

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,200,000

Welcome to 1214 Ursa Road

on Gooderham Creek, Highlands East



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to a truly unique property sprawled across 150 acres of natural beauty, enveloped by the untouched wilderness of surrounding crown land. This exceptional retreat offers an unmatched blend of rustic charm and modern comfort, promising an escape from the everyday hustle and bustle. Discover the serenity of a winding river coursing through the expansive lot, inviting you to enjoy leisurely swims, wildlife viewing and kayaking amidst nature's embrace or explore the vast network of trails that meander through the property. At the heart of this property stands an original pine log cabin with recent frame addition, blending timeless appeal with modern style including Maibec siding and GenerLink system.

Step inside to find a welcoming living space with cathedral ceilings, bathed in natural light and offering panoramic views of the surrounding landscape. The open-concept layout invites relaxation and socialization, creating the perfect atmosphere for gatherings with family and friends. A custom kitchen with maple cabinetry, quartz counters and walk-in pantry enhances this space. Retreat to the primary suite, a haven of comfort and convenience, featuring a large stone fireplace, vaulted ceiling, a walk-in closet, a 3pc ensuite, and a versatile office space plus main floor laundry room. An oversized second bedroom suite with cathedral ceilings, adjacent sitting room and bathroom, provides ample space for guests to feel at home in this turnkey property.

A large screened porch and backyard deck provide the perfect spot to relax. Whether you're seeking solitude in nature's embrace or embarking on outdoor adventures, this extraordinary retreat offers endless possibilities for relaxation and recreation. Escape the ordinary and embrace the extraordinary at this secluded sanctuary, where the beauty of the natural world and the comforts of home converge. Welcome to your own private paradise.

Exterior Features

150 Acres of land with Gooderham Creek running through

Vast network of trails through the property

20 minutes to the village of Haliburton

GenerLink System



Interior Home Features

Two Bedrooms

Two Bathroom

Open concept layout makes it great for entertaining

Large screened porch

Property Member Full

1214 URSA Road, Highlands East, Ontario K0M 1R0

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

Listing ID: 40581269
List Price: \$1,200,000.00
New Listing



**Haliburton/Highlands East/Glamorgan
Bungalow/House/Detached**

Water Body: **Gooderham Creek**
Type of Water: **Creek**

	Bed	Bath	Kitch
Main	2	2	1

Bed (AG+BG): **2 (2 + 0)**
Bath (F+H): **2 (2 + 0)**
AG Fin SqFt Range: **2001 to 3000**
AG Fin SqFt: **2,213/LBO provided**
DOM/CDOM: **2/2**
Ownership Type: **Freehold/None**
Tax Amt/Yr: **\$4,013.58/2023**
Lot Size: **150.00/Acres**

Recent: 05/07/2024 : **New Listing**
Seller: GAUGHAN, MICHAEL GRANT; TORRENS, JENNIFER ELLEN
ARN/PIN: 460190200055800 / 392300219
Legal: LT 27 CON 9 GLAMORGAN; PT LT 28 CON 9 GLAMORGAN AS IN H214712; HIGHLANDS EAST

Remarks/Directions

Public: Welcome to a truly unique property sprawled across 150 acres of natural beauty, enveloped by the untouched wilderness of surrounding crown land. This exceptional retreat offers an unmatched blend of rustic charm and modern comfort, promising an escape from the everyday hustle and bustle. Discover the serenity of a winding river coursing through the expansive lot, inviting you to enjoy leisurely swims, wildlife viewing and kayaking amidst nature's embrace or explore the vast network of trails that meander through the property. At the heart of this property stands an original pine log cabin with recent frame addition, blending timeless appeal with modern style including Maibec siding and GenerLink system. Step inside to find a welcoming living space with cathedral ceilings, bathed in natural light and offering panoramic views of the surrounding landscape. The open-concept layout invites relaxation and socialization, creating the perfect atmosphere for gatherings with family and friends. A custom kitchen with maple cabinetry, quartz counters and walk-in pantry enhances this space. Retreat to the primary suite, a haven of comfort and convenience, featuring a large stone fireplace, vaulted ceiling, a walk-in closet, a 3pc ensuite, and a versatile office space plus main floor laundry room. An oversized second bedroom suite with cathedral ceilings, adjacent sitting room and bathroom, provides ample space for guests to feel at home in this turnkey property. A large screened porch and backyard deck provide the perfect spot to relax. Whether you're seeking solitude in nature's embrace or embarking on outdoor adventures, this extraordinary retreat offers endless possibilities for relaxation and recreation. Escape the ordinary and embrace the extraordinary at this secluded sanctuary, where the beauty of the natural world and the comforts of home converge. Welcome to your own private paradise.

Directions to Property: **HWY 118E to Glamorgan Road to Ursa Road**

Waterfront

Waterfront Type: Direct Waterfront	Water View: Direct Water View
Waterfront Features: River Access, Riverfront	
Dock Type: None	Boat House:
Shoreline: Natural	Frontage: 2500.00
Shore Rd Allow: None	Exposure:
Channel Name:	Island Y/N: No

Exterior

Exterior Feat: Deck(s), Year Round Living	Roof: Asphalt Shingle
Construct. Material: Log, Stone, Wood	
Shingles Replaced: 2013	Foundation: Block, Concrete Block, Poured Concrete
Year/Desc/Source: 2013//Owner	Prop Attached: Detached
Property Access: Public Road, Year Round Road	Apx Age: 6-15 Years
Other Structures:	Rd Acc Fee:
Garage & Parking: Detached Garage//Outside/Surface/Open	Winterized: Fully Winterized
Parking Spaces: 6	Garage Spaces: 2.0
Services: Cell Service, Electricity, High Speed Internet Avail	
Water Source: Drilled Well	Water Tmnt: Sediment Filter
Lot Size Area/Units: 150.000/Acres	Sewer: Septic
Lot Front (Ft): 1,960.00	Acres Rent:
Location: Rural	Lot Depth (Ft):
Area Influences: Beach, Hospital, Lake Access, Open Spaces, Quiet Area, School Bus Route, Schools	Land Lse Fee:
View: Creek/Stream, Trees/Woods	Retire Com:
Topography: Wooded/Treed	Fronting On: South
School District: Trillium Lakelands District School Board	

Interior

Interior Feat: Built-In Appliances
Basement: Partial Basement
Laundry Feat: Main Level
Cooling: Central Air
Heating: Baseboard, Electric, Forced Air, Wood
Fireplace: 2/Electric, Wood
Inclusions: Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer
Exclusions: Personal Items
Basement Fin: Unfinished
FP Stove Op: Yes

Property Information

Common Elem Fee: No
Legal Desc: LT 27 CON 9 GLAMORGAN; PT LT 28 CON 9 GLAMORGAN AS IN H214712; HIGHLANDS EAST
Zoning: RU
Assess Val/Year: \$439,000/2024
PIN: 392300219
ROLL: 460190200055800
Possession/Date: Other/
Local Improvements Fee:
Survey: None/
Hold Over Days:
Occupant Type: Owner
Deposit: min 5%

Marketing

Showing Requirements: Showing System, TLBO (List Brokerage)
Showings:
Showing Remarks: Book through BrokerBay or call office 705-457-1011
Lockbox Type: SentiLock
Sign on Prop: Yes
Possession: Other
Locbox Loc/Serial#: Front Door/

Brokerage Information

List Date: 05/06/2024
Expiration Date: 07/31/2024
Financing:
Buyer Agency Compensation Remarks: 2.5% - If a listing brokerage rep has introduced or shown this property to the buyer, the coop brokerage agrees to a 25% referral back to the listing brokerage
Assignment Of Listing:
Representation Type: Designated Representative
Offer Remarks: Please attach Sched B to all offers. Trust account info in Documents. Please provide 48 hour irrevocable on all offers.
Original List Price: \$1,200,000.00
List Brokerage: RE/MAX Professionals North, Brokerage, Haliburton (Maple Ave)
List Salesperson: Troy Austen, Salesperson
Email: troy@troyausten.ca
Int Bearing Bkg Trust Account: Yes
Contact After Expired: No
Special Agreement: No
HST Applicable to Sale: Included
Brkge #: 705-457-1011
Direct #: 705-455-7653
L/SP Cell: 705-455-7653

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 05/08/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40581269

Table with 4 columns: Room, Level, Dimensions, Dimensions (Metric), Room Features. Rows include Bonus Room, Office, Bedroom Primary, Primary Ensuite Bathroom, Other, Laundry, Kitchen/Dining Room, Pantry, Bathroom, Bedroom, Sitting Room, Other, Other, Sunroom, Utility Room, Storage.

Chattels

Included

- Dishwasher
- Dryer
- Freezer
- Refrigerator
- Stove
- Washer

Excluded

- Personal Items



Seller



Buyer

Additional Information

- Hydro cost per year - approx \$1400
- Propane cost per year - approx \$1800
- Wood cords per season - approx 1 bush cord
- Rental Equipment - Propane tank
- Internet provider - Bell
 - Highspeed available
- Cell service - Yes
- Septic installer - Bed - Total Site Services; Tank- Stoughton Septic
 - Installed - 2017
- Septic last pumped by - Total Site Services
 - Last pumped - 2023
- Water treatment system - Yes
- Winterized - Yes
- Age of building - 2013
- Age of roof - 2013
- Insurance Company - OSA Insurance
- Road - Municipal, Year Round, School bus route

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

HK-95-75
FILE NUMBER

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

REPORT:

Brian Madill

DATE: Nov. 18/75

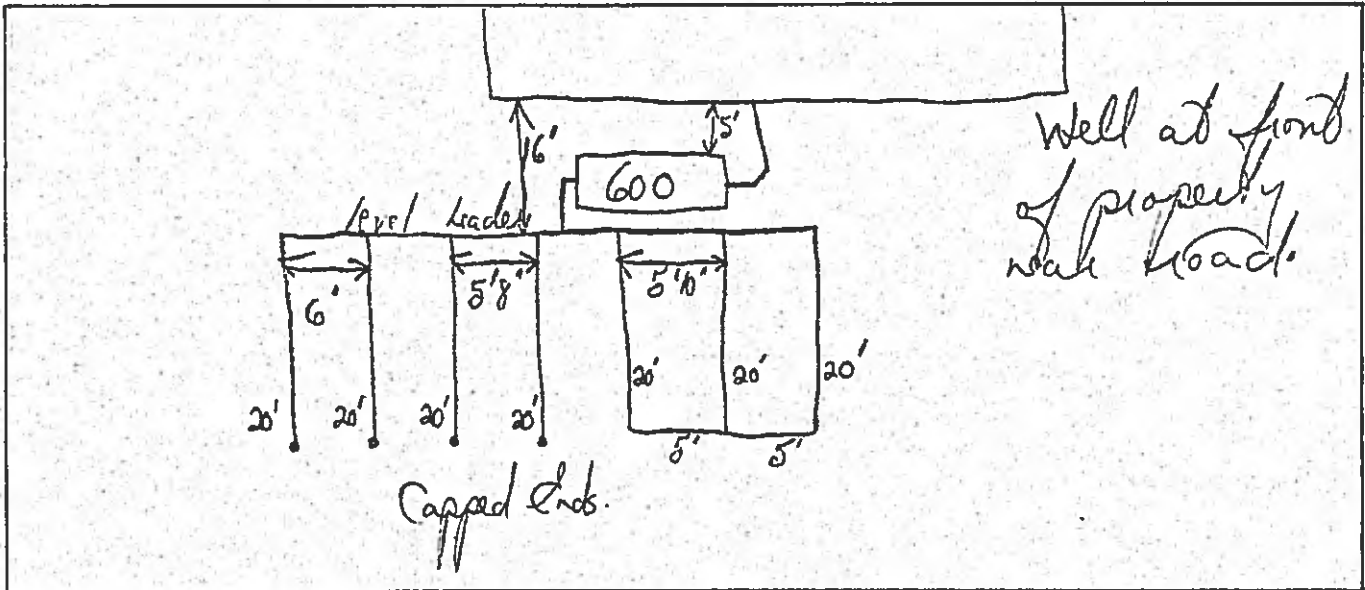
INSTALLED BY:

Brian Madill

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

- A. Septic Tank/Holding Tank of working capacity of 600 imp. gals. constructed of steel/concrete/fiberglass on site or prefabricated to serve 2 bedrooms
- B. Leaching Bed of total 150 lineal feet of _____ distribution pipe laid in 7 runs of 20 feet and fed by Gravity/Syphon/Pump.
(P.V.C., Drain Tile, etc.) 2 5'
- C. Other Details 3 feet of sandy silt fell in tile bed area

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 complete ; Stabilize all sloped surfaces ; Finish grading to shed run-off and divert water around leaching bed ; Other _____

Any use permit issued hereunder may be revoked if this work is not completed promptly to provincial standards.

USE PERMIT

Under section 59A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to

Jack Silk

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # HK-95-75 Dated Oct. 29/75

in accordance with the application and Certificate of Approval with any changes indicated above and located on lot 28 Conc. 9

Township/Municipality Wainwright County _____ Plan No. _____ Sub Lot No. _____

Inspected and Recommended by Edward J. Distan

Dated this 18 Day of Nov 19 75. Issued R. J. Mac Naull (Director)

NOTE: Section 57A 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.

SUMMARY

1214 Ursa Road, Highlands East, ON April 27, 2024

Report No. 2796

www.insight360.ca

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • [Missing](#)

Missing window well on basement window, recommend providing to ensure melting snow does not enter basement. At the very least install a window well cover to prevent snow from building up near window. Right and rear side of house. .

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Rear Right Side Basement Exterior

Task: Improve Protect

Time: Less than 1 year

Cost: Minor

Electrical

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • [Abandoned wire](#)

Abandon wire should be removed or protected in a junction box. Suspect it was from an old installation of a baseboard heater.

Implication(s): Electric shock

Location: First Floor

Task: Remove Protect

Time: Less than 1 year

Cost: Minor

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

GFI receptacles protect you from shock whenever water, moisture, or the weather is near a receptacle, recommend replacing receptacles with GFCI receptacles in the future.

Exterior receptacles on the right side of the house.

Implication(s): Electric shock

Location: Right Side Exterior Wall

Task: Replace

Time: Less than 1 year

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

Smoke detector wire installed in basement ceiling but no smoke detector installed, recommend installing within a year.

Implication(s): Safety issue

Location: Basement

SUMMARY

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REFERENCE

Task: Provide Improve

Time: Less than 1 year

Cost: Minor

Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door

Condition: • [Not insulated and not weatherstripped](#)

Both attic hatch are missing insulation and weather strip. Recommends providing to prevent moist air from entering the attic especially during the winter months and improve comfort.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: When necessary

Cost: Minor

Plumbing

WASTE PLUMBING \ Traps - installation

Condition: • [Tailpiece \(fixture outlet pipe\) too long](#)

Tailpiece too long under bathroom sink, recommend adding a trap below sink in the future. When the tailpiece is too long, risk of trap in floor space flushing out and allowing sewer gasses to enter. Monitor and repair if necessary, if sewer gasses are noted simply pour a glass of water down the drain. Bathroom near log home area.

Implication(s): Sewer gasses entering the building

Location: First Floor Bathroom

Task: Improve Monitor

Time: When necessary

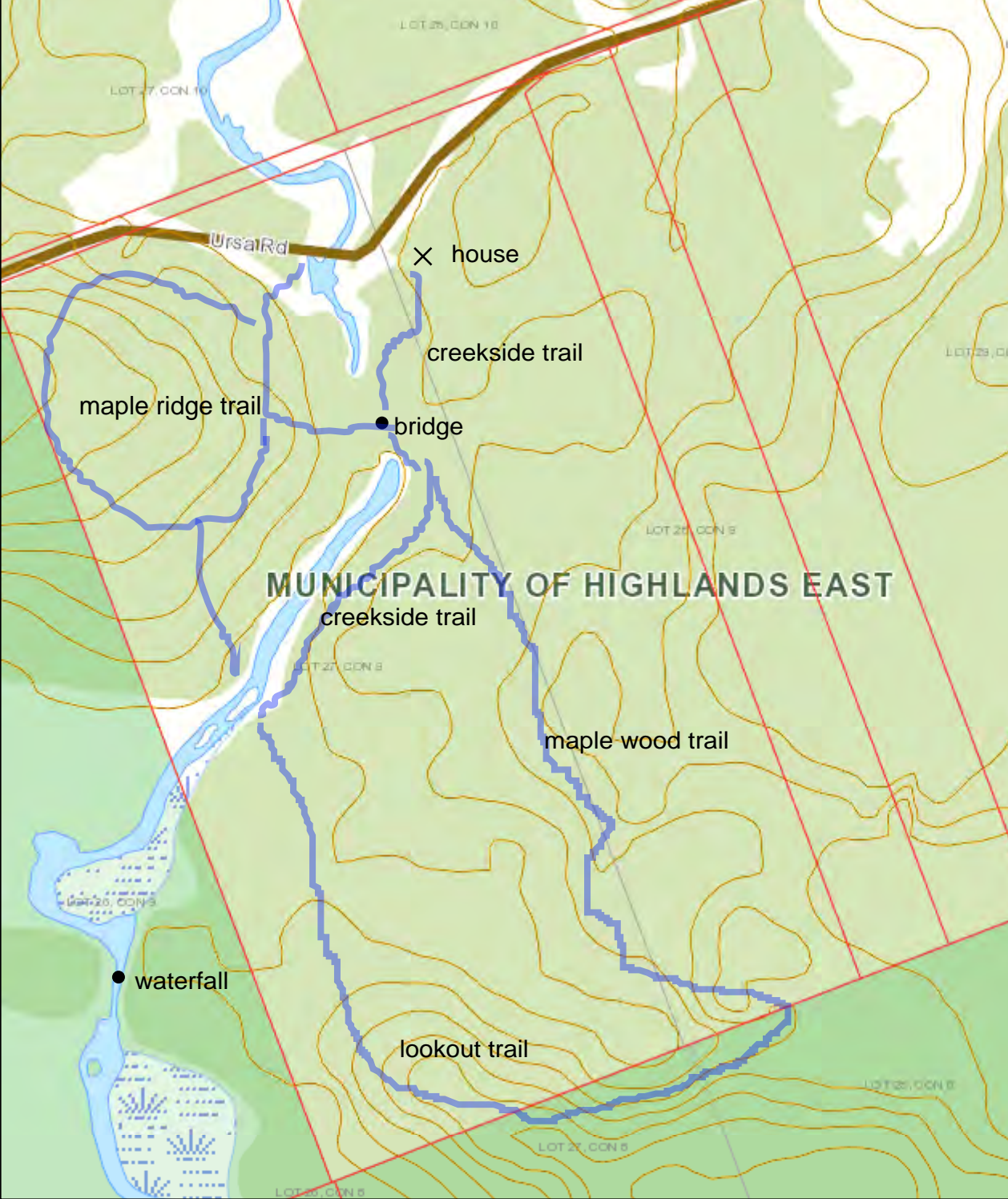
Cost: Minor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)



LOT 25, CON 10

LOT 27, CON 10

Ursa Rd

X house

creekside trail

maple ridge trail

● bridge

MUNICIPALITY OF HIGHLANDS EAST

creekside trail

LOT 25, CON 9

LOT 27, CON 9

maple wood trail

● waterfall

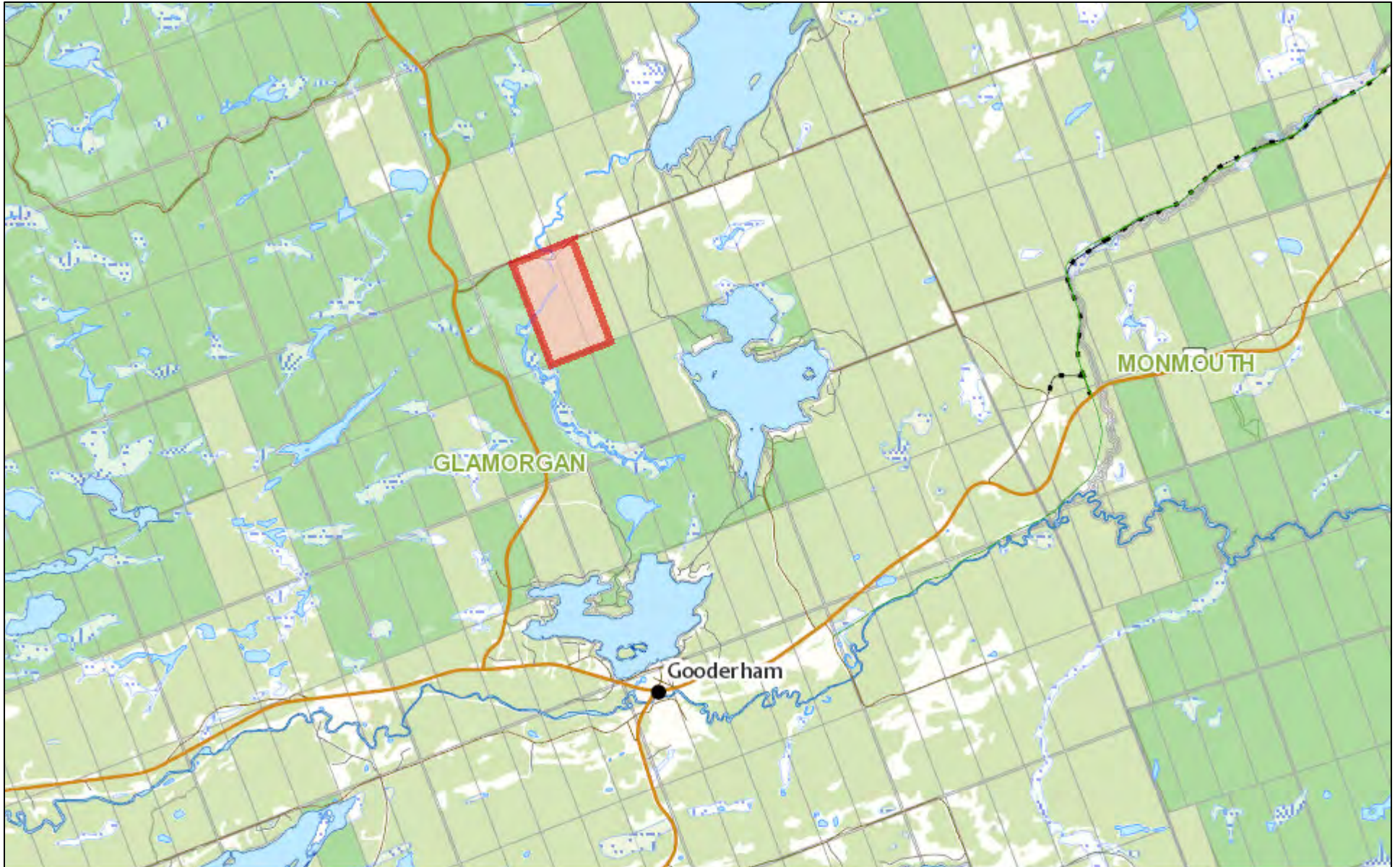
lookout trail

LOT 25, CON 5

LOT 25, CON 5

LOT 27, CON 5

1214 Ursa Road, Gooderham



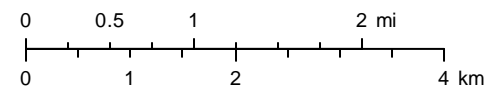
June 6, 2023

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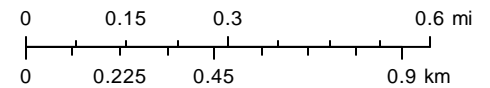
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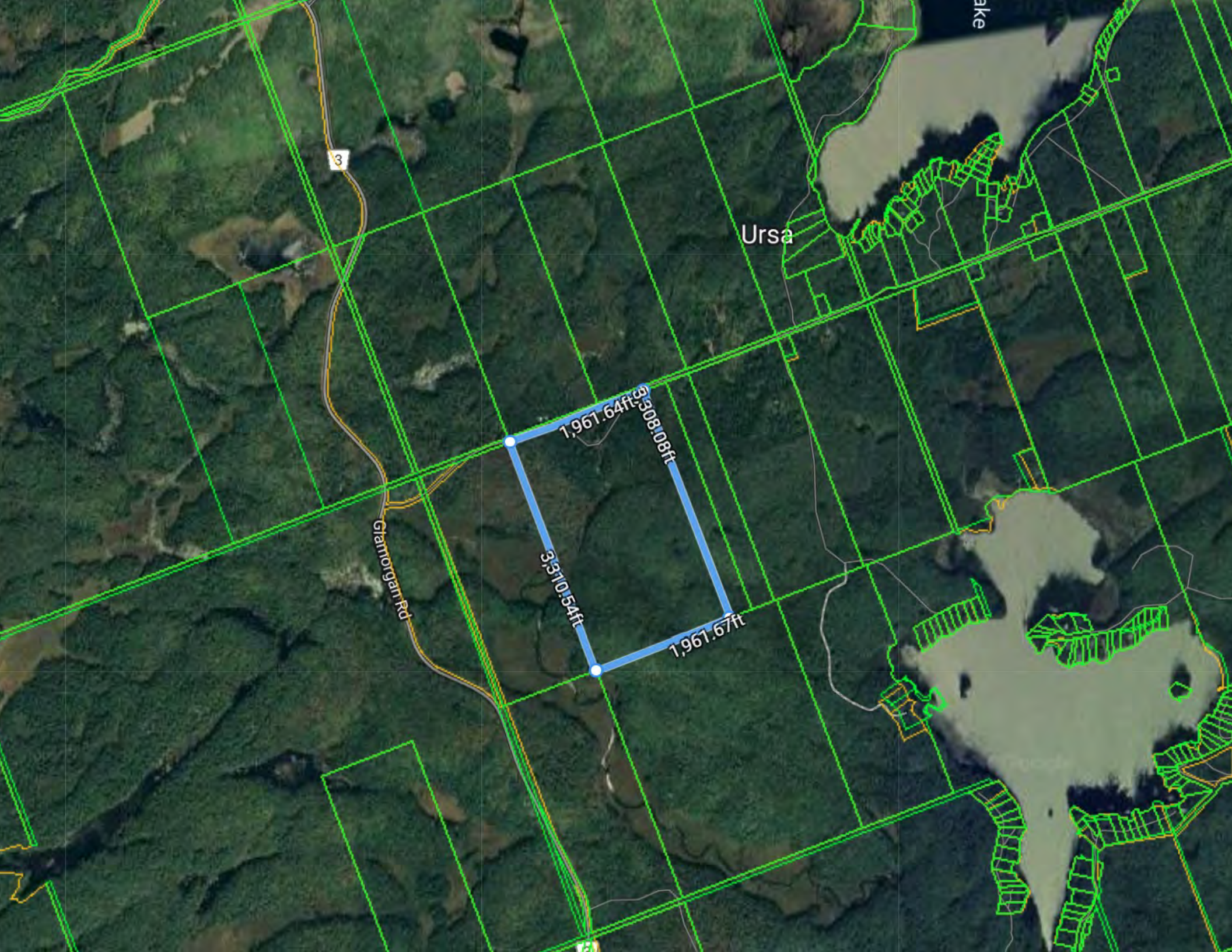
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