

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$775,000

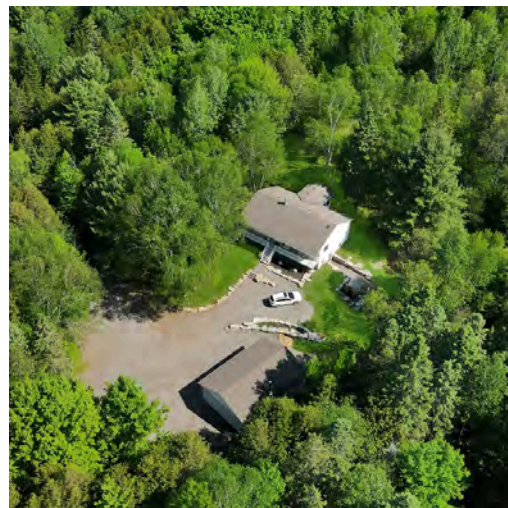
Welcome to

1242 Rice Road
Minden



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Discover your private retreat just minutes from Minden! Nestled on over 7 acres of unspoiled land, this family home offers a serene escape with the convenience of town nearby. Wander through your property's own trails, perfect for outdoor activities and even hunting steps from your door.

The main level features 1,400 square feet of thoughtfully designed living space, combining comfort with functionality. The open-concept kitchen, dining, and living areas flow seamlessly for easy entertaining. Step into the three-season sunporch, where peaceful views make it an ideal spot to enjoy your morning coffee or relax with a book. The primary bedroom, complete with an ensuite, provides a restful sanctuary, while a second bedroom and bathroom ensure space for family or guests.

Downstairs, the finished walkout basement invites cozy evenings by the wood stove in the spacious rec room. An additional bedroom, bathroom, and office area add flexibility for your needs. Outside, a large 26x36 garage offers plenty of room for storage, while the 4-person sauna, tucked beside the basement walkout, promises a perfect end to a day spent exploring. Blending natural beauty with practical amenities, this home is ideal for those seeking rural living with modern comforts. Make it yours today!

****Seller is Motivated****

1242 RICE Road, Minden Hills, Ontario K0M 2K0

Listing

Client Full
Active / Residential

1242 RICE Rd Minden Hills

Listing ID: 40651515
Price: **\$775,000**



Haliburton/Minden Hills/Snowdon

Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	
Main	2	2	1

Beds (AG+BG): **3 (2 + 1)**
Baths (F+H): **3 (3 + 0)**
SF Fin Total: **2,760**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,380/LBO provide**
BG Fin SF: **1,380**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,458.41/2024**

Remarks/Directions

Public Rmks: **Discover your private retreat just minutes from Minden! Nestled on over 7 acres of unspoiled land, this family home offers a serene escape with the convenience of town nearby. Wander through your property's own trails, perfect for outdoor activities and even hunting steps from your door. The main level features 1,400 square feet of thoughtfully designed living space, combining comfort with functionality. The open-concept kitchen, dining, and living areas flow seamlessly for easy entertaining. Step into the three-season sunporch, where peaceful views make it an ideal spot to enjoy your morning coffee or relax with a book. The primary bedroom, complete with an ensuite, provides a restful sanctuary, while a second bedroom and bathroom ensure space for family or guests. Downstairs, the finished walkout basement invites cozy evenings by the wood stove in the spacious rec room. An additional bedroom, bathroom, and office area add flexibility for your needs. Outside, a large 26x36 garage offers plenty of room for storage, while the 4-person sauna, tucked beside the basement walkout, promises a perfect end to a day spent exploring. Blending natural beauty with practical amenities, this home is ideal for those seeking rural living with modern comforts. Make it yours today! **Seller is Motivated****

Directions: **County Road 121 to Rice Road, past Hospitality road to 1242 - Shared driveway at the road - immediate right.**

Exterior

Exterior Feat:	Deck(s), Porch, Porch-Enclosed, Privacy, Year Round Living			Roof:	Fiberglass Shingle, Shingles
Construct. Material:	Vinyl Siding			Prop Attached:	Detached
Shingles Replaced:	2018	Foundation:	Poured Concrete	Apx Age:	31-50 Years
Year/Desc/Source:	//			Rd Acc Fee:	
Property Access:	Public Road, Year Round Road			Winterized:	Fully Winterized
Other Structures:	Shed			Garage Spaces:	3.0
Garage & Parking:	Detached Garage//Private Drive Single Wide//Gravel Driveway, Heated				
Parking Spaces:	9	Driveway Spaces:	6.0		
Services:	Cell Service, Electricity, High Speed Internet, Telephone				
Water Source:	Drilled Well	Water Tmnt:	UV System, Water Softener	Sewer:	Septic
Lot Size Area/Units:	7.200/Acres	Acres Range:	5-9.99	Acres Rent:	
Lot Front (Ft):	331.00	Lot Depth (Ft):		Lot Shape:	Irregular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Trails			Fronting On:	East
Topography:	Level, Partially Cleared, Rolling, Wooded/Treed			Exposure:	West
Restrictions:					
School District:	Trillium Lakelands District School Board				
High School:	HHSS				
Elementary School:	ASES, SBES (French Immersion)				

Interior

Interior Feat:	Other				
Basement:	Full Basement	Basement Fin:	Fully Finished		
Basement Feat:	Separate Entrance, Walk-Out				
Cooling:	Central Air				
Heating:	Electric, Heat Pump, Woodstove				
Fireplace:	2/Propane, Wood Stove			FP Stove Op:	Yes
Under Contract:	Hot Water Heater, Propane Tank			Contract Cost/Mo:	
Inclusions:	Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Other				
Add Inclusions:	Sauna				
Exclusions:	Personal Items				

Property Information

Common Elem Fee: **No**
Legal Desc: **Pt. Lot 34, Conc A, Snowdon, Pt. 1 19R3571, Minden Hills.**

Local Improvements Fee:

Zoning: **RR**
Assess Val/Year: **\$304,000/2024**
PIN: **392110251**
ROLL: **461604200041950**
Possession/Date: **Flexible/**

Survey: **Available/ 1986**
Hold Over Days:
PIN 2:
Occupant Type: **Owner**
Deposit: **min 5%**

Brokerage Information

List Date: **09/23/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 09/23/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40651515

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Porch	Main	12' 0" X 14' 0"	3.66 X 4.27	
Kitchen/Dining Room	Main	28' 0" X 13' 9"	8.53 X 4.19	
Foyer	Main	15' 6" X 5' 0"	4.72 X 1.52	
Laundry	Main	9' 10" X 5' 5"	3.00 X 1.65	
Living Room	Main	15' 5" X 18' 3"	4.70 X 5.56	
Bathroom	Main	9' 4" X 5' 11"	2.84 X 1.80	4-Piece
Bedroom Primary	Main	15' 2" X 11' 0"	4.62 X 3.35	
Bedroom	Main	13' 0" X 10' 4"	3.96 X 3.15	
Primary Ensuite Bathroom	Main	9' 2" X 4' 2"	2.79 X 1.27	3-Piece
Recreation Room	Lower	22' 0" X 21' 0"	6.71 X 6.40	
Exercise Room	Lower	23' 0" X 21' 0"	7.01 X 6.40	
Bedroom	Lower	11' 7" X 11' 0"	3.53 X 3.35	
Other	Lower	12' 7" X 7' 0"	3.84 X 2.13	
<u>Desc:</u> Furnace Room				
Foyer	Lower	10' 0" X 5' 10"	3.05 X 1.78	
Office	Lower	11' 8" X 7' 0"	3.56 X 2.13	
Other	Lower	14' 0" X 6' 5"	4.27 X 1.96	
<u>Desc:</u> Freezer room				
Utility Room	Lower	5' 4" X 8' 0"	1.63 X 2.44	
Bathroom	Lower	5' 6" X 5' 0"	1.68 X 1.52	3-Piece

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Chattels

Included

- Built in Microwave
- Dishwasher
- Dryer
- Garage door opener
- Refrigerator
- Stove
- Washer
- Sauna

Excluded

- Personal Items



Seller



Buyer

Additional Information

- Hydro cost per year - Approx \$2200 per year
- Propane Supplier - Budget
- Propane cost per year - \$950 (incl. rental)
- Wood Supplier - Rick Hynes
- Rental Equipment - Propane Tanks, Water Heater
- Internet Provider - Starlink
 - Highspeed available
- Cell Service - Yes
- Septic Installer - Brent Coltman Trucking
 - Installed in 2009
 - Last pumped by Sheperds
- Water Treatment System - Yes
- Winterize - Yes
- Insurance Company - The Personal
- Road - Municipal Year Round
 - School bus route



Haliburton, Kawartha, Pine Ridge District

Health Unit

Site Inspection Report for a Sewage System Permit

File Number: SN-06-09

Owner: [Redacted] Date: July 22 2009

County/City/Twp.: Simcoe Lot #: Conc. #:

Plan #: Sub Lot #: Civic (Emergency, Fire, 911) #: 1242 Rice Rd

Roll #:

1. **Assessment of Property:** (circle one)
- a) Surface drainage: ☒ good ☐ fair ☐ poor
- b) Slope of ground: ☒ level ☐ gradual ☐ steep
- c) Clearances (horiz): ☒ satisfactory ☐ unsatisfactory
- d) Percolation rate: 5-10 min/cm ☐ measured ☒ estimated

2. **Decision:** On the basis of your application the property is:
- a) Acceptable if system is installed as outlined in item 3 below ☒
- b) Not acceptable; Reason recorded under item 3 ☐

An applicant may appeal a decision by writing to:

The Building Code Commission
777 Bay St., 2nd Floor, Toronto, Ontario M5G 2E5

3. **Approved Design of the sewage system includes:**

- a) Working capacity of Septic Tank: 3600 litres Holding tank: litres
- b) Length of absorption trench required 64 metres
- c) Filter bed area: 18 m² Filter sand Contact area: m²
- d) Loading Rate Area: m² 15 metre constructed mantle required: Yes ☒ (No) ☐ (circle)
- e) Size of system is based on 3 bedrooms and/or 120 fixture units
- Area of building: 1200 m² Commercial details:
- Total Daily Design Sewage Flow: Litres

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: 1) Ensure compliance with Part 8 of the Ontario Building Code

2) The sewage system is to be installed by and as per the design of BRENT COLTMAN, dated July 15/09

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done. Permits to install a sewage system require review after 2 years from date of issue.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected and Recommended by: [Signature] (Appointed Inspector - Part 8) Date: July 24/09

Reviewed: [Signature] (Part 8 Coordinator) Date: 09-07-23

OFFICES:

200 Rose Glen Rd., Port Hope, Ontario L1A 3V6 (905) 885-9100
35 Alice St., Brighton, Ontario K0K 1H0 (813) 475-0933
22 Duxsee Ave. S., Campbellford, Ontario K0L 1L0 (705) 653-1550

191 Highland St., Box 570, Unit 301, Haliburton, ON K0M 1S0 (705) 457-1391
108 Angeline St. S., Lindsay, Ontario K9V 3L5 (705) 324-3569

EH-LC-140-02



MR. TRANH, HUI

Your account number is:

2002 5020 9043

This statement is issued on:

March 5, 2024

Your Electricity Statement

For the period of: January 30, 2024 - February 28, 2024

What do I owe?

\$214.42See reverse for a
summary of your charges

How much did I use?

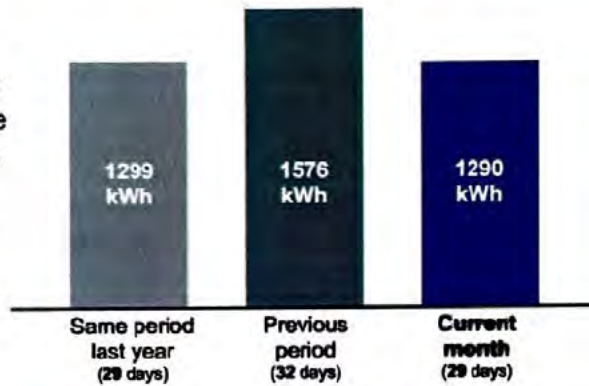
You powered your home with

**1,290 kWh**
of electricity this period

When is it due?

**Mar 25,
2024**

What does my electricity usage look like?

Your average daily
usage has **decreased
by 1%** compared to the
same period last year.Find out more
by logging into
myAccount at
www.HydroOne.com

What do I need to know?

Total Ontario support: \$154.91. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

For billing, quick answers
and much more, visit
www.HydroOne.comFor emergencies or reporting
outages
1-800-434-1235 (24 hrs)For service inquiries
and payment
1-888-864-9376
Mon to Fri 7:30 a.m. - 8 p.m.Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: **2002 5020 9043**

Total amount you owe

\$214.42

Amount enclosed

\$ HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3

2002502090430000214420



What am I paying for?

Balance carried forward from previous statement		\$0.00
Amount from your previous period	\$259.91	
Amount we received on Feb 6/24	-\$259.91	
Your electricity charges		\$214.42
Total amount you owe		\$214.42



Powering 1242 RICE RD

Point of Delivery: 10693187

Residential - Low Density

Electricity	\$141.41
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
Delivery	\$78.79
This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.	
Regulatory Charges	\$8.64
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.	
HST (87086-5821-RT0001)	\$29.75
Ontario Electricity Rebate	-\$44.17
Total of your electricity charges	\$214.42

If payment is not received by Mar 25, 2024, a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.

What is my Time-of-Use breakdown?

Jan 30/24 to Feb 28/24	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	257.5272	18.2	\$46.87
TOU Mid-Peak	136.407	12.2	\$16.64
TOU Off-Peak	895.4382	8.7	\$77.90

Time-of-Use periods



Meter Number

Current Reading

Previous Reading

Difference

Usage in kWh

J2085408

Feb 28/24 59335.8242

Jan 30/24 58046.4518

1289.3724

(x1) = 1289.3724

Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs

Taxes

Other delivery costs

Hydro One's delivery costs

Energy Saving Tip

Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.





1011 Beiers Road
Gravenhurst, ON P1P 1R1
budgetpropaneontario.com
(705) 687-5608

Account Nr: 01-20155

Invoice Date: 9/25/23

Invoice Number: 291666

Tank Number: 1631716W

1242 RICE ROAD
MINDEN

ON

I N V O I C E

Terms: NET 15 Days

Tax #: R123217366

Item	Quantity	Unit Price	Amount
Propane Delivery	167.4	.819/ LT	137.10
Hazmat Fee			9.00
Federal Fuel Charge			16.84
H.S.T. (Harmonized Sales Tax)		13.00 %	21.18
Invoice Total:			184.12

Customer Name [REDACTED]
Address # 1242 RICE RD
Telephone [REDACTED]
Inspector WETT Certification #7196

JOHN D. ROBINSON

**CULTURED STONWORK
WOOD STOVE INSTALLATIONS**

75 Walling Road, Unit 303, Haliburton, ON K0M 1S0

Cell: 705-457-8516

Email: cranberrycottage33@gmail.com



SPACE HEATER AND FLUE PIPE INSPECTION

Appliance Manufacturer PACIFIC ENERGY

Appliance Type WOOD PEDESTAL Model

Certified ☒ Yes ☐ No

Date of Inspection Nov. 26/21

Appliance Clearances

	Required	Actual	Compliance
Left	14"	14" +	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Right	14"	14" +	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front	18"	25"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Back	5"	30 1/2"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Top	30"	52 1/2"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mantel	N/A	NONE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Appliance Clearance Reduction

Wall Shield Type	Reduction %	Compliance
Shield Extension	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sides & Back	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ceiling Shield	50%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Floor Shield Type	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Floor Shield Extension	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments:

Floor Clearance to Fire Box to CERAMIC TILE - 10" Compliance ☒ Yes ☐ No

Floor Pad Dimension 60" x 48" ☒ Yes ☐ No

Material CERAMIC TILE - GROUTED ☒ Yes ☐ No

Floor Pad Extension Required Actual Compliance

Sides and Rear

8"	11"
----	-----

☐ Yes ☐ No

Front Loading

18"	25"
-----	-----

☐ Yes ☐ No

Flue Pipe Type DOUBLE WALL

Diameter 6" Length 62" Gauge 24"

Fasteners 3 SCREWS

Condition VERY GOOD Compliance ☒ Yes ☐ No

Properly Supported ☒ Yes ☐ No

Pipe Length 62" Compliance ☒ Yes ☐ No

Number of 90° elbows NONE ☒ Yes ☐ No

Flue Pipe Clearance

Required 6" Actual 6" +

Shielding Material NOT REQUIRED

Size — x — Clearance reduced to: N/A

Compliance ☒ Yes ☐ No

Chimney Breech

Type HIGH TEMP. INSULATES

Condition VERY GOOD

Compliance ☒ Yes ☐ No

Comments:

TOWNSHIP OF MINDEN HILLS

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

TAX BILL**FINAL 2022**

Billing Date

Jun 24, 2022Roll No. **4616 042 00041950.0000**

Mortgage Co: TD CANADA TRUST

Mortgage No. 1757464

1242 RICE RD
CON A PT LOT 34 RP 19R3571 PART 1 REG 7.13AC
331.62FR D

Assessment**Municipal****Education**

Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RTP	304,000	RES FULL - MUNICIPAL RES FULL - COUNTY	0.00400664 0.00229423	1,218.02 697.45	0.00153000	465.12
Sub Totals		Municipal Levy		1,915.47	Education Levy	465.12
Special Charges/Credits		Summary				
		Tax Levy Sub-Total (Municipal+Education)				2,380.59
		Special Charges/Credits				0.00
		2022 Tax Cap Adjustment				0.00
		Final 2022 Taxes				2,380.59
		Less Interim Billing				(1,154.28)
		Past Due/Credit (As of 06/24/2022)				0.00
Total		Total Amount Due				\$ 1,226.31

Please return this portion with your payment

FINAL 2022**TOWNSHIP OF****TOWNSHIP OF MINDEN HILLS**

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

**Second Installment**

Roll # 4616 042 00041950.0000	
Due Date: Sep 23, 2022	Total Amount Due \$ 613.00
YOU ARE PARTICIPATING IN THE MORTGAGE PAYMENT PLAN, NO PAYMENT IS REQUIRED.	
Amount Paid	

Please return this portion with your payment

FINAL 2022**TOWNSHIP OF****TOWNSHIP OF MINDEN HILLS**

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

**First Installment**

Roll # 4616 042 00041950.0000		Current Amount Due 613.31
Due Date: Jul 22, 2022	Past Due/Credit 0.00	
YOU ARE PARTICIPATING IN THE MORTGAGE PAYMENT PLAN, NO PAYMENT IS REQUIRED.		Total Amount Due \$ 613.31
		Amount Paid

Cheryl House / Dep
AND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALLIBURTON (NE 19)

THE UNIVERSITY OF
CHICAGO
LIBRARY

SCHEDULE			
PART	LOG	COM	PART OF SET
1		3019	2464
2	34	1	2461
3		1420 C	2797

PLAN OF SURVEY OF
PART OF LOT 34, CONCESSION A
TOWNSHIP OF SNOWDON
COUNTY OF HALIBURTON
SCALE 1 INCH = 50 FEET
ROBERT WOODOCK O.L.S.

STANDING NOTICE
 RESEARCHERS ARE REQUESTED TO VISIT THE ARCHIVES
 NOT ON FRIDAY 2.0.14 IN THE MORNING OR AFTERNOON

[illegible]

SUPPLIES CERTIFICATE

COUNTY: TARRANT
 THIS REPORT AND PLANS ARE CORRECT AND IN ACCORDANCE
 WITH ALL CITY ORDINANCES AND ALL CITY ORDINANCES
 THE CITY ENGINEER HAS REVIEWED ALL THE
 THE SPECIFICATIONS AND THE PLANS UNDER
 THE PLANS AND COMPLETED JUNE 6, 1988

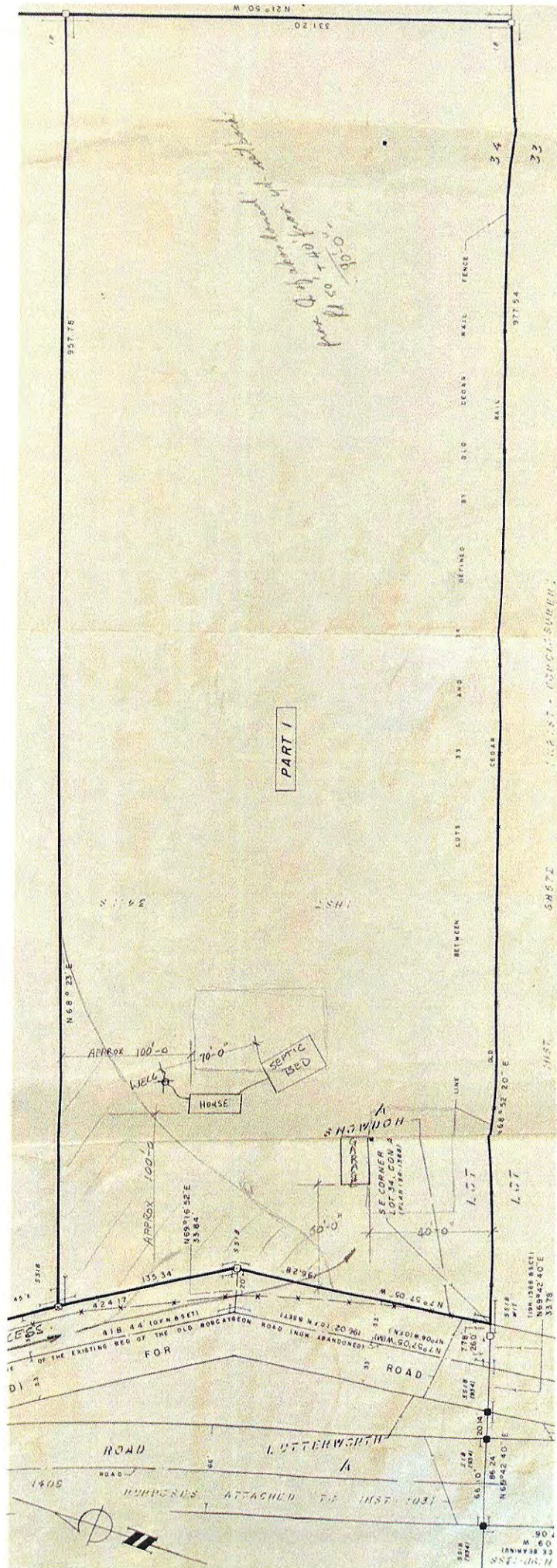
4-1007 ON - 107410
LINE 2 - 1074

BISHOP & WILSON LTD.

HEAD OFFICE
1000 - 10th Avenue S.W.
Calgary, Alberta T2P 1C6
Canada
Tel: (403) 278-9911
Fax: (403) 278-9912

BRANCH OFFICES

ONTARIO LAND SURVEYORS
Box 310 Windsor
Ontario N9A 6K6
Canada
Tel: (519) 253-2866
Fax: (519) 253-2866



1242 Rice Road, Minden



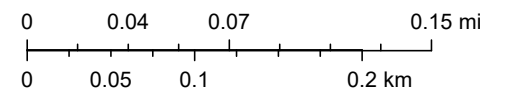
April 2, 2024

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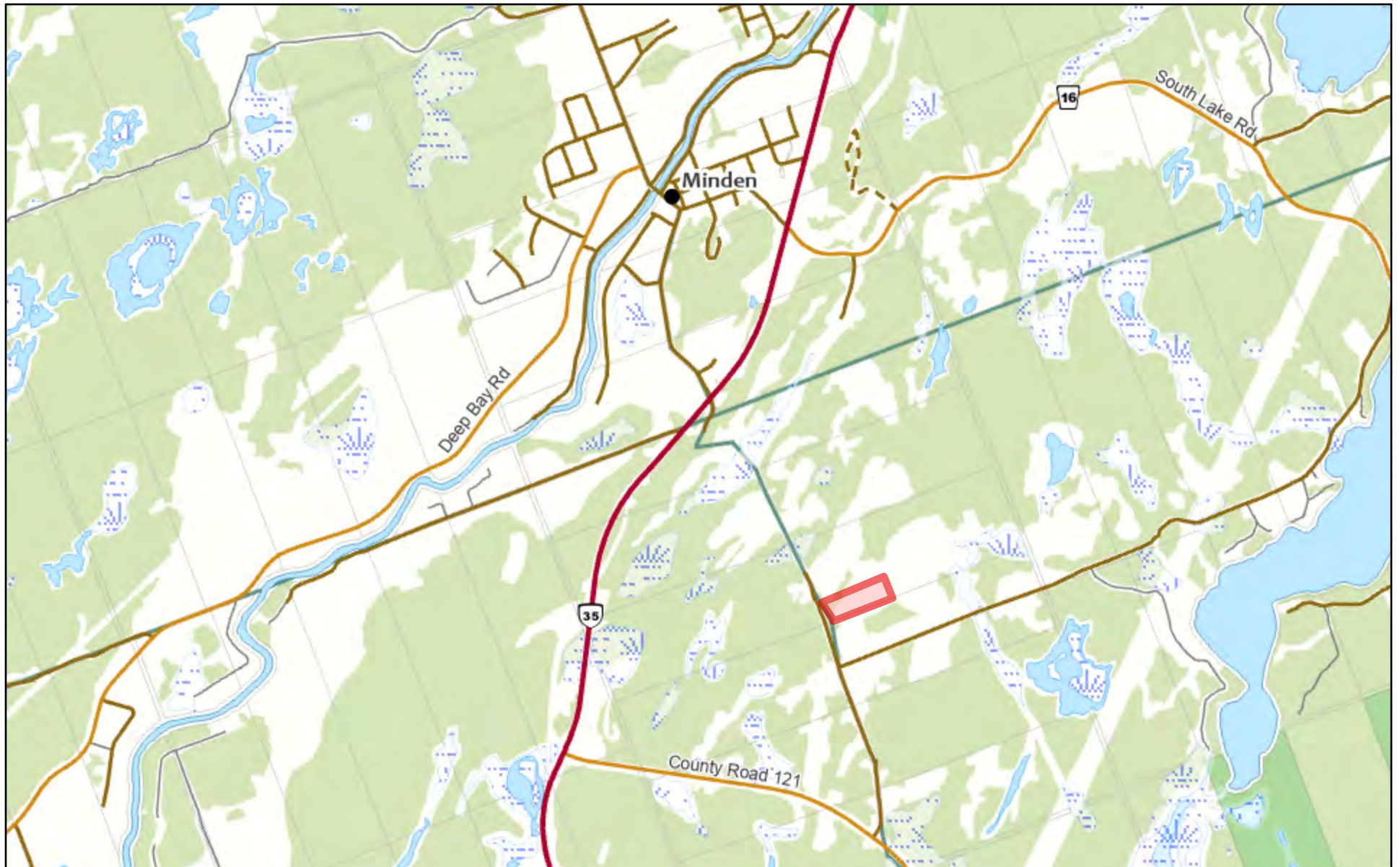
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1242 Rice Road, Minden



April 2, 2024

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