



1317 NESTLE TRAIL ON STORMY LAKE,
Haliburton

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



1317 NESTLE Trail, Haliburton, Ontario K0M 1S0

Client Full
Active / Residential

1317 NESTLE TI Haliburton
Pending Board Approval

MLS® #: 40387914
Price: **\$1,199,999**



Haliburton/Highlands East/Glamorgan 1.5 Storey/House



Water Body: **Stormy Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2		

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,920**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,920/LBO provided**
DOM/CDOM: **1/1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,652.51/2022**

Remarks/Directions

Public Rmks: **Spectacular, unique cottage on Stormy lake that is unlike anything you've seen on the market. Almost 2000sq ft of total living space, with lots of updates throughout! A 3 bedroom, 1 bathroom property with a Georgian style 500 sq ft screened-in porch that will WOW you. Imagine sitting here in the evenings with a drink, watching the sunset over the trees. Gorgeous sunsets. South-west exposure, with crown land across the bay and unhindered lake views. Beautiful reclaimed BC fir flooring, that oozes character. Stunning kitchen. Main floor primary bedroom with double doors to screened-in. porch. Gorgeous views of the lake from every room. Even better in person! Prepare to be wow'd!**

Directions: **Follow Highway 118 to Glamorgan Road, to Alsop Trail to Nestle Trail until you see 1317.**

Common Elements

Locker:

Balcony:

Waterfront

Features: **Water Access**
Dock Type: **Private Docking**
Shoreline: **Clean, Natural**
Shore Rd Allow: **Owned**
Channel Name:

Boat House:
Frontage: **105.00**
Exposure:
Island Y/N: **No**

Exterior

Exterior Feat:	Deck(s), Fishing, Porch-Enclosed, Privacy		
Construct. Material:	Wood	Foundation:	Poured Concrete
Shingles Replaced:			
Year/Desc/Source:	//		
Property Access:	Private Road, Year Round Road		
Other Structures:	Shed		
Garage & Parking:	Private Drive Single Wide		
Parking Spaces:		Driveway Spaces:	4.0
Services:	Cell Service, High Speed Internet		
Water Source:	Lake/River	Water Tmnt:	UV System
Lot Size Area/Units:	/	Acres Range:	0.50-1.99
Lot Front (Ft):	105.00	Lot Depth (Ft):	0.00
Location:	Rural	Lot Irregularities:	
Area Influences:	Lake/Pond, Quiet Area, Shopping Nearby		
View:	Forest, Lake, Trees/Woods		
Topography:	Dry, Sloping, Wooded/Treed		
Restrictions:			
School District:	Trillium Lakelands District School Board		
High School:	Haliburton Highlands Secondary School		
Elementary School:	Stuart Baker Elementary School		

Roof: **Cedar**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee:
Winterized:

Garage Spaces:

Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:

Retire Com:
Fronting On:
Exposure: **South, West**

Interior

Interior Feat: **Ceiling Fans**
Security Feat: **Alarm System**
Basement: **Crawl Space**
Cooling: **None**
Heating: **Electric, Woodstove**
Fireplace: **/Wood Stove**
Inclusions: **Dishwasher, Microwave, Refrigerator, Stove**
Exclusions: **Personal belongings, the seller is working on a TBD list.**

Basement Fin: **Unfinished**

FP Stove Op:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT RDAL IN FRONT OF LT 30 CON 13 GLAMORGAN CLOSED BY H281895 PT 1 19R9000; PT LT 30 CON 13 GLAMORGAN PT 6 RD162; T/W H241945; S/T H241945; EXCEPT FORFEITED MINING RIGHTS, IF ANY MUNICIPALITY OF HIGHLANDS EAST**

Local Improvements Fee:

Zoning: **LSR**
Assess Val/Year: **\$407,000/2022**
PIN: **392310170**
ROLL: **460190200086700**
Possession/Date: **Flexible/**

Survey: **Available/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **Min 5%**

Brokerage Information

List Date: **03/14/2023**
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Amanda Tancredi, Salesperson
Date Prepared: 03/15/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS® #: 40387914

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	7' 3" X 6' 1"	2.21 X 1.85	
Kitchen	Main	12' 0" X 13' 0"	3.66 X 3.96	
Dining Room	Main	10' 0" X 15' 11"	3.05 X 4.85	
Bathroom	Main	6' 0" X 9' 0"	1.83 X 2.74	4-Piece
Living Room	Main	13' 10" X 19' 0"	4.22 X 5.79	
Bedroom Primary	Main	10' 4" X 16' 2"	3.15 X 4.93	
Desc: Stunning walk-out to the screen room.				
Sunroom	Main	10' 0" X 52' 0"	3.05 X 15.85	French doors
Bedroom	Second	13' 0" X 19' 0"	3.96 X 5.79	
Bedroom	Second	13' 0" X 19' 0"	3.96 X 5.79	

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UPGRADES:

1. Installed new dishwasher and connect dishwasher May 2021- **\$2147**
2. Blinds of house, June 2021 – **\$1644.86**
3. Charcoal Filtration system, new pump and piping, May 2022- **\$3945.94**
4. WETT certify fireplace and inspection cost, May 2022- **\$1289.44**
5. Wall Installation and cover for Electrical box, August 2022- **\$5300**
6. Washer/Dryer hookup (Ready for appliances), June 2021- **\$1497.25**
7. Adjustment to water lines, added nipple and air and drain at bottom of the lake November 2022- **\$380.65**
8. New Furniture, décor, appliances (toaster, coffee maker), bedding, plates, glasses etc bought in 2021/2022- **\$6,592.33**
9. Couches, 2022- **\$4,472.54**
10. Entire house was painted- **\$4000**



Your Inspection Report

1317 Nestle Trail
Highlands East, ON

PREPARED FOR:



INSPECTION DATE:

Thursday, March 4, 2021

PREPARED BY:

Frank Salaris



Insight360 Home Inspections
2825 IB&O Rail Trail
Tory Hill, ON K0L 2Y0

705 457 5593
647 955 3466
Fax: 888 990 2566

www.insight360.ca
frank.salaris@insight360.ca



Every house tells a story, Let's ensure yours has a happy ending.

SUMMARY

1317 Nestle Trail, Highlands East, ON March 4, 2021

Report No. 2277

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

ROOF DRAINAGE \ Gutters and Downspouts

Condition: • Missing

Missing gutter, recommend installing to control water drainage around foundation walls and prevent water splashing on siding. Recommend installing slightly lower to prevent snow or ice from damaging them, also recommend installing leaf guard to prevent having to clean each fall.

Location: Throughout Exterior Roof

Task: Improve

Time: Less than 1 year

Cost: Minor \$1,500 - \$2,500

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • [Fastener problems](#)

Screws can not be used for any load bearing structure components, screws can shear. Recommend replacing screws with rim joist nails on all metal fasteners within a year. Right and left staircase landings only.

Implication(s): Weakened structure | Chance of movement

Location: Exterior Staircase

Task: Improve

Time: When remodelling

Cost: Minor

Heating

SPACE HEATER \ Electric baseboard heater/space heater

Condition: • [Missing or too few heaters](#)

Missing heater in living room and kitchen area, recommend installing to improve comfort or consider a forced air furnace.

Implication(s): Increased heating costs | Reduced comfort

Location: First Floor Living Room Kitchen

Task: Improve

Time: When remodelling

Cost: Minor Depends on approach

Condition: • [Inoperative heaters](#)

Master bedroom space heater is inoperative, recommend further investigation suspect a loose wire.

Implication(s): No heat for building

Location: First Floor Master Bedroom

Task: Further evaluation

Time: Immediate

Cost: Minor

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CHIMNEY AND VENT \ Metal chimney or vent

Condition: • [Inadequate chimney height above roof](#)

Chimney must be a least 2ft higher than roof structure within 10 ft horizontal, Recommend adding an extensions to chimney to meet WETT inspection requirements.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Exterior Roof

Task: Improve

Time: Immediate

Cost: Minor

WOOD STOVE \ Cabinet, door and clearances

Condition: • [Floor - combustible clearance inadequate](#)

Living room wood stove-

Inadequate floor protection, ember pad must extend 18" in front and 8" on each side and back of wood stove.

Wood stove flue pipe must also have 3 screws at each connection.

Implication(s): Increased fire hazard

Location: First Floor Living Room

Task: Improve

Time: Immediate

Cost: Minor

Insulation and Ventilation

FOUNDATION \ Crawlspace floor

Condition: • [No vapor barrier](#)

Crawlspace is missing a floor vapor barrier on the floor, recommend installing and taping / gluing all seams and perimeter walls to reduce humidity and increase comfort. Venting crawlspace during the summer months will also reduce the amount of humidity in the crawlspace. Some mildew noted on floor joist and floor sheathing.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Crawl Space

Task: Improve

Time: When remodelling

Cost: Minor

Plumbing

WASTE PLUMBING \ Traps - installation

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

Tailpiece too long under kitchen sink and bathroom sink, recommend adding a trap below kitchen 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.

Implication(s): Sewer gases entering the building

Location: First Floor Kitchen Bathroom

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Task: Improve Monitor

Time: If necessary

Cost: Minor

WATER TREATMENT SYSTEM \ General notes

Condition: • UV filter is needed for good potable water whenever drawing water from the lake, recommend installing within a year.

Location: Crawl Space

Task: Improve

Time: Less than 1 year

Cost: Minor

Interior

STAIRS \ Guardrails

Condition: • [Missing](#)

Second floor staircase is missing spindles, recommend providing for the safety of young children.

Implication(s): Fall hazard

Location: Second Floor Staircase

Task: Improve

Time: When remodelling

Cost: Minor

EXHAUST FANS \ General notes

Condition: • [Missing](#)

Missing exhaust fan in bathroom, recommend installing when remodeling to prevent moist air from creating mildew and rot. Recommend opening a window until exhaust fan is installed.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: First Floor Bathroom

Task: Provide

Time: When remodelling

Cost: Minor \$300 - \$600

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](#)



1647 4570577

PAID CASH
\$ 3000 RB

		Sub Total:	3491.98
Notes:		HST:	453.95
		Total:	3945.94
/			
		Amount Owing:	3945.94

ORIGINAL ROAD ALLOWANCE
BETWEEN CONCESSIONS 13 & 14

PLAN OF SURVEY

OF PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
LYING IN FRONT OF LOT 30, CONCESSION 13
(GEOGRAPHIC TOWNSHIP OF GLAMORGAN)
MUNICIPALITY OF HIGHLANDS EAST
COUNTY OF HALIBURTON

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT.

DATE MAY 19, 2009

C.T. Strongman
C.T. STRONGMAN
ONTARIO LAND SURVEYOR

PLAN 19R-9000
RECEIVED AND DEPOSITED

DATE Sep 2, 2009

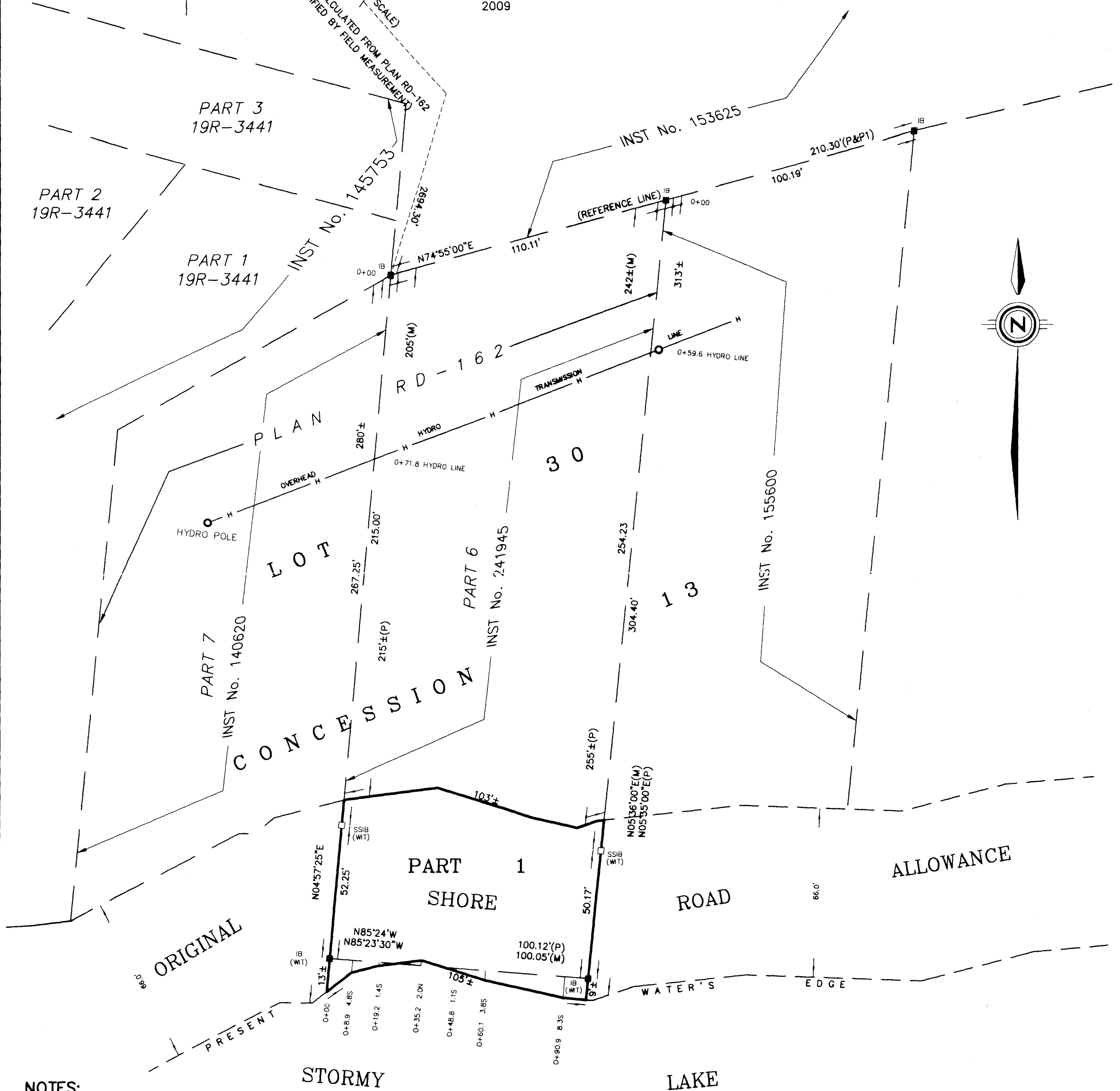
C. Howe
LAND REGISTRAR FOR THE REGISTRY
DIVISION OF HALIBURTON '19'

SCHEDULE OF PARTS

PART	LOCATION	INSTRUMENT	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE LYING IN FRONT OF LOT 30, CONCESSION 13		6,819 sq ft

1 inch = 30 ft.

C.T. STRONGMAN O.L.S.
2009



NOTES:

BEARINGS ARE ASTRONOMIC DERIVED FROM THE NORTHERLY LIMIT OF PART 6
PLAN RD-162, HAVING A BEARING OF N74°55'00\"E AS SHOWN THEREON.

(P) -REFERS TO PLAN RD-162
(P1) -REFERS TO PLAN OF SURVEY BY H.C. BISHOP O.L.S.
DATED MAY 21, 1965 ATTACHED TO INSTRUMENT No. 35514
ALL FOUND BARS BY H.C. BISHOP, OLS

THE PRESENT WATER'S EDGE SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE
OF THE WATER'S EDGE/HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL
SURVEY OF THE GEOGRAPHIC TOWNSHIP OF GLAMORGAN.

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

C-4661

LEGEND

- SIB -DENOTES STANDARD IRON BAR
- SSIB -DENOTES SHORT STANDARD IRON BAR
- IB -DENOTES IRON BAR
- IB# -DENOTES IRON BAR ROUND
- SB -DENOTES SUBDIVISION BAR
- RP -DENOTES ROCK POST
- IT -DENOTES IRON TUBE
- (OU) -DENOTES ORIGIN UNKNOWN
- (M) -DENOTES MEASURED
- (WT) -DENOTES WITNESS
- -DENOTES MONUMENT FOUND
- -DENOTES MONUMENT PLANTED

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 24th DAY OF APRIL

ORILLIA, ONTARIO
MAY 19, 2009

C.T. Strongman
C. T. STRONGMAN
ONTARIO LAND SURVEYOR

C.T. STRONGMAN SURVEYING LTD.
Ontario Land Surveyors

4145 Burnside Line
R.R. No. 4, Orillia, L3V-6H4
Telephone (705) 329-0765
Fax (705) 329-0424
email-info@ctssurveys.ca

ORILLIA - ONTARIO

AC FILE: 7259

C-4661

R.D-162

B.D. 162

PLAN OF SURVEY
PART OF LOT 30, CON. XIII
TOWNSHIP OF GLAMORGAN
PROVISIONAL COUNTY OF HALIBURTON
SCALE: 1" = 100'

RECEIVED AND DEPOSITED AS

PLAN R.D. 162

25th June - 1970

at 4:25 pm

John A. Jackson

Deputy

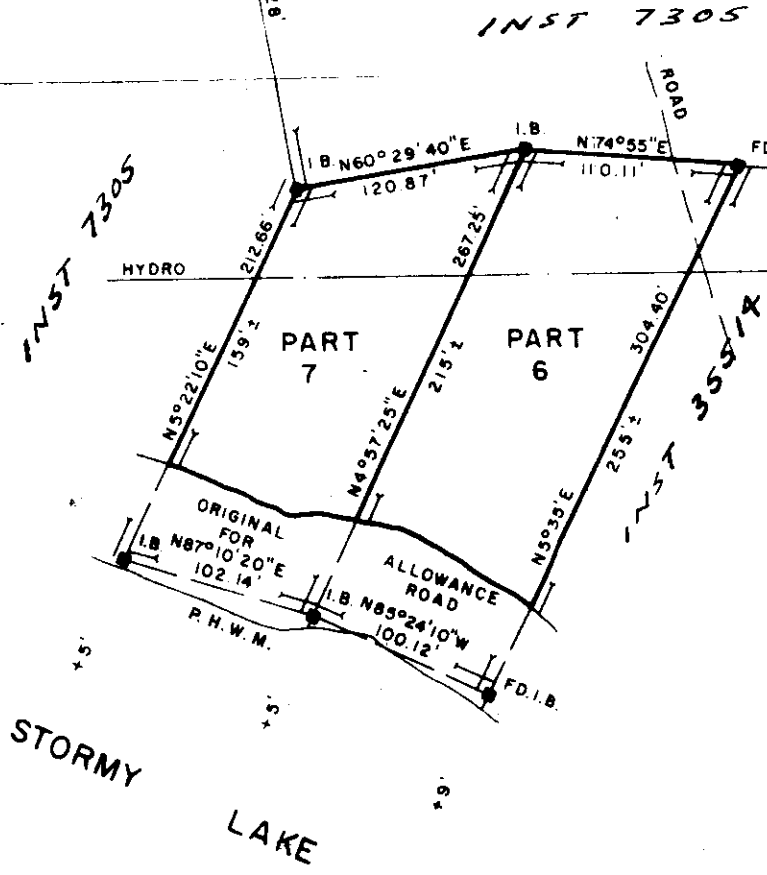
REGISTRAR FOR THE
REGISTRY DIVISION OF THE
PROVISIONAL COUNTY OF
HALIBURTON

R.D-162

1E1

N.W. CORNER
LOT 30, CON. XIII

N30°07'40"W



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II OF
THE REGISTRY ACT.

JUNE 17, 1970

H.C. Bishop

H.C. BISHOP

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN
ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY
ACT AND THE REGULATIONS MADE THEREUNDER.

2. THIS SURVEY WAS COMPLETED MAY 12, 1970.

HALIBURTON, ONT.,
MAY 18, 1970

H. Curry Bishop

H. CURRY BISHOP
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM AND
REFERRED TO THE N76°12'W OF THE NORTHERLY LIMIT
OF LOTS 7 & 8, REGISTERED PLAN 384

