



4-Season

1198 CLEAR LAKE ROAD,
MINDEN

\$439,900




OVERVIEW




ABOUT THIS PROPERTY

Escape to the perfect retreat in this fully renovated four-season getaway. With two cozy bedrooms and a sunroom featuring a convenient Murphy bed. Located less than two hours away from the GTA and just 10 minutes from Minden. Easy access right across the road to Clear Lake


FEATURES

 Clear Lake (across the road)

CONTACT DETAILS

 705-457-9994

 info@troyausten.ca

 troyausten.ca

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

1198 CLEAR LAKE Road, Minden, Ontario K0M 2K0

Listing

Client Full
Active / Residential

1198 CLEAR LAKE Rd Minden

MLS® #: **40448921**
Price: **\$439,900**



Haliburton/Minden Hills/Lutterworth Cottage/House



Water Body: **Clear Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **806**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **806/LBO provided**
DOM: **52**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$986.00/2023**

Remarks/Directions

Public Rmks: **Escape to the perfect retreat in this fully renovated four-season getaway. With two cozy bedrooms and a sunroom featuring a convenient Murphy bed, this haven offers both comfort and flexibility. Enjoy the benefits of new windows and doors, a cedar shed for storage, a sturdy metal roof and a new limestone rock retaining wall with a patio. Stay warm with a wood stove and baseboard heaters during winter months. The fenced yard ensures privacy, and the location on a year-round road puts you less than two hours away from the GTA and just 10 minutes from Minden. The best part is that you'll have easy access right across the road to Clear Lake for swimming, boating, and fishing adventures.**

Directions: **Highway 35 south of Minden to Clear Lake Road to signs and #1198**

Common Elements

Waterfront

Waterfront Type: **Indirect Waterfront**
Waterfront Features: **Other**
Dock Type: **None**
Shoreline: **Rocky, Sandy**
Shore Rd Allow: **Not Owned**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **0.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Patio(s), Recreational Area, Storage Buildings**
Construct. Material: **Vinyl Siding, Wood**
Shingles Replaced:
Year/Desc/Source: **/Completed / New/**
Property Access: **Municipal Road, Year Round Road**
Other Structures: **Shed**
Pool Features: **None**
Garage & Parking: **Outside/Surface/Open//Gravel Driveway**
Parking Spaces:
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**
Water Source: **Drilled Well**
Lot Size Area/Units: **0.140/Acres**
Lot Front (Ft): **94.50**
Location: **Rural**
Area Influences: **Beach, Lake Access**
View: **Lake, Trees/Woods**
Topography: **Level, Wooded/Treed**

Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Sewer: **Holding Tank**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Retire Com:
Fronting On: **East**

Interior

Interior Feat: **Built-In Appliances**
Basement: **None**
Cooling: **Wall Unit**
Heating: **Baseboard, Electric, Woodstove**
Fireplace: **/Wood Stove**
Inclusions: **Furniture**
Add Inclusions: **Appliances and furniture as viewed**
Exclusions: **Personal belongings**

FP Stove Op:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 15 CON 4 LUTTERWORTH AS IN H170967; MINDEN HILLS**
Zoning: **SR**
Assess Val/Year: **\$122,000/2023**

Local Improvements Fee:
Survey: **Available/**
Hold Over Days:

PIN: **392070028**
ROLL: **461605100039600**
Possession/Date: **Flexible/**

Occupant Type: **Owner**

Deposit: **5% Min**

Brokerage Information

List Date: **07/04/2023**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Braden Roberts, Salesperson
Date Prepared: 08/25/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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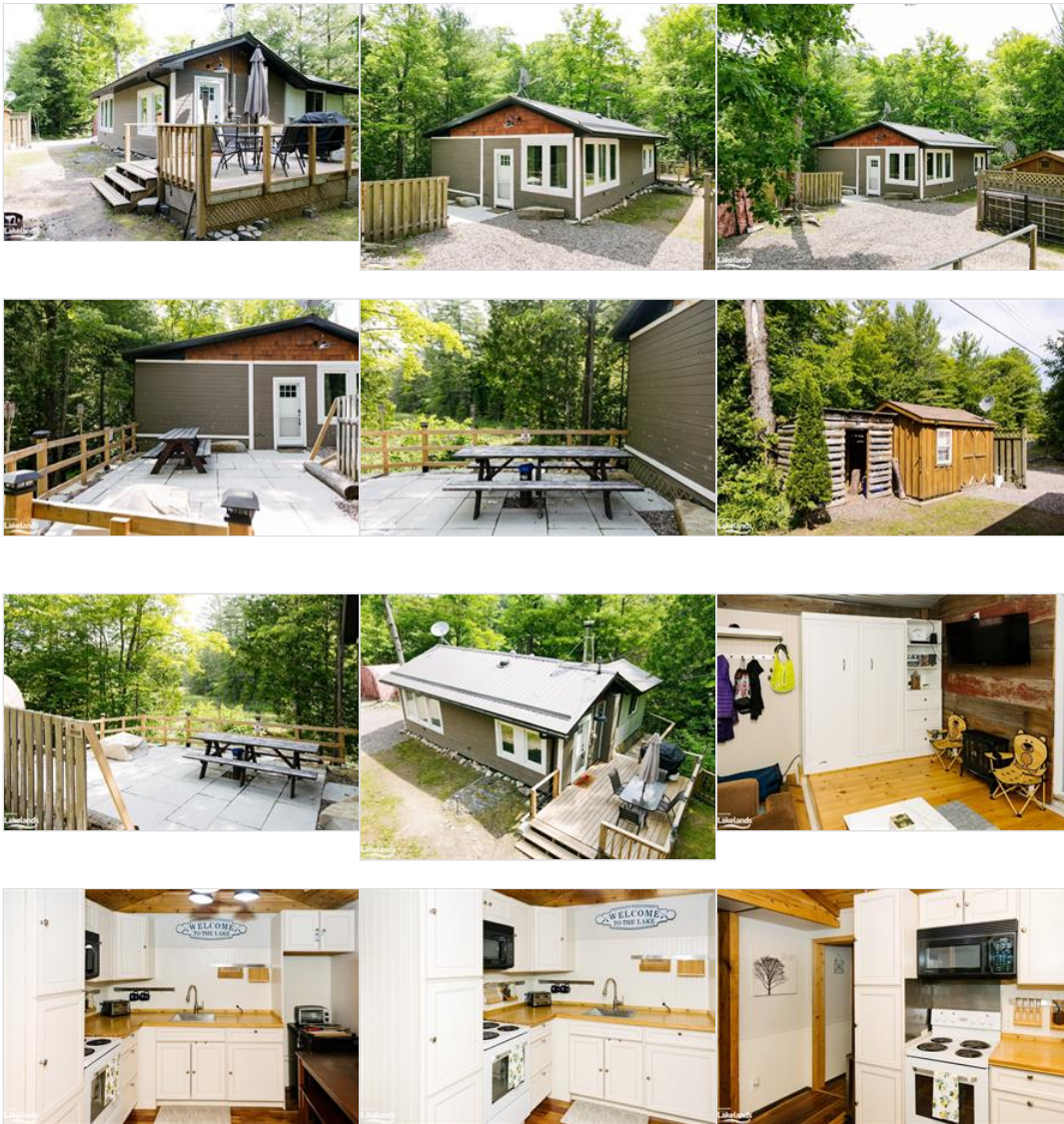
Rooms

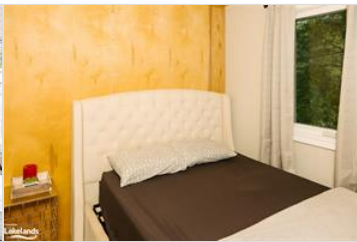
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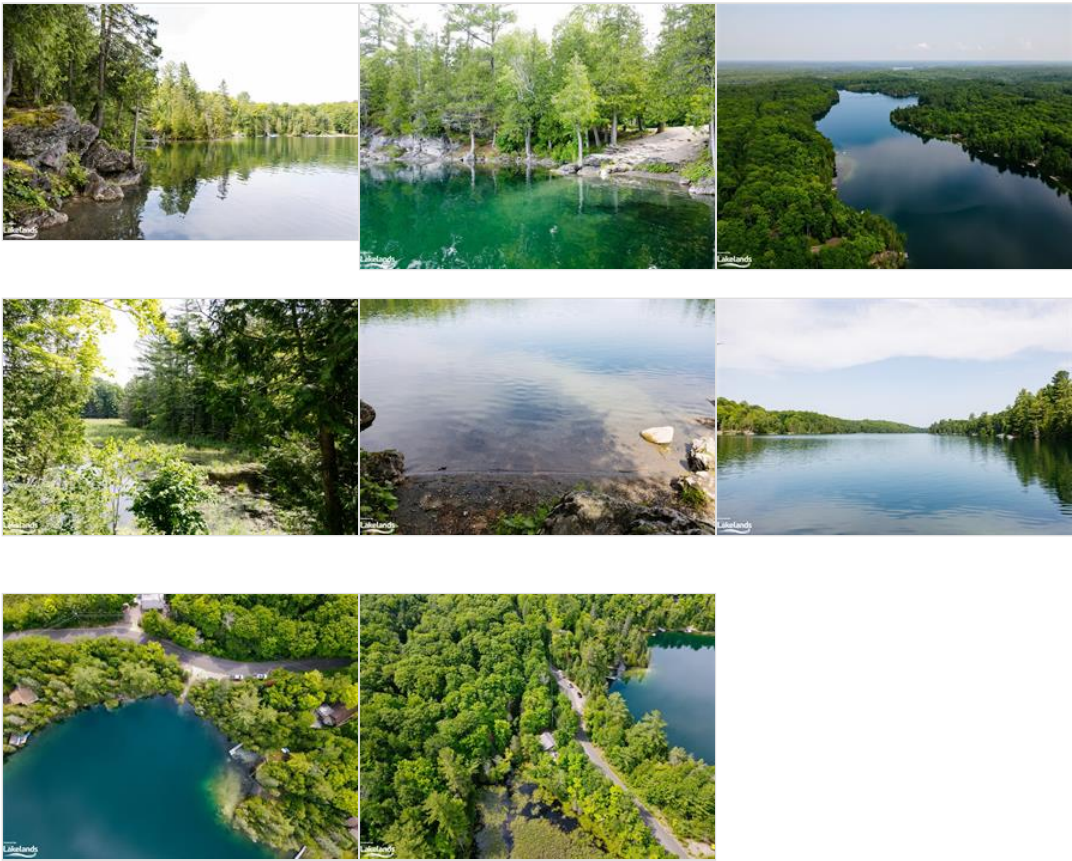
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	10' 0" X 5' 5"	3.05 X 1.65	
Kitchen	Main	11' 3" X 9' 5"	3.43 X 2.87	
Sitting Room	Main	13' 6" X 11' 7"	4.11 X 3.53	
Desc: with Murphy Bed				
Dining Room	Main	7' 9" X 7' 5"	2.36 X 2.26	
Living Room	Main	9' 4" X 8' 3"	2.84 X 2.51	
Bedroom	Main	10' 2" X 8' 5"	3.10 X 2.57	
Bedroom	Main	9' 1" X 8' 4"	2.77 X 2.54	
Bathroom	Main	7' 2" X 5' 4"	2.18 X 1.63	3-Piece

Photos

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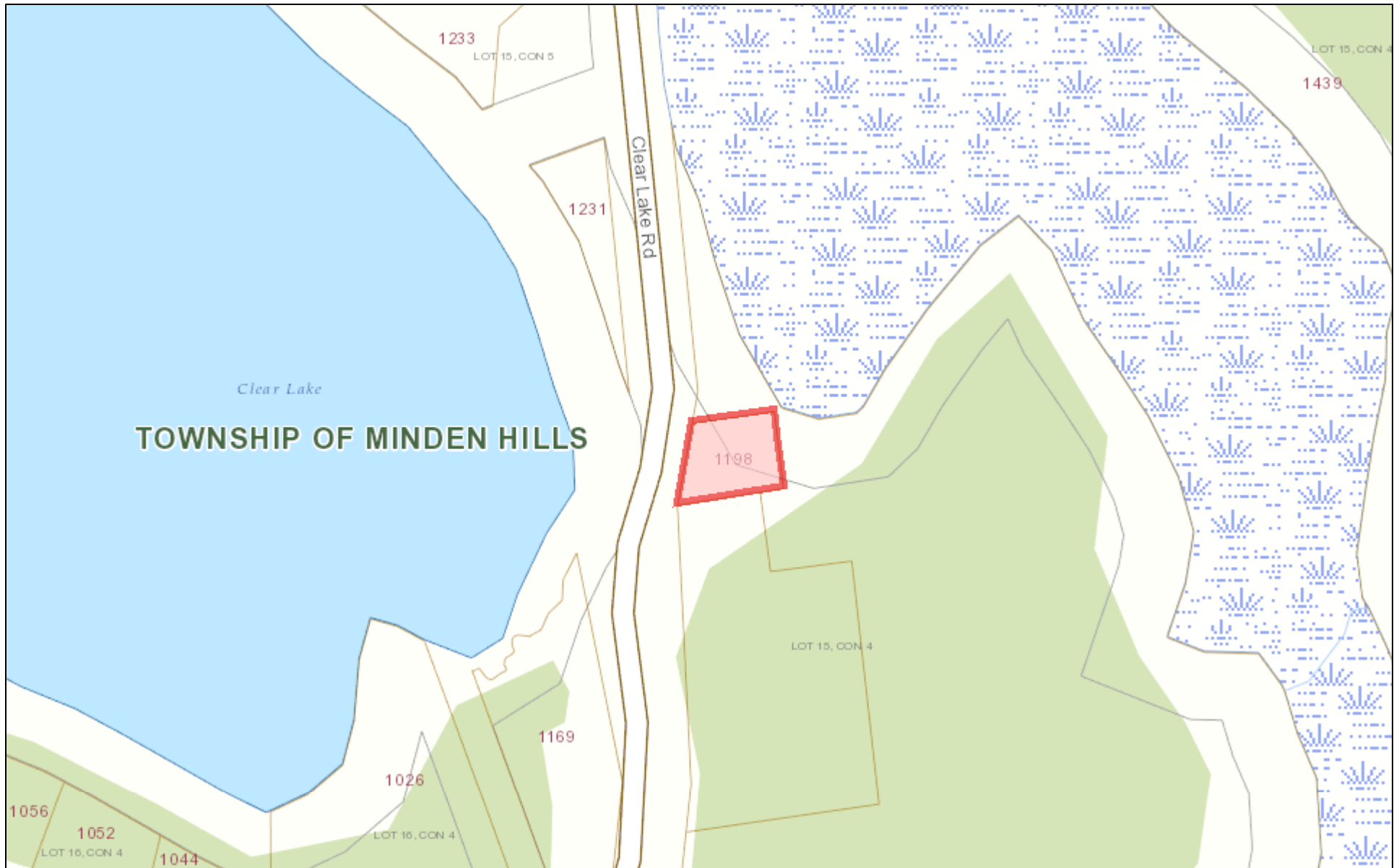






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1198 Clear Lake Road, Moore Falls Area



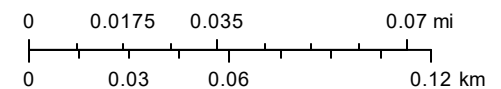
July 5, 2023

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1198 Clear Lake Road, Moore Falls Area



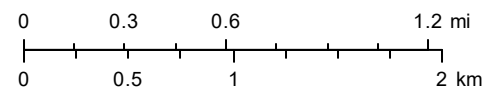
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SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

LV-42-89
FILE NUMBER

REPORT

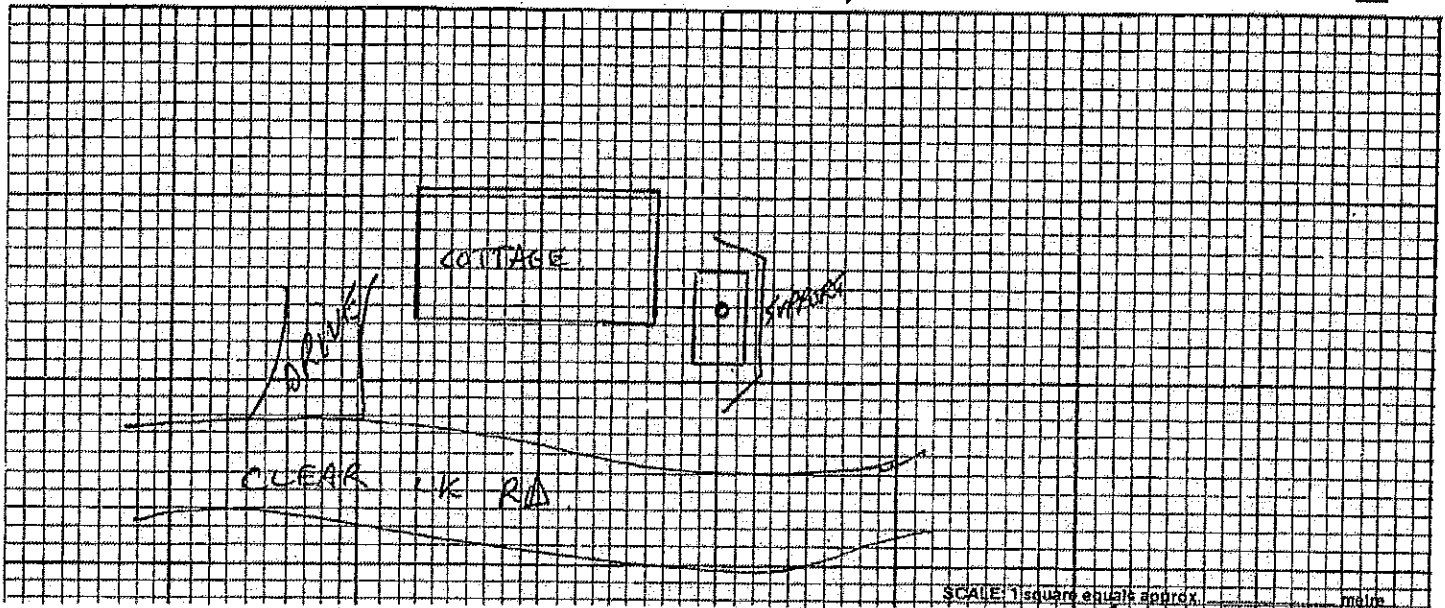
INSTALLED BY: Ingram Wessell

DATE: July 12/89

Work authorized by certificate of approval has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 9000 litres constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☒ to serve 1 bedrooms
- Distribution Pipe: Type PVC ☐; Clay Tile ☐; Other _____; Absorption Trench System ☐
Filter Bed System ☐; Filter Bed Area _____ sq. m.; Contact Area _____ sq.m.
Total _____ Linear Metres In _____ runs of _____ metres and fed by gravity ☐; Siphon ☐; or Pump ☐.
- Other Details: Alarm present

Actual location and orientation of components of sewage system are as shown hereunder ☒ or as outlined on the Certificate of Approval form ☐



The following work remains to be completed: Backfill system and sod or seed ☒; Stabilize all sloped surfaces ☒; Finish grading to shed run-off and divert water around leaching bed ☐; Other _____

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

Sandy + Randy Robertson

for the use and operation of the Class 5 Sewage System Installed/Altered under Certificate of Approval # LV-42-89

such system being located on Lot 15 Cont. 34 Plan _____ Sub. lot _____

Township/Municipality Wentworth County Haliburton

Inspected and Recommended by Tom Kitch

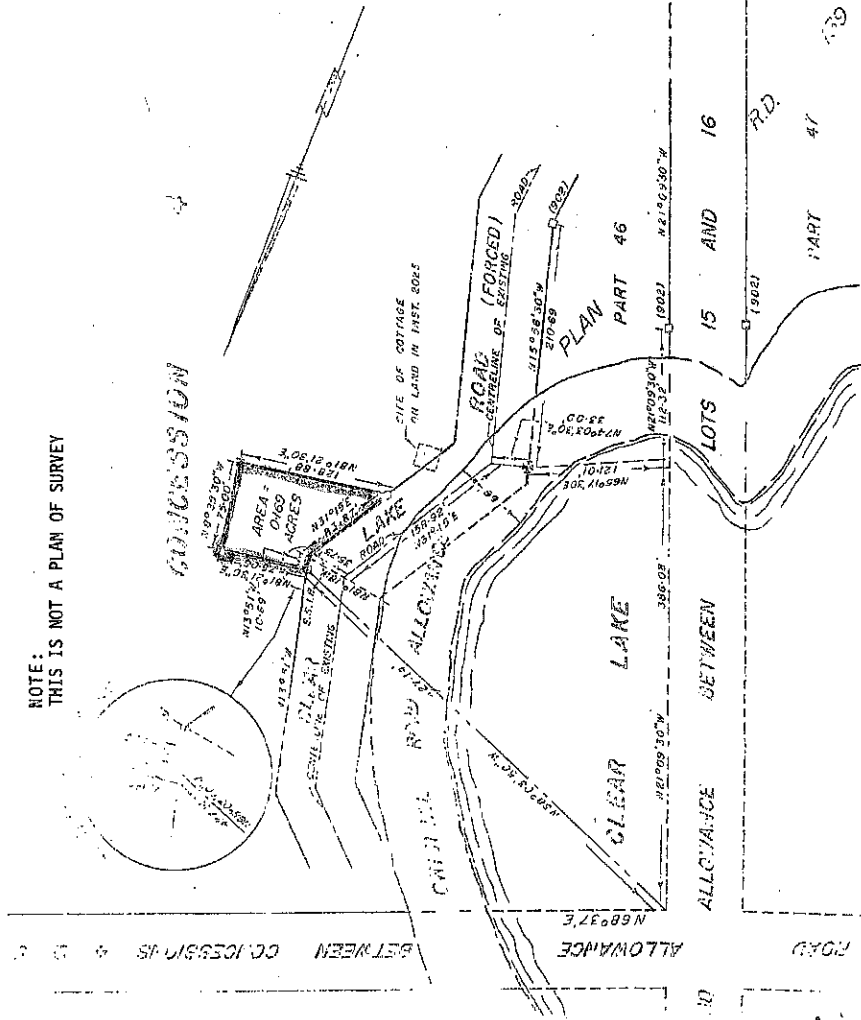
DATE July 12/89

Issued R. J. MacNaull
(Director)

NOTE: Section 64 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

H123150

NOTE:
THIS IS NOT A PLAN OF SURVEY



PLAN
OF SURVEY
CONCESSION
TOWNSHIP OF LUTTERBURY
PROVINCIAL COUNTY OF HAMILTON
SCALE: 1 INCH = 100 FEET
1970

NOTES:

BEARINGS HEREON ARE DERIVED FROM THE
LIMIT OF LOT 16, CONCESSION 5, WHICH HAS
ASTRONOMIC BEARING OF N60°04' E. ACCORDING TO
REFERENCE PLAN N° R.D. 95. (SEE REFERENCE PLAN
N° R.D. 1231)
* - 1" SQUARE IRON BAR PLANTED (4' LONG)
* - 5/8" - 1" SQUARE IRON BAR PLANTED (2' - 3')
* - 5/8" SQUARE IRON BAR PLANTED (2' LONG)
* - DENOTES CUT CROSS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT AND THE REGISTRY ACT AND
THE REGULATIONS MADE THEREUNDER.
THE SURVEY WAS COMPLETED ON THE 9th DAY OF JULY
1970.

DATED: JULY 22, 1970.

WILLIAM R. COE

WILLIAM R. COE
ONTARIO LAND SURVEYOR

LINDSAY, ONTARIO - PH - 324-1152

