

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



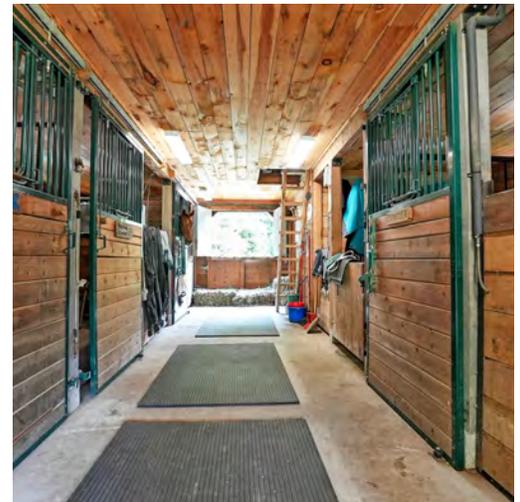
**\$897,000**

*Welcome to* 1265 Ravine Road  
Minden Hills



*Troy Austen*

Sales Representative



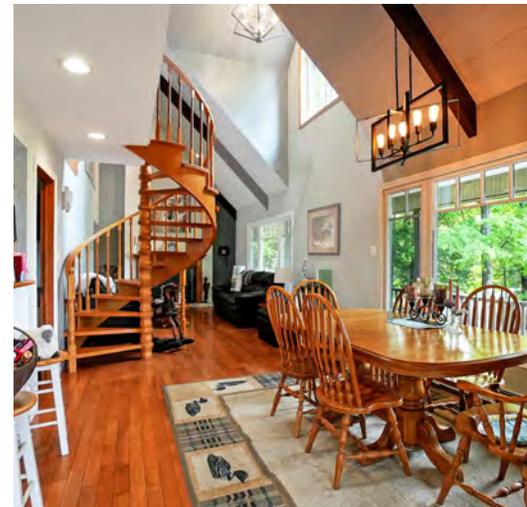
**CONTACT DETAILS:**

 705-457-9994

 [info@troyausten.ca](mailto:info@troyausten.ca)

 705-455-7653

 [troyausten.ca](http://troyausten.ca)





Experience the charm of this delightful hobby farm, conveniently situated just 3 minutes from the village of Minden and an easy 2.5-hour drive from the GTA. Spanning 26 acres with 850 feet of frontage, this idyllic property ensures ample space and privacy for your farming pursuits.

The well-equipped 5-stable barn, measuring 30x30, comes complete with a heated tack room, insulated walls, and a heated waterline, ensuring year-round comfort for your livestock. Secure grazing and exercise areas are provided by multiple fenced paddocks. Additionally, a double car garage serves as a heated workshop, offering versatility for various projects. A woodshed is conveniently located, along with carports for vehicles, tractors, or trailers.

The cozy 2100-square-foot house, featuring 3 bedrooms, 2 bathrooms, and a fully finished walkout basement, provides a perfect retreat after a day of farming. Relax on the covered porch or in the screened-in room, enjoying the peaceful surroundings. This hobby farm seamlessly blends rural living with accessibility, offering a chance to embrace a fulfilling farming lifestyle while staying close to amenities and the vibrant village of Minden.



# Interior Home Features

Three Bedrooms

Two bathrooms

Open concept design full of natural light

Fully finished walk-out basement

Screened-in sunroom allows you to enjoy the peaceful surroundings

# Exterior Features

Beautiful 26 acre lot

Large mature trees and ample yard space with pastures

Well-equipped 5 stable barn measuring 30x30

Barn complete with; heated tack room, insulated walls, and heated waterline

Detached double car garage

Conveniently located woodshed with carport for vehicles and tractors

Just a 5 minute drive to the village of Minden



# 1265 RAVINE Road, Minden Hills, Ontario K0M 2K0

Listing

Client Full  
Active / Residential

[1265 RAVINE Rd Minden Hills](#)

Listing ID: 40542245  
Price: \$897,000



## Haliburton/Minden Hills/Lutterworth

### 2 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **2,110**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,260/LBO provided**  
 BG Fin SF: **850/LBO provided**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,126.85/2023**

### Remarks/Directions

Public Rmks: **Experience the charm of this delightful hobby farm, conveniently situated just 3 minutes from the village of Minden and an easy 2.5-hour drive from the GTA. Spanning 26 acres with 850 feet of frontage, this idyllic property ensures ample space and privacy for your farming pursuits. The well-equipped 5-stable barn, measuring 30x30, comes complete with a heated tack room, insulated walls, and a heated waterline, ensuring year-round comfort for your livestock. Secure grazing and exercise areas are provided by multiple fenced paddocks. Additionally, a double car garage serves as a heated workshop, offering versatility for various projects. A woodshed is conveniently located, along with carpools for vehicles, tractors, or trailers. The cozy 2100-square-foot house, featuring 3 bedrooms, 2 bathrooms, and a fully finished walkout basement, provides a perfect retreat after a day of farming. Relax on the covered porch or in the screened-in room, enjoying the peaceful surroundings. This hobby farm seamlessly blends rural living with accessibility, offering a chance to embrace a fulfilling farming lifestyle while staying close to amenities and the vibrant village of Minden.**

Directions: **Take hwy 35 south from Minden, turn on to hwy 121 towards Kinmount, then turn left on to Ravine road, follow to signs**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Barn				
Garage				
Other				

### Exterior

Exterior Feat: **Deck(s), Hot Tub, Porch, Porch-Enclosed, Private Pond**  
 Construct. Material: **Wood**  
 Shingles Replaced: **2021** Foundation: **Block**  
 Year/Desc/Source: **1976/Estimate/Estimated**  
 Other Structures: **Barn, Storage**  
 Garage & Parking: **Detached Garage//Outside/Surface/Open**  
 Parking Spaces: **10** Driveway Spaces: **8.0**  
 Services: **Electricity, High Speed Internet Avail**  
 Water Source: **Drilled Well** Water Tmnt: **Water Softener**  
 Lot Size Area/Units: **/** Acres Range: **25-49.99**  
 Lot Front (Ft): **858.00** Lot Depth (Ft): **0.00**  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Business Centre, Downtown, Greenbelt/Conservation, Hobby Farm, Open Spaces, Public Parking, Quiet Area, Schools, Shopping Nearby**  
 View: **Forest, Pasture, Trees/Woods**  
 Topography: **Flat site, Open space, Wooded/Treed**  
 School District: **Trillium Lakelands District School Board**

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **31-50 Years**  
 Winterized: **Fully Winterized**  
 Garage Spaces: **2.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **North**

### Interior

Interior Feat: **Other**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **Lower Level**  
 Cooling: **None**  
 Heating: **Hot Water-Propane, Radiant, Woodstove**  
 Fireplace: **2/Wood Stove**  
 Under Contract: **Propane Tank**  
 Inclusions: **Dishwasher, Hot Tub, Microwave, Refrigerator, Stove, Negotiable**  
 Add Inclusions: **The following are negotiable - All furnishings, tools and tractors**

FP Stove Op: **Yes**  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT 31 CON A LUTTERWORTH PT 1 19R1069; MINDEN HILLS**  
 Zoning: **RU**  
 Assess Val/Year: **\$263,000/2024**  
 PIN: **392110144**  
 ROLL: **461605300021700**  
 Possession/Date: **Other/**

Local Improvements Fee:  
 Survey: **Available/ 1976**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **min 5%**

**Brokerage Information**

List Date: **02/22/2024**  
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Troy Austen, Salesperson  
 Date Prepared: 02/22/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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**Rooms**

**Listing ID: 40542245**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Sunroom	Main	20' 0" X 11' 0"	6.10 X 3.35	
Kitchen	Main	11' 5" X 11' 10"	3.48 X 3.61	
Dining Room	Main	14' 8" X 11' 7"	4.47 X 3.53	
Living Room	Main	18' 6" X 11' 7"	5.64 X 3.53	
Bedroom	Main	11' 5" X 10' 4"	3.48 X 3.15	
Foyer	Main	11' 5" X 5' 0"	3.48 X 1.52	
Bathroom	Main	7' 7" X 3' 10"	2.31 X 1.17	2-Piece
Bedroom	Second	12' 10" X 11' 7"	3.91 X 3.53	
Bedroom	Second	10' 0" X 11' 6"	3.05 X 3.51	
Bathroom	Second	8' 0" X 7' 9"	2.44 X 2.36	3-Piece
Foyer	Lower	9' 8" X 4' 9"	2.95 X 1.45	
Recreation Room	Lower	25' 3" X 11' 7"	7.70 X 3.53	
Other	Lower	5' 0" X 3' 7"	1.52 X 1.09	
<u>Desc:</u> <b>Wet Bar</b>				
Office	Lower	11' 5" X 11' 0"	3.48 X 3.35	
Utility Room	Lower	8' 5" X 6' 10"	2.57 X 2.08	
Laundry	Lower	9' 0" X 7' 9"	2.74 X 2.36	

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# Chattels

## Included

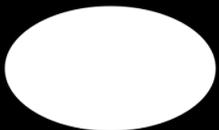
- Refrigerator
- Stove
- Microwave
- Dishwasher
- Hot Tub

## Negotiable

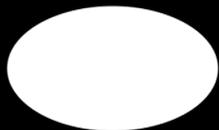
- All furnishings
- Tools
- Tractors

## Excluded

- Personal Items



Seller



Buyer

# Additional Information

- Hydro Cost per year - \$2234.14(2022)/ YEAR APPROX
- Propane supplier – Budget Propane
- Propane Cost - \$3573.84 (04/22-04/23) approx for the year
- Rental Equipment – Propane Tank (\$67.80/yr)
- Wood Cords per Season – 2-2.5 full bush cord
- Internet Provider – BELL
- Satellite Provider – BELL
- Cell Service – YES
- Septic Installer – Brian Beach (1997)
- Well Installation – Carl Baldwin (1976)
- Insurance Company – Certas
- Municipal Road Year-Round with School Bus Route

*Details herein provided by the Seller for information purposes only.  
Do not include in an Agreement of Purchase and Sale.*



SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

Lu-9-97  
FILE NUMBER

REPORT

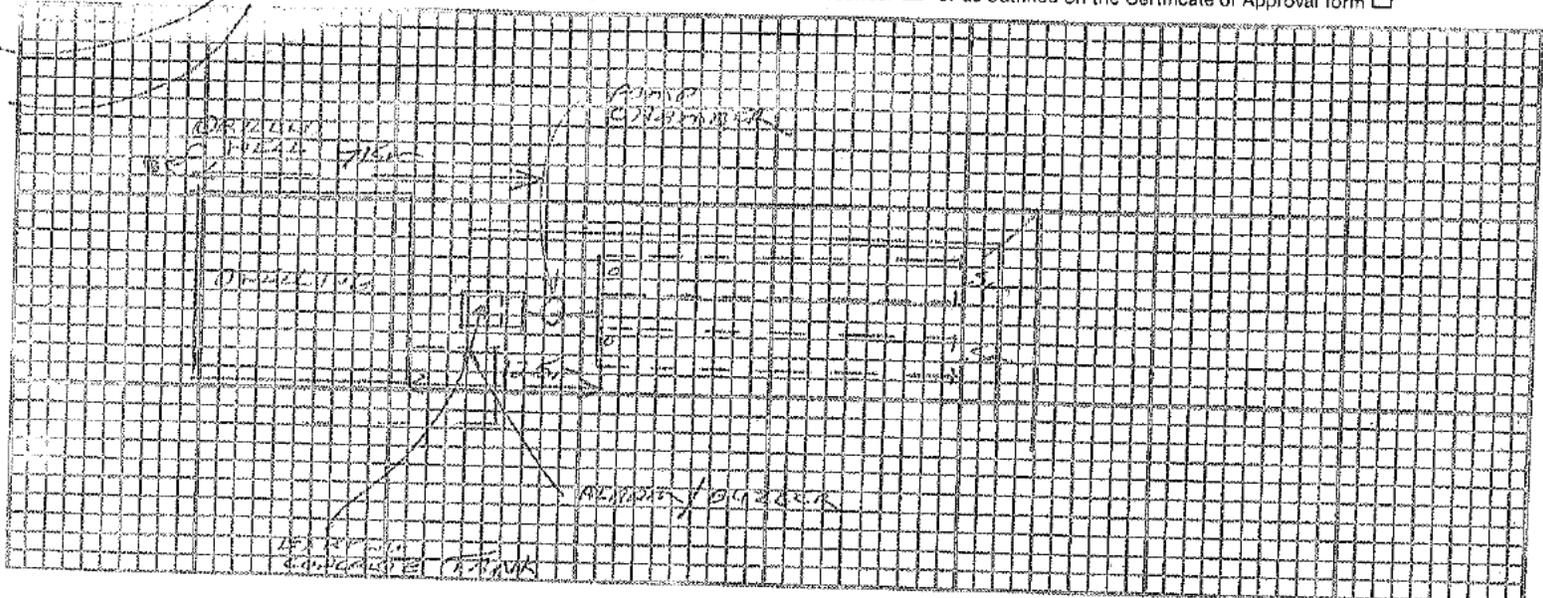
INSTALLED BY: BRIAN BEACH

DATE: 6/97

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

- Septic Tank/Holding Tank of working capacity of 1581.57 litres constructed of steel/concrete/fibreglass; Manufacturer \_\_\_\_\_
- Distribution Pipe: Type 4" PVC; Absorption Trench System
- Filter Bed System ; Filter Bed Area \_\_\_\_\_ sq. m.; Contact Area \_\_\_\_\_ sq. m.
- Total 60 Lineal Metres in 4 runs of 15 metres and fed by gravity ; Siphon ; or Pump
- Size of System based on 3 bedrooms and/or 10 fixture units. Commercial details \_\_\_\_\_
- Other SWISSA1 HYDROMATIC PUMP

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



SCALE: 1 square equals approx. \_\_\_\_\_ metre.

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 1) Inspection of pump unit may be required by Ontario Hydro

USE PERMIT

Under section 78 of the Environmental Protection Act, 1990 and regulations and subject to the limitations thereof, a permit is hereby issued to \_\_\_\_\_

for the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # Lu-9-97

such system being located on Lot 31 Conc. A Plan \_\_\_\_\_ Sub. lot \_\_\_\_\_

Township/Municipality LUTHERBURGH County HALIBURTON

Inspected and Recommended by [Signature]

DATE 6/97 Issued [Signature]  
(Director)

NOTE: Section 76 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.



141997

SITE INSPECTION REPORT AND CERTIFICATE OF APPROVAL FOR A SEWAGE SYSTEM

DATE: JUN 22 / 97

OWNER [REDACTED]

Lot No. 31 Conc. A

Township/Municipality LUTTERWORTH

Plan # Sub. Lot #

1. Assessment of Property

- 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

Soil Condition:	
Depth (metres)	Soil Type
0	ORGANIC SOIL
0.5	BR. MIXED SAND
1.0	
1.5	

Show rock elevation [diagram]

Show water table W [diagram]

2. Decision: On the basis of your application the property is:

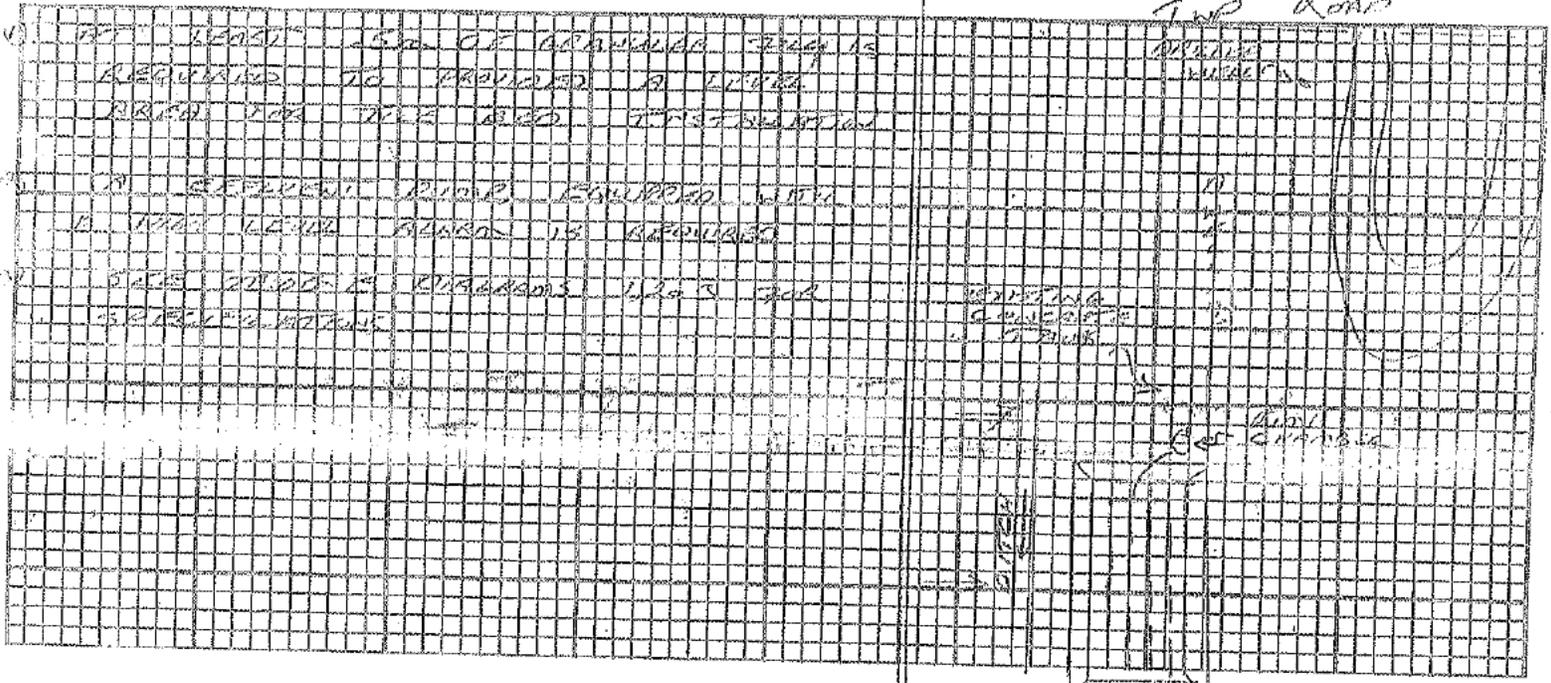
- a) Acceptable if system is installed as outlined in item 3 below
- b) Not acceptable; Reason recorded under item 3
- c) Owner may wish to consider a Proprietary Aerobic System

Under Section 139 of the Environmental Protection Act, 1990 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, Suite 502, 112 St. Clair Avenue West, Toronto, Ontario M4V 1N3, within 15 days of receipt of the decision.

3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 3100 litres Holding Tank: \_\_\_\_\_ litres
- b) Length of absorption trench required 60 metres. c) Filter bed area \_\_\_\_\_ sq.m.; contact area \_\_\_\_\_ sq.m.
- d) Size of system is based on 3 bedrooms and/or 20 fixture units. Commercial details \_\_\_\_\_
- e) Proposed layout of sewage system, as below  or, as per attached drawing(s)

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



Scale: 1 square equals approx. \_\_\_\_\_ metre

NOTES: 1) If a reserve area is indicated in the above-mentioned comments/drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required. 2) It is an offence under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use 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.

CERTIFICATE

This Certificate of Approval under Section 77 of the Environmental Protection Act 1990 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3, and provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof.

INSPECTED & RECOMMENDED BY [Signature]

DATE JUN 22 / 97 [Signature] Director

- OFFICES:
- 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6 PHONE (905) 885-9100
  - P.O. Box 449, Campbellford, Ontario K0L 1L0 PHONE (705) 853-1550
  - P.O. Box 127, Brighton, Ontario K0K 1H0 PHONE (613) 475-0833
  - P.O. Box 570, Haliburton, Ontario K0M 1S0 PHONE (705) 457-1391
  - 108 Angeline St. S., Lindsay, Ontario K9V 3L5 PHONE (705) 324-3569

BURTON

19R1069

32

LOT

858.7

LOT

31

INUNDATED LAND

PART 1  
26.145 Acs

N60°12'50"E 522.6 522.6

PART 2  
4.076 Acs

LOT

31

856.15'

N69°42'30"E 471.3'

ORIGINAL

ALLIANCE

LOT

30

1322.1'

1326.6'

N60°12'50"E

N60°12'50"E 355.15'

N60°12'50"E 1215.70'

840.35'

POST & WISE FENCE

N6°34'30"W 300.0'

N60°12'50"E 522.6'

522.6'

N60°12'50"E 1322.1'

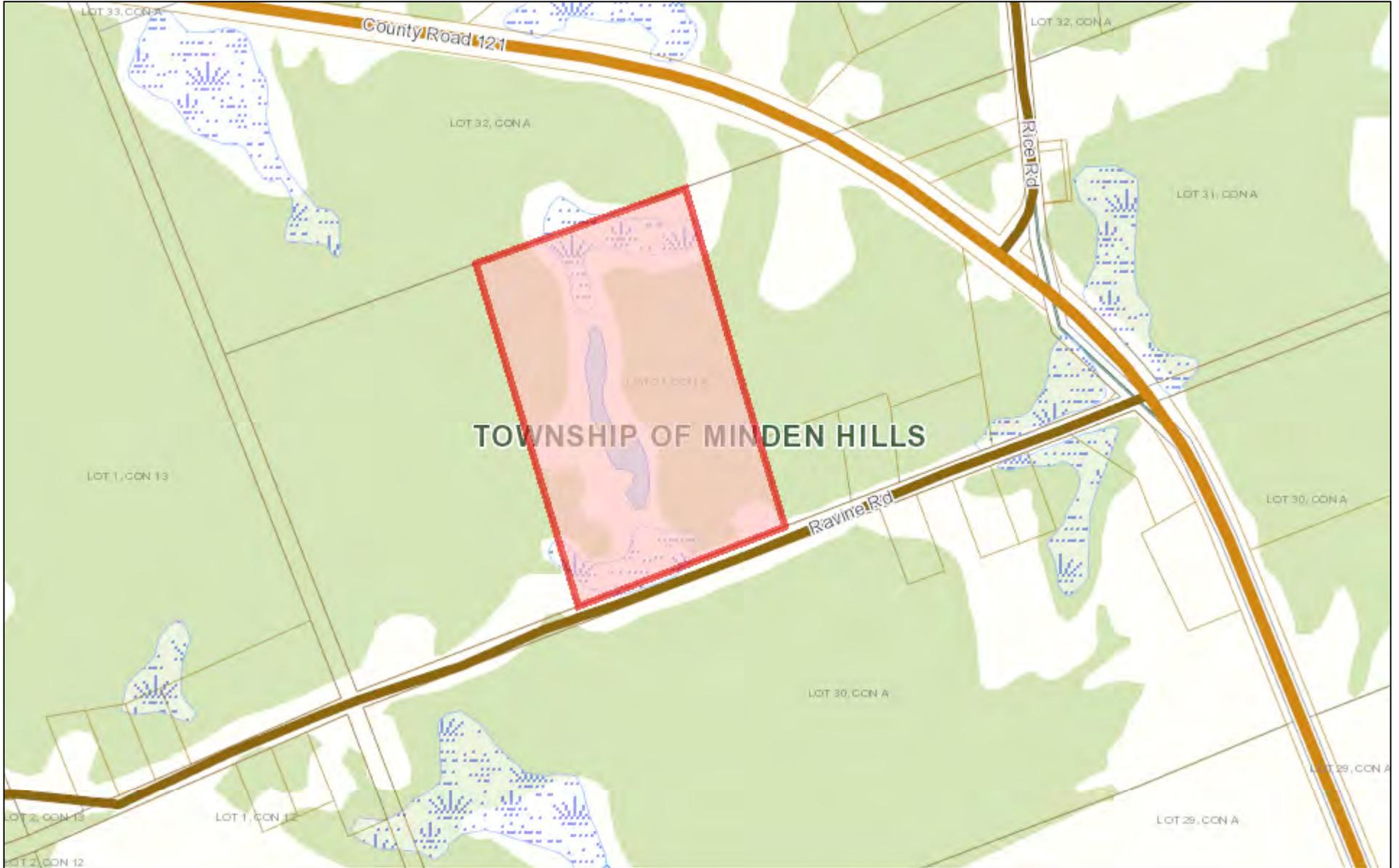
N60°12'50"E 1326.6'

N60°12'50"E 170

N60°12'50"E

522.6'

# 1265 Ravine Road, Minden



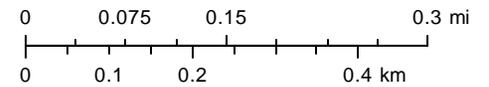
March 2, 2023

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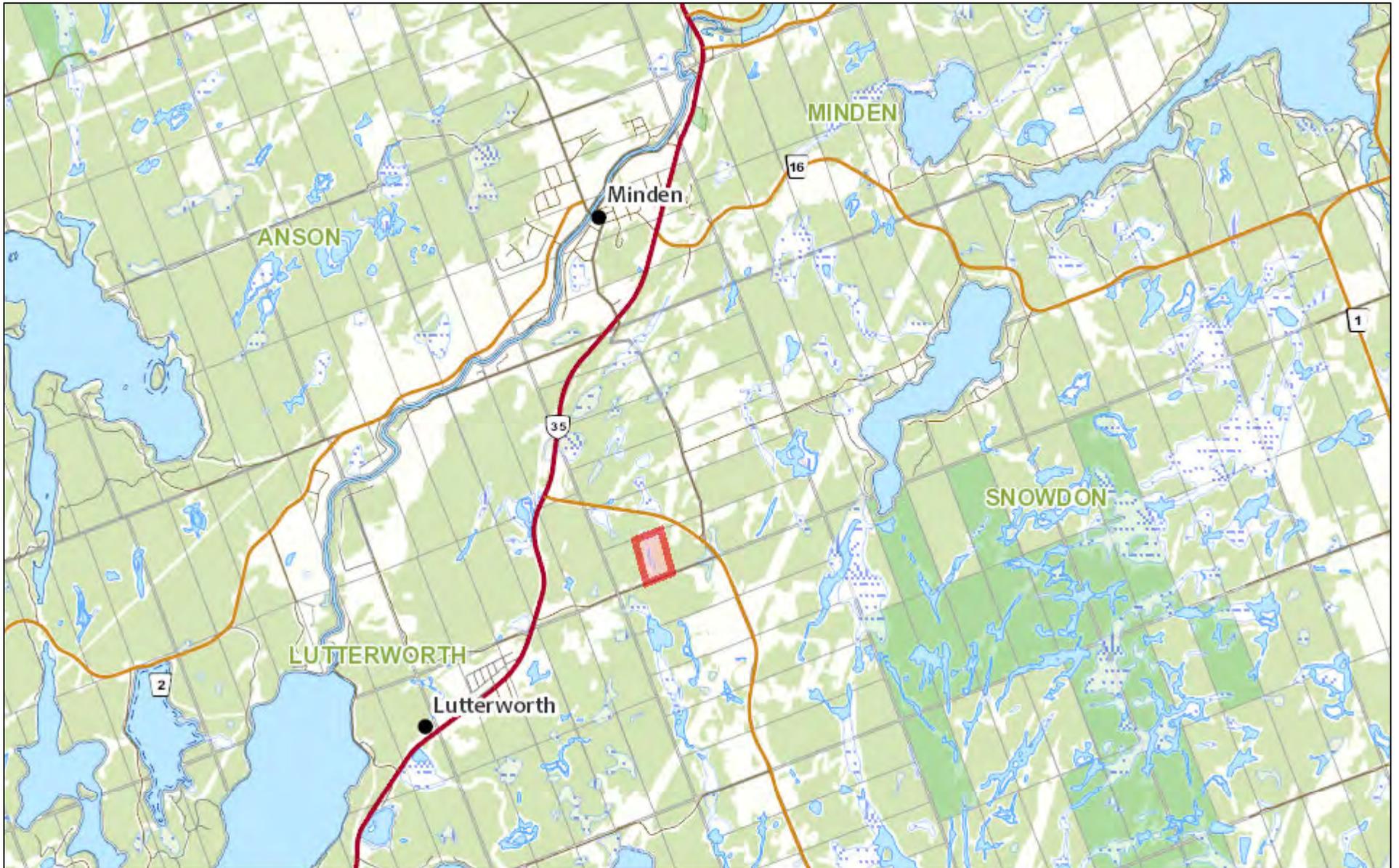
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March 2, 2023

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