

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,270,000

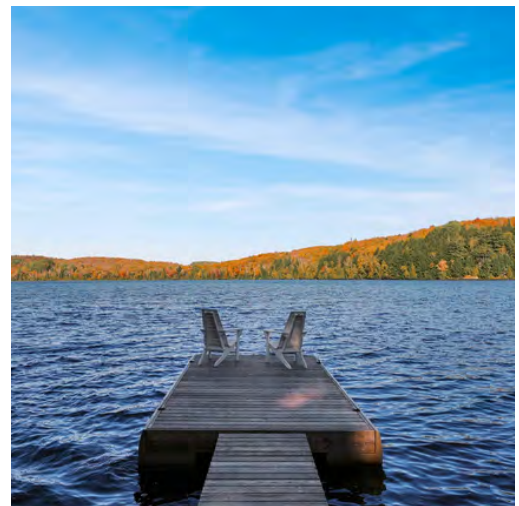
Welcome to 1204 Jordan Lake Road

On Jordan Lake, Highland Grove



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to family living on beautiful Jordan Lake in Highland Grove. This professionally landscaped Confederation log home sits on just under a half acre with 120 feet of sandy shoreline, offering both a shallow entry and deep, clean water perfect for swimming and summer fun. The property showcases true pride of ownership inside and out.

The home offers over 2,400 sq. ft. of living space with a timber frame interior, vaulted ceilings, and an impressive stone propane fireplace as the centerpiece of the open-concept main floor.

Families will appreciate the spacious primary suite on the main level, complete with a 4-piece ensuite, walk-in closet, and a walkout to the expansive 700 sq. ft. deck overlooking the lake. Additional highlights include custom live edge stairs with an iron railing, adding a unique touch of craftsmanship to the interior. The lower level is designed with family in mind, featuring a bright walkout rec room with a stone wood-burning fireplace, two additional bedrooms, a 3-piece bath, and a convenient laundry room - plenty of space for kids, guests, or extended family. With 3 bedrooms, 2.5 baths, and a backup generator, this four-season home offers comfort and peace of mind year-round.

Located only 35 minutes from the village of Haliburton, you'll have access to schools, shops, restaurants, health services, arts and culture, and a welcoming community. A professionally landscaped, meticulously cared-for lakefront property like this is ready for its next family to enjoy for years to come.

Property Client Full

1204 Jordan Lake Road, Highlands East, Ontario K0L 2A0

Listing

1204 Jordan Lake Rd Highlands East

Active / Residential Freehold / Detached

MLS® #: X12444570

List Price: **\$1,270,000**

New Listing

Haliburton/Highlands East/Cardiff Ward



Tax Amt/Yr: **\$5,636.01/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LT 15 PL 481; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **12+0**
Fractional Ownership: BR BR+: **3(3+0)**
Assignment: Baths (F+H): **3(2+1)**
Link: **No** SF Range: **1100-1500**
Storeys: **1.0** SF Source: **LBO Provided**
Lot Irreg: Lot Acres:
Lot Front: **120.00** Fronting On:
Lot Depth: **194.00**
Lot Size Code: **Feet**

Zoning: **Limited Service Residential**

Dir/Cross St: **ON-118E to Loop Road to Rowley Rd to Hagen Rd, turn into 1196 Hagen Road and follow laneway to Jordan Lake Road to 1204. Sign on property**

PIN #: **392770194**

Holdover: **60**

Possession: **Flexible**

ARN #: **460110200083500**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **Yes**
Fam Rm: **Yes/Finished W/O, Full**
Basement: **Yes**
Fireplace/Stv: **Yes**
Fireplace Feat: **Family Room, Living Room, Propane, Wood**

Interior Feat: **Primary Bedroom - Main Floor**

Parking Feat: **Private Double**
Heat: **Forced Air, Propane**

A/C: **Yes/Central Air**

Central Vac: **No**

Laundry Lev: **Lower**

Property Feat:

Roof: **Metal**

Foundation: **Insulated Concrete Form**

Topography: **Flat, Sloping**

Soil Type:

Alternate Power: **Generator - wired**

Water Name: **Jordan Lake**

Waterfront Y/N: **Yes**

Water Struct: **Not Applicable**

Water Features: **Beachfront**

Under Contract:

Access To Property: **Private Road**

Shoreline: **Sandy, Shallow**

Shoreline Road Allowance: **Not Owned**

Docking Type: **Private**

View: **Lake**

Exterior: **Log, Stone**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **2.00**
Tot Pk Spcs: **2.00**
Pool: **None**
Room Size:
Rural Services: **Cell Services, Electrical**

Security Feat:

Water: **Other**
Water Supply Type: **Lake/River**
Water Meter:
Waterfront Feat: **Beachfront**
Waterfront Struc: **Not Applicable**
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

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

Waterfront Frontage (M): **36.56**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Lot Shape:

Channel Name:

Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to family living on beautiful Jordan Lake in Highland Grove. This professionally landscaped Confederation log home sits on just under a half acre with 120 feet of sandy shoreline, offering both a shallow entry and deep, clean water perfect for swimming and summer fun. The property showcases true pride of ownership inside and out. The home offers over 2,400 sq. ft. of living space with a timber frame interior, vaulted ceilings, and an impressive stone propane fireplace as the centerpiece of the open-concept main floor. Families will appreciate the spacious primary suite on the main level, complete with a 4-piece ensuite, walk-in closet, and a walkout to the expansive 700 sq. ft. deck overlooking the lake. Additional highlights include custom live edge stairs with an iron railing, adding a unique touch of craftsmanship to the interior. The lower level is designed with family in mind, featuring a bright walkout rec room with a stone wood-burning fireplace, two additional bedrooms, a 3-piece bath, and a convenient laundry room - plenty of space for kids, guests, or extended family. With 3 bedrooms, 2.5 baths, and a backup generator, this four-season home offers comfort and peace of mind year-round. Located only 35 minutes from the village of Haliburton, you'll have access to schools, shops, restaurants, health services, arts and culture,**

and a welcoming community. A professionally landscaped, meticulously cared-for lakefront property like this is ready for its next family to enjoy for years to come.

Inclusions: **All Appliances**

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

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

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

Rooms

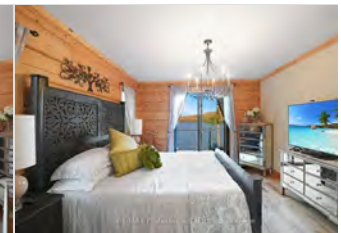
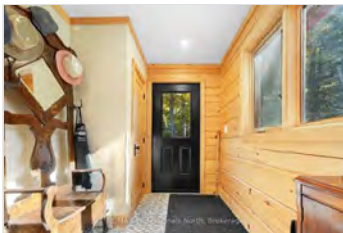
MLS®#: X12444570

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.37 M X 9.61 M	17.61 Ft x 31.52 Ft		
Dining Room	Main	4.37 M X 3.61 M	14.33 Ft x 11.84 Ft		
Kitchen	Main	5.29 M X 2.78 M	17.35 Ft x 9.12 Ft		
Primary Bedroom	Main	3.94 M X 4.59 M	12.92 Ft x 15.05 Ft		
Recreation	Lower	5.59 M X 6.77 M	18.33 Ft x 22.21 Ft		
Bedroom	Lower	3.72 M X 4.51 M	12.20 Ft x 14.79 Ft		
Utility Room	Lower	3.77 M X 3.82 M	12.36 Ft x 12.53 Ft		Unfinished
Laundry	Lower	3.58 M X 2.28 M	11.74 Ft x 7.48 Ft		
Bedroom	Lower	3.69 M X 4.45 M	12.10 Ft x 14.59 Ft		
Bathroom	Main			2	
Bathroom	Main			4	
Bathroom	Lower			3	

Photos

MLS®#: X12444570

1204 Jordan Lake Road, Highlands East, Ontario K0L 2A0







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Chattels

Included

- All Appliances

Excluded

- Master Bedroom Furniture
- All other furniture (negotiable)
- Outdoor fireplace (negotiable)
- Napoleon BBQ (negotiable)



Seller



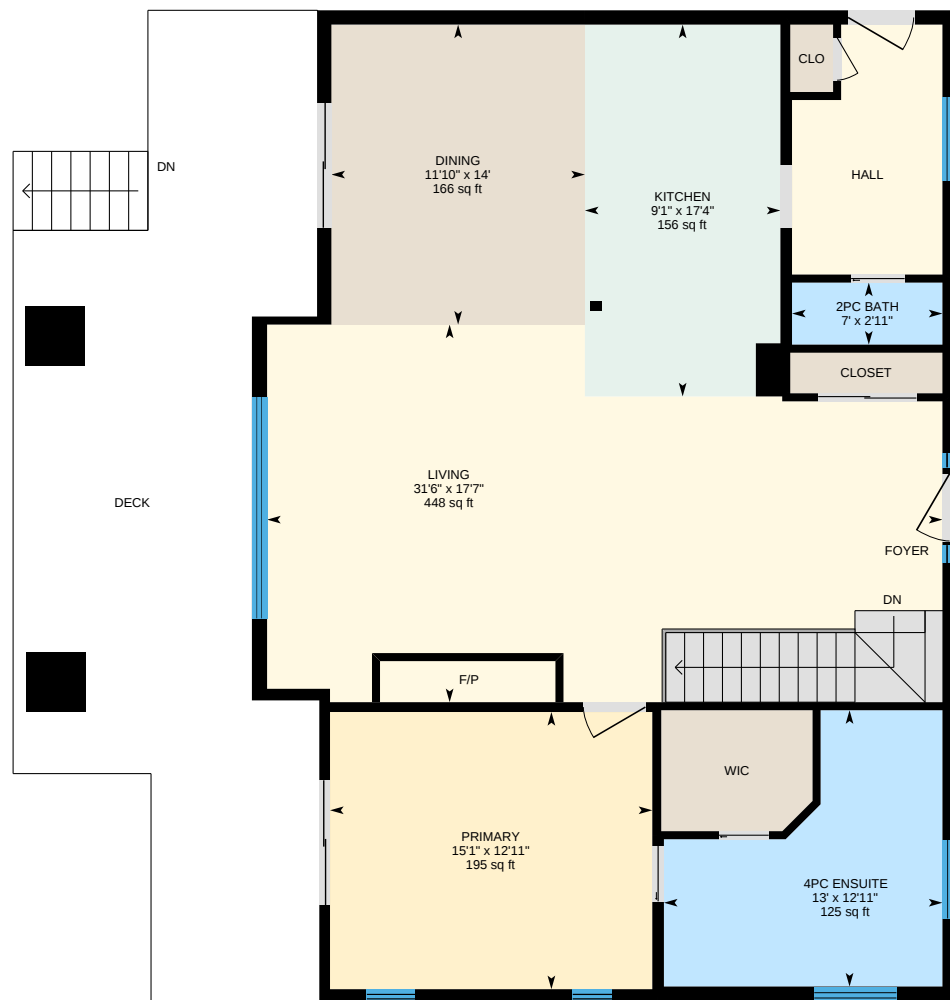
Buyer

Additional Information

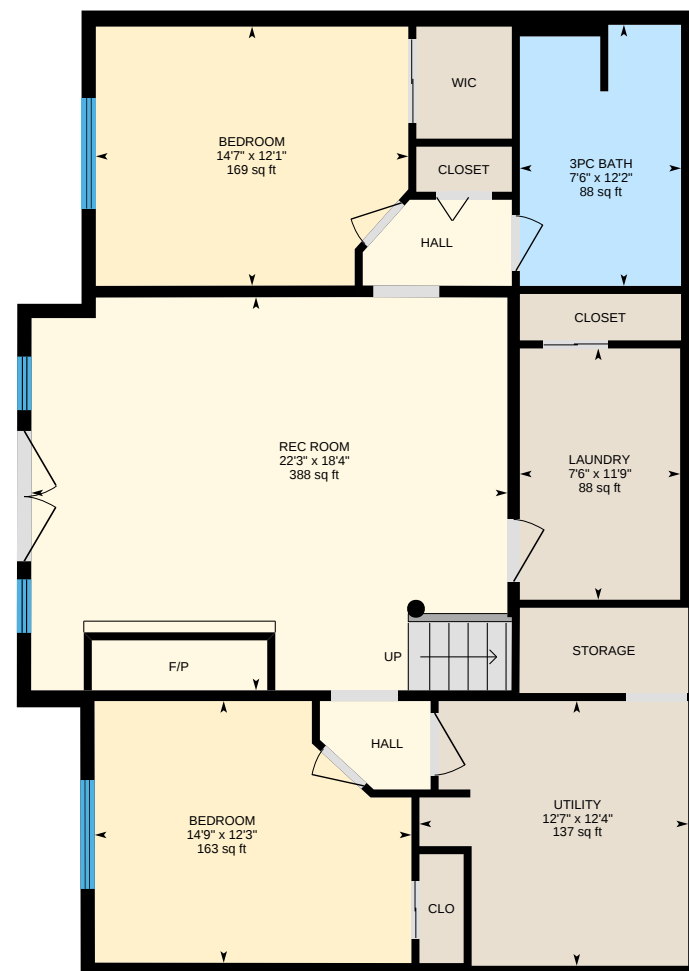
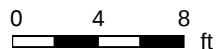
- Hydro Costs Per Year - \$2000/yr approx
- Propane Supplier - Avenir
- Propane Costs Per Year - \$2600/yr approx
- Wood Supplier - Self
- Satellite Provider - Shaw Direct
- Internet Provider - Explornet
 - Highspeed available - Yes
- Cell Service - Yes
- Septic Last Pumped - 2022
- Water Treatment System - Yes
- Building Winterized - Yes
- Age of Building - 3 years
- Age of Roof - 3 years
- Insurance Company - Desjardins
- Road - Seasonal/Private Road

1204 Jordan lake road, Highland Grove, ON

Main Building: Total Exterior Area Above Grade 1437.98 sq ft



Main Floor
Exterior Area 1437.98 sq ft



Basement (Below Grade)
Exterior Area 1352.38 sq ft



PREPARED: 2025/10/01

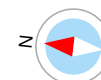
1204 Jordan lake road, Highland Grove, ON

Main Floor Exterior Area 1437.98 sq ft
Interior Area 1334.25 sq ft



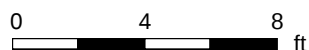
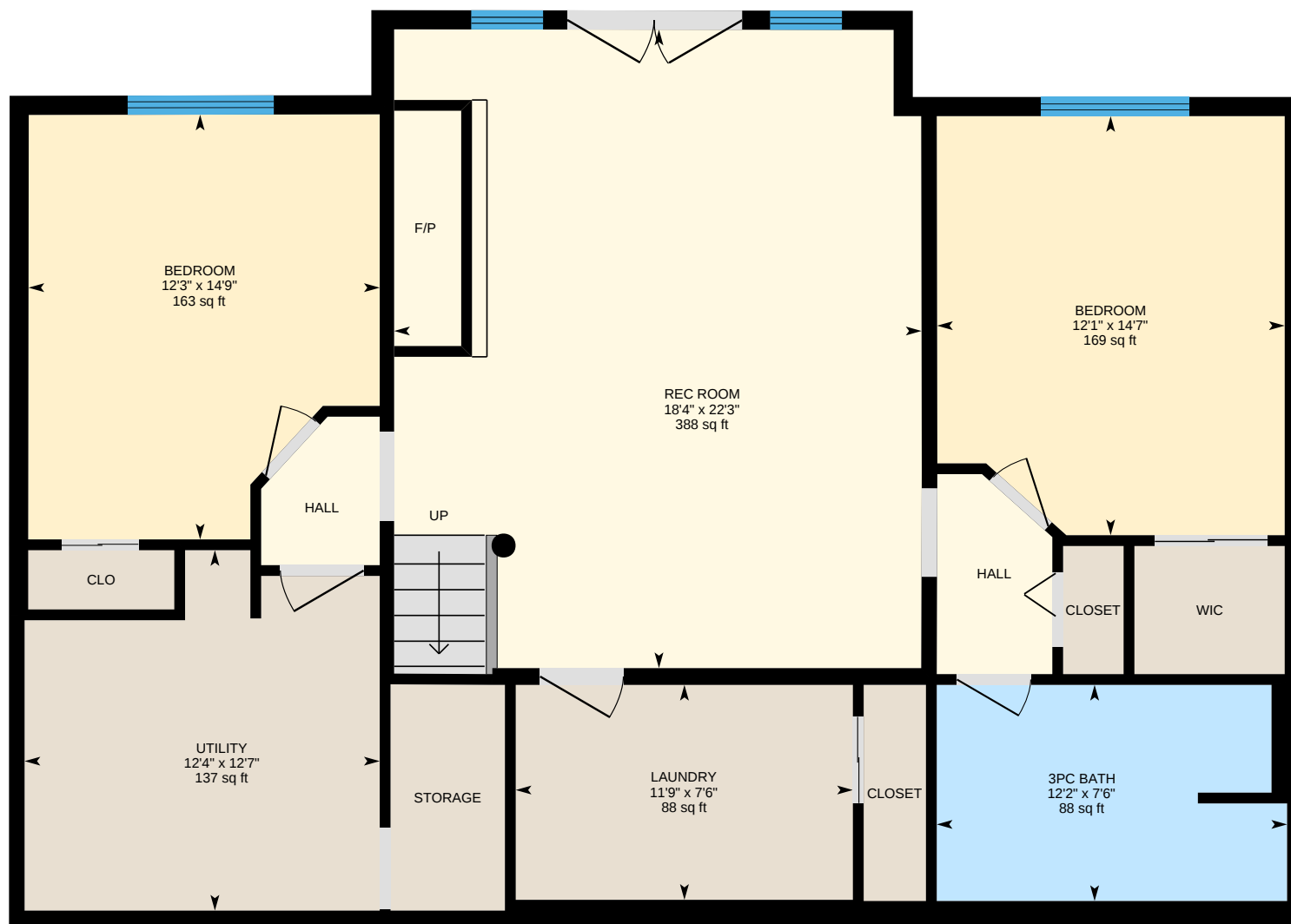
0 4 8
ft

PREPARED: 2025/10/01



1204 Jordan lake road, Highland Grove, ON

Basement (Below Grade) Exterior Area 1352.38 sq ft
Interior Area 1251.47 sq ft



PREPARED: 2025/10/01



1204 Jordan lake road, Highland Grove, 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

2pc Bath: 7' x 2'11" | 20 sq ft
4pc Ensuite: 13' x 12'11" | 125 sq ft
Dining: 11'10" x 14' | 166 sq ft
Kitchen: 9'1" x 17'4" | 156 sq ft
Living: 31'6" x 17'7" | 448 sq ft
Primary: 15'1" x 12'11" | 195 sq ft

BASEMENT

3pc Bath: 7'6" x 12'2" | 88 sq ft
Bedroom: 14'9" x 12'3" | 163 sq ft
Bedroom: 14'7" x 12'1" | 169 sq ft
Laundry: 7'6" x 11'9" | 88 sq ft
Rec Room: 22'3" x 18'4" | 388 sq ft
Utility: 12'7" x 12'4" | 137 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: 1334.25 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1437.98 sq ft

BASEMENT (Below Grade)

Interior Area: 1251.47 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1352.38 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1334.25 sq ft
Exterior Area: 1437.98 sq ft

1204 Jordan lake road, Highland Grove, 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>

CON. XX
CON. XIX

REGISTERED PLAN
N^o 422

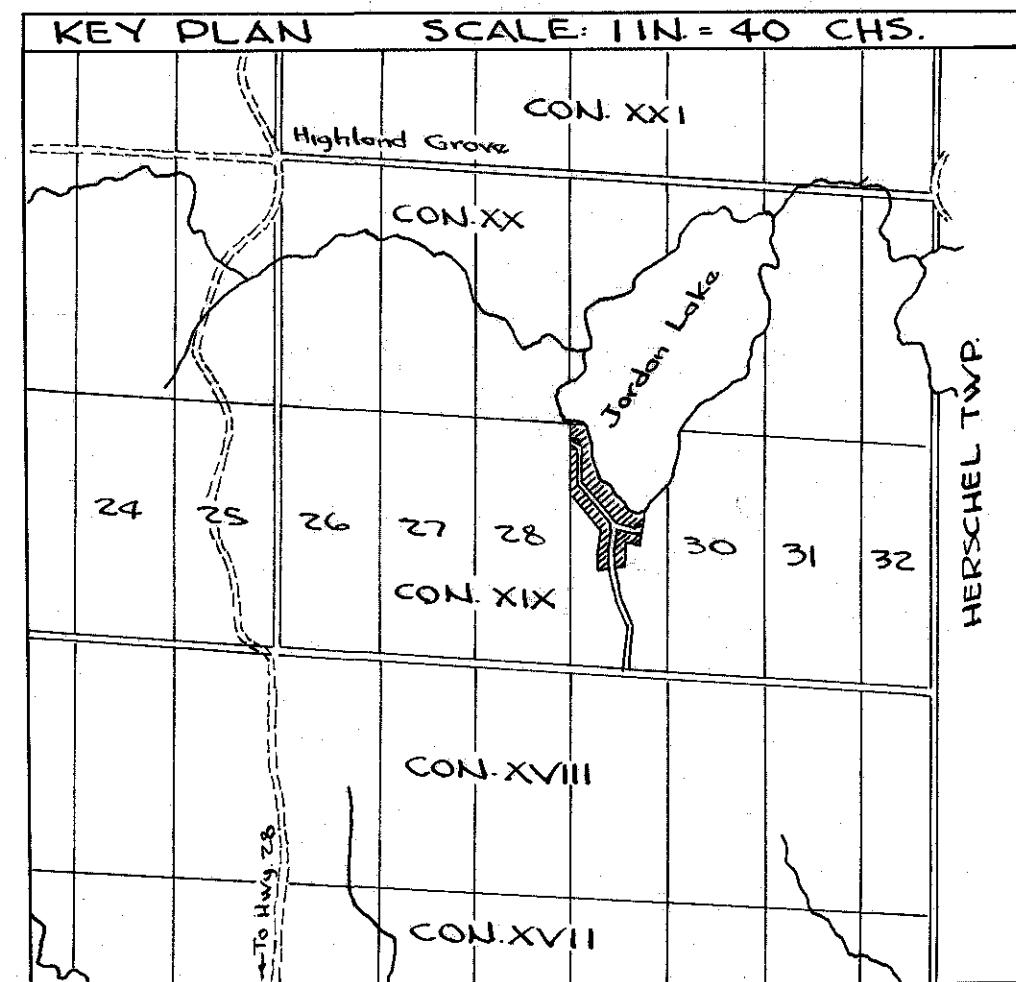
CERTIFICATE OF REGISTRATION OF PLAN
OF SUBDIVISION

I Certify that this plan is duly registered in
the Registry Office for the Registry Division of
the Provisional County of Haliburton at 9 o'clock am
of the 15 day of March, 1968 as
Number 481

John A. Jackson
Deputy REGISTRAR

PLAN

OF SUBDIVISION OF
PART OF LOT 29, CON. XIX
TOWNSHIP OF CARDIFF
PROVISIONAL COUNTY OF HALIBURTON
Scale: 100 Feet to an Inch



NOTE:
Bearings are derived from observation and are referred
to the local meridian.
S.I.B. - Indicates 1" x 48" square iron bar.
S.S.I.B. - Indicates 1" x 24" square iron bar.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:
1. This survey and plan are correct and in accordance
with the Survey Act and the Registry Act and the
regulations made thereunder.
2. The survey was completed on the 22nd day of Dec., 1966

MARCH 1, 1966

M. J. M. Alpine
MICHAEL J. M'ALPINE
ONTARIO LAND SURVEYOR.

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered
as N^o 26028 hereby consents to the
registration of this plan.
Dated the 1st day of March, 1966.

Dorothy Needham
WITNESS

Frank Bishop
FRANK BISHOP

AFFIDAVIT AS TO AGE

We, FRANK BISHOP & VLADIMIR W. BABOR
make oath and say that at the time of
execution of this plan we were of the full
age of twenty-one years.

Severally sworn before me

at the village
of Bancroft
this 1st

day of March

1966

W. J. Grobe
A COMMISSIONER, etc.

Approved under Section 28 of
THE PLANNING ACT.

This 6 day of March 1968
W. J. Grobe
W. DARCY MCKENNA
MINISTER OF MUNICIPAL AFFAIRS

AFFIDAVIT OF WITNESS TO OWNER'S CERTIFICATE & MORTGAGEE'S CONSENT

1. Dorothy Needham of the Village of Bancroft in the County of Hastings
make oath and say:
1. That I was personally present and did see the owner's certificate & the mortgagee's consent
on this plan signed by Vladimir W. Babor and Frank Bishop respectively.
2. That the said certificate was signed by the said parties at the Village of Bancroft.
3. That I know the said parties
4. That I am a subscribing witness to the signing of the said certificate & consent.

Sworn before me
at the Village
of Bancroft
this 1st
day of March,
1966

W. J. Grobe
A COMMISSIONER, etc.

Dorothy Needham

M. J. M. Alpine
M'ALPINE AND BEWS
ONTARIO LAND SURVEYORS

BANCROFT, Ont.
March 1, 1966

OWNER'S CERTIFICATE

1. This is to certify that:
Lots 1 to 43 both inclusive, the streets, namely
Lakeview Road, Pine Road and Maple Road, street
widening, lanes and reserves as designated within
the area of survey outlined have been laid out in
accordance with my instructions
2. The streets and street widenings and lanes are
hereby dedicated as public highways.
Dated the 1st day of March, 1966

Dorothy Needham Vladimir W. Babor
WITNESS

CONCESSION XIX

66' ROAD ALLOWANCE BETWEEN
CONCESSIONS XIX AND XVIII

CONCESSION XVIII

1204 Jordan Lake Road, Jordan Lake



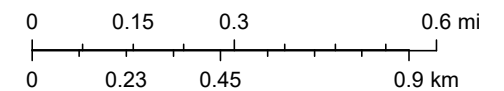
September 16, 2025

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1204 Jordan Lake Road, Jordan Lake



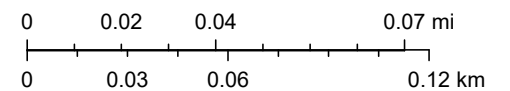
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Scale: 1:2,257





Jordan Lake Rd

Hagen Rd

Jordan Lake Rd

Hagen Rd

Jordan Lake Rd

78.12ft

794.05ft

78.83ft

707.67ft

798.00ft

