

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

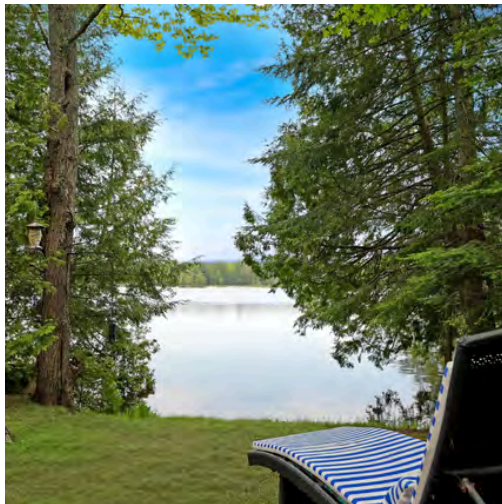


\$925,000

Welcome to 1191 Enterprise Drive
on Contau Lake, Highlands East



Troy Austen
Sales Representative



CONTACT DETAILS:



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troyausten.ca



Welcome to your private escape on Contau Lake. This rare point lot offers the ultimate in lakeside privacy with 1.5 acres of land, an incredible 635 feet of waterfront, and breathtaking sunrise and sunset views. Enjoy the peaceful natural setting with Crown Land directly across the lake and a unique shoreline offering both deep water for diving and swimming, and a gradual entry for easy access.

This four-season property is tucked away on a private, year-round road, making it ideal as a full-time residence or a weekend retreat. Inside the 2-bedroom, 1-bath home, you'll find comfortable, efficient living with everything you need to enjoy the lakefront lifestyle. A 26 x 26 double garage provides ample storage and workspace, and the attached 300 sq ft heated studio is the perfect space for yoga, home workouts, or creative projects.

If privacy, water frontage, and year-round access top your list this property checks every box. Don't miss the chance to own this exceptional piece of the Haliburton Highlands.

Property Client Full

1191 Enterprise Drive, Highlands East, Ontario K0M 1X0

Listing

1191 Enterprise Dr Highlands East

Sold Cond / Residential Freehold / Detached

MLS®#: X12202946

List Price: \$925,000



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$3,343.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PART LOT 11 CON 5 GLAMORGAN AS IN H159939 EXCEPT PART 2 19R10473 TOGETHER WITH AN EASEMENT AS IN H159939 MUNICIPALITY OF HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **8+0**
Fractional Ownership: **BR BR+: 2(2+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **1100-1500**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **645.00** Fronting On: **N**
Lot Depth: **344.00**
Lot Size Code: **Feet**

Zoning: **LSR-60**

Dir/Cross St: **Irondale Road to Contau Lake Road to Enterprise Drive**

PIN #: **392270239**
Holdover: **60**
Possession: **Flexible**

ARN #: **460190100058100** Contact After Exp: **No**
Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **No**
Basement: **Yes/Crawl Space**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Wood**
Interior Feat: **Primary Bedroom - Main Floor**

Heat: **Forced Air, Propane**
A/C: **No/None**
Central Vac: **No**
Property Feat: **Lake/Pond**
Exterior Feat: **Deck, Year Round Living**
Roof: **Asphalt Shingle**
Foundation: **Piers, Poured Concrete**
Soil Type:

Water Name: **Contau Lake**
Waterfront Y/N: **Yes**
Water Struct:
Water Features: **Dock**
Under Contract: **Propane Tank**
Access To Property: **Yr Rnd Private Rd**
Shoreline: **Clean, Deep, Shallow**
Shoreline Road Allowance: **Not Owned**
Docking Type: **Private**
View: **Lake, Trees/Woods**

Exterior: **Wood**
Drive: **Private**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/2.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **6.00**
Pool: **None**

Room Size:
Energy Gener: **Generator-Wired**
Rural Services: **Electrical, Internet High Speed**

Security Feat:

Water: **Well**
Water Supply: **UV System**
Water Meter:
Waterfront Feat: **Dock**
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

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

Waterfront Frontage (M):

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View:
Lot Shape: **Irregular**

Channel Name:
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to your private escape on Contau Lake. This rare point lot offers the ultimate in lakeside privacy with 1.5 acres of land, an incredible 635 feet of waterfront, and breathtaking sunrise and sunset views. Enjoy the peaceful natural setting with Crown Land directly across the lake and a unique shoreline offering both deep water for diving and swimming, and a gradual entry for easy access. This four-season property is tucked away on a private, year-round road, making it ideal as a full-time residence or a weekend retreat. Inside the 2-bedroom, 1-bath home, you'll find comfortable, efficient living with everything you need to enjoy the lakefront lifestyle. A 26 x 26 double garage provides ample storage and workspace, and the attached 300 sq ft heated studio is the perfect space for yoga, home workouts, or creative projects. If privacy, water frontage, and year-round access top your list this property checks every box. Don't miss the chance to own this exceptional piece of the Haliburton Highlands.**

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

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

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

Rooms

MLS®#: X12202946

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	7.99 M X 7.95 M	26.21 Ft x 26.08 Ft		
Kitchen	Main	3.85 M X 3.56 M	12.63 Ft x 11.67 Ft		
Dining Room	Main	3.85 M X 2.35 M	12.63 Ft x 7.70 Ft		
Bedroom	Main	2.83 M X 2.93 M	9.28 Ft x 9.61 Ft		
Primary Bedroom	Main	4.71 M X 3.46 M	15.45 Ft x 11.35 Ft		
Office	Main	1.73 M X 1.6 M	5.67 Ft x 5.24 Ft		
Laundry	Main	1.83 M X 2.9 M	6.00 Ft x 9.51 Ft		
Bathroom	Main				

4

Photos

MLS®#: X12202946

[1191 Enterprise Drive](#), Highlands East, Ontario K0M 1X0





Chattels

Included

- Bunkie Bed
- Pink Sofa in Bunkie
- Murphy Bed
- Master Bed Room Set
- Dining Chairs (6)
- 2 boat (1 paddle, 1 tinny)
- Outdoor Furniture (not blue set)
- BBQ
- Generator

Excluded

- Personal Items
- Everything excepted noted inclusions



Seller



Buyer

Additional Information

- Propane Supplier - Kelly's Fuel
- Wood Cords per Season - 2-3 bush cords
- Satellite Provider - Bell
- Internet Provider - Bell
 - Highspeed available - Yes
- Cell Service - Yes
- Septic Installer - Billings
- Septic Last Pumped by - French
 - Date: August 16, 2024
- Well Installer - Billings
- Water Treatment System - Yes
- Age of Roof - 4-5 years
- Insurance Company - Bellaire Direct
- Road Type - Year Round Private
- Road Fees - \$180 | \$1450 (Snow)

1191 Enterprise Drive, Irondale, ON

Main Floor Interior Area 1248.21 sq ft



0 5 10 ft

PREPARED: 2025/06/03



1191 Enterprise Drive, Irondale, 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: 9'8" x 7'11" | 76 sq ft
- Bedroom: 9'8" x 9'3" | 89 sq ft
- Dining: 7'9" x 12'7" | 97 sq ft
- Kitchen: 11'8" x 12'7" | 146 sq ft
- Laundry: 9'6" x 6' | 57 sq ft
- Living: 26'1" x 26'3" | 454 sq ft
- Office: 5'3" x 5'8" | 30 sq ft
- Primary: 11'4" x 15'6" | 158 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: 1248.21 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1248.21 sq ft

1191 Enterprise Drive, Irondale, 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.

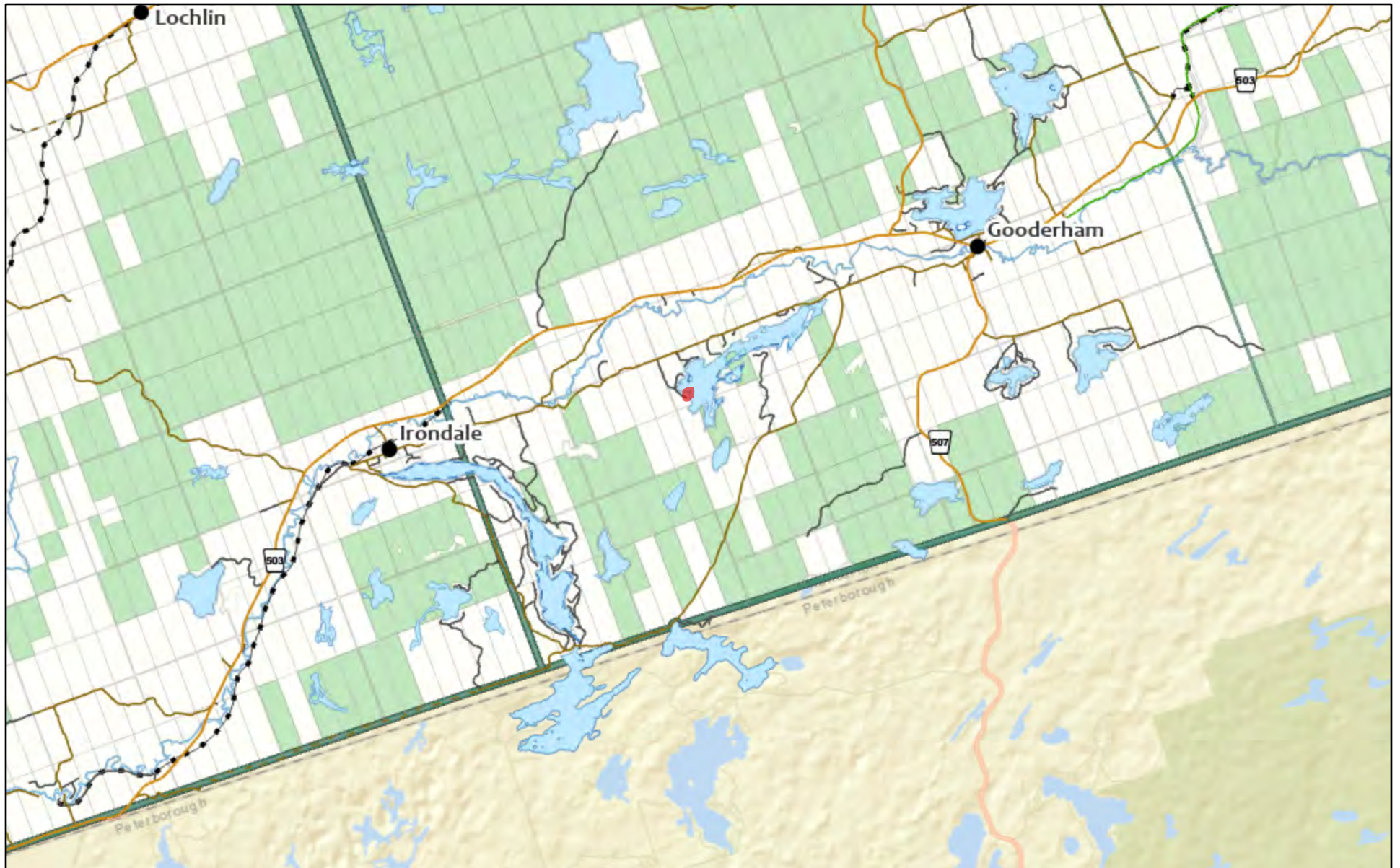
B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

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>

1191 Enterprise Dr, Contau Lake



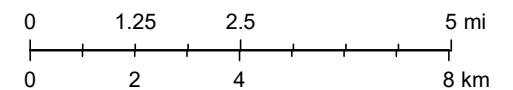
May 13, 2025

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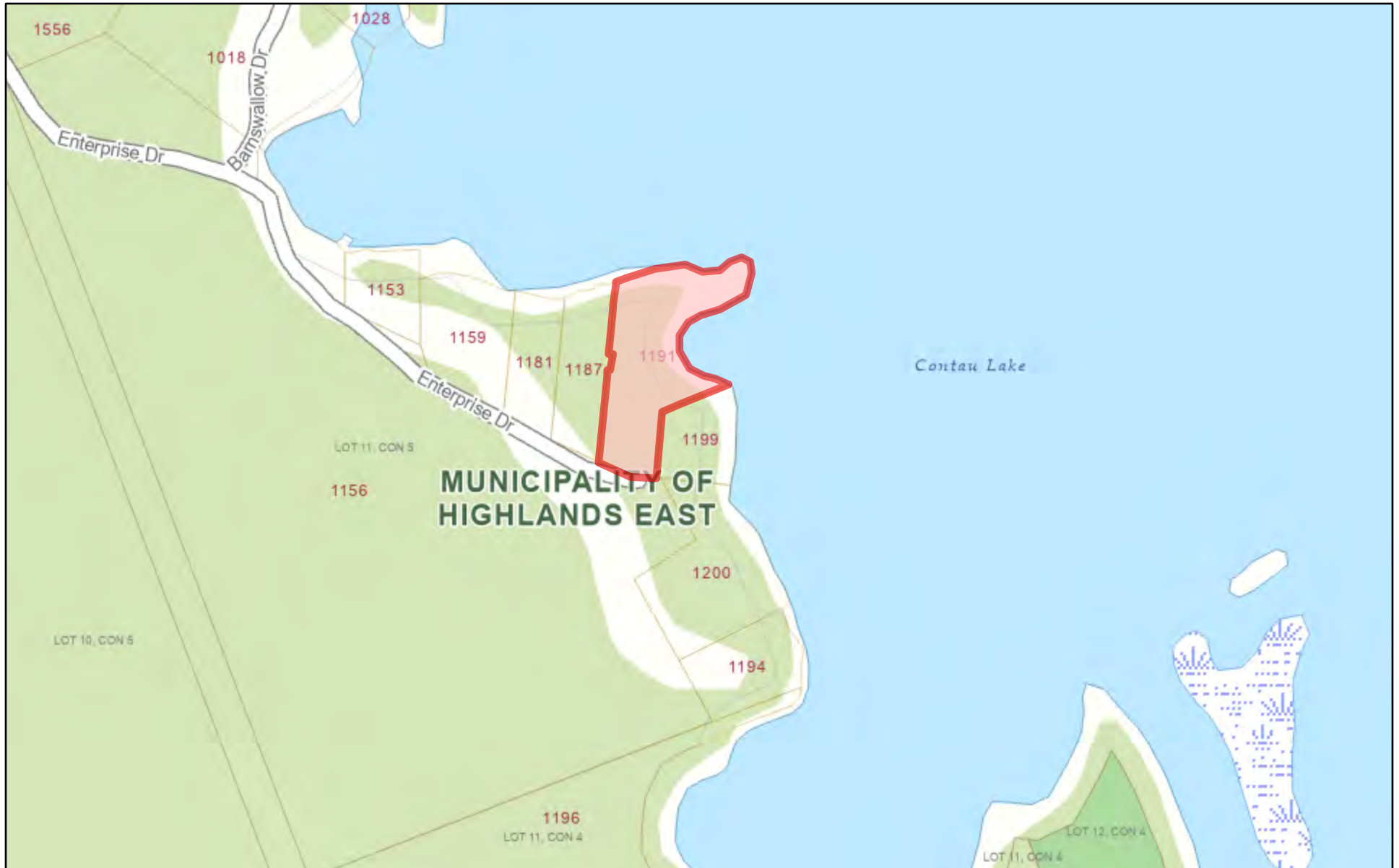
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1191 Enterprise Dr, Contau Lake



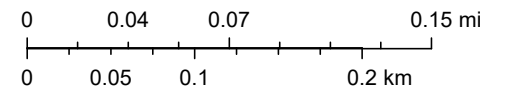
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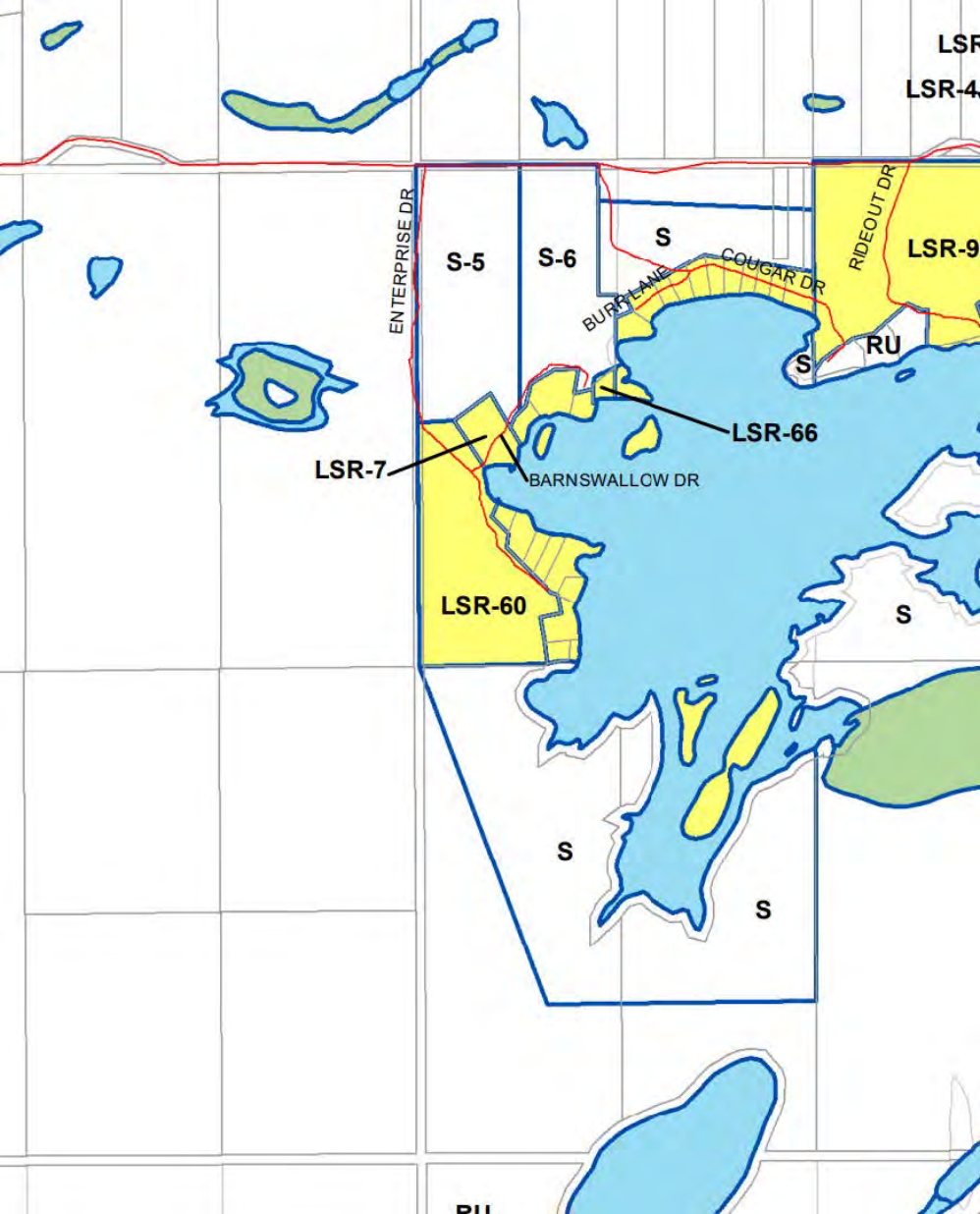
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Contau Lake

Haliburton County

Glamorgan Township

Physical Data

Surface Area - 320 acres

Perimeter - 8.2 miles

Maximum Depth - 25 ft

Mean Depth - 5.8 ft

Lake Characteristics

Clarity was indicated in this blueish/green coloured water by the disappearance of the secchi disc from view, 12 ft below the surface.

The mean 7.5 pH showed an alkaline characteristic.

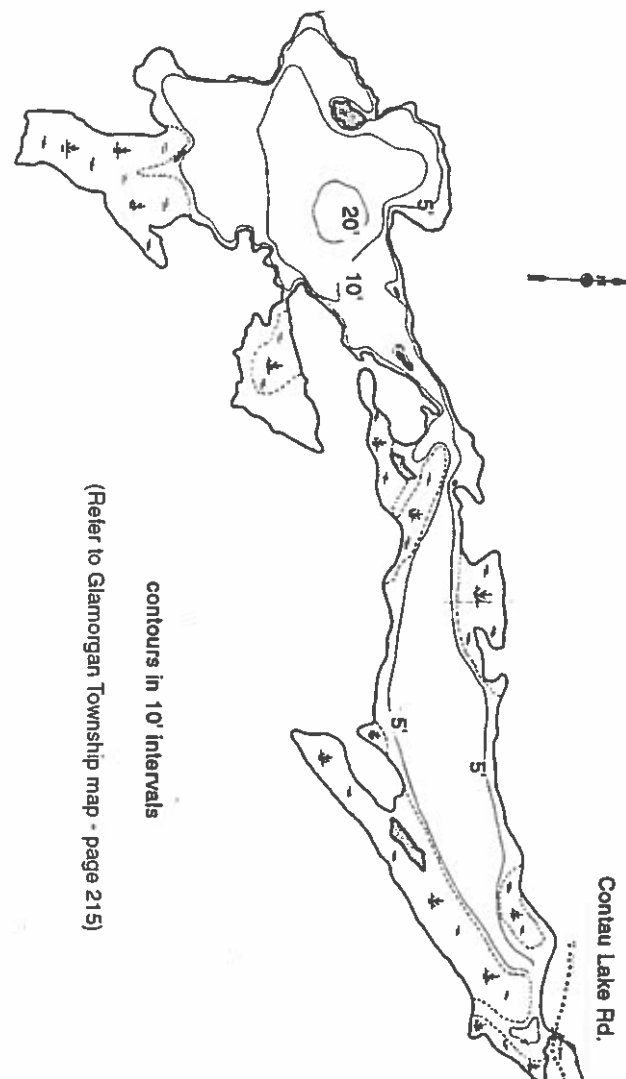
Fish Species Present

Muskie, yellow pickerel, smallmouth bass, pumpkinseed, yellow perch, white sucker, golden shiner, common shiner, brown bullhead, Iowa darter and northern redbelly dace.

Yellow pickerel angling takes place both winter and summer. Still fishing with minnows and artificial lures are popular ice fishing methods during winter. Trolling and bait casting along the edge of weed beds are the popular methods for summer angling both yellow pickerel and muskie. Smallmouth bass are taken by still fishing and spin casting along the more rocky shoreline areas.

Access

Contau Lake is located 3 miles south of Gooderham on County Rd 503. It can be reached via Contau Lake Road. Boat launching sites are located at Contau Dam.



(Refer to Glamorgan Township map - page 215)