

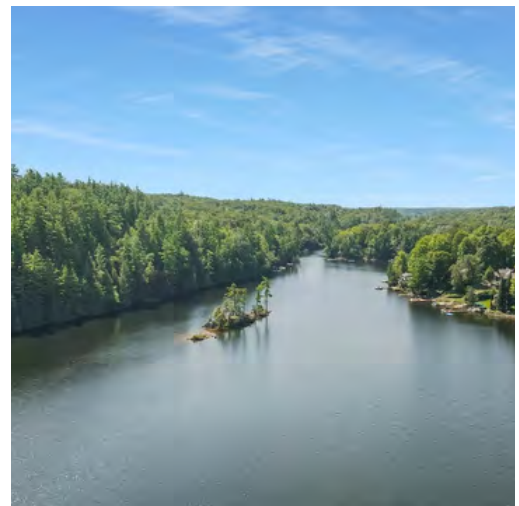


\$629,000

Welcome to 1326 Bob Lake Road
on Bob Lake, Minden



Troy Austen
Sales Representative



CONTACT DETAILS:

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

Property Client Full

1326 Bob Lake Road, Minden Hills, Ontario K0M 2K0

Listing

[1326 Bob Lake Rd Minden Hills](#)**Active / Residential Freehold / Detached**MLS® #: **X13662832**List Price: **\$629,000**

New Listing

Haliburton/Minden Hills/Anson



Tax Amt/Yr: **\$3,144.76/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 12 CON 1 ANSON AS IN H276247; S/T & T/W H276247; MINDEN HILLS**

Style: **Sidesplit** Rooms Rooms+: **8+0**
 Fractional Ownership: **4(4+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres:**
 Lot Front: **100.00** Fronting On: **E**
 Lot Depth: **198.13** Builder Name:
 Lot Size Code: **Feet**

Dir/Cross St: **Hwy 35 to Bobcaygeon Road to Deep Bay Road to Bob Lake Road and follow to #1326**

PIN #: **393110139**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461601000013800**

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

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Electric, Freestanding, Living Room**

Exterior: **Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size: **Cell Services, Electrical, Internet High Speed**
 Rural Services: **High Speed**

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter: **Boathouse, Dock, Stairs to Waterfront Dry Boathouse-Single**
 Waterfront Feat: **Boathouse, Dock, Stairs to Waterfront Dry Boathouse-Single**
 Waterfront Struc: **Boathouse, Dock, Stairs to Waterfront Dry Boathouse-Single**
 Well Capacity: **Boathouse, Dock, Stairs to Waterfront Dry Boathouse-Single**
 Well Depth: **Boathouse, Dock, Stairs to Waterfront Dry Boathouse-Single**
 Sewers: **Tank**
 Special Desig: **Unknown**
 Farm Features: **Unknown**
 Winterized: **No**

Interior Feat: **None**
 Parking Feat: **Available**
 Heat: **Baseboard**
 Heat Source: **Electric**
 A/C: **/None**
 Central Vac: **No**
 Property Feat: **Asphalt Shingle**
 Roof: **Concrete Block, Piers**
 Foundation: **Concrete Block, Piers**
 Soil Type: **Concrete Block, Piers**

Security Feat:

Alternate Power: **None**
 Water Name: **Bob Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Dry Boathouse-Single**
 Water Frontage: **30.48**
 Water Features: **Boathouse, Dock, Stairs to Waterfront**
 Under Contract: **Boathouse, Dock, Stairs to Waterfront**
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Clean, Deep, Rocky**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Private**

Waterfront: **Direct**
 Easements/Restr: **Right of Way**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Partially Obstructive**
 Lot Shape: **Partially Obstructive**

Channel Name: **GeoWarehouse**
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Enjoy classic cottage living on beautiful Bob Lake with this charming 3-season cottage offering approximately 1,050 sq ft of space, 4 bedrooms, and 1 bathroom. With southeast exposure, you'll enjoy plenty of sunshine and beautiful days on the water. The clean shoreline and deep water off the dock make this an excellent spot for swimming, boating, fishing, and enjoying time with family and friends. A dry boathouse provides additional storage for water toys, equipment, and cottage essentials. Inside, the cottage offers a comfortable layout with plenty of room for family and guests, making it easy to settle in and enjoy the lake without the fuss of a large property. Located just 10 minutes from Minden, you're close to grocery stores, restaurants, shops and other everyday amenities. A great opportunity to get on Bob Lake and start making memories at the cottage.**

Inclusions: **Cottage contents are as viewed except personal items and noted exclusions, Aluminum Fishing Boat with 9.9 motor (as-is condition)**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**Prepared By: **TROY AUSTEN, REALTOR Salesperson**Date Prepared: **08/11/2026**

Rooms

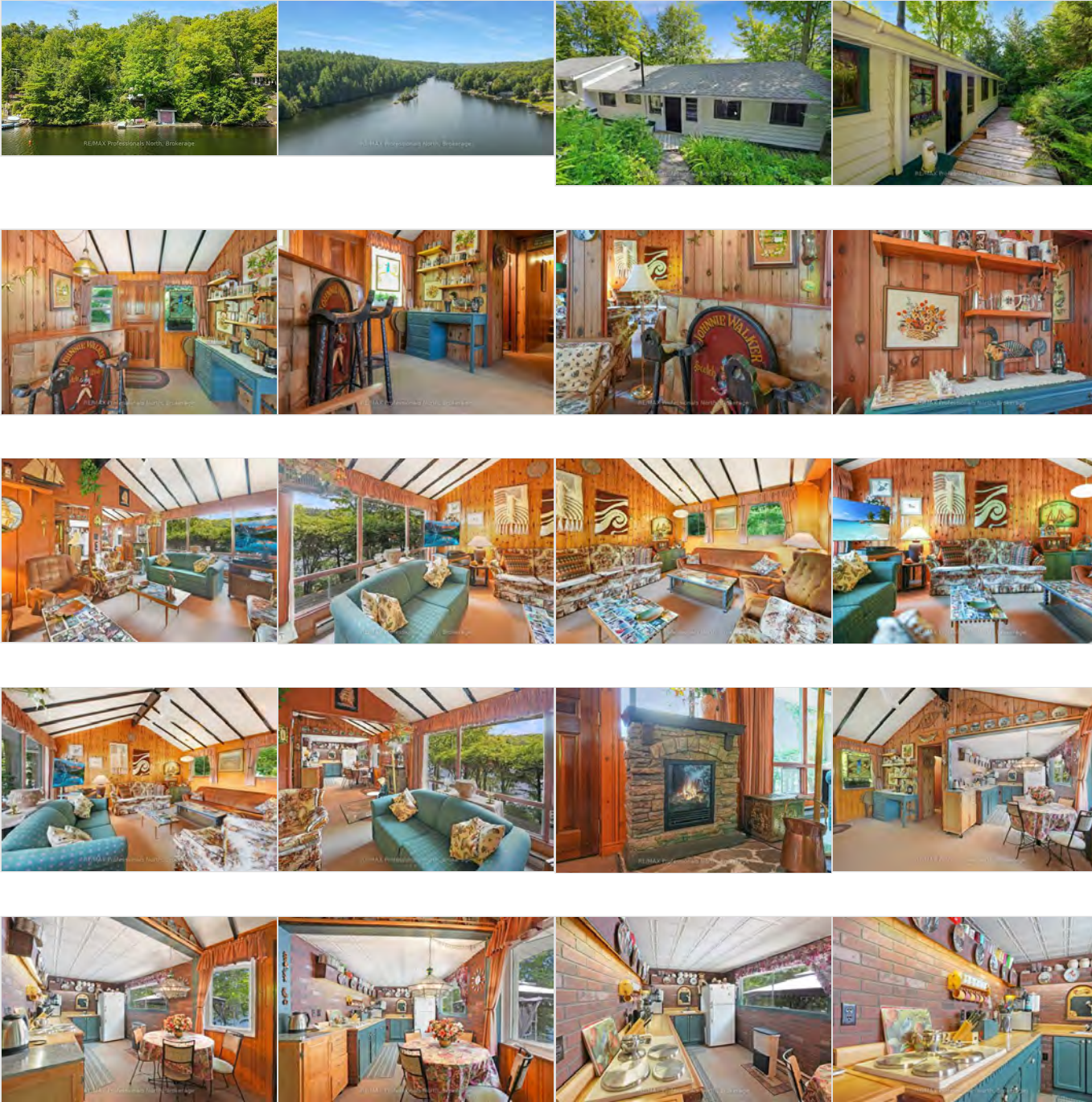
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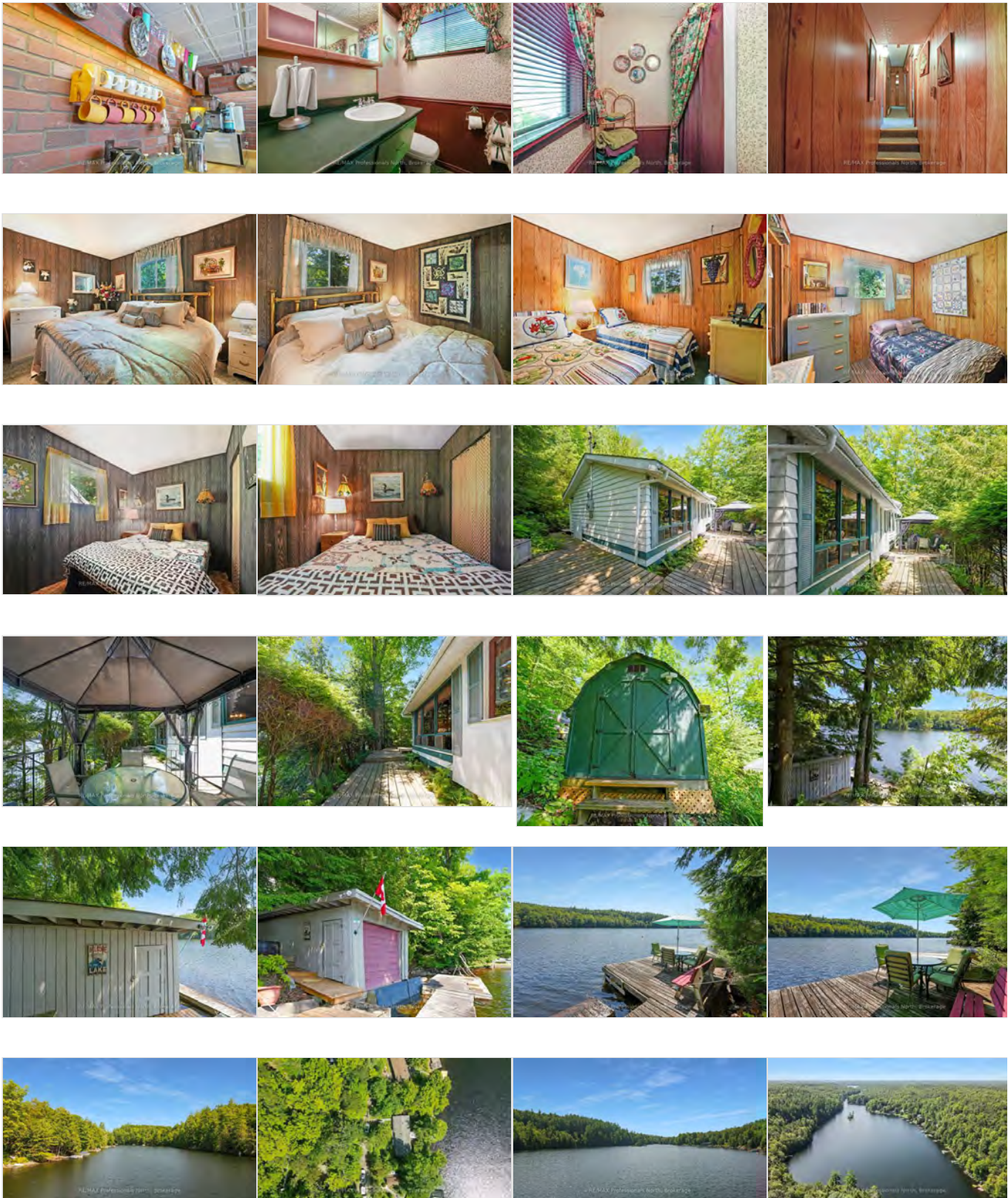
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.28 M X 4.01 M	17.32 Ft x 13.16 Ft		
Foyer	Main	2.92 M X 2.74 M	9.58 Ft x 8.99 Ft		
Kitchen	Main	6.55 M X 2.59 M	21.49 Ft x 8.50 Ft		Combined w/Dining
Bedroom	Second	2.85 M X 2.29 M	9.35 Ft x 7.51 Ft		
Bedroom	Second	2.87 M X 2.59 M	9.42 Ft x 8.50 Ft		
Bedroom	Second	3.58 M X 2.29 M	11.75 Ft x 7.51 Ft		
Bedroom	Second	3.58 M X 2.59 M	11.75 Ft x 8.50 Ft		
Bathroom	Main			3	

Photos

MLS® #: X13662832

[1326 Bob Lake Road](#), Minden Hills, Ontario K0M 2K0





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Schedule “C”

1326 Bob Lake Road – Chattels

Included

- Cottage contents are as viewed except personal items and noted exclusions
- Aluminum Fishing Boat with 9.9 motor (as-is condition)

Excluded

- Personal Items
- Quilts and wall hangings in bedroom
- Black iron owl on cottage wall
- Grape lamp in bedroom
- All electronic equipment & TV
- Small mouth bass over door next to bar

Negotiable

- Shed Contents are to be determined



Seller



Buyer

Additional Information

- Hydro Cost Per Year: \$1100/yr approx (limited use)
- Satellite Provider: Bell Canada
- Internet Provider: Bell
 - Highspeed? Yes
- Cell Service? Yes
- Holding Tank Last Pumped: October 14, 2025
- Water Treatment System? No
- Winterized: No, 3 Season
- Age of Roof: 13 Years
- Insurance Company: Intact
- Road: Private - Plowed in the winter
- Road Fee/Assc. Dues: \$250.00
- Lake Assc. Dues: \$40.00



Schedule "D"

23176

PLAN

SHOWING SURVEY OF
PART OF LOT 12 CONCESSION 1.

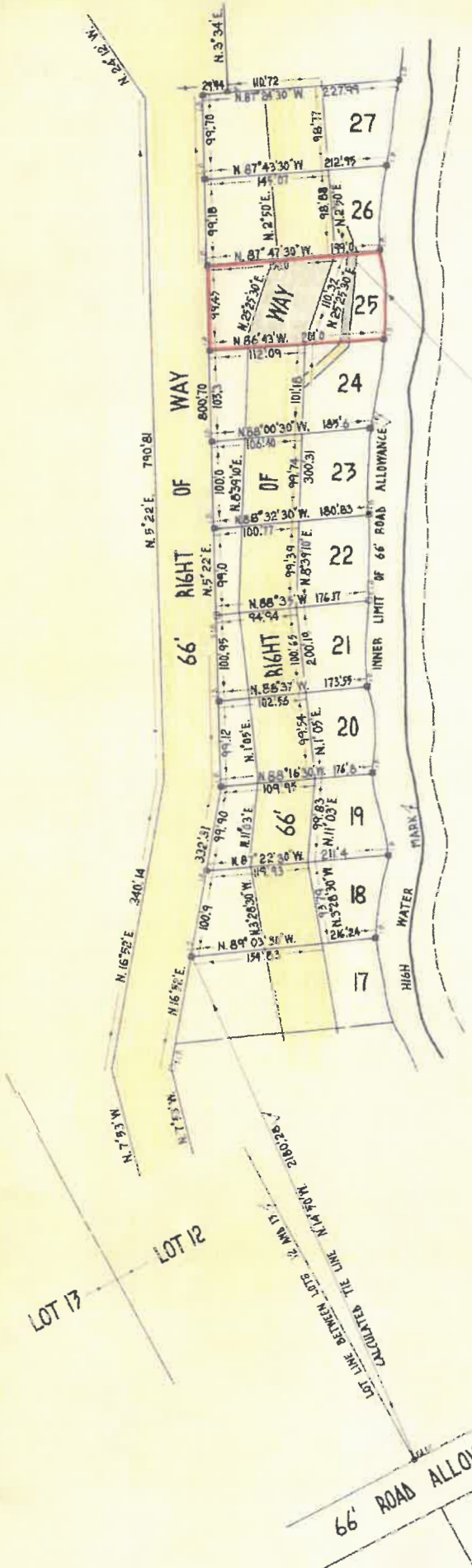
TOWNSHIP OF ANSON

PROVISIONAL COUNTY OF HALIBURTON

SCALE 100 FEET TO AN INCH

■ DENOTES SURVEY POST
PETERBOROUGH, ONTARIO.
27. MARCH, 1962.

G.W. ELLIOTT
ONTARIO LAND SURVEYOR



LOT 17

LOT 12

TOWNSHIP OF ANSON
CONCESSION 1.

66' ROAD ALLOWANCE BETWEEN TOWNSHIPS

TOWNSHIP OF LUTTERWORTH

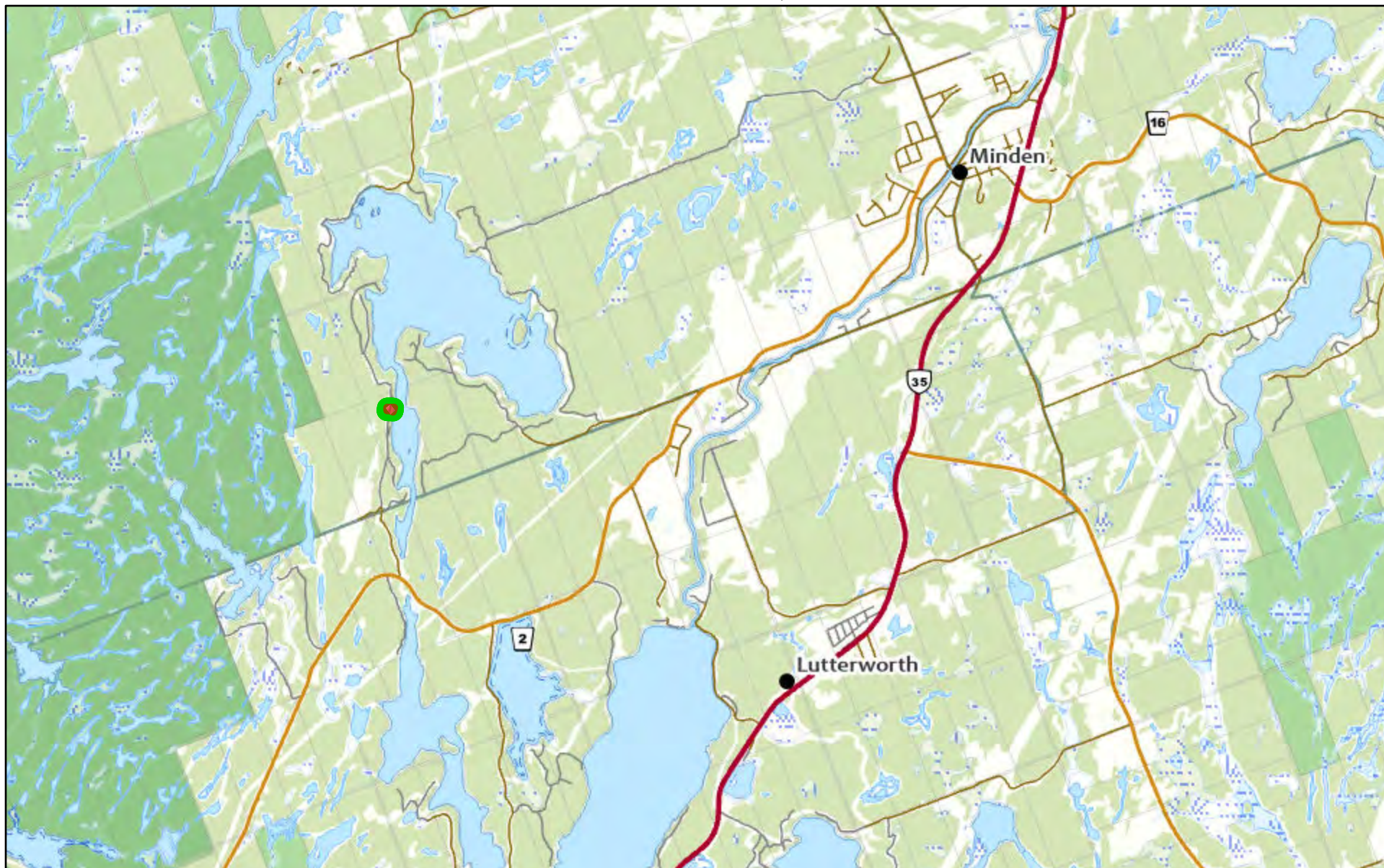


Seller,



Buyer

1326 Bob Lake Road, Bob Lake



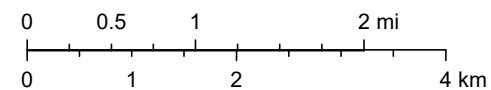
July 6, 2026

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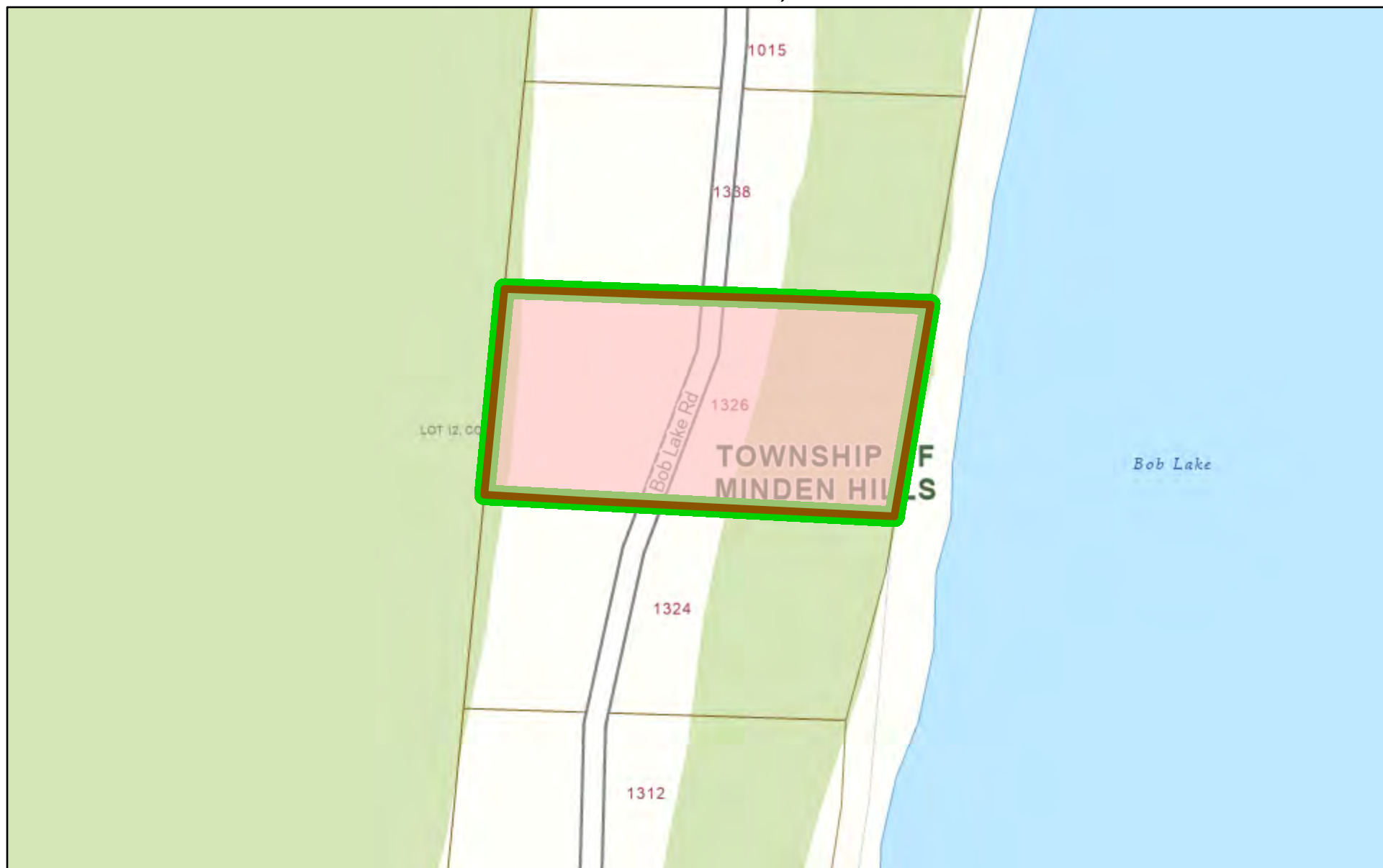
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July 6, 2026

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