



Just Listed

1168 BURLEIGH ROAD
WILBERFORCE

\$639,000



OVERVIEW



ABOUT THIS PROPERTY

Nestled on approximately 38 acres is this log cabin, truly a diamond in the rough. Picturesque views from this cozy log cabin on the hill easily upgraded to a home or cottage boasting 22 ft cathedral ceilings, newer oversized windows, metal roof and 10' basement to be finished. Woodstove.

FEATURES



Miners Lake

CONTACT DETAILS

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TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

1168 BURLEIGH Road, Wilberforce, Ontario K0L 3C0

Listing

Client Full
Active / Land

1168 BURLEIGH Rd Wilberforce

MLS®#: 40419745
Price: **\$639,000**



Haliburton/Highlands East/Monmouth

Residential



Water Body: **Miners Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$1,759/2022**

Zoning: **RU**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range: **25-49.99**

Frontage: **350.00**

Lot Dimensions: **350**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$1,759/2022**

Remarks/Directions

Public Rmks: **Nestled on approximately 38 acres is this log cabin, truly a diamond in the rough. Large frontage on secluded Miners Lake and Clement, Grace and Dark Lakes are very close by. Access point to Clement Lake is across the road from this acreage. Picturesque views from this cozy log cabin on the hill easily upgraded to a home or cottage boasting 22 ft cathedral ceilings, newer oversized windows, metal roof and 10' basement to be finished. Woodstove. Cabin measures 24x36 with a 23 x 10'5 loft. Full unfinished block basement with gravel. Beautiful cabin to finish as you like. Hydro at the road. No septic or well. Naturalists or hunters will truly appreciate this property which is convenient to the village of Wilberforce only a couple of km away for shopping and LCBO. Indulge in paddling, fishing, and hunting from your very own natural retreat. This remarkable property is ready to be enjoyed now!**

Directions: **From Wilberforce take Loop Road North to Burleigh Road on the left. Turn left at the top of the hill/fork. See signs on right.**

Waterfront

Features: **Other**
Dock Type: **None**
Shoreline: **Mixed, Natural**
Shore Rd Allow: **Not Owned**
Island Y/N: **No**

Frontage: **350.00**

Exposure: **North**

Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
Bunkhouse	1			Yes

Exterior

Property Access: **Municipal Road, Paved Road, Year Round Road**
Area Influences: **Lake Access, Lake/Pond, Library, Quiet Area, Rec./Community Centre, School Bus Route, Shopping Nearby, Trails**
View: **Forest, Hills, Lake, Trees/Woods, Water** Fronting: **North**
Topography: **Hilly, Level, Rolling, Wetlands, Wooded/Treed**
School District: **Trillium Lakelands District School Board**

Comments

Inclusions: **As viewed**

Land Information

Utilities: Available	Sewer: None
Water Source: None	Water Treatment:
Well Testing:	Location: Rural
Services: At Lot Line-Hydro, Cell Service, Electricity Available, High Speed Internet Avail, Telephone Available	Soil Type: Mixed
Soil Test/Date:	Environmental Audit/Phase:
# Parcels: 1	
Acres Clear:	Acres Workable:
Lot Front (Ft): 350.00	Lot Depth (Ft):
	Lot Size: 38.66 Acres

Property Information

Legal Desc: Part Lot 33-34 Concession 17 Monmouth;Municipality of Highlands East	Survey: None/
Zoning: RU	Hold Over Days:
Assess Val/Year: \$196,000/2022	Occupant Type:
PIN: 392390329	
ROLL: 460160200057450	
Possession/Date: Flexible/	Deposit: Min 5%

Brokerage Information

List Date: **05/13/2023**

List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®

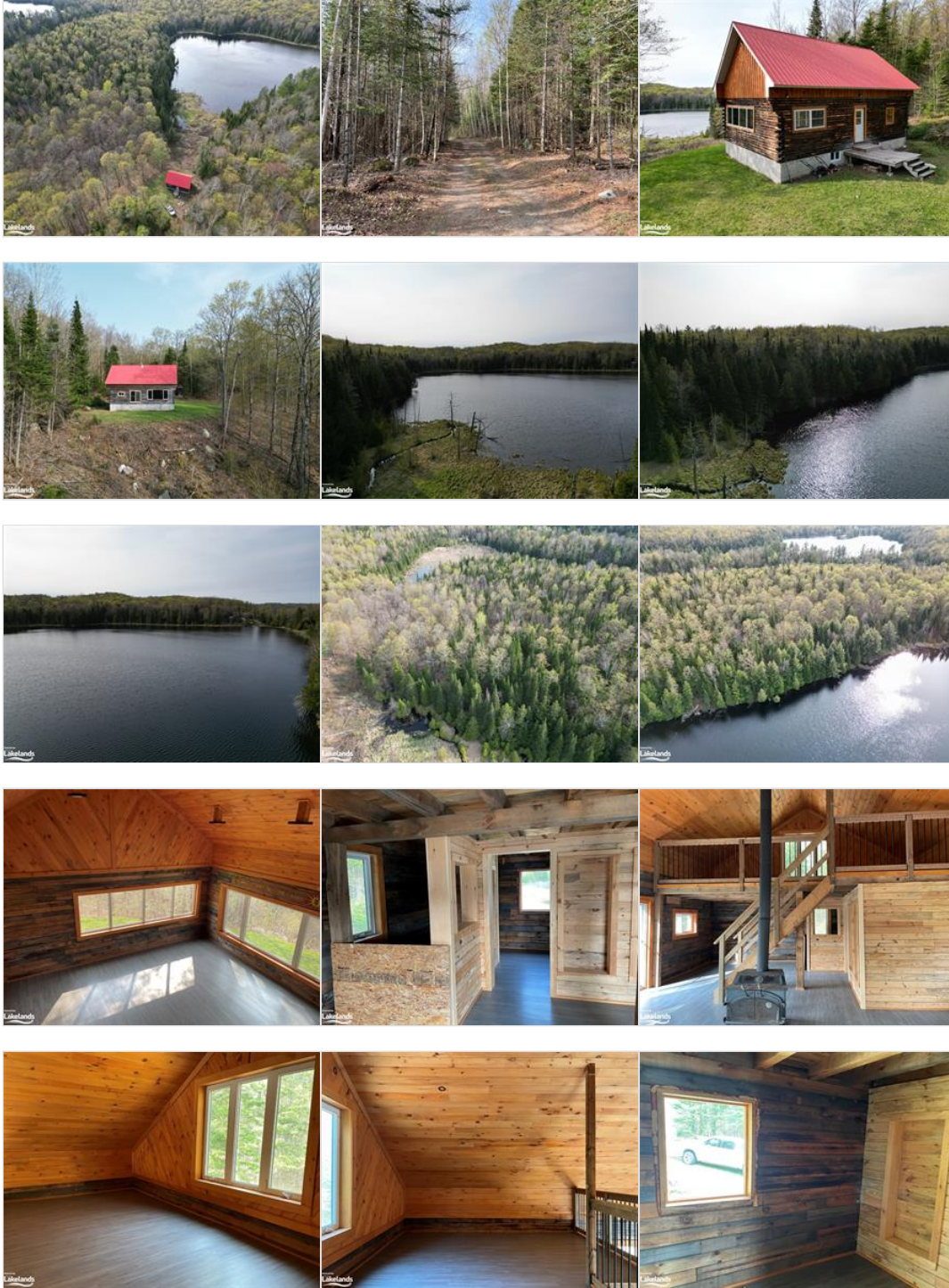
Prepared By: Troy Austen, Salesperson

Date Prepared: 06/15/2023

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Photos

MLS®#: 40419745





Clement Lake

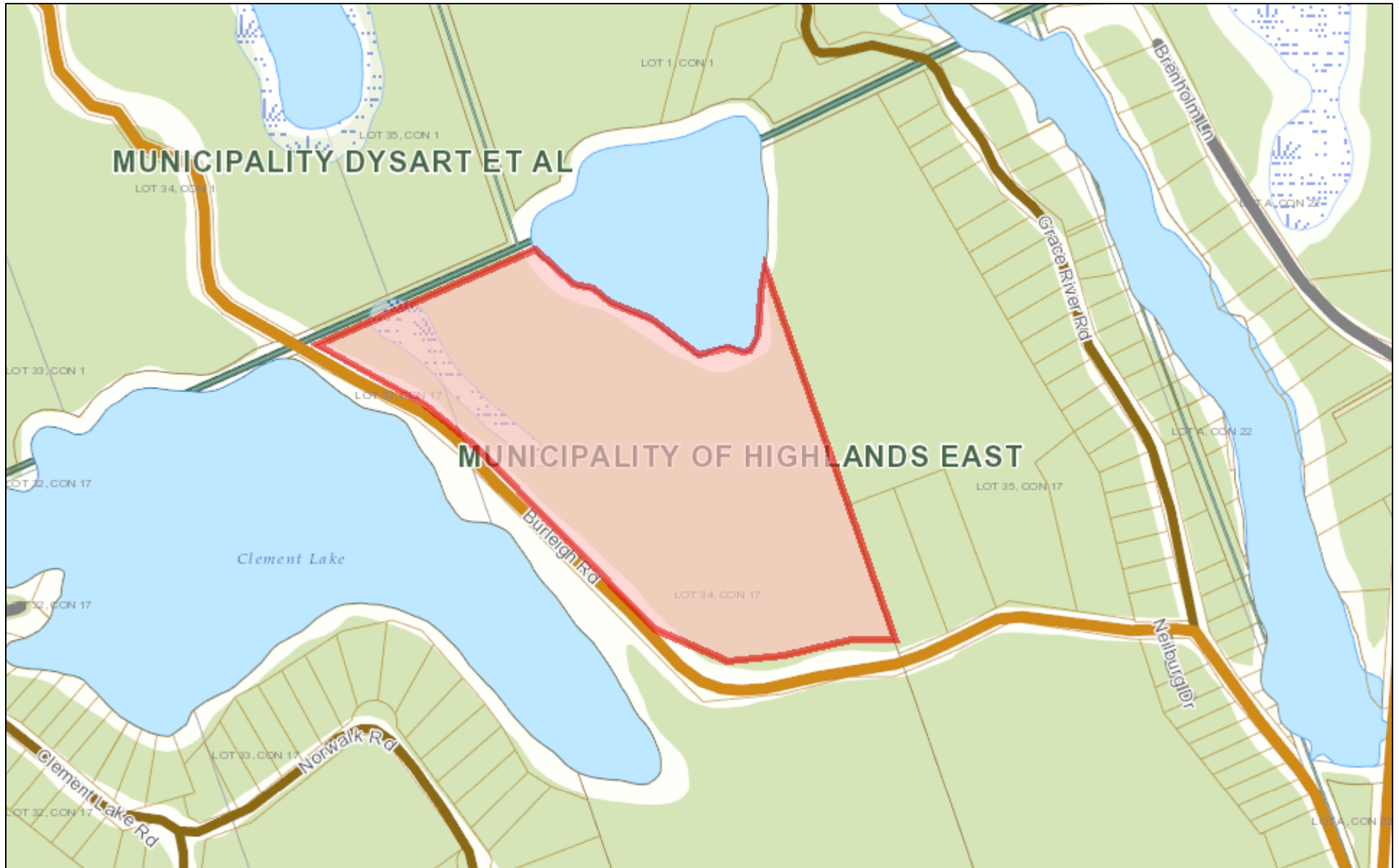
Clement Lake



Clement Lake

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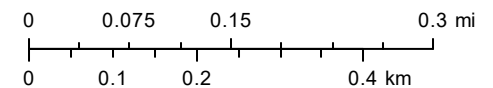
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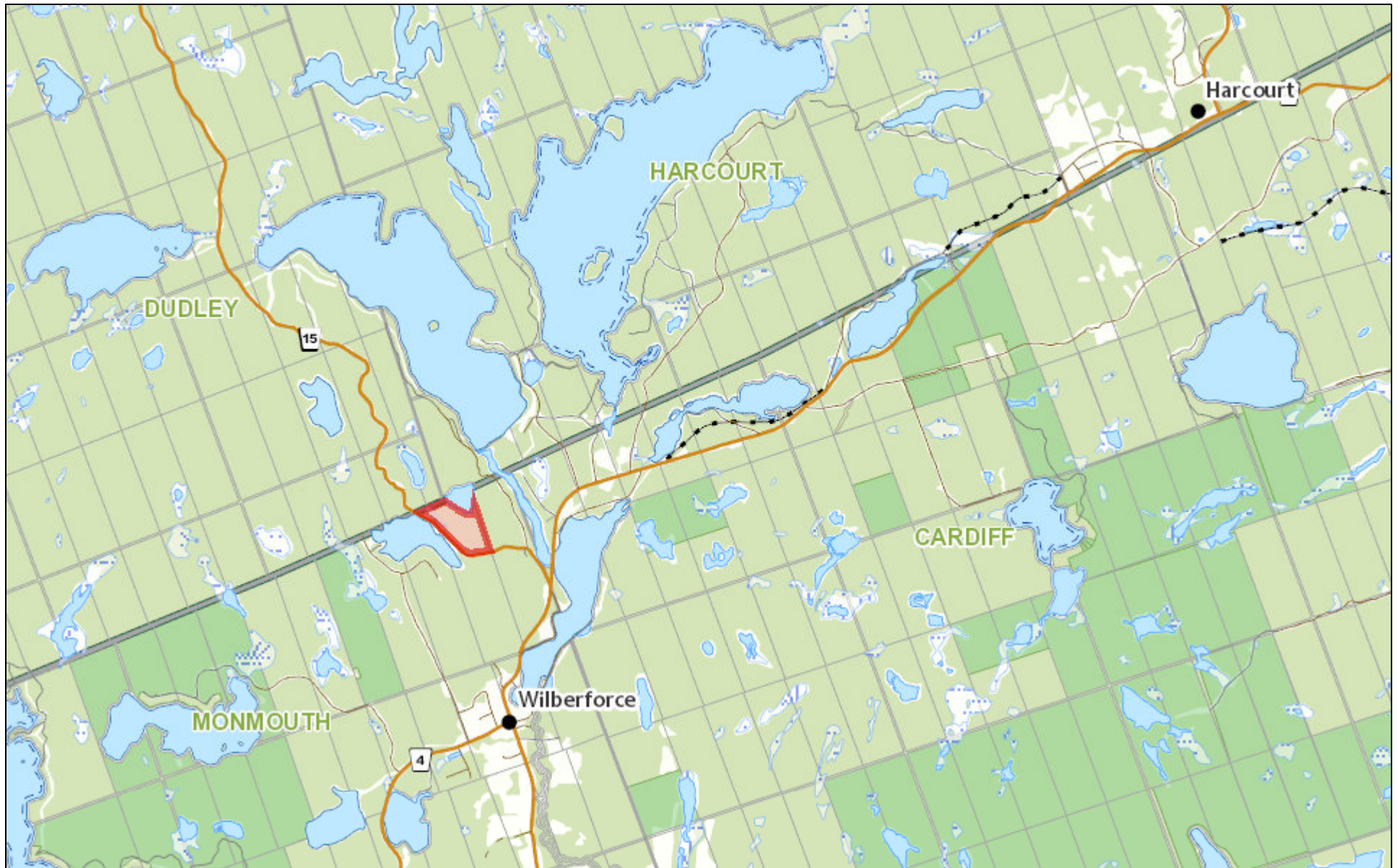
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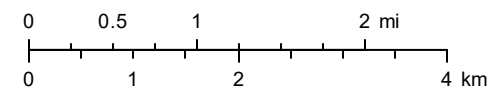
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Burleigh Rd

Grace River Rd

Riverbank Cottages
& Trailer Park

Grace River Rd

Grace River Rd

Clement Lake

Norwalk Rd

Clement Lake Rd

805.29ft

434.17ft

1,945.08ft

267.80ft

219.84ft

254.42ft

159.69ft

Burleigh Rd

93.91ft

96.33ft

77.21ft

94.09ft

12.53ft

13.02ft

13.02ft

22.32ft

22.32ft

22.32ft

22.32ft

22.32ft

22.32ft

22.32ft

22.32ft

22.32ft

3

34

35

