

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



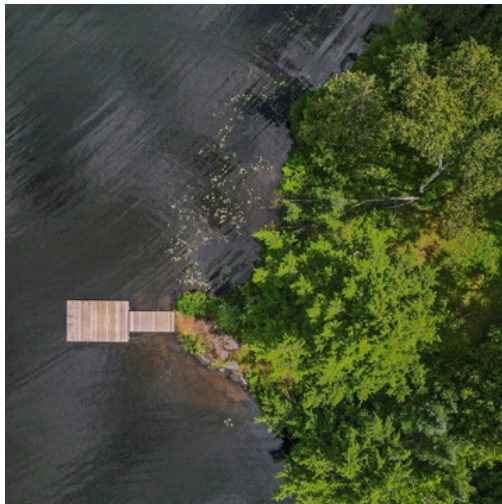
\$399,000

Welcome to 1279 English Circle

on Tamarack Lake, Gooderham



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Tucked into the trees along the quiet shores of Tamarack Lake, this 340 sq ft cabin offers a peaceful escape with 100 feet of waterfront and a dock already in place. Tamarack Lake is a non-motorized lake, making it perfect for quiet paddling, swimming, and enjoying nature without the noise.

The property is flat and usable with an open grassy area, ideal for outdoor activities, campfires, or simply relaxing by the water. Inside, the cabin features a sleeping loft and upgraded 200 amp hydro service, giving you the comfort and infrastructure to enjoy it as-is or plan for future improvements. A 24x16 detached garage offers excellent storage for your gear, tools, or recreational equipment. Surrounded by forest on one side for added privacy and accessible by winter-maintained road, this property is suited for seasonal or year-round use.

Just 5 minutes from the village of Gooderham, you'll have easy access to amenities including a general store, LCBO, gas station, and community centre. A peaceful setting on a quiet lake, ready for your next chapter.

Property Client Full

1279 English Circle, Highlands East, Ontario K0M 1R0

Listing

[1279 English Circ Highlands East](#)

Active / Residential Freehold / Detached

MLS®#: **X12278902**

List Price: **\$399,000**

New Listing



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$2,091.93/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 25 CON 3 GLAMORGAN AS IN H260769; T/W H260769 EXCEPT THE EASEMENT THEREIN RE: H119141; HIGHLANDS EAST**

Style: **Other** Rooms Rooms+: **4+0**
 Fractional Ownership: **BR BR+: 1(1+0)**
 Assignment: **Baths (F+H): 1(0+1)**
 Link: **No** SF Range: **< 700**
 Storeys: **SF Source:**
 Lot Irreg: **Lot Acres:**
 Lot Front: **100.00** Fronting On: **N**
 Lot Depth: **118.00**
 Lot Size Code: **Feet**

Zoning: **LSR**

Dir/Cross St: **ON-118E to Glamorgan Road to County Rd 503 to Buckhorn Road/County Rd 507. Turn left on to Tamarack Lake Road, turn Right onto Peddleboat Bay Lane, Right on to English Circle and follow to signs.**

PIN #: **392280133**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **460190100027100** Contact After Exp: **No**

Possession Date:

Kitch Kitch + **(0+)**
 Island YN: **No**
 Fam Rm: **No**
 Basement: **No/None**
 Fireplace/Stv: **No**
 Interior Feat: **None**
 Heat: **Other Fuel, Other**
 A/C: **No/None**
 Central Vac: **No**
 Property Feat: **Deck**
 Exterior Feat: **Asphalt Shingle**
 Roof: **Piers**
 Foundation: **Piers**
 Soil Type: **None**
 Alternate Power: **None**

Exterior: **Wood**
 Drive: **Private**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size: **None**
 Rural Services: **None**
 Security Feat: **None**

Water: **None**
 Water Supply: **None**
 Water Meter: **None**
 Waterfront Feat: **Dock**
 Waterfront Struc: **None**
 Well Capacity: **None**
 Well Depth: **None**
 Sewers: **None**
 Special Desig: **Unknown**
 Farm Features: **None**
 Winterized: **None**

Water Name: **Tamarack Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **None**
 Water Features: **Dock**
 Under Contract: **None**
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Deep, Rocky**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**

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

Waterfront Frontage (M): **30.48**

Dev Charges Paid: **None**

HST App To SP: **Included In**

Shoreline Exposure: **None**

Water View: **Direct**

Channel Name: **None**

Remarks/Directions

Client Rmks: **Tucked into the trees along the quiet shores of Tamarack Lake, this 340 sq ft cabin offers a peaceful escape with 100 feet of waterfront and a dock already in place. Tamarack Lake is a non-motorized lake, making it perfect for quiet paddling, swimming, and enjoying nature without the noise. The property is flat and usable with an open grassy area, ideal for outdoor activities, campfires, or simply relaxing by the water. Inside, the cabin features a sleeping loft and upgraded 200 amp hydro service, giving you the comfort and infrastructure to enjoy it as-is or plan for future improvements. A 24x16 detached garage offers excellent storage for your gear, tools, or recreational equipment. Surrounded by forest on one side for added privacy and accessible by winter-maintained road, this property is suited for seasonal or year-round use. Just 5 minutes from the village of Gooderham, you'll have easy access to amenities including a general store, LCBO, gas station, and community centre. A peaceful setting on a quiet lake, ready for your next chapter.**

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

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

Date Prepared: **07/11/2025**

Rooms

MLS®#: **X12278902**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	3.99 M X 1.55 M	13.09 Ft x 5.08 Ft		
Living Room	Main	2.83 M X 4.66 M	9.28 Ft x 15.28 Ft		
Loft	Second	2.86 M X 2.28 M	9.38 Ft x 7.48 Ft		
Bathroom	Main			1	
Photos					

MLS® #: X12278902

[1279 English Circle](#), Highlands East, Ontario K0M 1R0





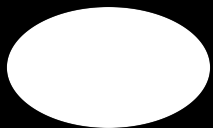
Chattels

Included

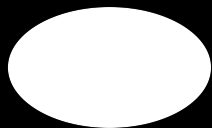
- Cabin as viewed
- Air conditioner in utility building
- 4-Person Paddle Boat
- 2-Person sit in Kayak
- Badminton net with rackets & birdies
- Dry Firewood

Excluded

- Personal Items
- Oars



Seller



Buyer

Additional Information

- Hydro Costs: \$500/yr approx
- Cell Service: Yes
- Insurance Company: The Personal
- Road Type: Private Year Round
- Driveway Plowing Costs: \$200 for winter plowing and maintenance or \$250 if you plan to use cabin in the winter months
- Upgraded 200amp electrical service with brand new panels with power line from road dug underground to panel to avoid downed trees
- Main cottage has septic bed and water feed in place from Lake and just needs a new pump once the main old cottage is rebuilt.
- Demolition Permit paid for on file with the township HE2022174 that includes a survey to document and grandfather the existing footprint of main cottage to rebuild on the same spot close to the lake.

1279 English Circle, Tamarack Lake



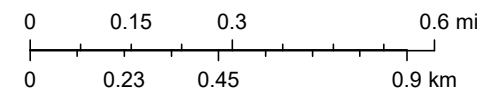
May 28, 2024

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Scale: 1:18,056



1279 English Circle, Tamarack Lake



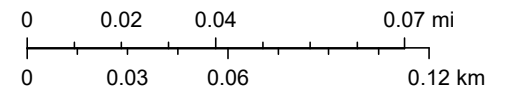
May 28, 2024

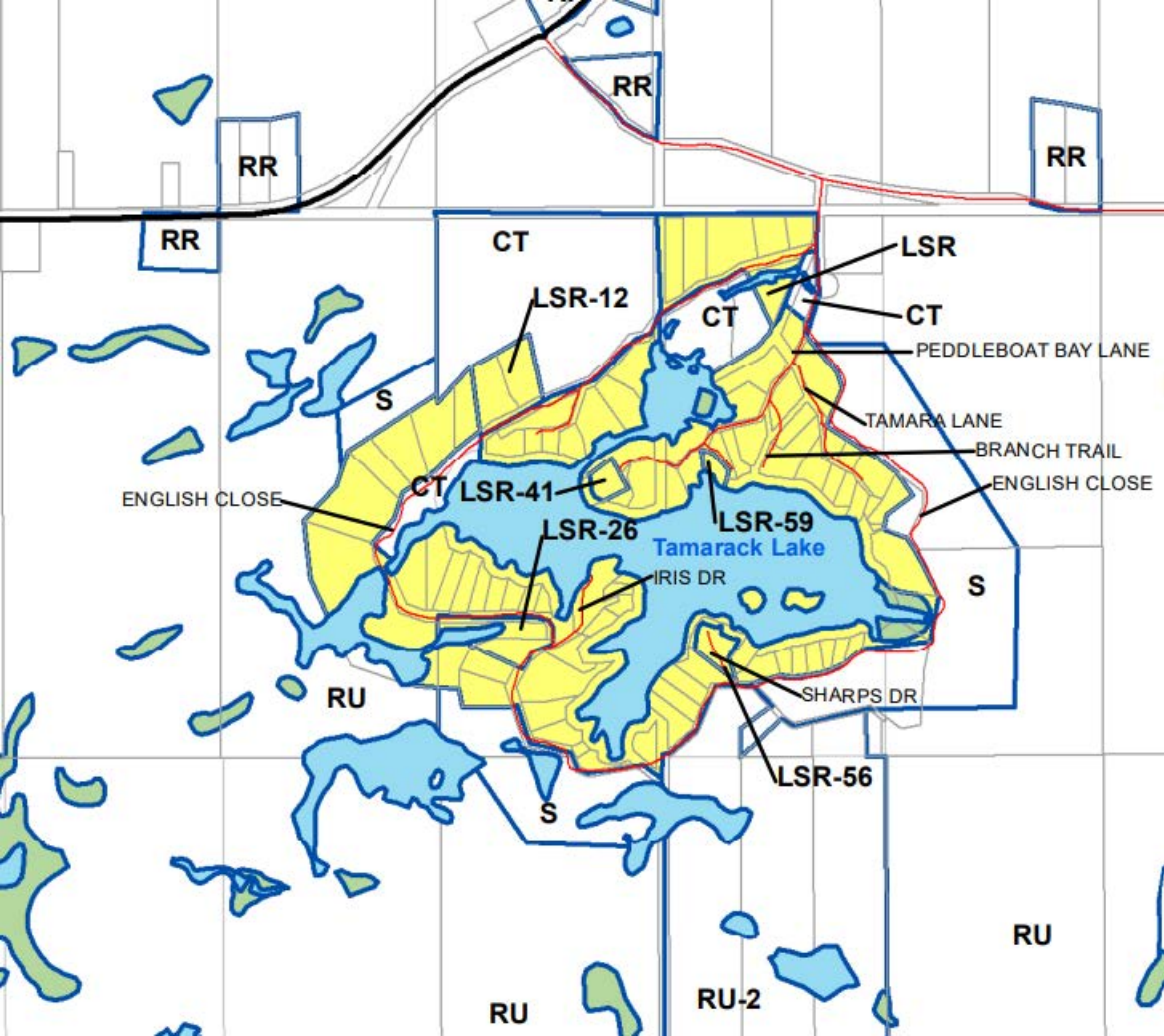
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Scale: 1:2,257





Tamarack Lake

(Little Drag)

Haliburton County
Lot 25

Glamorgan Township
Con III

Physical Data

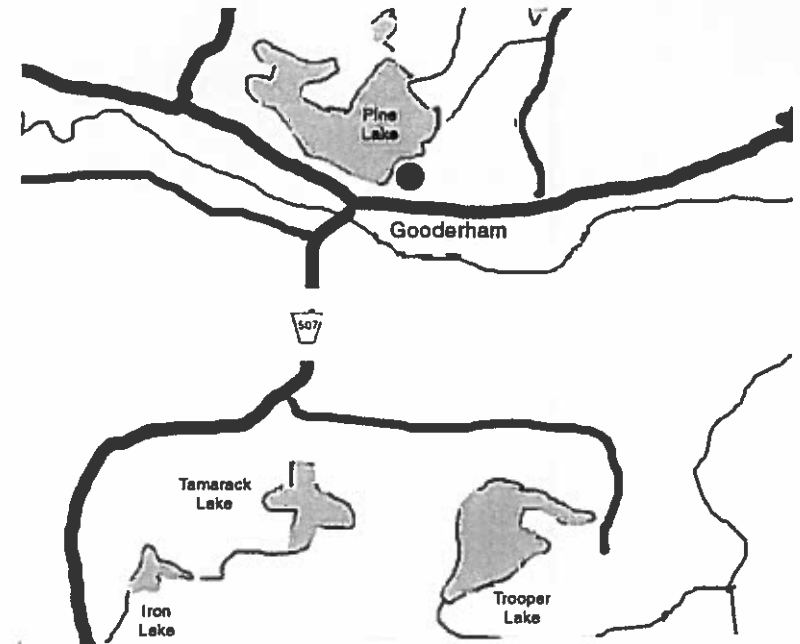
Surface Area - 18.0 ha
Maximum Depth - 14.0 m
Mean Depth - 4.6 m
% Littoral Area - 67.8

Fish Species Present

Bass.

Access

Follow County Rd 507 south from Gooderham. Turn left at Tamarack Lake Rd. Restricted access off Tamarack Lake Rd.



(Refer to Glamorgan Township map - page 215)