$579,000

Welcome to 1326 Bob Lake Road

on Bob Lake, Minden

Troy Austen

Sales Representative

CONTACT DETAILS:

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705-455-7653

info@troyausten.ca

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: **$579,000**
Price Decrease

Haliburton/Minden Hills/Anson

Tax Amt/Yr:	**$3,144.76/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**35**
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:		BR BR+:	**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**	ARN #:	**461601000013800**	Contact After Exp:	**No**
Holdover:	**60**			Survey Year/Type:	**Available**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Wood**	Water:	**Other**
Fam Rm:	**No**	Garage:	**No**	Water Supply Type:	**Lake/River**
Basement:	**/None**	Gar/Gar Spcs:	**None/0.0**	Water Meter:	
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**4.00**	Waterfront Feat:	**Boathouse, Dock, Stairs to Waterfront**
Fireplace Feat:	**Electric, Freestanding, Living Room**	Tot Pk Spcs:	**4.00**		
		Pool:	**None**	Waterfront Struc:	**Dry Boathouse-Single**
Interior Feat:	**None**	Room Size:		Well Capacity:	
Parking Feat:	**Available**	Rural Services:	**Cell Services, Electrical, Internet High Speed**	Well Depth:	
Heat:	**Baseboard**			Sewers:	**Tank**
Heat Source:	**Electric**			Special Desig:	**Unknown**
A/C:	**/None**	Security Feat:		Farm Features:	
Central Vac:	**No**			Winterized:	**No**
Property Feat:					
Roof:	**Asphalt Shingle**				
Foundation:	**Concrete Block, Piers**				
Soil Type:					
Alternate Power:	**None**				

Water Name:	**Bob Lake**		
Waterfront Y/N:	**Yes**	Waterfront: **Direct**	Island YN:**No**
Water Struct:	**Dry Boathouse-Single**	Easements/Restr: **Right of Way**	
Water Frontage:	**30.48**		
Water Features:	**Boathouse, Dock, Stairs to Waterfront**		
Under Contract:		Dev Charges Paid:	HST App To SP: **Included In**
Access To Property:	**Yr Rnd Private Rd**		
Shoreline:	**Clean, Deep, Rocky**	Shoreline Exposure:	
Shoreline Road Allowance:	**Not Owned**		
Docking Type:	**Private**	Water View: **PartiallyObstructive**	Channel Name:
View:		Lot Shape:	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: 09/15/2026**

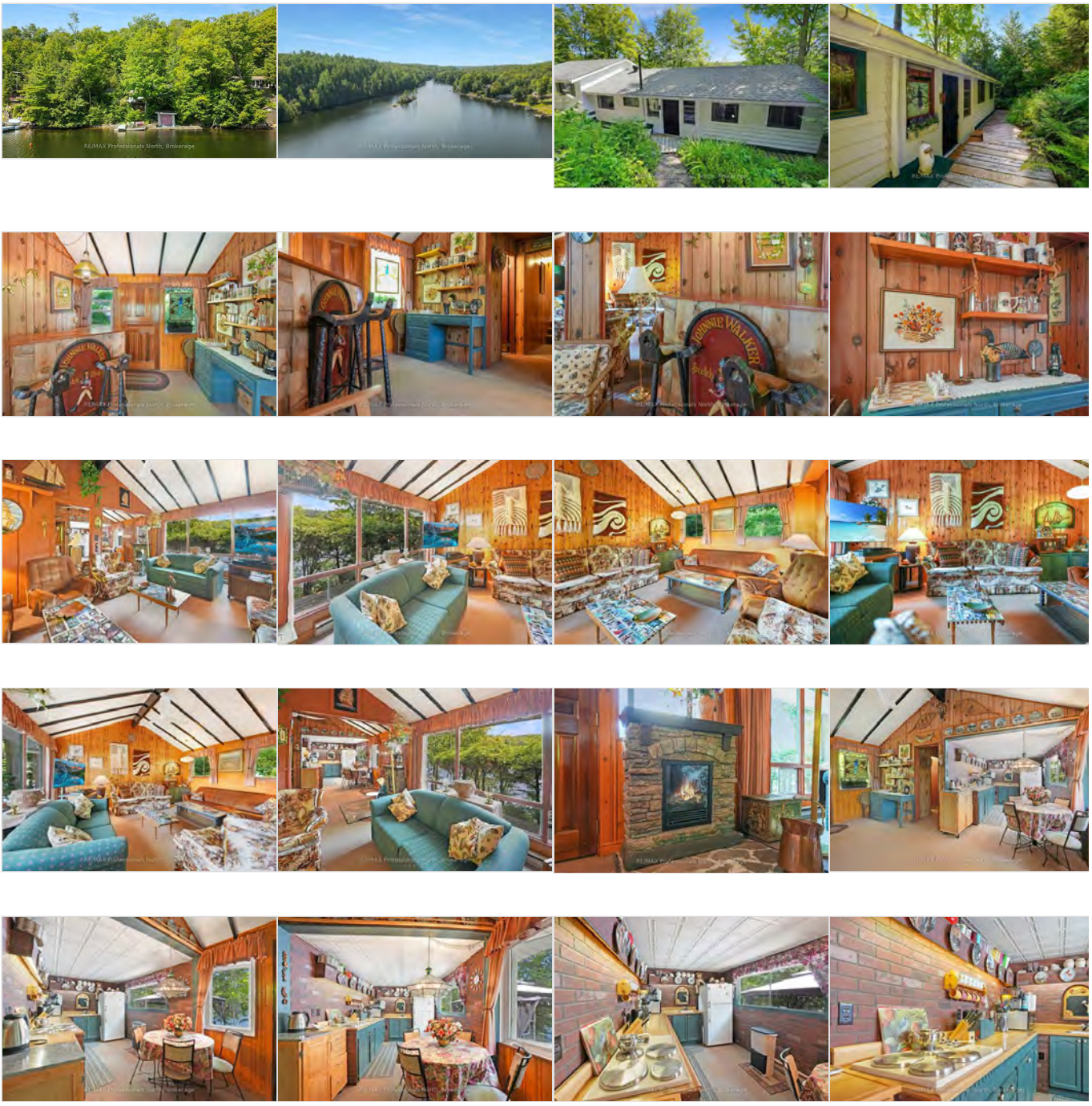
Rooms

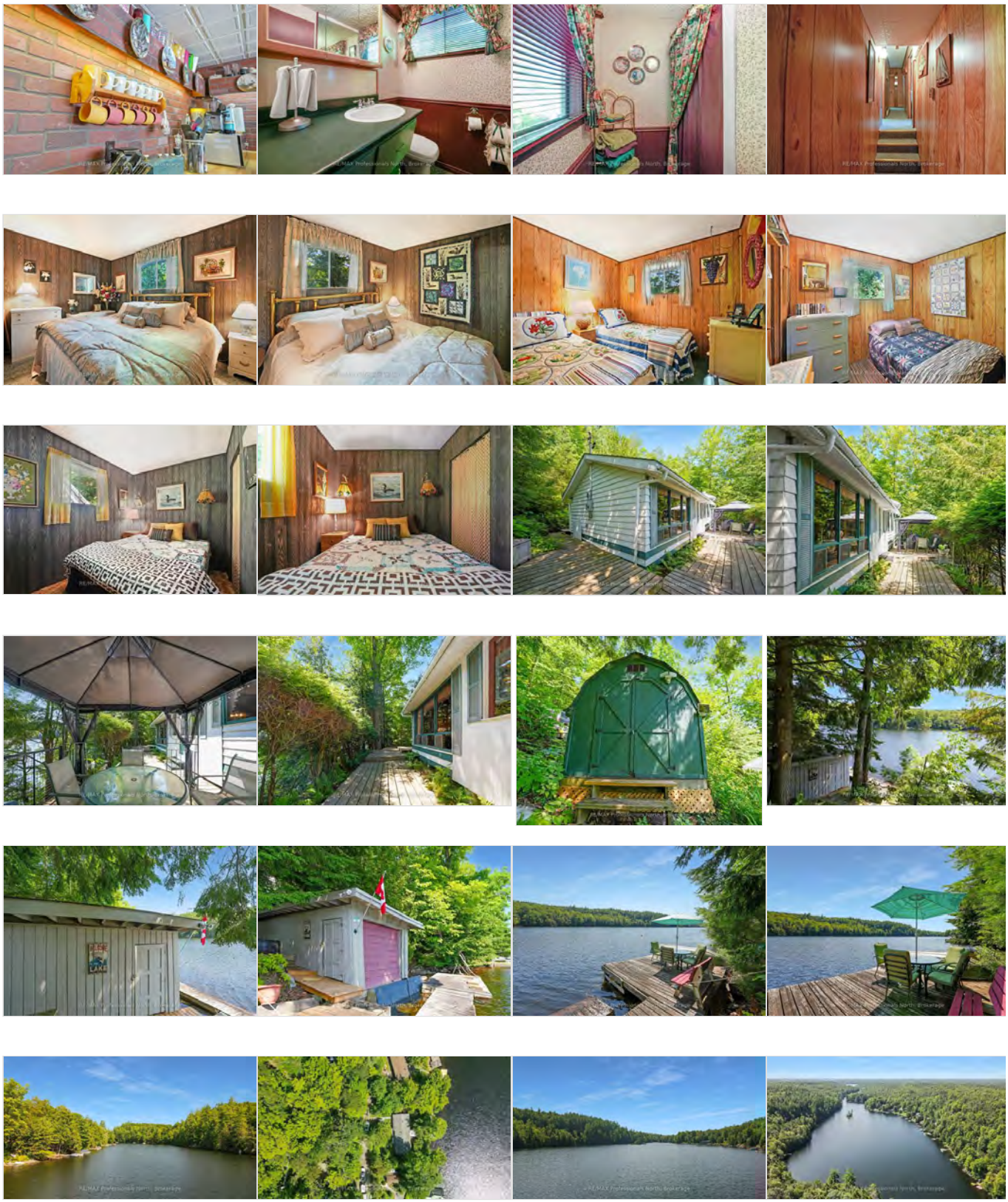
MLS®#: X13662832

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

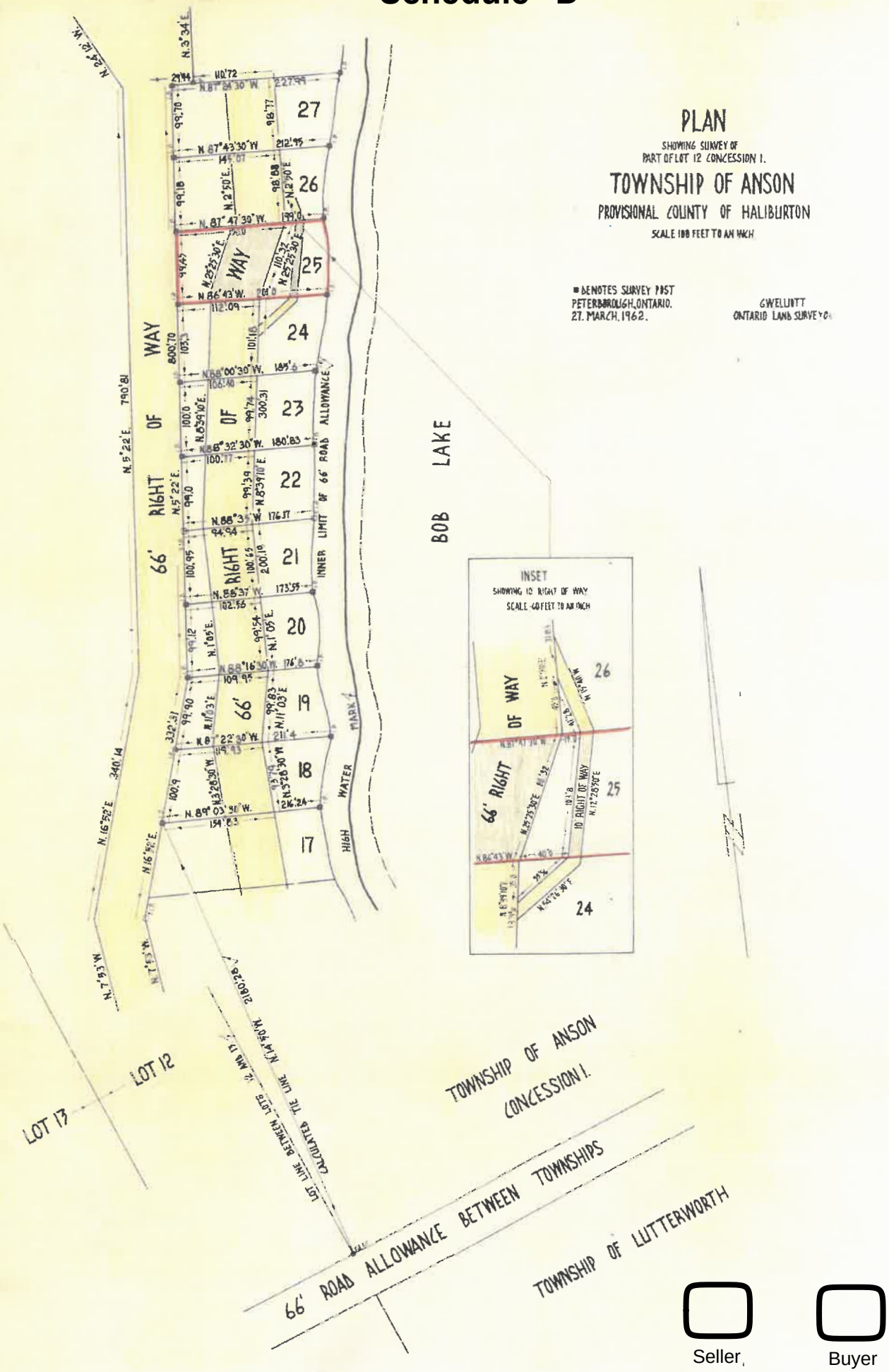
Buyer

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

23176

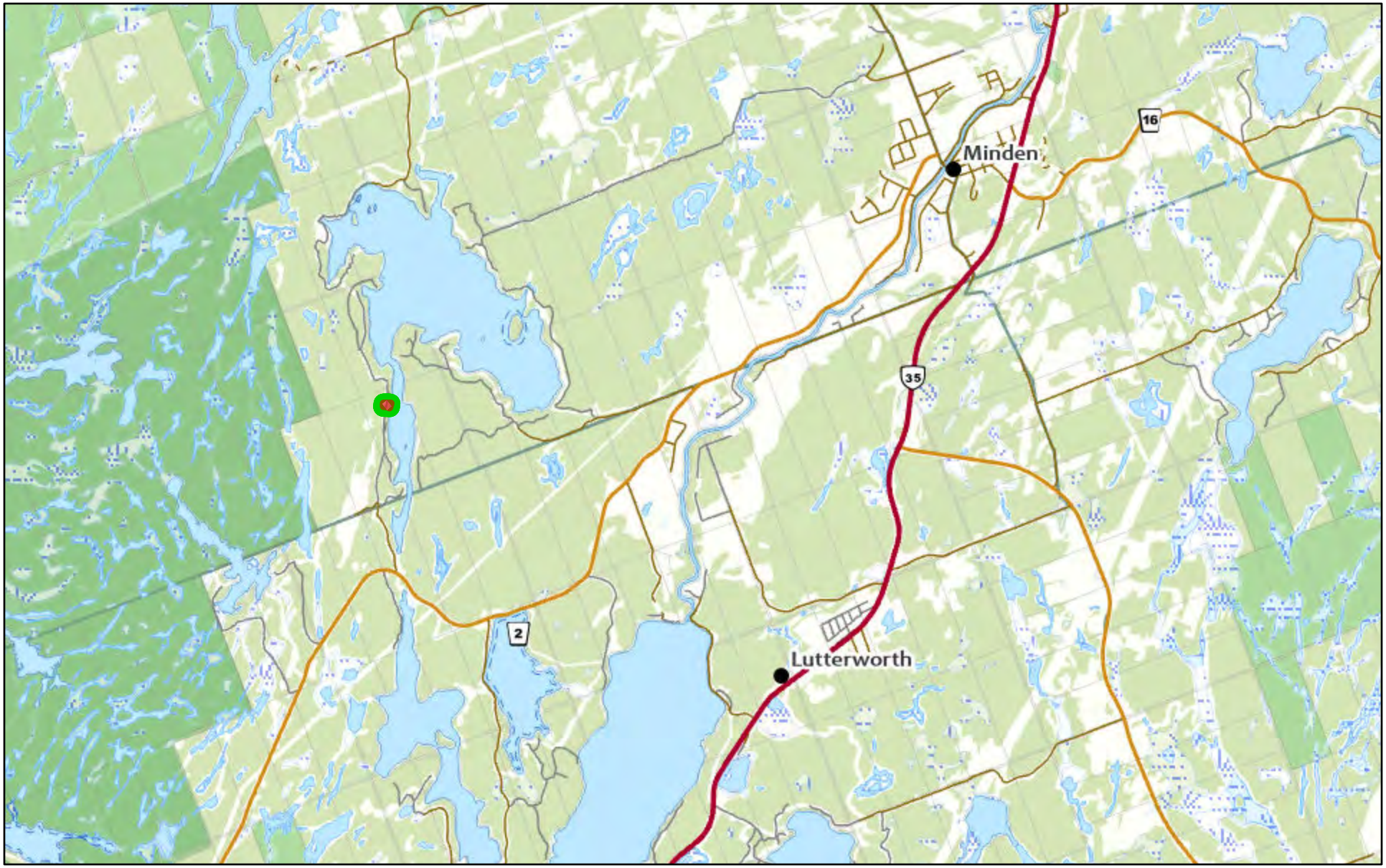
Schedule "D"



Seller

Buyer

1326 Bob Lake Road, Bob Lake



July 6, 2026

N

Scale: 1:72,224

0 0.5 1 2 mi

0 1 2 4 km

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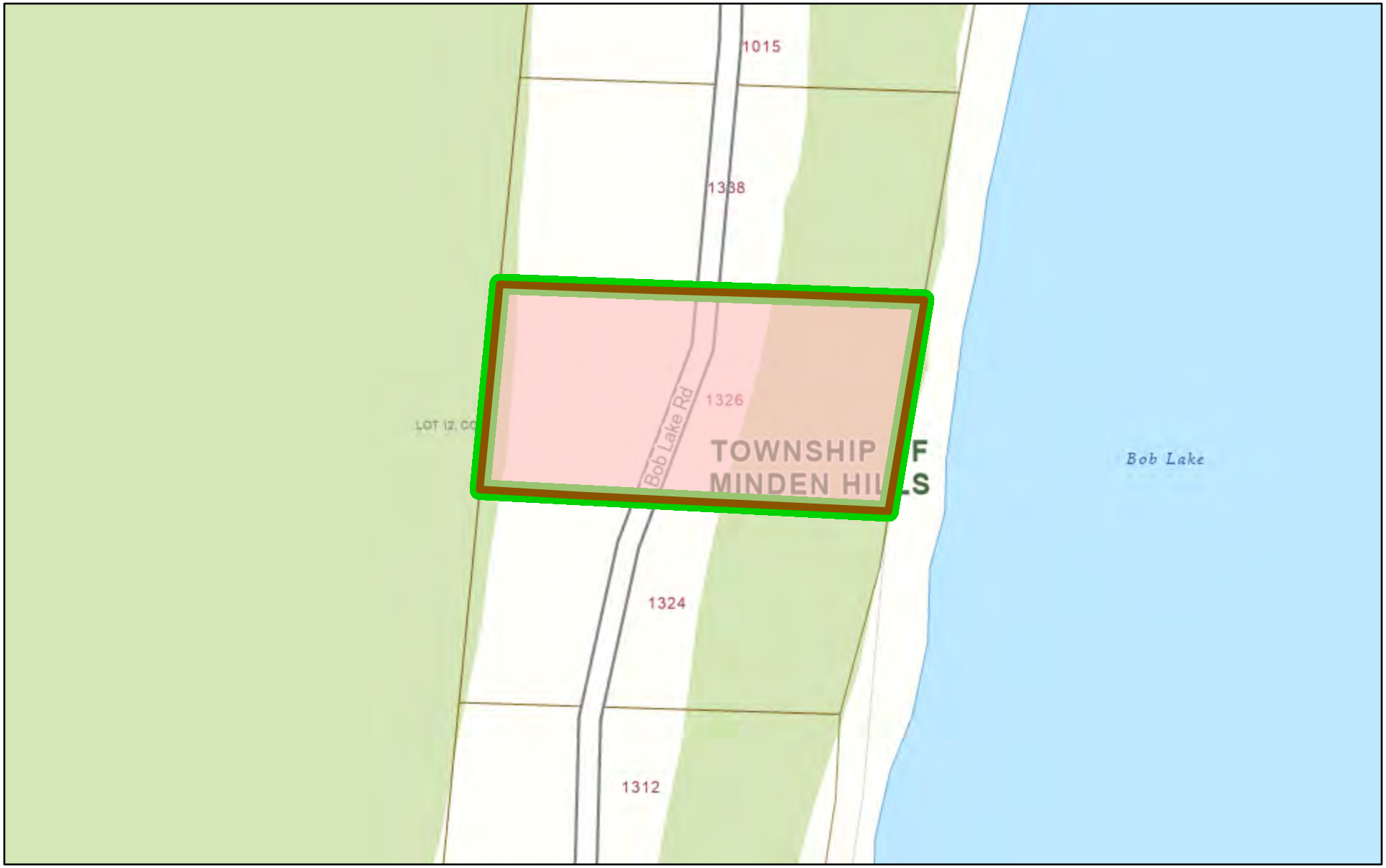

July 6, 2026

N

Scale: 1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

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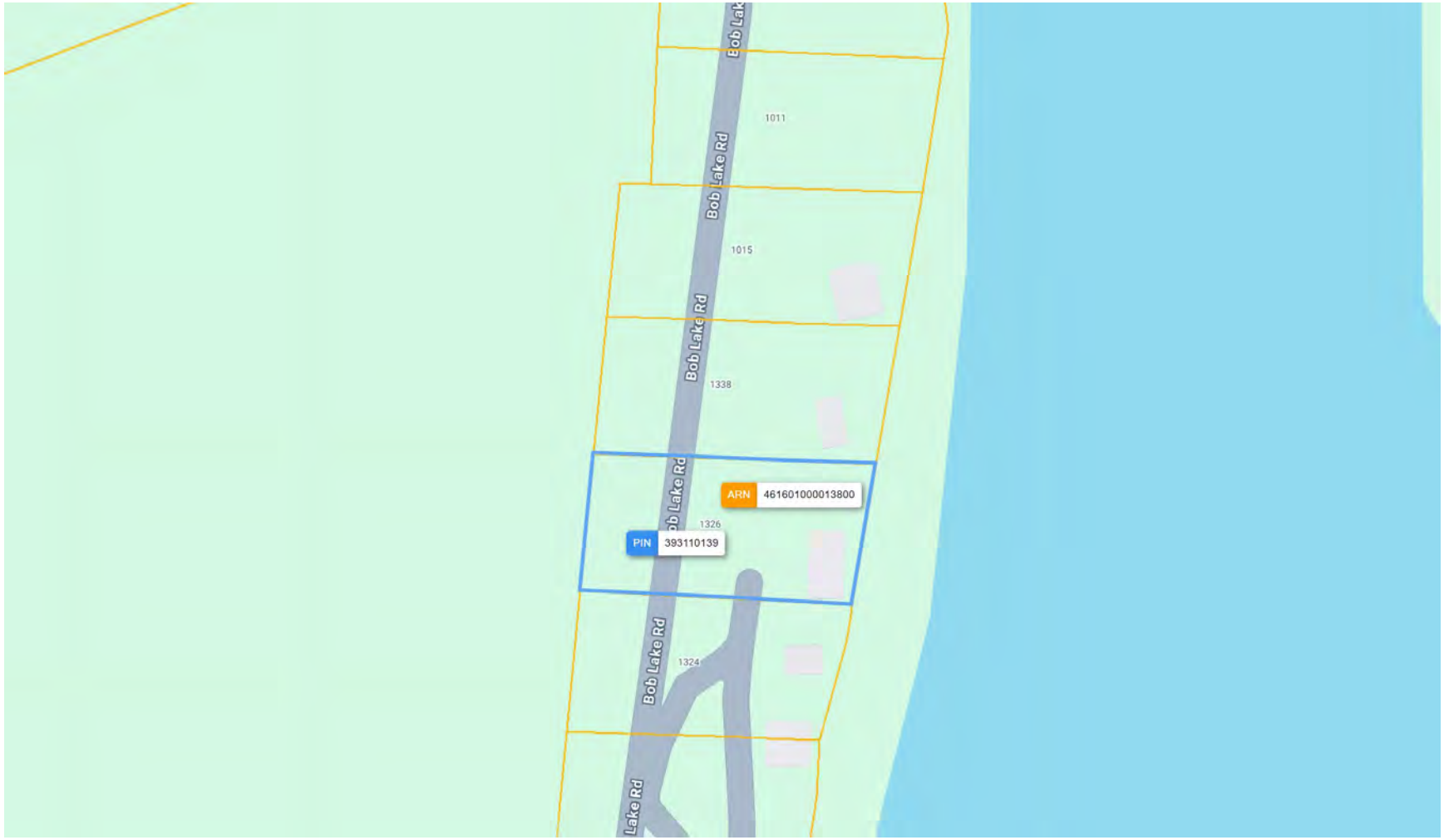
Bob La
1015
Bob Lake Rd
1338
205.52ft
Bob Lake Rd
99.69ft
1326
198.13ft
105.58ft
Bob Lake Rd
1324
Bob Lake Rd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