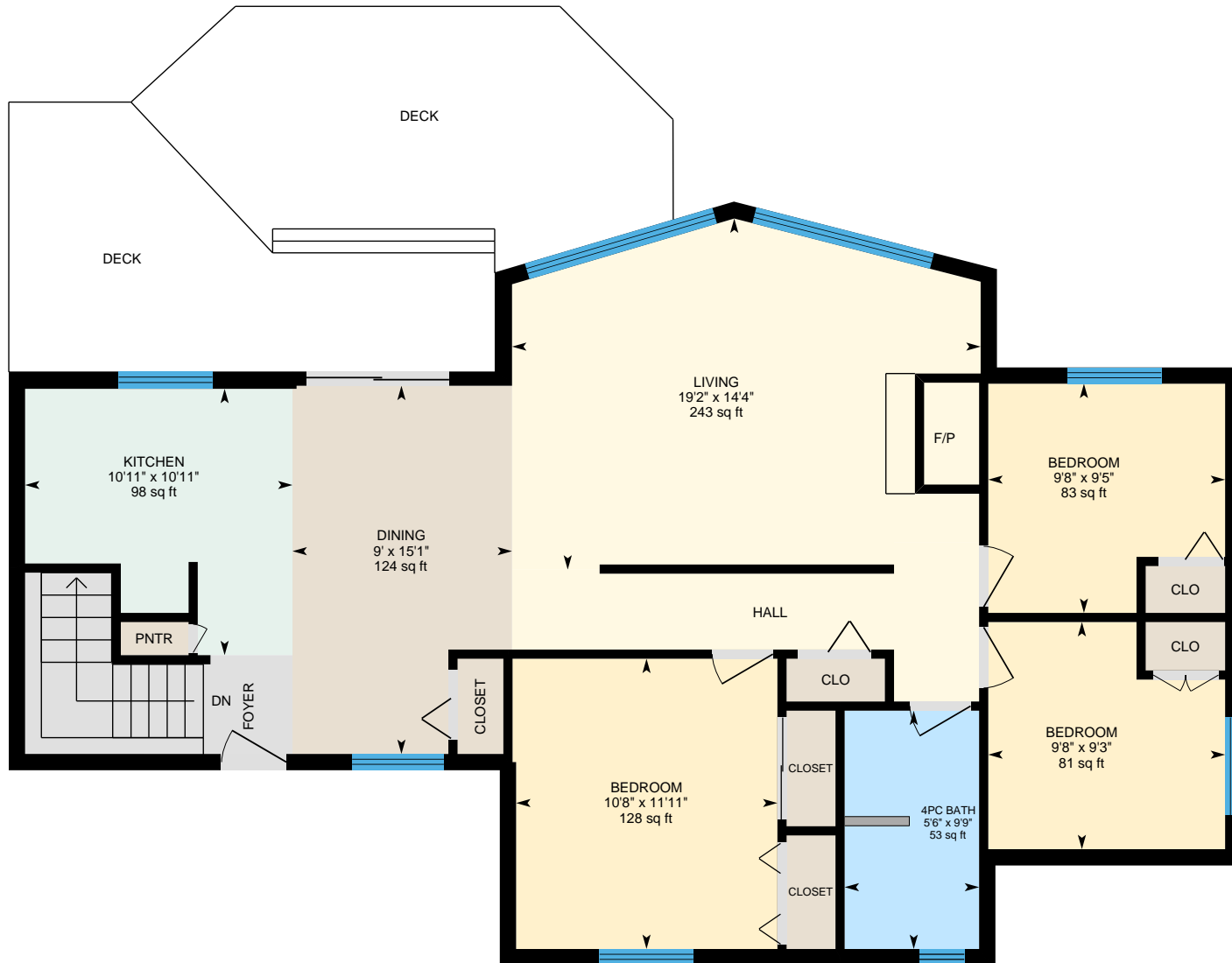


PREPARED: 2026/05/12



1157 Between Lakes Trail, Minden Hills, ON

Main Floor Exterior Area 1139.11 sq ft
Interior Area 1035.14 sq ft



PREPARED: 2026/05/12



1157 Between Lakes Trail, Minden Hills, 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

BASEMENT

4pc Ensuite: 9'8" x 8'7" | 83 sq ft
Primary: 18'1" x 9'11" | 176 sq ft
Rec Room: 21'2" x 18'8" | 324 sq ft
Utility: 7'10" x 8'8" | 66 sq ft

MAIN FLOOR

4pc Bath: 9'9" x 5'6" | 53 sq ft
Bedroom: 9'5" x 9'8" | 83 sq ft
Bedroom: 11'11" x 10'8" | 128 sq ft
Bedroom: 9'3" x 9'8" | 81 sq ft
Dining: 15'1" x 9' | 124 sq ft
Kitchen: 10'11" x 10'11" | 98 sq ft
Living: 14'4" x 19'2" | 243 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

BASEMENT (Below Grade)

Interior Area: 933.78 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1034.32 sq ft

MAIN FLOOR

Interior Area: 1035.14 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1139.11 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1035.14 sq ft
Exterior Area: 1139.11 sq ft

1157 Between Lakes Trail, Minden Hills, 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>

PLAN OF SURVEY
 PART OF LOT 26, CONCESSION VII
 TOWNSHIP OF MINDEN
 COUNTY OF HALIBURTON
 SCALE: 1 INCH = 50 FEET
 PAUL WILSON O.L.S.
 1985

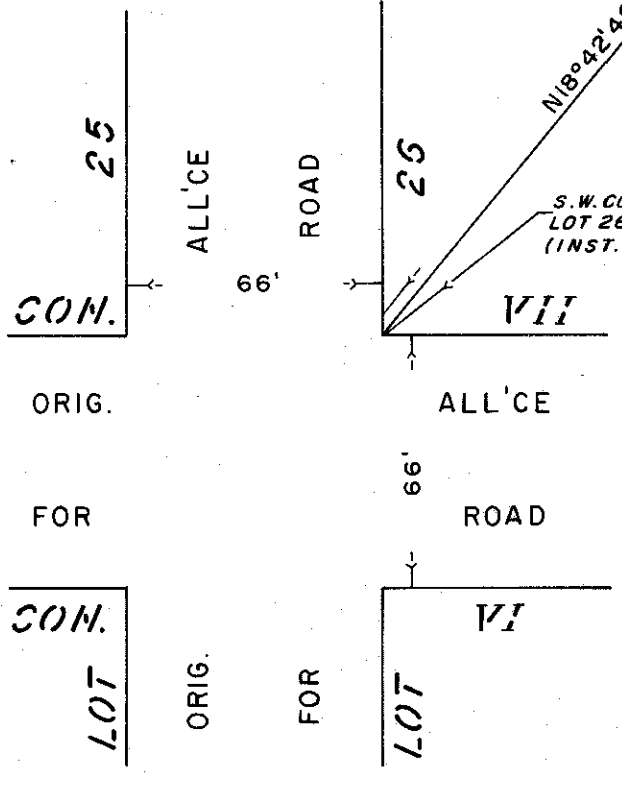
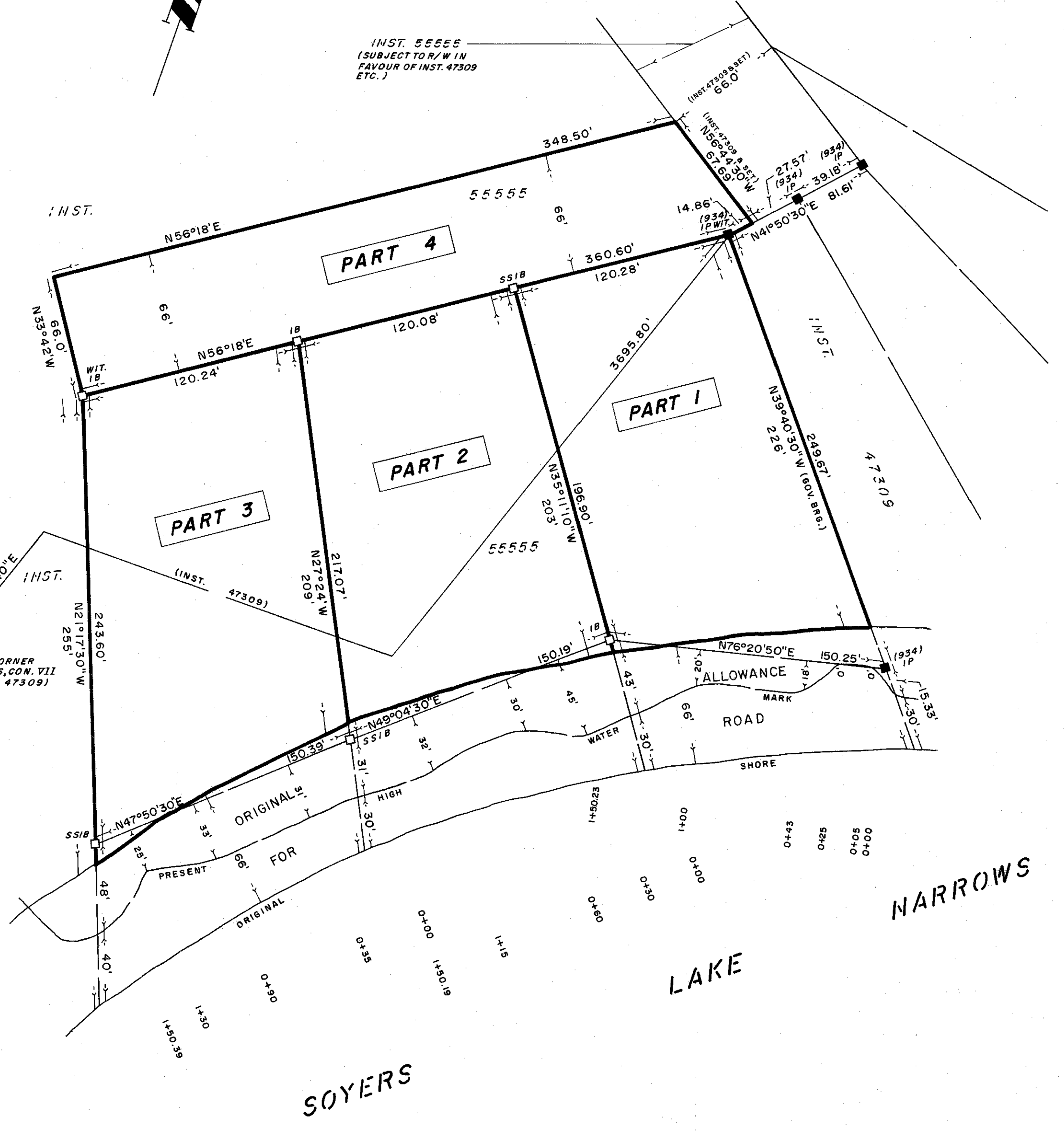
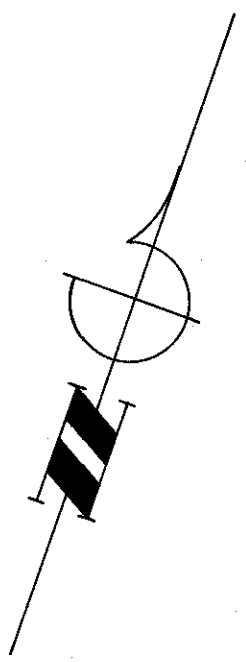
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 DATE: SEPTEMBER 20 1985
 PAUL WILSON

PLAN 19R-3403
 RECEIVED AND DEPOSITED
 27 Sept 1985
 Jean A. Jackson
 AND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N°19)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SCHEDULE

PART	LOT	CON.	PART OF INST.	AREA
1				0.63 Ac.
2				0.63 Ac.
3	26	VII	55555	0.69 Ac.
4				0.549 Ac.



BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE WESTERLY LIMIT OF INSTRUMENT 47309 HAVING AN ASSUMED BEARING OF N39°40'30"W AS SHOWN ON A PLAN BY H.C. BISHOP O.L.S. DATED DECEMBER 16, 1958 ATTACHED TO INSTRUMENT 47309.

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF ALL HANGING LINES HAVE BEEN VERIFIED
 □ DENOTES PLANTED
 ■ DENOTES FOUND
 SSIB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES 5/8" SQ. IRON BAR
 IP DENOTES IRON PIPE
 WIT. DENOTES WITNESS
 (1934) DENOTES H.C. BISHOP O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THIS SURVEY WAS COMPLETED MAY 28, 1985.

HALIBURTON, ONT.
 JUNE 5, 1985.

Paul Wilson
 PAUL WILSON
 ONTARIO LAND SURVEYOR

NOTE

1. THE ORIGINAL HIGH WATER MARK SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF ORIGINAL SURVEY OF THE TOWNSHIP OF MINDEN.
 2. THE ORIGINAL SHORE WAS DETERMINED BY SOUNDINGS AT A DEPTH OF 3.5' BELOW THE MAXIMUM CONTROLLED LEVEL OF SOYERS LAKE.
 3. SHORE TIES ARE PERPENDICULAR TO THE SHORE TRAVERSE UNLESS INDICATED OTHERWISE.

BISHOP & WILSON LTD.
 ONTARIO LAND SURVEYORS
 BOX 309, HALIBURTON, ONTARIO, K0M 1S0
 PHONE: (705) 457-2811
 BOX 311, MINDEN, ONTARIO, K0M 2K0
 PHONE: (705) 286-2811

1157 Between Lakes Trail, Soyers Lake



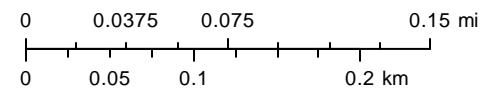
July 12, 2023

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1157 Between Lakes Trail, Soyers Lake



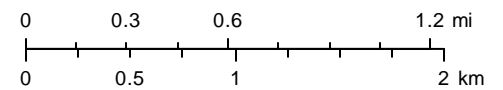
July 12, 2023

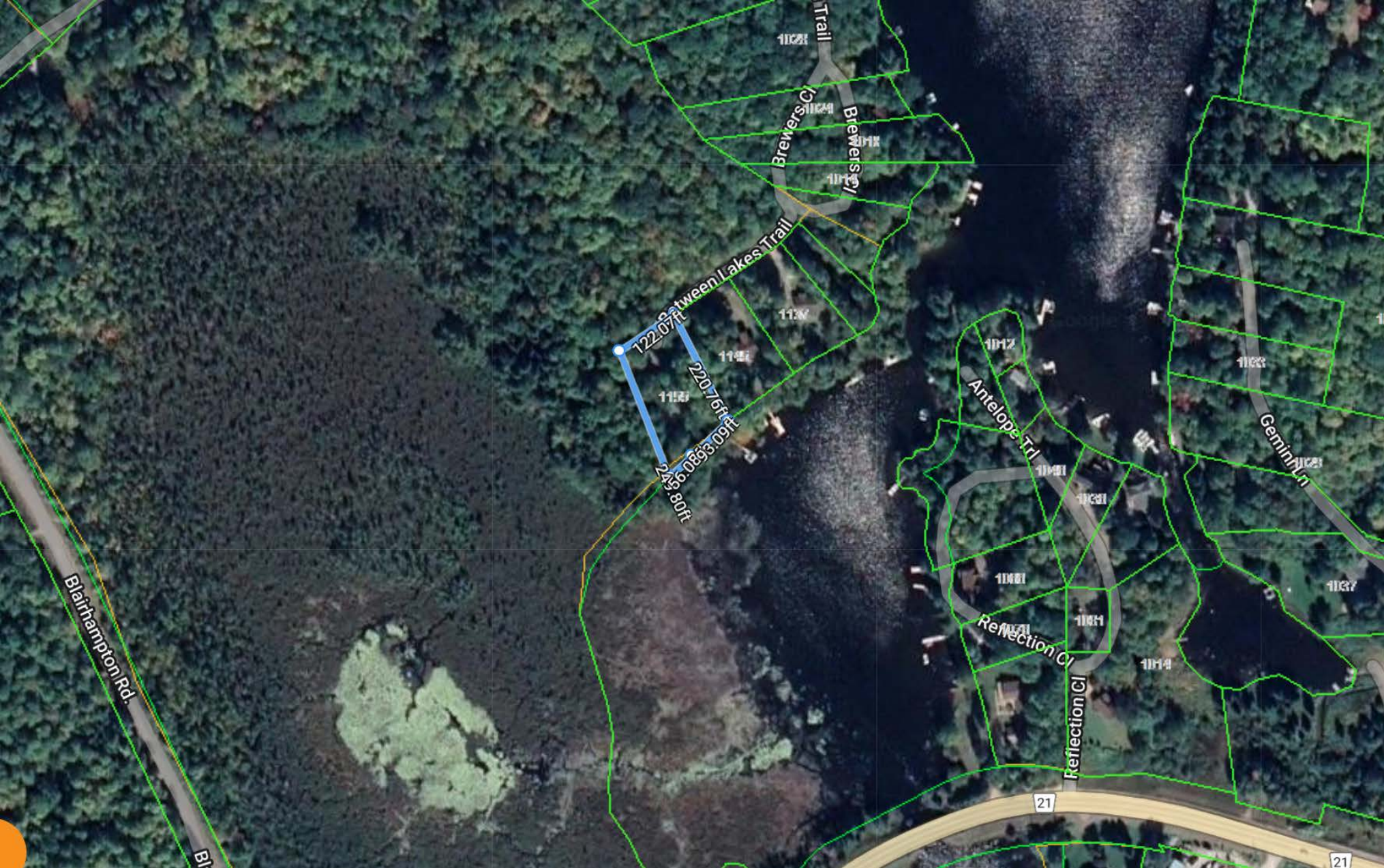
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1:36,112





722.07ft
220.76ft
243.80ft
1089.09ft

Blairhampson Rd.

Brewers Ct

Antelope Trl

Reflection Ct

Reflection Ct

Gemini Ln

21

21

Soyers Lake

Haliburton County

Minden Township

Physical Data

Surface Area - 813 acres

Perimeter - 10.5 miles

Maximum Depth - 160 ft

Mean Depth - 62.3 ft

The name of the lake was derived from the Sawyer family who were among the first settlers in the Dysart area. Henry Sawyer was a noted trapper and hunter around Haliburton and it was known as Sawyers Lake in 1858.

Lake Characteristics

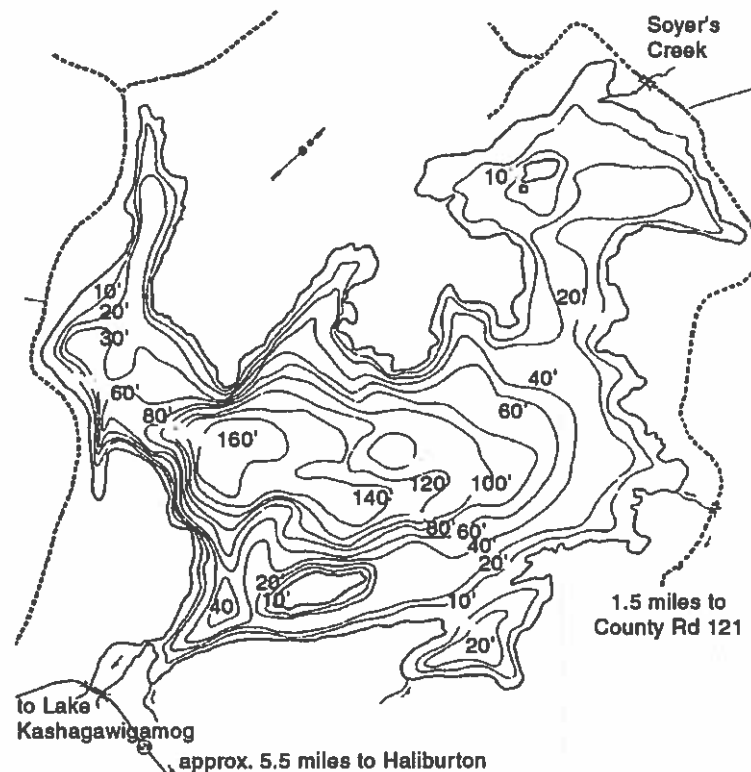
An infertile lake typical of the pre-Cambrian shield. The water is slightly acidic. Water levels are controlled by a Trent Canal System dam on Canning Lake, downstream. The water is colourless with a secchi disc reading of 17 ft.

Fish Species Present

Lake trout, smallmouth bass, largemouth bass, yellow pickerel, brown bullhead, burbot, whitefish, pumpkinseed, yellow perch, rock bass, white sucker, Iowa darter.

Catches consist mainly of lake trout but yellow pickerel introduced originally into Kashagawigamog Lake are beginning to appear. Trolling with light tackle is the best bet for lake trout, during spring and fall. Slot lake, check with MNR for current regulations.

Follow County Rd 121, 6 miles west of the town of Haliburton. Turn right on Blairhampton Rd.



(Refer to Minden Township map - page 218)