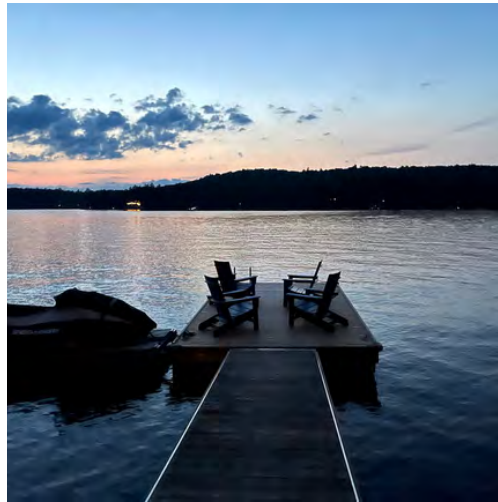


CONTACT DETAILS:

✉ vince@vinceduchene.ca
☎ 705-457-0046

Vince Duchene
Broker



\$1,195,000

Welcome to

1325 Watts Road
on Little Kennisis Lake, Haliburton



Troy Austen
Sales Representative

CONTACT DETAILS:

☎ 705-457-9994 ✉ info@troyausten.ca
☎ 705-455-7653 🌐 troyausten.ca

Property Client Full

1325 Watts Road, Dysart, Ontario K0M 1S0

Listing

[1325 Watts Rd Dysart](#)**Active / Residential Freehold / Detached**MLS® #: **X13577504**List Price: **\$1,195,000**

New Listing



Haliburton/Dysart et al/Havelock

Tax Amt/Yr: **\$3,978.29/2026** Transaction: **Sale**
 SPIS: **No** DOM: **4**
 Legal Desc: **LT 56 PL 540 SRO; S/T RIGHT IN H62842; DYSART ET AL**

Style: **Chalet** Rooms Rooms+: **6+3**
 Fractional Ownership: **3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres:**
 Lot Front: **139.00** Fronting On: **N**
 Lot Depth: **218.00** Builder Name:
 Lot Size Code: **Feet**

Dir/Cross St: **ON-118 W to Kennisis Lake Road to Watts Road and follow to #1325**

PIN #: **391090112**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462406100004800**

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

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Full, Partially Finished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Family Room, Living Room, Wood, Wood Stove**

Interior Feat: **Primary Bedroom - Main Floor**

Parking Feat: **Private**
 Heat: **Heat Pump**
 Heat Source: **Electric**
 A/C: **Yes/Other**
 Central Vac: **No**

Property Feat: **Deck, Year Round Living**
 Exterior Feat: **Metal**
 Roof: **Concrete Block**

Foundation: **Unknown**
 Soil Type:

Alternate Power: **Little Kennisis Lake**

Water Name: **Yes**
 Waterfront Y/N: **Not Applicable**
 Water Struct: **42.37**

Water Frontage: **Dock, Stairs to Waterfront**

Water Features: **Under Contract:**
 Access To Property: **Yr Rnd Municipal Rd**

Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/2.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **8.00**
 Pool: **None**

Room Size: **Cell Services, Electrical, Internet High Speed**
 Rural Services:

Security Feat:

Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter: **Dock, Stairs to Waterfront Not Applicable**
 Waterfront Feat: **Waterfront Not Applicable**
 Waterfront Struc: **Well Capacity:**
 Well Depth: **Septic Unknown**
 Sewers: **Septic Unknown**
 Special Desig: **Fully**
 Farm Features: **Fully**
 Winterized: **Fully**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **North West**

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Perched among the trees overlooking beautiful Little Kennisis Lake, this 4-season waterfront cottage offers privacy, stunning lake views, and the perfect setting to enjoy the Haliburton Highlands year-round. Set on just under an acre with 140 feet of waterfront, the property showcases the beauty of the Canadian Shield with granite outcroppings, mature trees, and deep, clean water ideal for swimming, boating, and fishing. The open-concept cottage is designed to capture the views, featuring vaulted ceilings, skylights, and expansive windows that fill the space with natural light. The living area is centred around a cozy wood-burning fireplace, creating a warm gathering space after a day on the lake or exploring the surrounding trails. The updated kitchen overlooks the dining and living areas, making it ideal for entertaining family and friends. The main floor offers 3 bedrooms and a full bathroom, while the loft provides additional flexible space for guests, a home office, or a quiet retreat. The walkout lower level adds even more living space with a recreation area and direct access outdoors. Approximately 120 steps lead to the private waterfront, where you'll find a large dock with deep water access, a lakeside deck, and a firepit area perfect for relaxing and enjoying summer evenings. Located on a year-round municipally maintained road, the property features a drilled well, high-speed internet, and plenty of parking for vehicles and recreational toys. Enjoy all that the Kennisis Lake community has to offer, including nearby Kennisis Lake Marina with**

boat rentals, fuel, pickleball courts, a fry shack, and ice cream/coffee bar. Outdoor enthusiasts will love the close proximity to Haliburton Forest, offering hiking, mountain biking, ATV and snowmobile trails, and endless year-round adventures. Currently a successful vacation rental with excellent income potential. A rare opportunity to own a private waterfront getaway on sought-after Little Kennisis Lake.

Inclusions: the furniture, BBQ, 2 paddle boards (adult and child) 2 kids kayaks and canoe

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

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

Date Prepared: 07/21/2026

Rooms

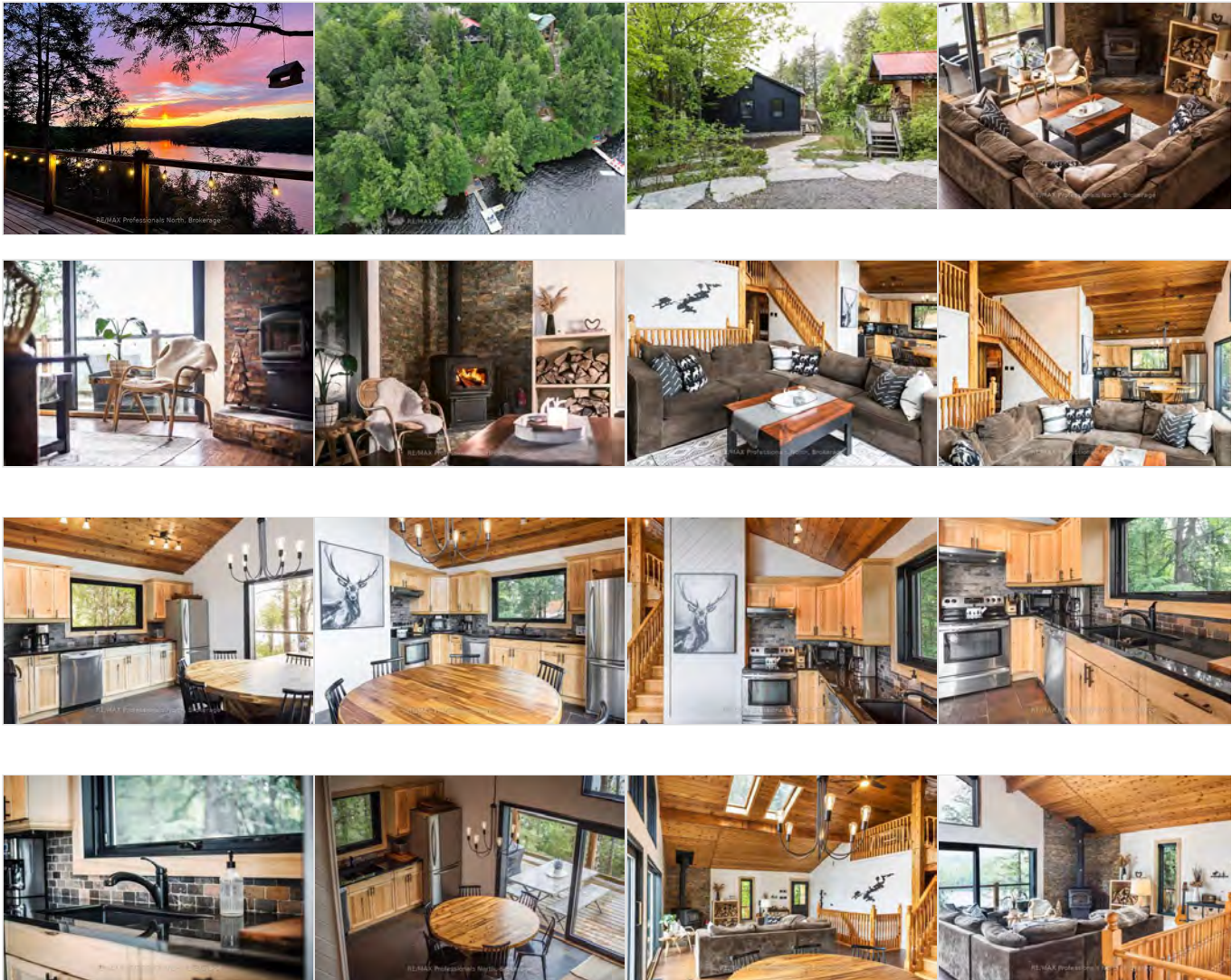
MLS® #: X13577504

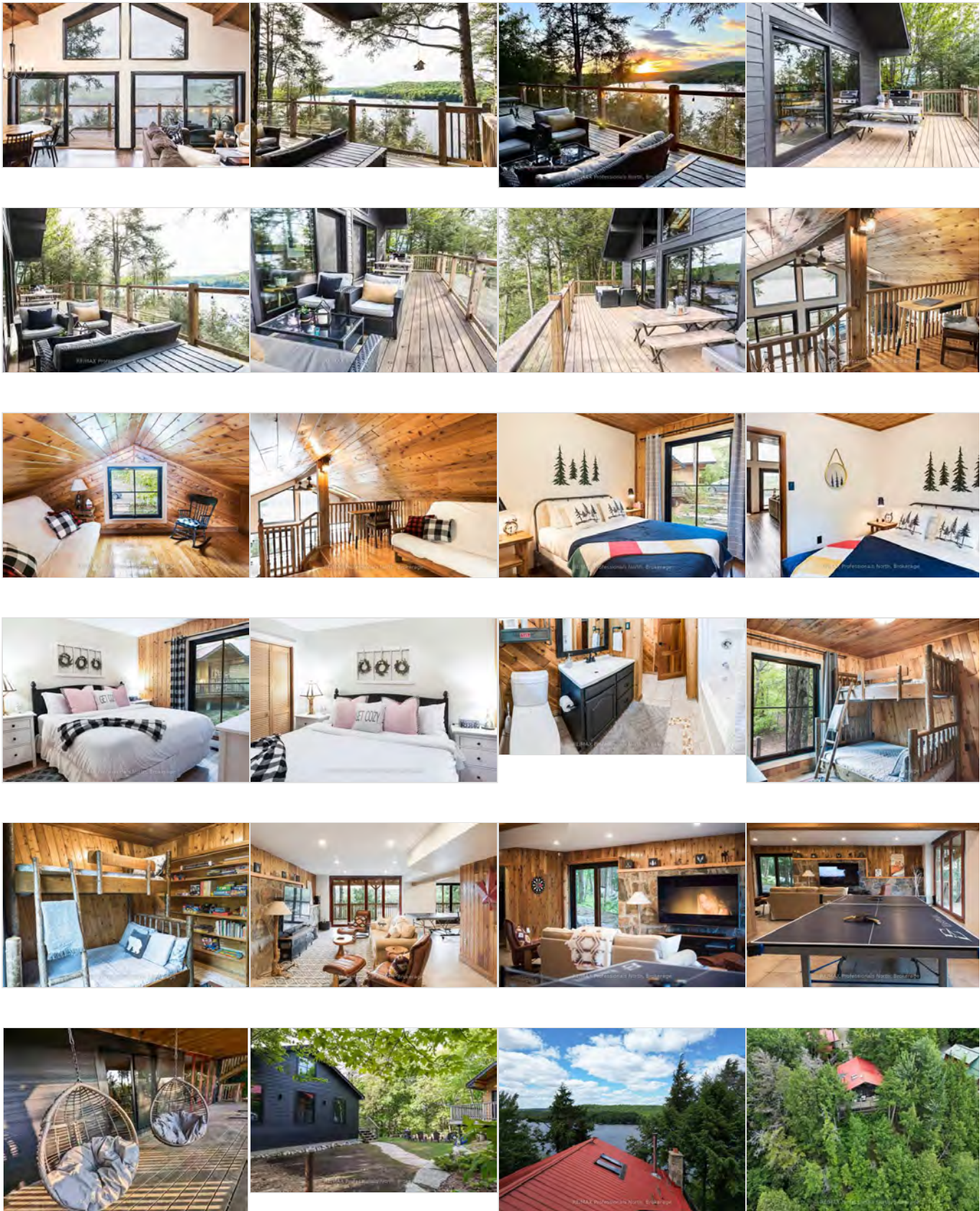
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.15 M X 3.59 M	13.62 Ft x 11.78 Ft		Combined w/Dining
Living Room	Main	5.85 M X 5.64 M	19.19 Ft x 18.50 Ft		
Primary Bedroom	Main	4.05 M X 3.29 M	13.29 Ft x 10.79 Ft		
Bedroom	Main	3.02 M X 2.77 M	9.91 Ft x 9.09 Ft		
Bedroom	Main	3.18 M X 2.77 M	10.43 Ft x 9.09 Ft		
Loft	Upper	4.11 M X 2.34 M	13.48 Ft x 7.68 Ft		
Utility Room	Lower	5.12 M X 4.78 M	16.80 Ft x 15.68 Ft		Combined w/Laundry
Other	Lower	3.43 M X 1.83 M	11.25 Ft x 6.00 Ft		
Recreation	Lower	9.14 M X 3.35 M	29.99 Ft x 10.99 Ft		
Game Room	Lower	4.19 M X 3.35 M	13.75 Ft x 10.99 Ft		Combined w/Rec
Bathroom	Main			4	

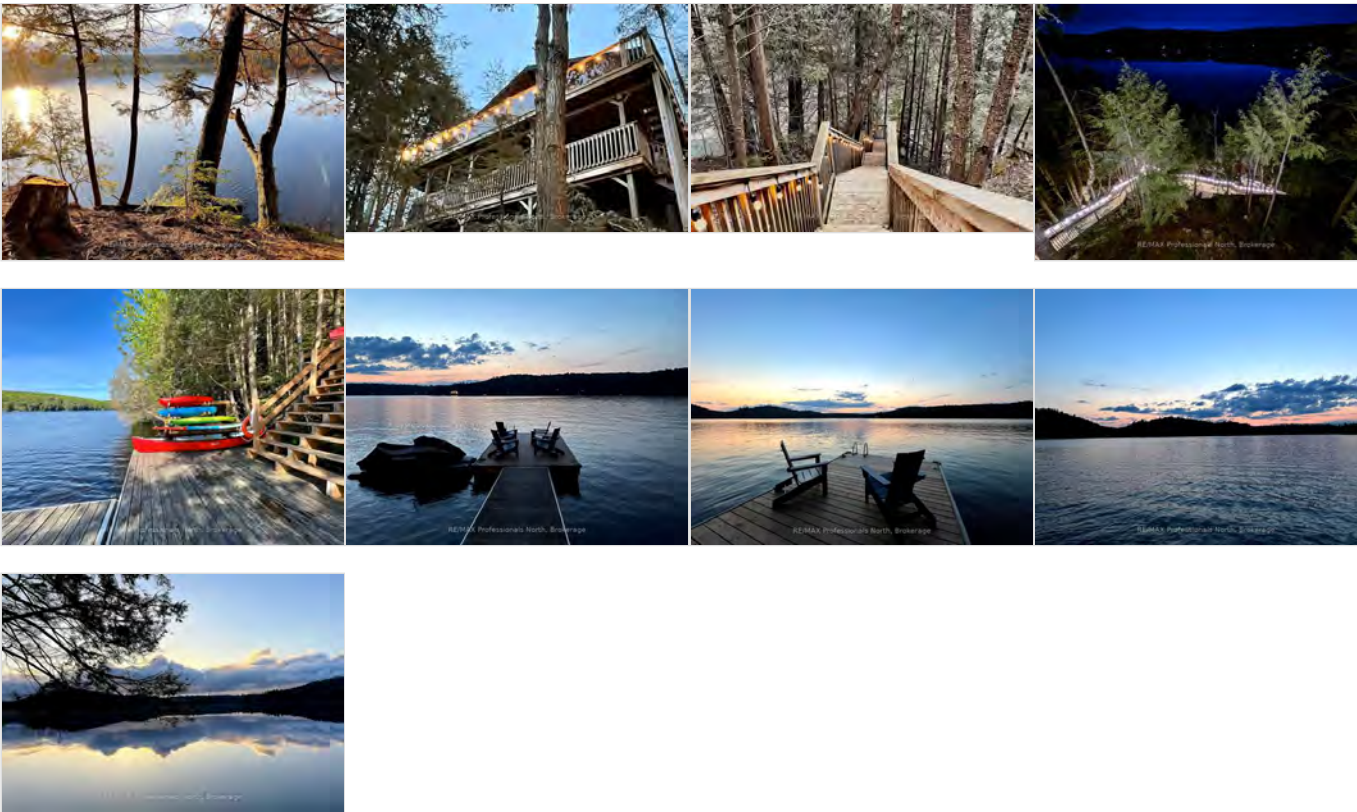
Photos

MLS® #: X13577504

[1325 Watts Road](#), Dysart, Ontario K0M 1S0







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1325 Watts Road

Chattels

Included

- Furniture
- BBQ
- 2 paddle boards (adult and child)
- 2 kids kayaks
- Canoe

Excluded

- Coffee Table (in upstairs living room)
- Dining Chairs
- Big Round "Nest" Chair (in basement)
- Fridge in the garage
- Small Kitchen Appliances
- Two Teak Chairs (in living room)
- Picnic Table (on patio)



Seller



Buyer



Municipality of Dysart et al

P.O. Box 389, 135 Maple Avenue

Haliburton, Ontario K0M 1S0

705-457-1740

Fax: 705-457-1964

www.dysartetal.ca

"The Heart of the Highlands"

April 16, 2020

NODDER SHAWN PATRICK
9 DUGGAN AVE
TORONTO, ON M4V 1Y1

Dear Home Owner,

Owner: NODDER SHAWN PATRICK

Municipal Address: 1325 WATTS RD
Roll No.: 46-24-061-000-04800-0000
Legal Description: CON 5 PT LOT 21 PLAN 540 LOT 56

As you are aware, the Municipality of Dysart et al has implemented a Septic Re-Inspection program. This program was introduced as a result of a commitment to protect and preserve our lakes.

Based on the results of a recent re-inspection of your property at the above stated address, your septic system is determined to be compliant with the *Building Code Act, 1992 s.o., Chapter 23* (Act), in accordance with the Septic Use Permit/Installation Report issued for your system.

The Septic Use Permit/Installation Report was based on the following number of bedrooms: 3

Please contact us if you have any questions with regards to this process.

Regards,

Stephanie Roberts
Plans Examiner/ Building Inspector
e-mail: sroberts@dysartetal.ca

PLAN OF SUBDIVISION
PART OF LOTS 21,24,25,26,27 & 28, CON. IV
PART OF LOTS 21,22,23,24,25,26,27 & 28, CON. V
TOWNSHIP OF HAVELOCK
PROVISIONAL COUNTY OF HALIBURTON
SCALE: 1"=200'
H.C. BISHOP O.L.S.
1972

LEGEND
BEARINGS ARE ASTROMONIC AND DERIVED FROM A PLAN OF SURVEY BY
H.C. BISHOP O.L.S. ON THE ABOVE MENTIONED LOTS ATTACHED TO INST. 43164.
□ INDICATES 1" SQ. IRON BAR (1"x1"x24")
■ INDICATES 5/8" SQ. IRON BAR
○ INDICATES ROCK BAR
□ S.I.B. INDICATES 1" SQ. IRON BAR (1"x1"x48")
FD. INDICATES FOUND.

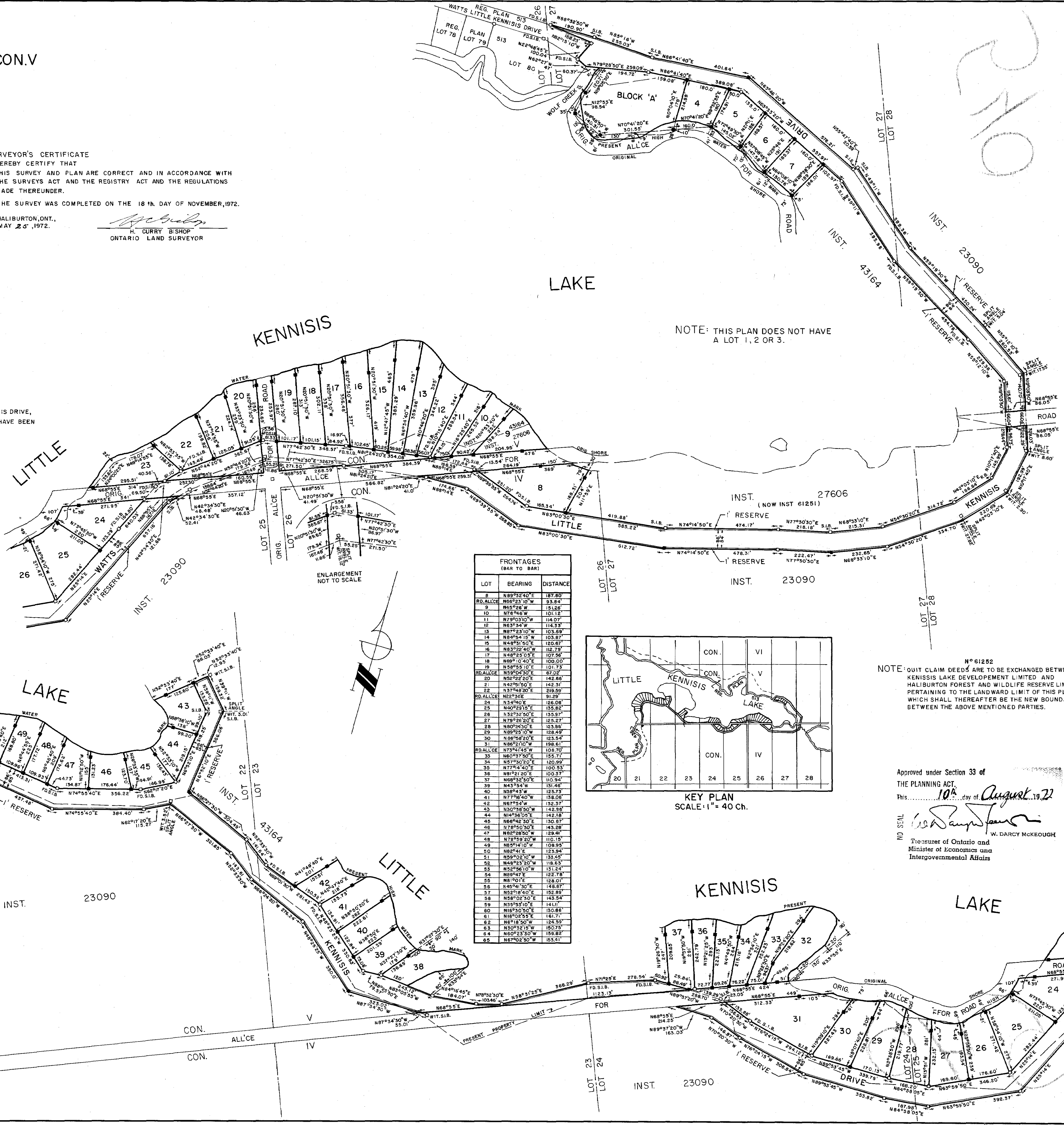
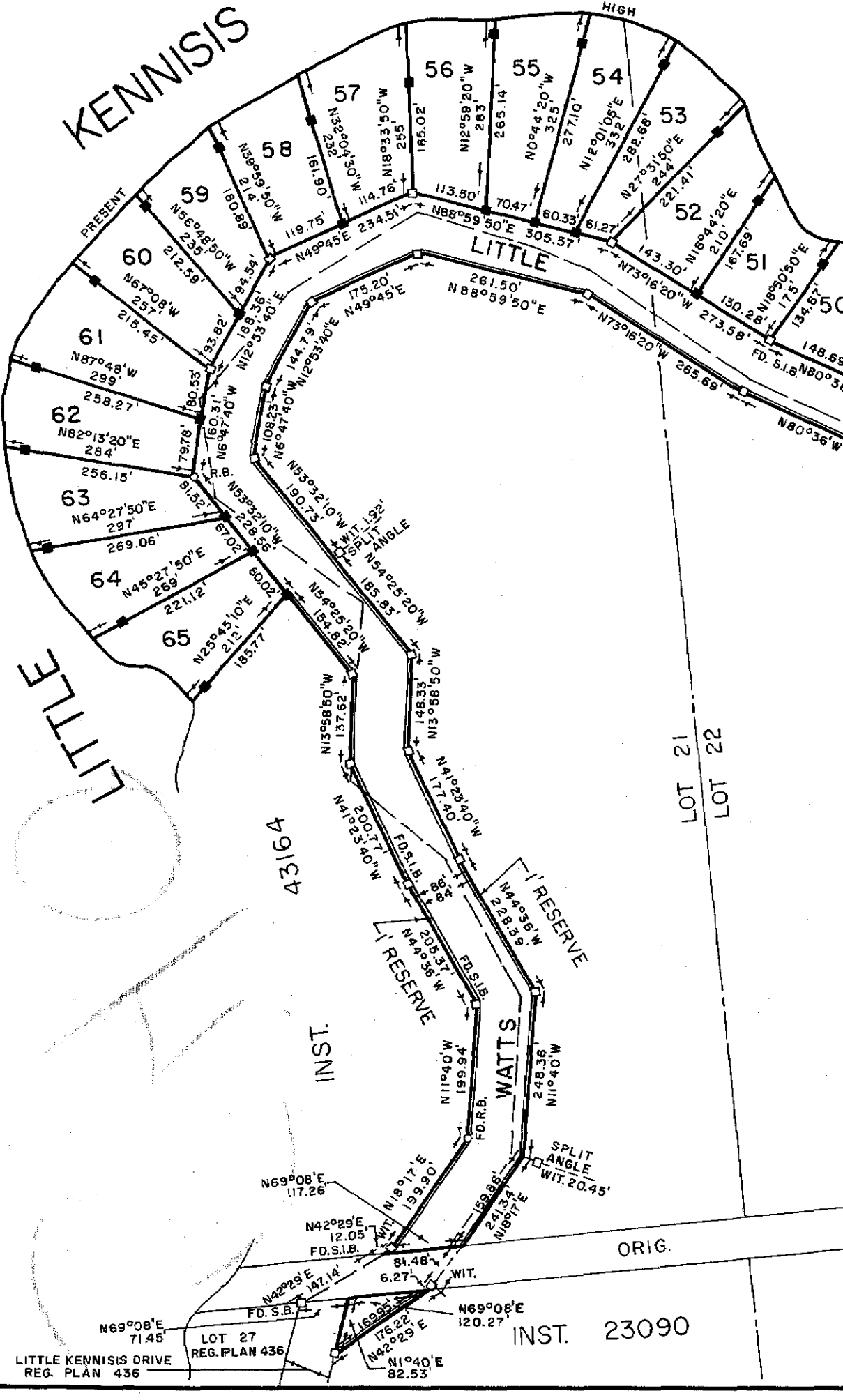
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF NOVEMBER, 1972.
HALIBURTON, ONT.,
MAY 25, 1972.
H. CURRY BISHOP
ONTARIO LAND SURVEYOR

CERTIFICATE OF REGISTRATION OF PLAN OF SUBDIVISION
I HEREBY CERTIFY THAT THIS PLAN IS DULY REGISTERED IN
THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF
HALIBURTON (N^o 19R) AT 2:00 PM ON THE
25th DAY OF AUGUST 1972 AS NUMBER
540

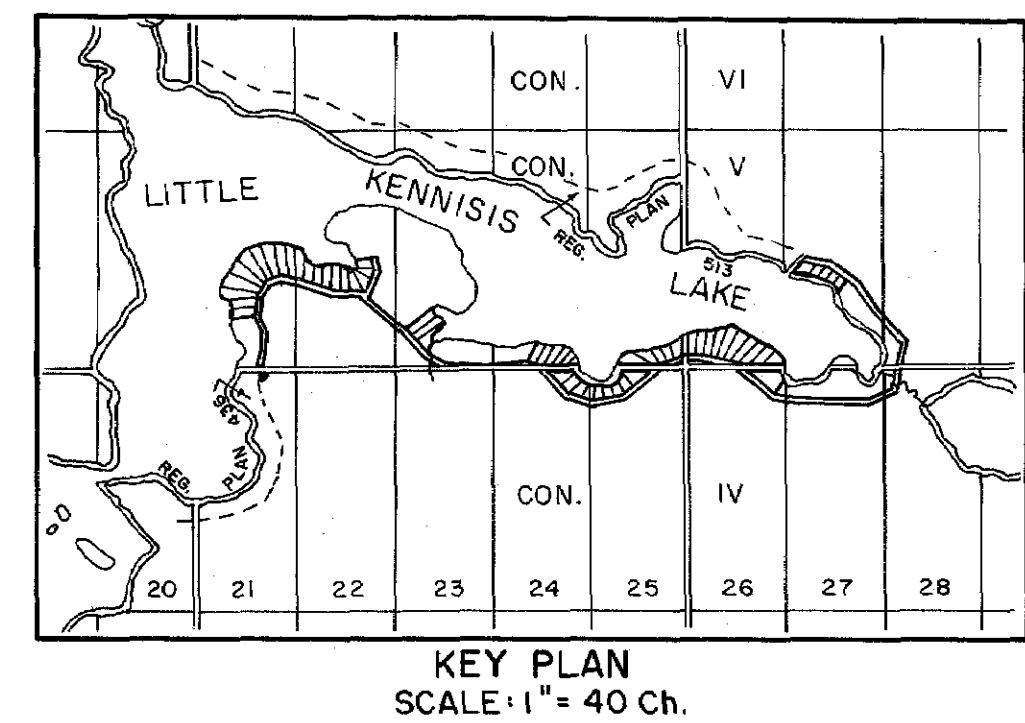
John A. Jackson
REGISTRAR

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. LOTS 4 TO 65 BOTH INCLUSIVE, BLOCK 'A', THE STREET NAMED WATTS LITTLE KENNIS DRIVE,
AND 1 FOOT RESERVES AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN
LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND LANES ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS
DATED THE 25th DAY OF May 1972.

John W. Watts
JOHN W. WATTS
PRESIDENT
KENNIS LAKE DEVELOPMENT LIMITED
D. C. Shannon
DANIEL C. SHANNON
SECRETARY
KENNIS LAKE DEVELOPMENT LIMITED



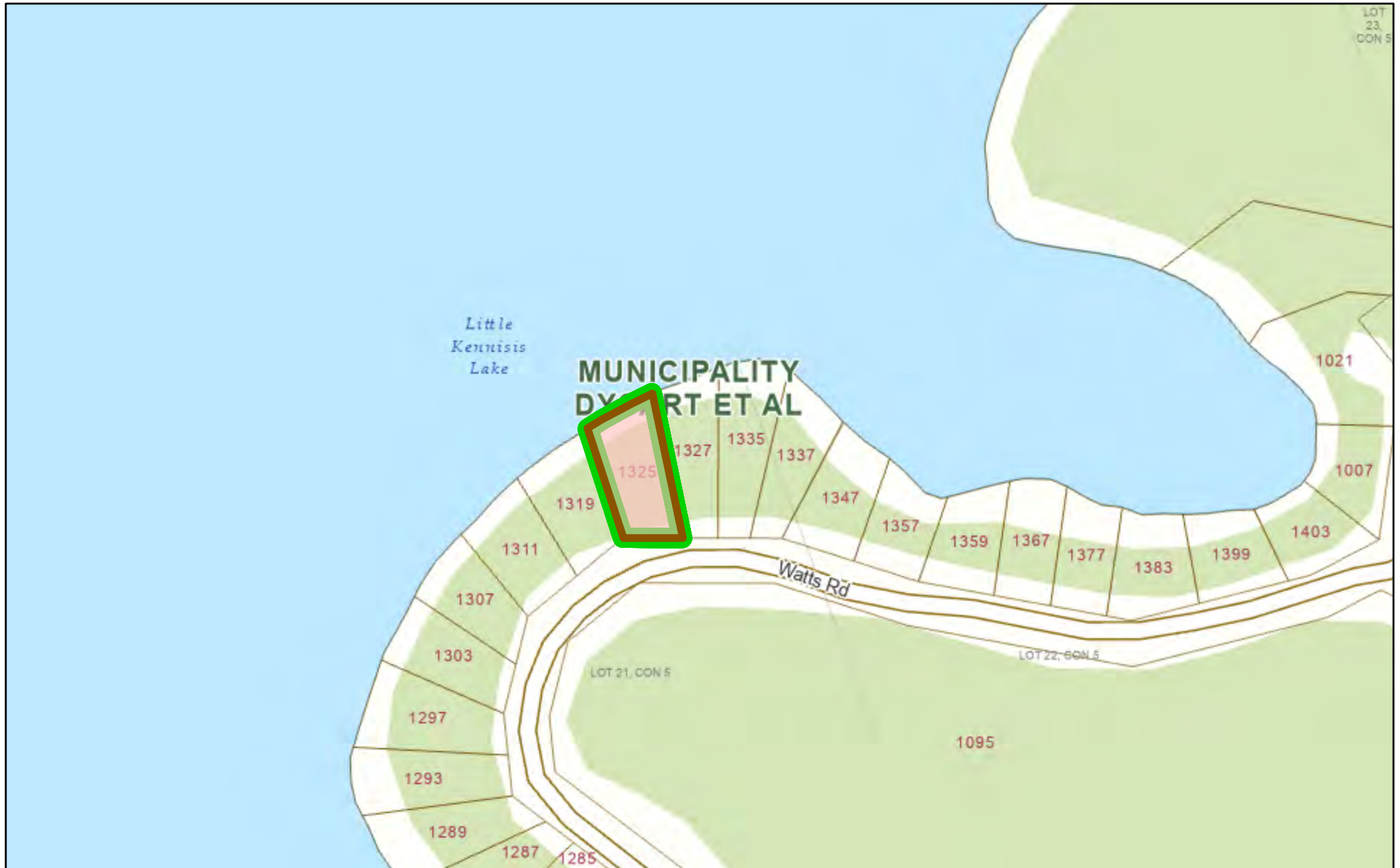
LOT	BEARING	DISTANCE
8	N89°32'40"E	187.80
9	N86°23'10"W	93.84
10	N78°46'00"W	151.68
11	N79°03'10"W	114.07
12	N83°34'30"W	114.33
13	N87°23'10"W	103.89
14	N84°04'15"W	103.87
15	N48°31'50"E	120.87
16	N83°22'40"W	112.78
17	N88°23'03"E	107.36
18	N68°10'40"E	100.00
19	N58°55'10"E	101.73
20	N50°22'20"E	142.86
21	N42°50'50"E	142.31
22	N37°48'20"E	219.59
23	N22°33'30"E	91.29
24	N34°40'00"E	126.09
25	N40°25'15"E	135.82
26	N32°32'50"E	135.57
27	N78°26'20"E	125.27
28	N80°04'50"E	123.86
29	N80°05'10"W	128.49
30	N86°08'20"E	123.54
31	N86°21'10"W	198.81
32	N73°14'10"W	108.70
33	N60°37'50"E	155.71
34	N77°30'20"E	120.99
35	N77°44'40"E	100.55
36	N81°21'20"E	100.37
37	N88°32'50"E	110.94
38	N43°34'40"E	151.48
39	N80°05'10"W	128.49
40	N80°05'10"W	128.49
41	N77°46'40"W	158.08
42	N67°54'40"E	132.37
43	N50°18'50"W	142.56
44	N14°36'05"E	142.18
45	N86°42'50"E	130.87
46	N78°10'50"E	43.28
47	N82°28'50"W	129.41
48	N78°59'20"W	110.15
49	N80°14'10"W	109.95
50	N82°41'00"E	123.84
51	N89°02'10"W	133.42
52	N48°23'20"W	118.65
53	N52°56'10"W	131.24
54	N89°47'00"E	122.78
55	N81°01'00"E	128.01
56	N48°04'50"E	148.87
57	N32°18'40"E	152.89
58	N58°02'50"E	143.54
59	N53°55'10"E	141.11
60	N89°30'50"E	150.88
61	N18°02'55"E	161.71
62	N8°18'50"W	124.59
63	N50°32'10"W	150.75
64	N80°23'30"W	158.82
65	N67°02'50"W	153.41



NOTE: QUIT CLAIM DEEDS ARE TO BE EXCHANGED BETWEEN
KENNIS LAKE DEVELOPMENT LIMITED AND
HALIBURTON FOREST AND WILDLIFE RESERVE LIMITED
PERTAINING TO THE LANDWARD LIMIT OF THIS PLAN
WHICH SHALL THEREAFTER BE THE NEW BOUNDARY
BETWEEN THE ABOVE MENTIONED PARTIES.

Approved under Section 33 of
THE PLANNING ACT,
This 10th day of August, 1972
W. DARCY MCKEOUGH
Treasurer of Ontario and
Minister of Economics and
Intergovernmental Affairs

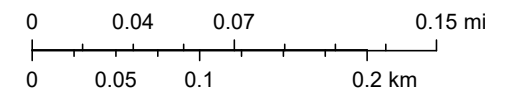
1325 Watts Road, Little Kennisis



June 18, 2026



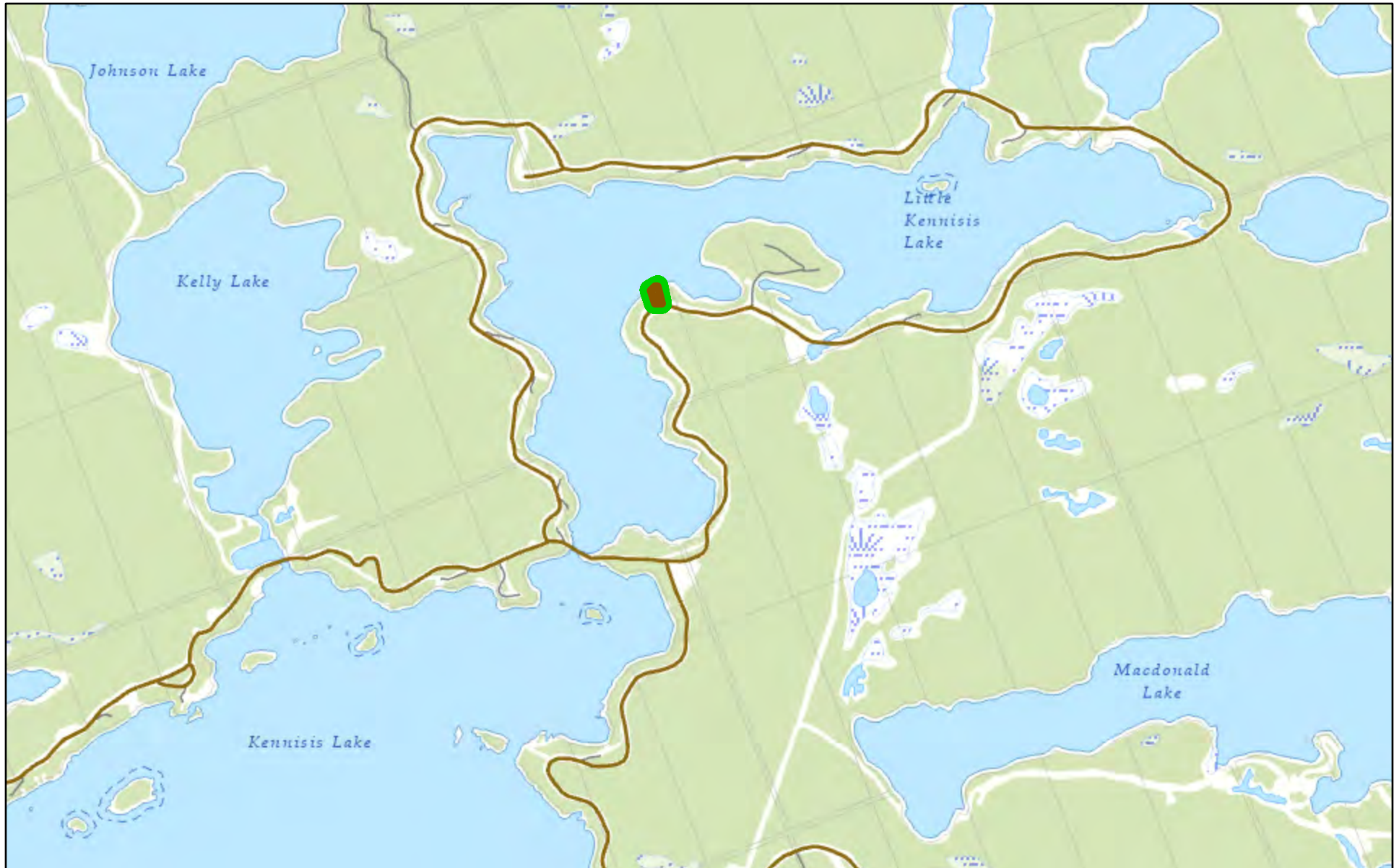
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1325 Watts Road, Little Kennisis



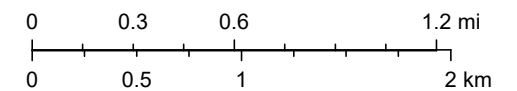
June 18, 2026

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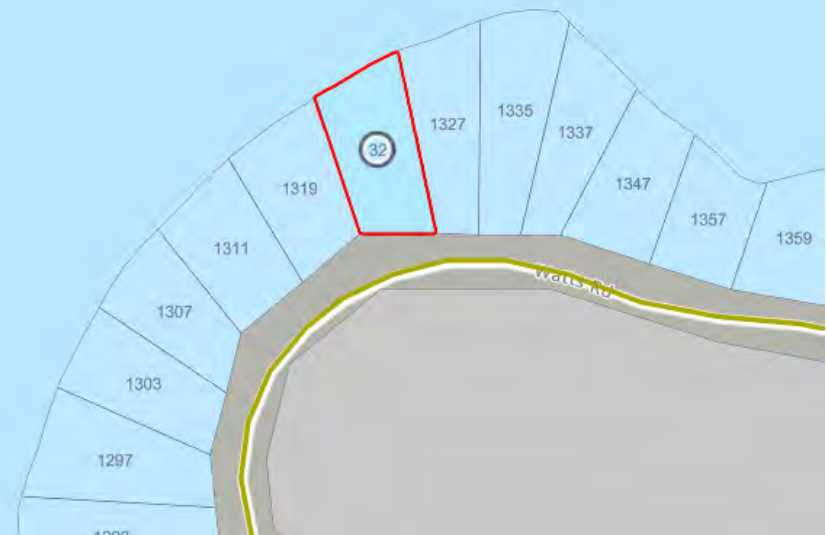
Havelock Residential: WR4



 Zoom to

Zone

WR4



LITTLE KENNISIS LAKE



LOCATION	
Alternate Name	
Municipality	Dysart et al
Latitude (DMS)	451515
Longitude (DMS)	783557
Watershed	Gull

DEVELOPMENT	
Number of Properties	280
Capacity Status (2016)	Not at Capacity
Lake Association	Kennisis Lake Cottage Owners' Association
Lake Partner Program	Yes
CHA Member	Yes

MORPHOMETRIC FEATURES	
Surface Area (ha)	231
Watershed Area (ha)	6530
Shoreline Length (km)	14.83
Maximum Depth (m)	43.9
Mean Depth (m)	15.1
Total Lake Volume (10 ⁶ m ³)	34.87

FISH STOCKING	
FISH SPECIES	
Black Crappie	
Brook Trout	
Brown Bullhead	
Brown Trout	
Burbot	
Cisco	
Lake Trout	✓
Lake Whitefish	
Largemouth Bass	✓
Muskellunge	
Northern Pike	
Pumpkinseed	
Rainbow Smelt	
Rainbow Trout	
Rock Bass	
Round Whitefish	
Smallmouth Bass	✓
Splake	
Walleye	
White Sucker	
Yellow Perch	



WATER QUALITY – MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS

Total Phosphorus (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend	Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
Euphotic Zone (Surface)						Hypolimnetic Zone (Metre Over Bottom)					
1	< 0.01	0.009	0.005			1	< 0.01	0.005	0.006		
2	< 0.01	0.009	0.006			2	< 0.01	0.011	0.020		
Total	< 0.01	0.009	0.005			Total	< 0.01	0.007	0.012		

Mean-Volume Weighted Hypolimnetic Dissolved Oxygen (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 7	8.98	7.49		
2	> 7	8.13	6.34		

Water Clarity (m)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 1.2	4.6	4.6		
2	> 1.2	3.8	4.0		

Calcium (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 2	2.0	2.0		
2	> 2	1.9	2.0		

Nitrate (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	< 3	0.117	0.085		
2	< 3	0.067	0.094		

Ph (no units)

Basin	Target	Average 2001 - 2009	Average 2014 - 2016	Current Status
Lake (average all basins)	6.5 - 8.5	6.6	6.5	