

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$749,000

Welcome to

1311 Wonderland Road
Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to this beautifully designed chalet-style home on Wonderland Road, where modern comfort meets the natural beauty of the Highlands. Set on a private 1.57-acre lot with views of Kashagawigamog Lake, this 4-season property offers the perfect balance of privacy and convenience. Located on a year-round municipally maintained road, you're just minutes from the Village of Haliburton, with easy access to grocery stores, restaurants, shopping, schools, Hospital, and year-round recreation, including nearby Sir Sam's Ski. Public access to Kashagawigamog Lake is just down the road, making it easy to enjoy the 5 lake chain.

Property features soaring cathedral ceilings, expansive windows, and an open-concept layout filled with natural light. The inviting main living area has a wood-stove, creating the perfect place to gather after a day on the lake or ski hill. Patio doors lead to an elevated deck overlooking the lake, offering a peaceful setting for morning coffee or evening entertaining. The main floor also features a spacious primary bedroom, a 4-piece bathroom, and a convenient laundry room with direct access to the rear deck, where you'll find a hot tub-ideal for relaxing in every season.

The bright walkout lower level expands the living space with a large recreation room featuring patio doors that open to a covered patio beneath the front deck. Two additional bedrooms and a 3-piece bathroom provide comfortable accommodations for family and guests. Designed for efficient year-round living, the home is serviced by municipal sewers, a private drilled well, a high-efficiency furnace with a Nest thermostat, and high-speed internet. A spacious storage shed provides plenty of room for outdoor equipment and seasonal gear. Whether you're searching for a full-time residence or a weekend escape, this chalet-style home offers modern amenities, beautiful lake views, and an exceptional location close to everything the Haliburton Highlands has to offer.

Property Client Full

1311 Wonderland Road, Dysart, Ontario K0M 1S0

Listing

[1311 Wonderland Rd Dysart](#)**Active / Residential Freehold / Detached**MLS® #: **X13545662**List Price: **\$749,000**

New Listing



Haliburton/Dysart et al/Dysart

Tax Amt/Yr: **\$2,577.14/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 7 CON 8 DYSART AS IN H259849; DYSART ET AL**

Style: **Chalet** Rooms Rooms+: **6+5**
 Fractional Ownership: BR BR+: **3(1+2)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **100.26** Fronting On: **E**
 Lot Depth: **675.25** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **ON-21 to Wonderland Road and follow to #1311**

PIN #: **391730121**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462401100053700**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished W/O**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood Stove**
 Interior Feat: **Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned**

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **6.00**
 Pool: **Other**
 Room Size:
 Rural Services: **Cell Services, Electrical, Internet High Speed**

Utilities: **Hydro, Sewers**
 Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers:
 Special Desig:
 Farm Features:
 Winterized: **Fully**

Parking Feat: **Private**
 Heat: **Forced Air**
 Heat Source: **Electric**
 A/C: **/None**
 Central Vac: **No**
 Laundry Lev: **Main**
 Property Feat: **Hospital, Lake Access, Rec Centre, School**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Soil Type:

Security Feat:

Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Docking Type:
 View: **Lake, Trees/Woods**

Waterfront: **None**
 Easements/Restr:
 Dev Charges Paid:

Island YN:
 HST App To SP: **Included In**

Water View: **Obstructive**
 Lot Shape:

Channel Name:
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Welcome to this beautifully designed chalet-style home on Wonderland Road, where modern comfort meets the natural beauty of the Highlands. Set on a private 1.57-acre lot with views of Kashagawigamog Lake, this 4-season property offers the perfect balance of privacy and convenience. Located on a year-round municipally maintained road, you're just minutes from the Village of Haliburton, with easy access to grocery stores, restaurants, shopping, schools, Hospital, and year-round recreation, including nearby Sir Sam's Ski. Public access to Kashagawigamog Lake is just down the road, making it easy to enjoy the 5 lake chain. Property features soaring cathedral ceilings, expansive windows, and an open-concept layout filled with natural light. The inviting main living area has a wood-stove, creating the perfect place to gather after a day on the lake or ski hill. Patio doors lead to an elevated deck overlooking the lake, offering a peaceful setting for morning coffee or evening entertaining. The main floor also features a spacious primary bedroom, a 4-piece bathroom, and a convenient laundry room with direct access to the rear deck, where you'll find a hot tub-ideal for relaxing in every season. The bright walkout lower level expands the living space with a large recreation room featuring patio doors that open to a covered patio beneath the front deck. Two additional bedrooms and a 3-piece bathroom provide comfortable accommodations for family and guests. Designed for efficient year-round living, the home is serviced by municipal sewers, a private drilled well, a high-efficiency furnace with a Nest thermostat, and high-speed internet. A spacious storage shed provides plenty of room for outdoor equipment and seasonal gear. Whether you're searching for a full-time residence or a weekend escape, this chalet-style home offers modern amenities, beautiful lake views, and an exceptional location close to everything the Haliburton Highlands has to offer.**

Inclusions: **All furniture items, Kitchenware, Hot Tub, Intex above-ground pool (disassembled in the shed), Patio furniture & Muskoka chairs, De-humidifier, Appliances (fridge, dishwasher, washer, dryer, etc.), Window coverings, BBQ, Shed**

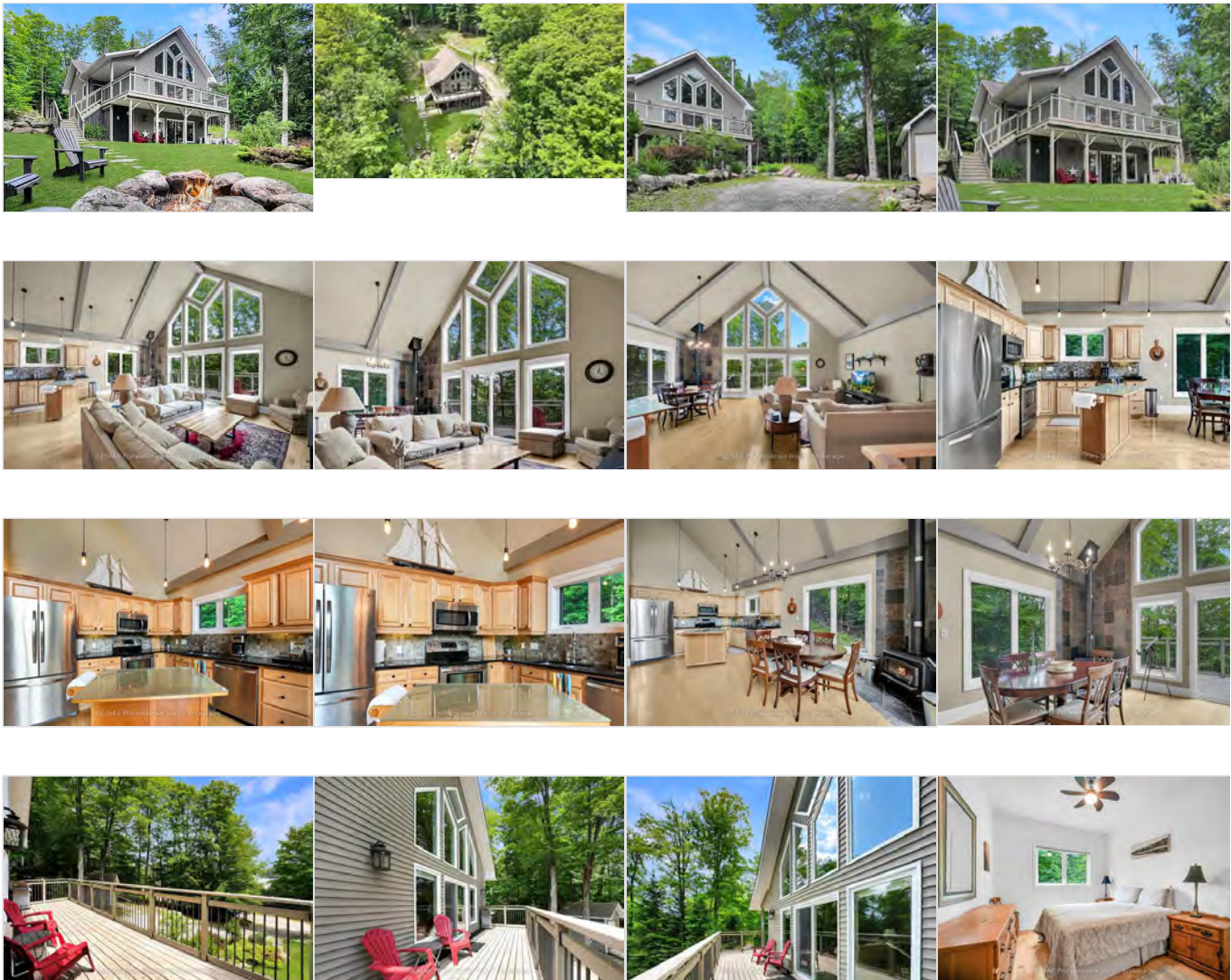
Listing Contracted With: **RE/MAX Professionals North**Prepared By: **TROY AUSTEN, REALTOR** SalespersonDate Prepared: **07/09/2026**

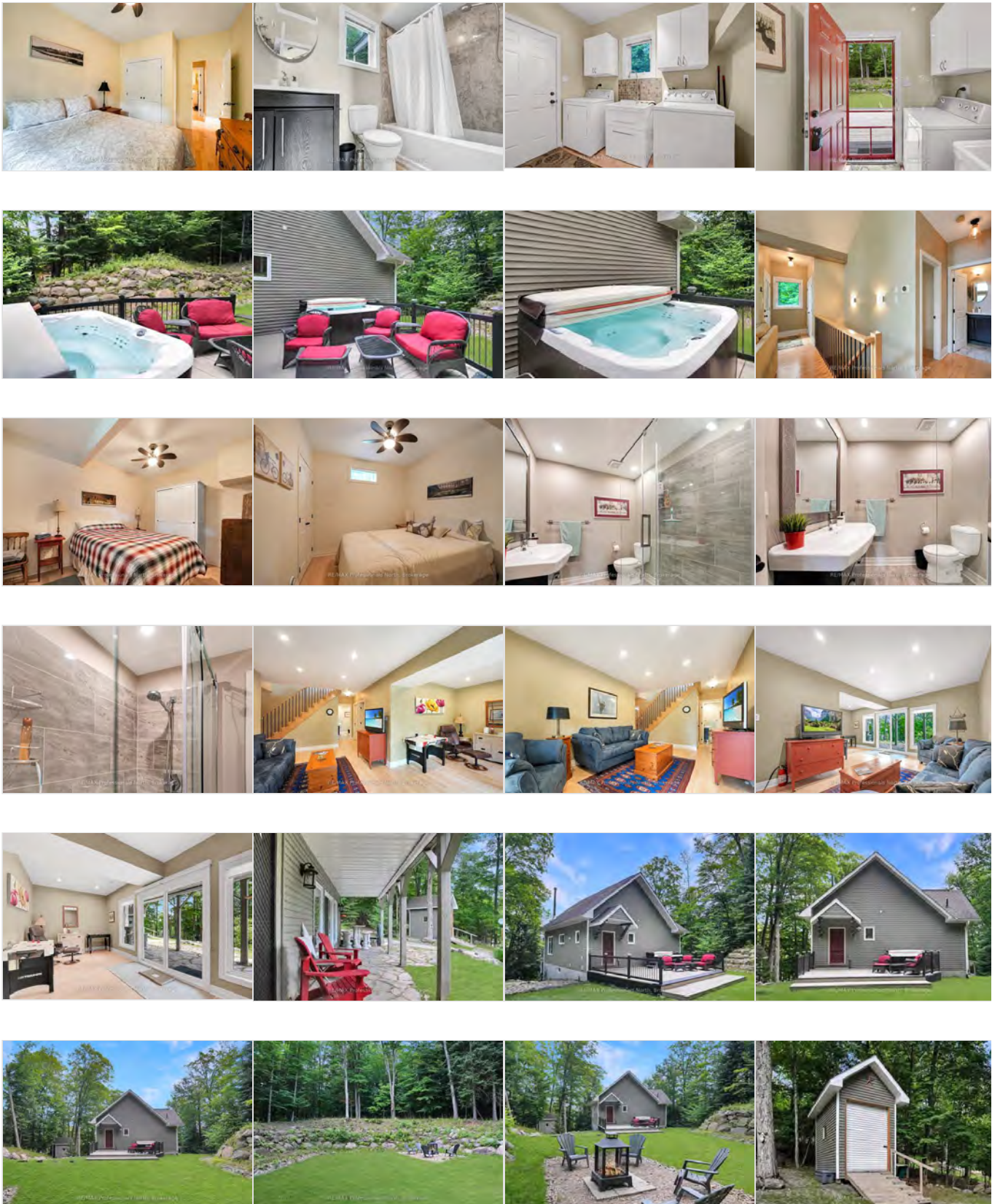
Rooms

MLS®#: X13545662

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.37 M X 3.44 M	17.62 Ft x 11.29 Ft		W/O To Deck
Dining Room	Main	3.18 M X 3.58 M	10.43 Ft x 11.75 Ft		
Kitchen	Main	3.52 M X 3.58 M	11.55 Ft x 11.75 Ft		
Primary Bedroom	Main	3.08 M X 4.29 M	10.10 Ft x 14.07 Ft		
Laundry	Main	2.62 M X 2.63 M	8.60 Ft x 8.63 Ft		W/O To Deck
Recreation	Basement	6.73 M X 6.59 M	22.08 Ft x 21.62 Ft		Walk-Out
Bedroom	Basement	2.82 M X 3.95 M	9.25 Ft x 12.96 Ft		
Bedroom	Basement	2.72 M X 3.25 M	8.92 Ft x 10.66 Ft		
Utility Room	Basement	3.54 M X 3.24 M	11.61 Ft x 10.63 Ft		Unfinished
Bathroom	Basement			3	
Bathroom	Main			4	

Photos

MLS®#: X13545662**[1311 Wonderland Road,](#) Dysart, Ontario K0M 1S0**





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Chattels

Included

- All furniture items
- Kitchenware
- Hot Tub
- Intex above-ground pool (disassembled in the shed)
- Patio furniture & Muskoka chairs
- De-humidifier
- Appliances (fridge, dishwasher, washer, dryer, etc.)
- Window coverings
- BBQ
- Shed

Excluded

- Personal Items



Seller



Buyer

Additional Information

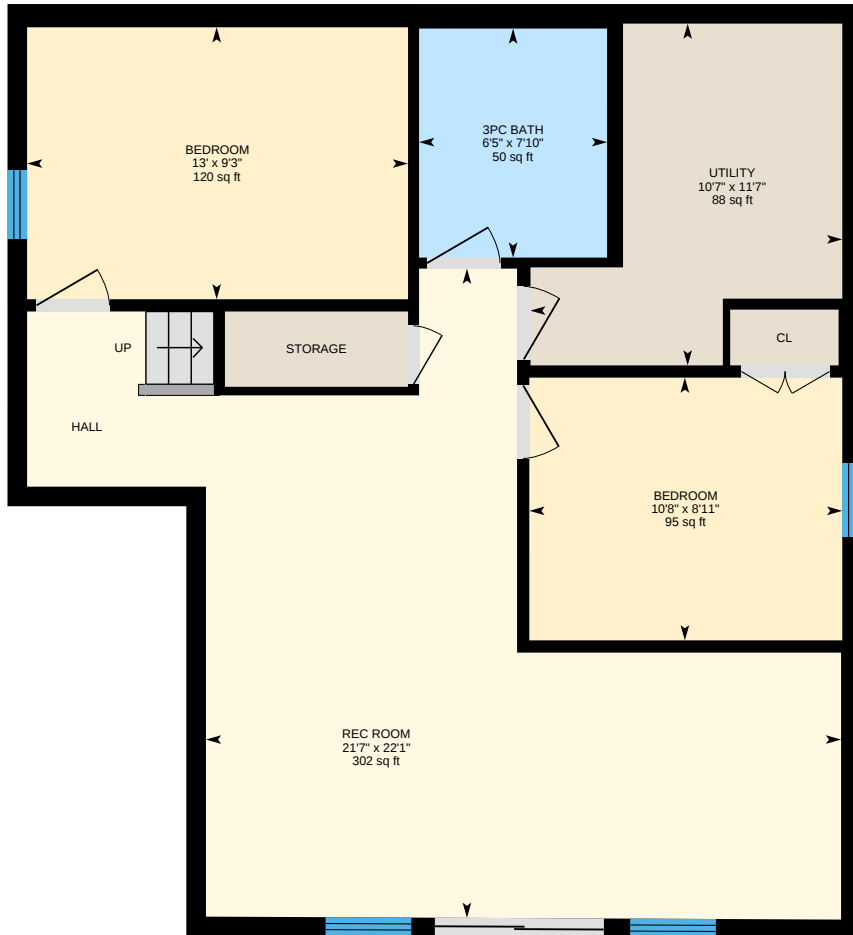
- Hydro Cost Per Year: 2,296.41
- Internet Provider: Rogers
- Highspeed: Yes
- Cell Service: Yes
- Well Installed By: Haliburton Artisian Well Drillers
- Year: 2015
- Water Treatment System: No
- Building Winterized / 4 Season: Yes
- What is Needed to Winterize: Nothing
- Age of Building: 9
- Age of Roof: 9
- Insurance Company: Cooperators
- Road: Municipal Yr Round
- School Bus Route: Yes
- Driveway Plowing Cost: \$900/season

Seller's Top Property Features!

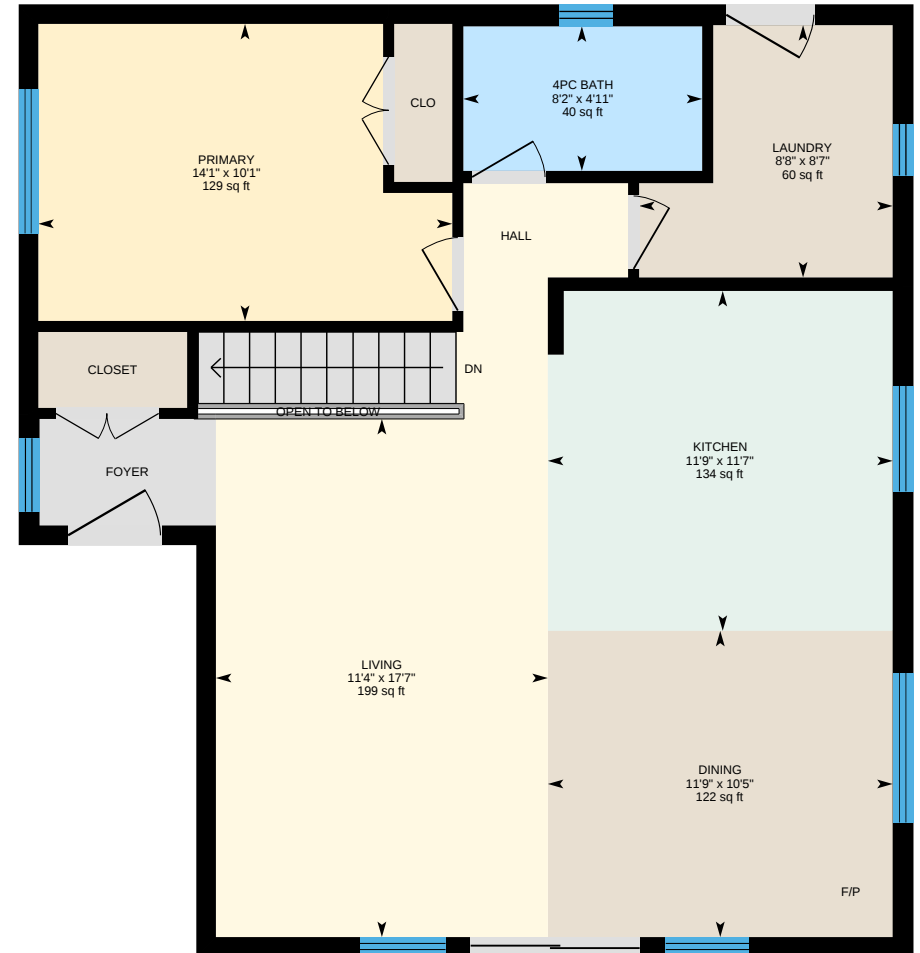
1. Location (Wonderland Rd). Proximity to Sir Sam, Haliburton, Haliburton Hospital, and lake access - public beach down the road and shared access.
2. Municipal sewage (no septic)
3. Private well
4. Highly efficient furnace combined with Nest Thermostat
5. Built in 2018
6. Roof under the front deck. Hot tub
7. Spacious shed

1311 Wonderland Road, Haliburton, ON

Main Building: Total Exterior Area Above Grade 897.24 sq ft



Basement (Below Grade)
Exterior Area 830.03 sq ft



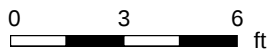
Main Floor
Exterior Area 897.24 sq ft

0 3 6
ft

PREPARED: 2026/07/08

1311 Wonderland Road, Haliburton, ON

Basement (Below Grade) Exterior Area 830.03 sq ft
Interior Area 750.97 sq ft



PREPARED: 2026/07/08



1311 Wonderland Road, Haliburton, ON

Main Floor Exterior Area 897.24 sq ft
Interior Area 815.38 sq ft
Excluded Area 1.66 sq ft



0 3 6
ft

PREPARED: 2026/07/08



1311 Wonderland Road, Haliburton, 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

BASEMENT

3pc Bath: 6'5" x 7'10" | 50 sq ft
Bedroom: 13' x 9'3" | 120 sq ft
Bedroom: 10'8" x 8'11" | 95 sq ft
Rec Room: 21'7" x 22'1" | 302 sq ft
Utility: 10'7" x 11'7" | 88 sq ft

MAIN FLOOR

4pc Bath: 8'2" x 4'11" | 40 sq ft
Dining: 11'9" x 10'5" | 122 sq ft
Kitchen: 11'9" x 11'7" | 134 sq ft
Laundry: 8'8" x 8'7" | 60 sq ft
Living: 11'4" x 17'7" | 199 sq ft
Primary: 14'1" x 10'1" | 129 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

BASEMENT (Below Grade)

Interior Area: 750.97 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 830.03 sq ft

MAIN FLOOR

Interior Area: 815.38 sq ft
Excluded Area: 1.66 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 897.24 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 815.38 sq ft
Excluded Area: 1.66 sq ft
Exterior Area: 897.24 sq ft

1311 Wonderland Road, Haliburton, 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>



Measurements recorded in: ☐ Metric ☒ Imperial

Well Tag No. *(Place Sticker and/or Print Below)*

Tag #: A 175009

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 3

Address of Well Location (Street Number/Name) 1311 WONDERLAND RD.			Township DYSART	Lot Pt. 7	Concession 8	
County/District/Municipality HALIBURTON			City/Town/Village HALIBURTON	Province Ontario		Postal Code K0M 1S0
UTM Coordinates	Zone	Easting	Northing		Municipal Plan and Sublot Number	
NAD	8	3	171925244989495		Other	

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

[illegible]

Annular Space			
Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From	To		
0	20	BENTONITE	

Method of Construction		Well Use		
☐ Cable Tool	☐ Diamond	☐ Public	☐ Commercial	☐ Not used
☐ Rotary (Conventional)	☐ Jetting	☒ Domestic	☐ Municipal	☐ Dewatering
☐ Rotary (Reverse)	☐ Driving	☐ Livestock	☐ Test Hole	☐ Monitoring
☐ Boring	☐ Digging	☐ Irrigation	☐ Cooling & Air Conditioning	
☒ Air percussion		☐ Industrial		
☐ Other, <i>specify</i> _____		☐ Other, <i>specify</i> _____		

Construction Record - Casing					Status of Well
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		☒ Water Supply ☐ Replacement Well ☐ Test Hole ☐ Recharge Well ☐ Dewatering Well ☐ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Inefficient, Cased
			From	To	
6 1/8	STEEL	.188	+2	20	

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

☐ Abandoned, Poor Water Quality
☐ Abandoned, other, *specify*

☐ Other, *specify*

Insufficient Supply

Water Details		Hole Diameter		
Water found at Depth 333 (m/ft) ☐ Gas	Kind of Water: ☒ Fresh ☐ Untested ☐ Other, specify _____	Depth (m/ft) From To		Diameter (cm/in)
Water found at Depth (m/ft) ☐ Gas	Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify _____	0	20	10
Water found at Depth (m/ft) ☐ Gas	Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify _____	20	340	6

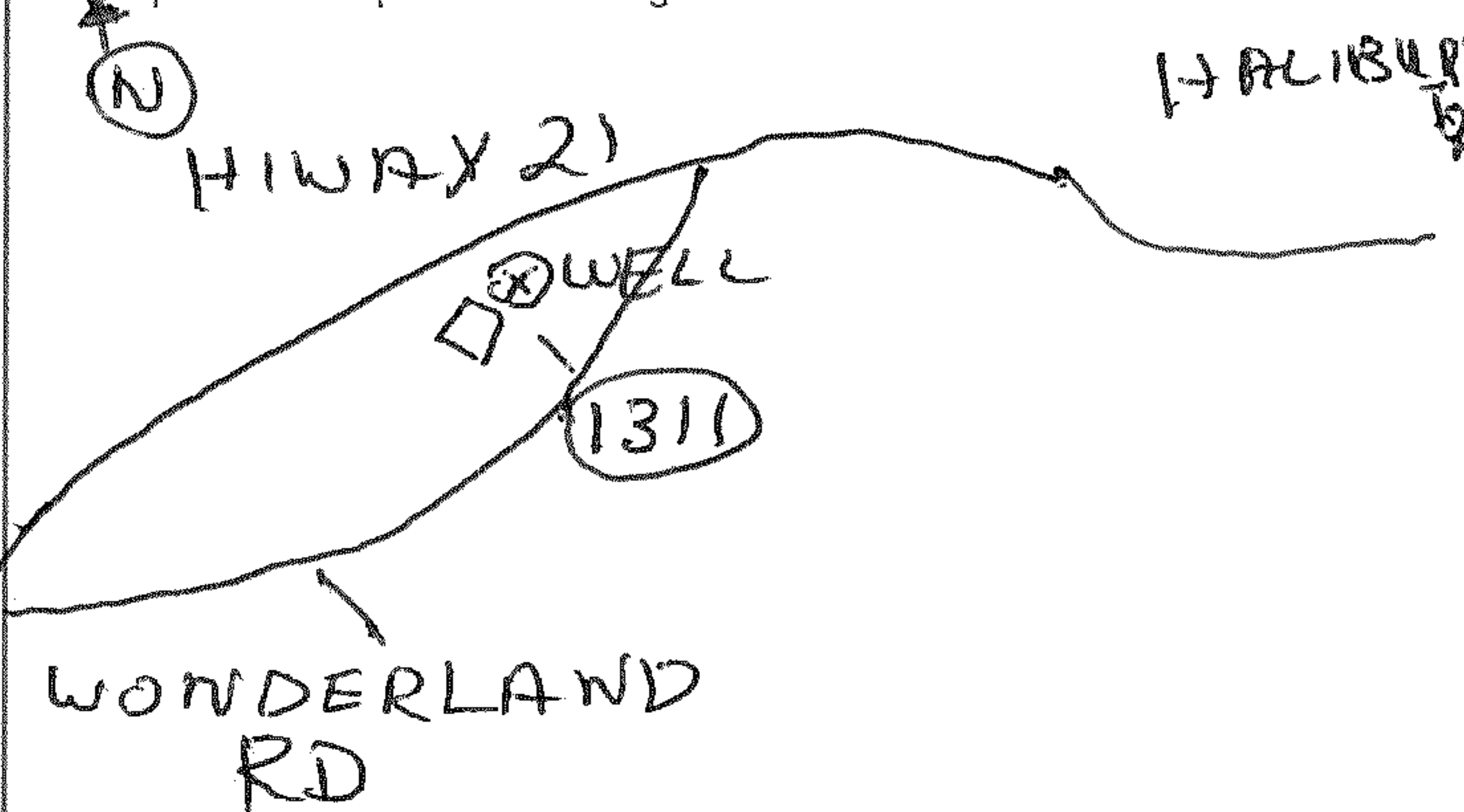
Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
LIBURTON ARTESIAN WELL DRILLERS		6016	
Business Address (Street Number/Name)		Municipality	
Box 423		HALIBURTON	
Province	Postal Code	Business E-mail Address	
ONT	K0M1S0		
Bus. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
7054572686		Rick Ruttig	
Well Technician's Licence No.	Signature of Technician and/or Contractor		Date Submitted
J113			30/1/50825

Results of Well Yield Testing

After test of well yield, water was:		Draw Down		Recovery	
☒ Clear and sand free ☐ Other, <i>specify</i> _____		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	36		
		1	41	1	144
Pump intake set at (m/ft) 200		2	46	2	100
Pumping rate (l/min / GPM) 5		3	51	3	87
Duration of pumping 1 hrs + min		4	56	4	75
Final water level end of pumping (m/ft)		5	61	5	64
If flowing give rate (l/min / GPM)		10	79	10	44
Recommended pump depth (m/ft) 260-300		15	91	15	41
Recommended pump rate (l/min / GPM) 5-10		20	100	20	37
Well production (l/min / GPM) 4		25	108	25	36
Disinfected?		30	115	30	1
☒ Yes ☐ No		40	121	40	1
		50	125	50	1
		60	129	60	36

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

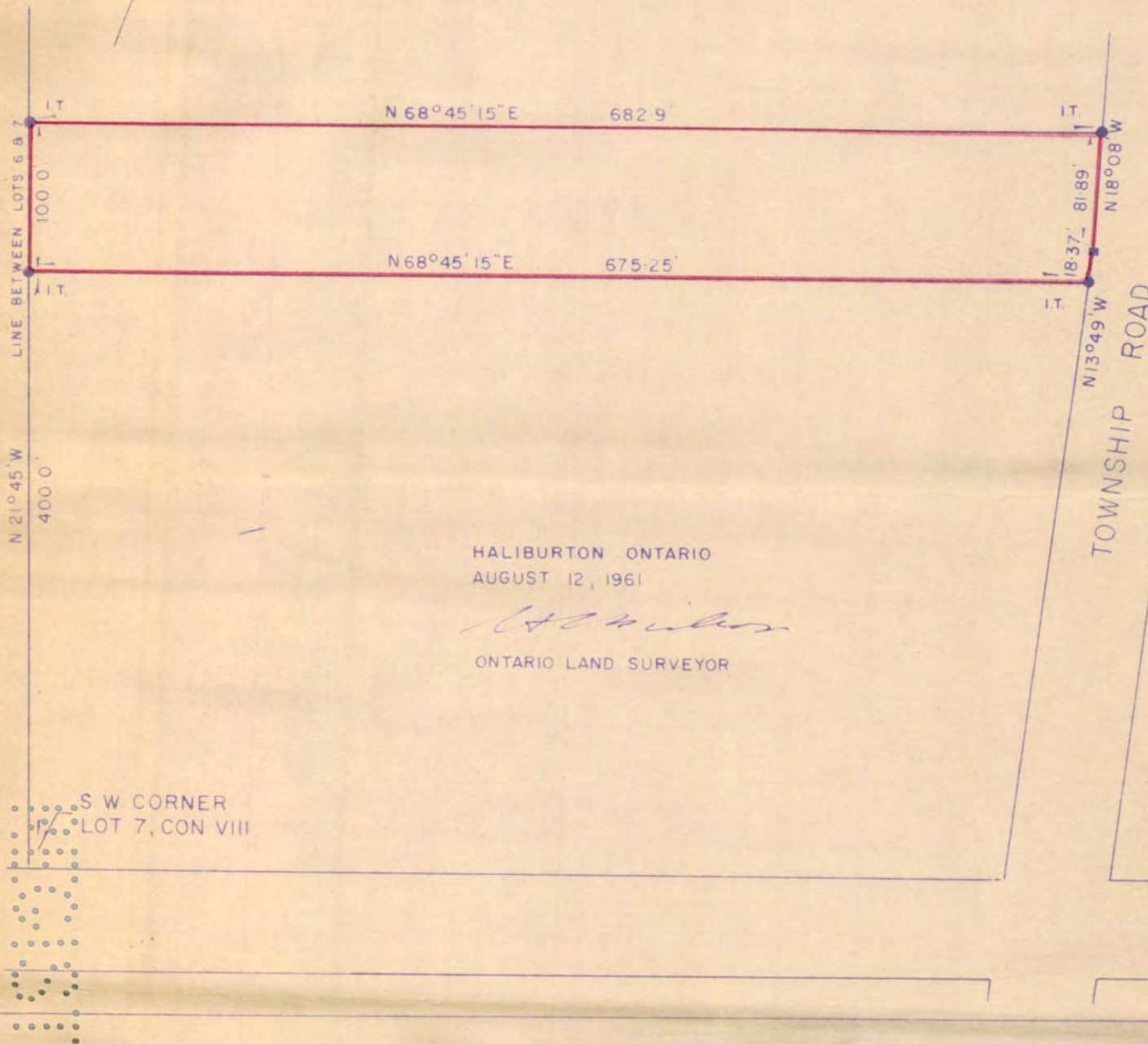
Well owner's information package delivered	Date Package Delivered	Ministry Use Only
	Date Work Completed	
☒ Yes ☐ No	20150820 20150820	Audit No. Z219927 SEP 01 2015

H30550

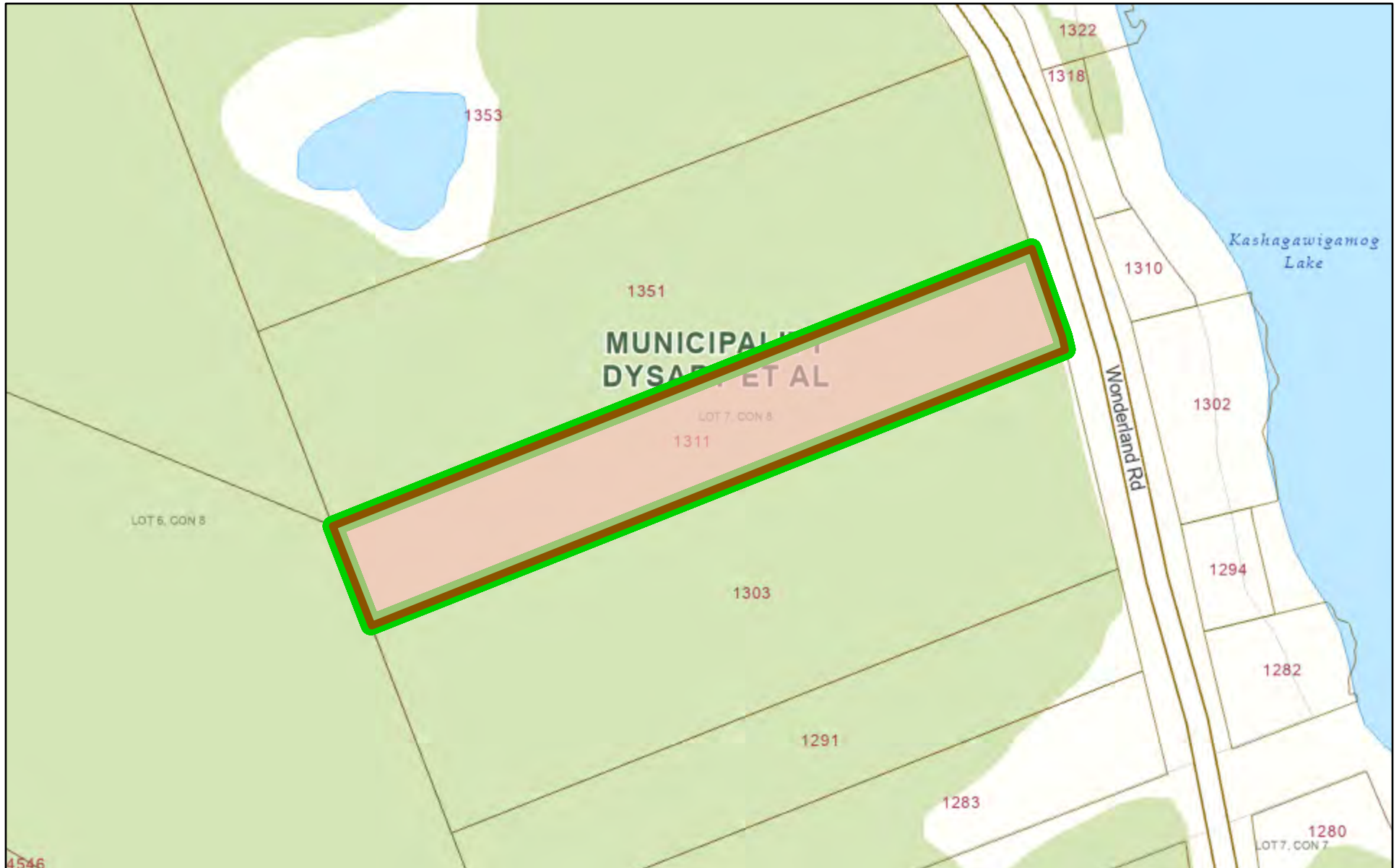
3

PLAN OF SURVEY
PART OF LOT 7 CON VIII
TOWNSHIP OF DYSART
PROVISIONAL COUNTY OF HALIBURTON

SCALE 1 IN = 100 FT



1311 Wonderland Road, Haliburton



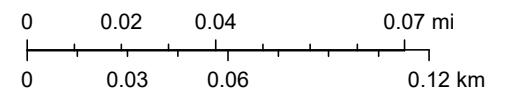
June 22, 2026

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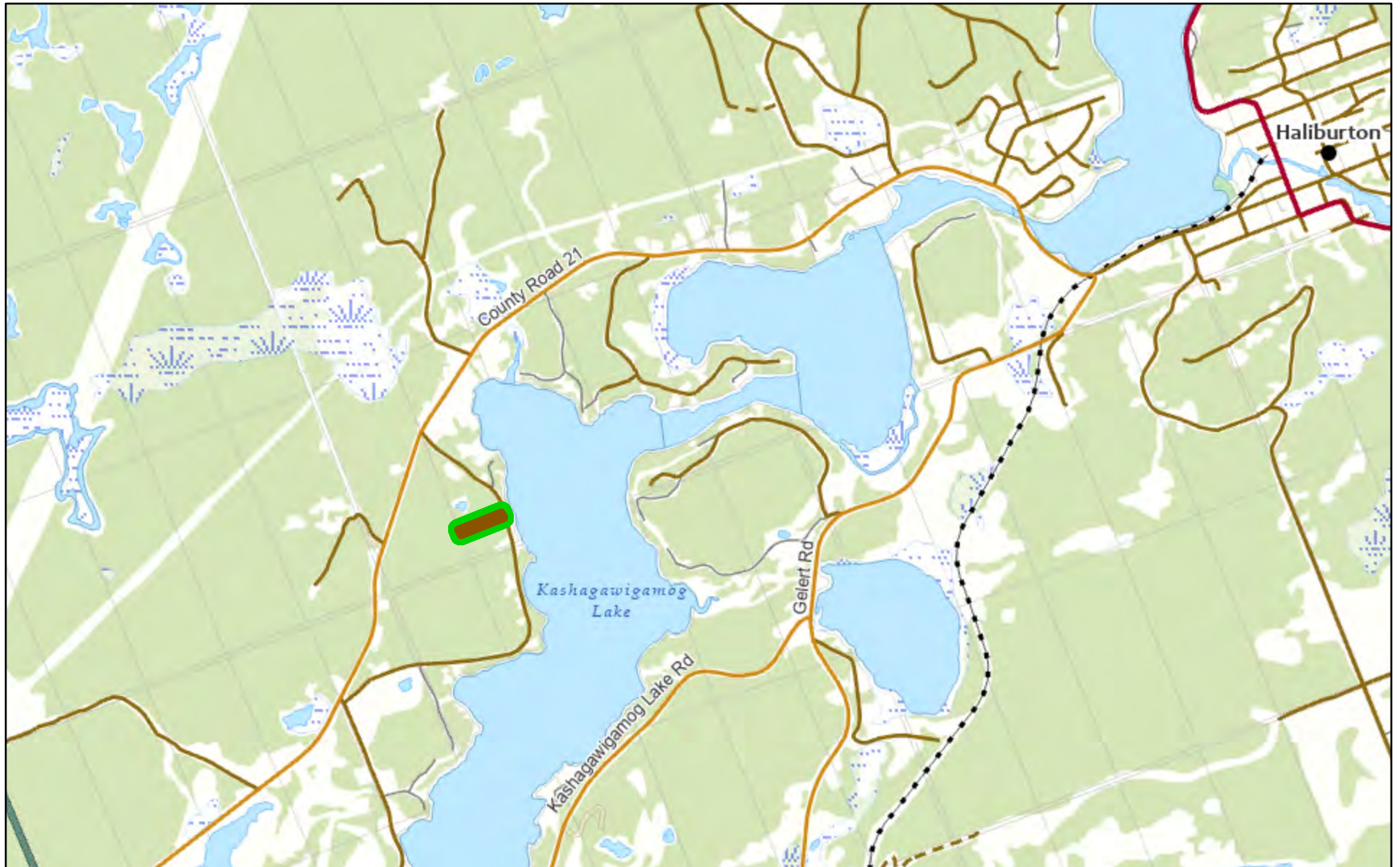
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1311 Wonderland Road, Haliburton



June 22, 2026

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