

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$350,000**

*Welcome to*

1196 Hagen Road  
Highland Grove



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



This four-season, 2-bedroom, 1-bathroom cabin offers 700 sq. ft. of living space in an excellent recreational location. Just a short walk to Jordan Lake and minutes from the public boat launch, you'll enjoy access to a stocked lake for fishing, boating, and swimming. In the winter, take advantage of nearby snowmobile trails and return to the warmth of the wood stove after a day outdoors. The property also offers passive income potential by providing winter access for Jordan Lake property owners. Whether you're seeking a year-round getaway or a versatile investment opportunity, this cabin delivers both comfort and convenience in every season.

## Property Client Full

1196 Hagen Road, Highlands East, Ontario K0L 2A0

Listing

**1196 Hagen Rd Highlands East**

**Active / Residential Freehold / Detached**

**MLS® #: X12444562**

**List Price: \$350,000**

**New Listing**



### Haliburton/Highlands East/Cardiff Ward

Tax Amt/Yr: **\$781.93/2025** Transaction: **Sale**  
SPIS: **No** DOM: **1**  
Legal Desc: **LT 23 PL 422 MUNICIPALITY OF HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **5+0**  
Fractional Ownership: **BR BR+: 2(2+0)**  
Assignment: **Baths (F+H): 1(1+0)**  
Link: **No** SF Range: **700-1100**  
Storeys: **1.0** SF Source: **LBO Provided**  
Lot Irreg: **Lot Acres:**  
Lot Front: **119.00** Fronting On:  
Lot Depth: **157.00**  
Lot Size Code: **Feet**  
Zoning: **SR2**  
Dir/Cross St: **ON-118 E to Loop Road to Rowley Road to Hagen Road and follow to sign**

PIN #: **392770253**

Holdover: **60**

Possession: **Flexible**

ARN #: **460110200080900**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **/None**  
Basement: **Yes**  
Fireplace/Stv: **Living Room, Wood Stove**  
Fireplace Feat: **None**  
Interior Feat: **Propane, Other**  
Heat: **/None**  
A/C: **No**  
Central Vac: **Metal**  
Property Feat: **Piers**  
Roof: **Flat**  
Foundation: **Flat**  
Topography: **No**  
Soil Type: **No**  
Waterfront Y/N: **No**  
Water Struct: **Trees/Woods**  
Under Contract: **Trees/Woods**  
View: **Trees/Woods**

Exterior: **Board/Batten**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **1.00**  
Tot Pk Spcs: **1.00**  
Pool: **None**  
Room Size: **None**  
Rural Services: **None**  
Security Feat: **None**

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

Waterfront: **Waterfront Frontage (M):**  
Easements/Restr: **HST App To SP: Included In**  
Dev Charges Paid: **Lot Size Source:**  
Lot Shape:

Remarks/Directions

Client Rmks: **This four-season, 2-bedroom, 1-bathroom cabin offers 700 sq. ft. of living space in an excellent recreational location. Just a short walk to Jordan Lake and minutes from the public boat launch, you'll enjoy access to a stocked lake for fishing, boating, and swimming. In the winter, take advantage of nearby snowmobile trails and return to the warmth of the wood stove after a day outdoors. The property also offers passive income potential by providing winter access for Jordan Lake property owners. Whether you're seeking a year-round getaway or a versatile investment opportunity, this cabin delivers both comfort and convenience in every season.**

Inclusions: **Fridge, Stove, Microwave, Freezer, BBQ (2023), Sea Can Storage, Shed, TV and sound bar**

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

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

Date Prepared: **10/03/2025**

Rooms

**MLS® #: X12444562**

| Room        | Level  | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features          |
|-------------|--------|---------------------|-----------------------|-----------------|-------------------|
| Living Room | Main   | 5.5 M X 3.4 M       | 18.04 Ft x 11.15 Ft   |                 |                   |
| Kitchen     | Main   | 2.74 M X 2.49 M     | 8.98 Ft x 8.16 Ft     |                 | Combined w/Dining |
| Bedroom     | Main   | 2.35 M X 3.2 M      | 7.70 Ft x 10.49 Ft    |                 |                   |
| Bedroom     | Main   | 2.8 M X 2.56 M      | 9.18 Ft x 8.39 Ft     |                 |                   |
| Loft        | Second | 3.96 M X 2.44 M     | 12.99 Ft x 8.00 Ft    |                 |                   |
| Bathroom    | Main   |                     |                       | 3               |                   |

Photos

MLS® #: X12444562

[1196 Hagen Road](#), Highlands East, Ontario K0L 2A0



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# Chattels

## Included

- Fridge
- Stove
- Microwave
- Freezer
- BBQ (2023)
- Sea Can Storage
- Shed
- TV and Sound Bar

## Excluded

- All Furniture (negotiable)
- Tractor with 6' Snowblower (negotiable)
- Sirius Outlet and Speakers inside and outside (negotiable)



Seller



Buyer

# Additional Information

- Hydro Costs Per Year - \$1440/yr approx
- Propane Supplier - Avenir
- Propane Costs Per Year - \$500/yr approx
- Wood Supplier - Self
- Wood Cords Per Season - 2 Cords
- Rental Equipment - Propane Tank
  - Cost Per Year - \$90
- Satellite Provider - Shaw Direct
- Internet Provider - Explornet
  - Highspeed available - Yes
- Cell Service - Yes
- Septic Last Pumped - 2022
- Water Treatment System - Filter only
- Building Winterized - Yes
- Insurance Company - Desjardins
- Road - Municipal Year Round Road
- Passive income available - Currently property is providing access to Jordan lake property owners during the winter months. Currently \$200/annual per property.

PLAN  
OF SUBDIVISION OF  
PART OF LOT 28, CON. XIX, XX  
TOWNSHIP OF CARDIFF  
PROVISIONAL COUNTY OF HALIBURTON

Scale - 1 inch = 100 Feet

LOT 28

CON. XXI  
66' ROAD ALLOWANCE  
BETWEEN CON. XIX, XX, XXI

CON. XX

LOT 27

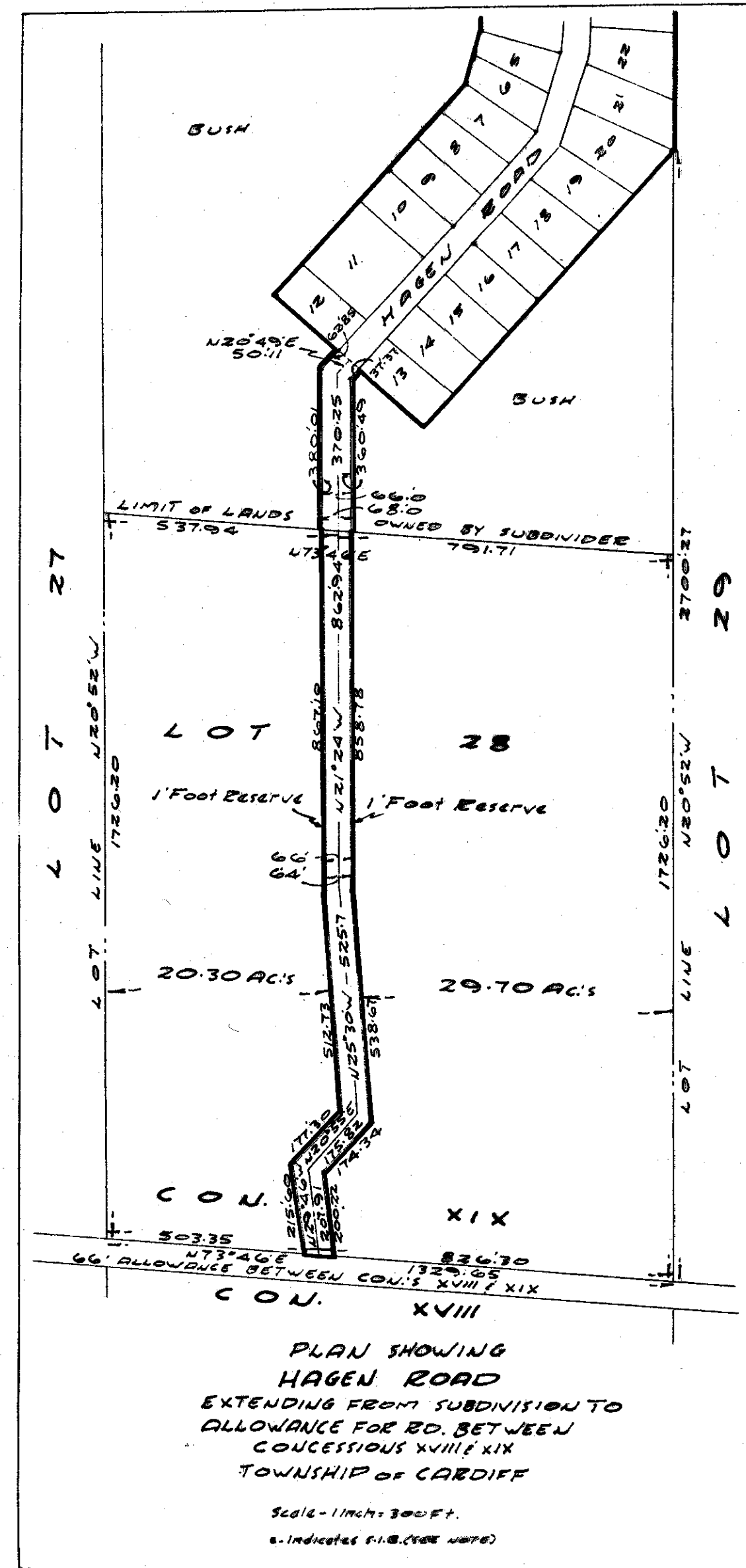
LOT 28

LOT 29

LOT 30

LOT 31

LOT 32



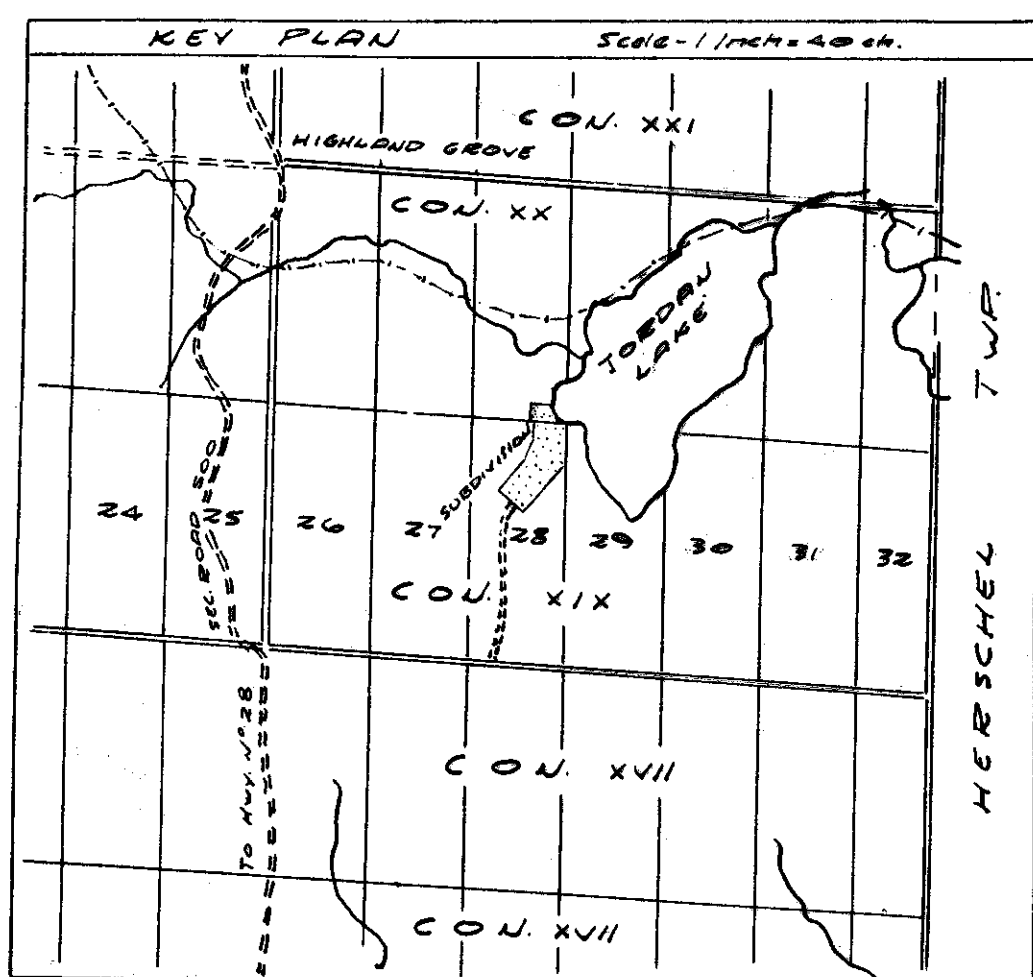
**LEGEND**  
Bearings are derived from observation and are referred to the local meridian.  
+S.I.B. - Indicates standard iron bar 1" x 48"  
+I.B. - Indicates iron bar 1" x 24"

I, MICHAEL JOSEPH M'ALPINE of the Village of Bancroft, the Ontario Land Surveyor below named, make oath and say that the contents of this certificate are true.  
Sworn before me at TORONTO, ONT.,  
This 27th day of September 1960.

*M.J. McAlpine*  
A COMMISSIONER ETC. ONTARIO LAND SURVEYOR  
**SURVEYOR'S CERTIFICATE**

I, MICHAEL JOSEPH M'ALPINE, an Ontario Land Surveyor certify that:  
(a) I was present at and did personally superintend the survey represented by this plan;  
(b) This plan accurately shows the manner in which the lands (edged in red) have been surveyed and subdivided by me;  
(c) Every angle of the exterior boundary of the plan is defined in the survey thereof by a monument and a monument is placed at one angle of each street intersection shown on the plan;  
(d) I have indicated on the plan the position and form of each of the monuments;  
(e) The monuments conform in all respects to the requirements of section 55 of the surveys act;  
(f) The survey was made by me between the 15th day of July 1959 and the 19th day of September 1960;  
(g) The survey has been accurately made in accordance with all the provisions of the surveys act and the Registry Act relating thereto.

TORONTO, ONT.,  
September 23, 1960. *M.J. McAlpine*  
ONTARIO LAND SURVEYOR



Number, 422  
I certify the within instrument is duly entered and registered in the Registry Office for the Registry Division of the Provisional County of Haliburton and recorded on Microfilm Plan Index  
at 2:15 o'clock P.M. of the 18th day of November  
AD 1960  
Registrar  
Deputy

Approved under Section 26 of THE PLANNING ACT, 1955.  
This 24th day of October 1960.

MINISTER OF MUNICIPAL AFFAIRS

**OWNER'S CERTIFICATE**  
Lots 1 to 24 inclusive, blocks A & B, and the one foot reserve, within the boundaries edged in red, have been laid out in accordance with my instructions, and Hagen Road within the said boundaries is hereby dedicated as a public highway.  
*J.B. Davis*  
WITNESS

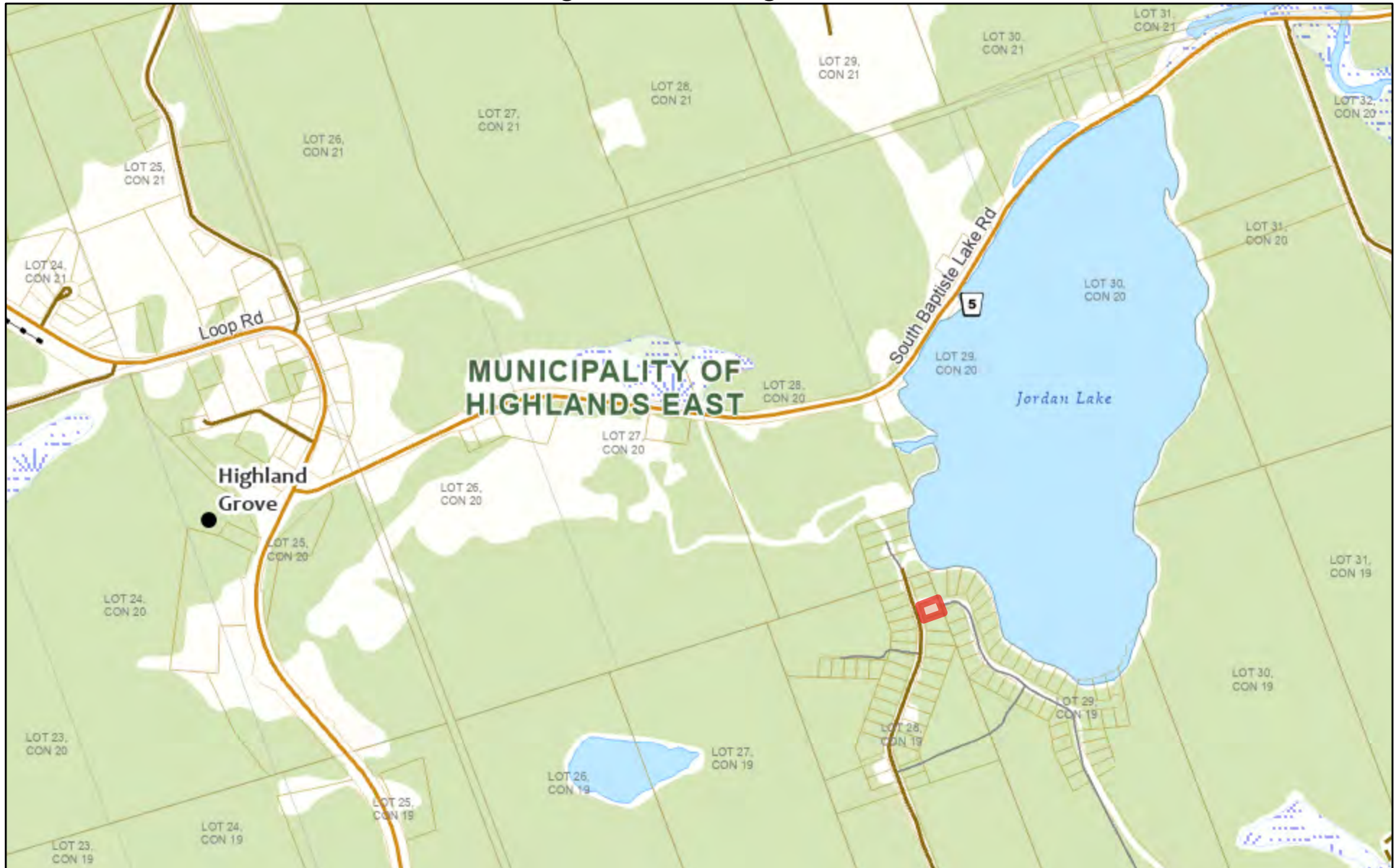
INSPECTOR'S CONSENT  
I hereby consent to the registration of this plan  
*H. G. G. G.*  
Inspector of Legal Offices

**AFFIDAVIT OF ATTESTATION**  
COUNTY OF YORK  
I, TOM BRUCE DAVIS of the Village of Bancroft in the County of Hastings make oath and say:  
(a) That I was personally present and did see this plan duly signed by  
(b) That the said plan was signed by the said party of  
(c) That I know the said party.  
(d) That I am a subscribing witness to the said signing  
Sworn before me at TORONTO, ONT.,  
in the COUNTY OF YORK.  
this 27th day of Sept. 1960. *M. J. McAlpine*  
A COMMISSIONER ETC. *J.B. Davis*

CERTIFIED TO BE A TRUE COPY OF PLAN  
REGISTERED IN THE REGISTRY OFFICE FOR THE  
REGISTRY DIVISION OF

422 2046

# 1196 Hagen Road, Highland Grove



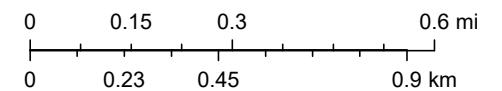
September 16, 2025

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Scale: 1:18,056



# 1196 Hagen Road, Highland Grove



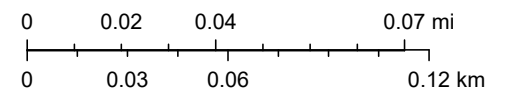
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Scale: 1:2,257





Jordan Lake Rd

Hagen Rd

Jordan Lake Rd

157.12ft

Hagen Rd

119.86ft

161.79ft

119.90ft

Jordan Lake Rd

