

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$649,000

Welcome to 1392 Carroll Road
Haliburton



Troy Austen
Sales Representative



CONTACT DETAILS:



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705-455-7653



troyausten.ca



This newer-built home offers space, privacy, and a family-friendly layout, all set on a 1.5-acre lot just 10 minutes from the Village of Haliburton. Enjoy the convenience of being close to local schools, parks, shopping, dining, healthcare, and recreational activities — perfect for growing families.

Step inside to an open-concept main floor featuring a bright kitchen, dining, and living area, along with a 3-piece bathroom and a spacious bedroom. Upstairs, the primary suite offers a private retreat with a full ensuite and a walk-in closet. The finished basement adds even more living space with a large family room, two additional bedrooms, and a 4-piece bathroom.

A great opportunity to enjoy modern living in a peaceful, natural setting close to town amenities.

Property Client Full

1392 Carroll Road, Dysart, Ontario K0M 1S0

Listing

1392 Carroll Rd Dysart

Active / Residential Freehold / Detached

MLS® #: X12195067

List Price: \$649,000

Price Decrease



Haliburton/Dysart et al/Dudley

Tax Amt/Yr: **\$2,159.20/2025** Transaction: **Sale**
 SPIS: **No** DOM: **9**
 Legal Desc: **PT LT 9 CON 11 UDLEY PT 3 19R5394; UNITED TOWNSHIP OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Style: **1 1/2 Storey** Rooms Rooms+: **7+5**
 Fractional Ownership: **BR BR+: 4(2+2)**
 Assignment: **Baths (F+H): 3(3+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.5** SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **523.85** Fronting On: **E**
 Lot Depth: **214.67**
 Lot Size Code: **Feet**

Zoning: **RR-5/EP**

Dir/Cross St: **Harburn Road to Carroll Road**

PIN #: **391660266**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462402100019610**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **2 (1+1)**
 Island YN:
 Fam Rm: **No**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Electric**
 Interior Feat: **Other**
 Heat: **Forced Air, Propane**
 A/C: **No/None**
 Central Vac: **No**
 Property Feat: **Hospital, Lake/Pond, Rec Centre, School, Wooded/Treed**

Exterior: **Wood**
 Drive: **Private**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Water: **Well**
 Water Sup Type: **Drilled Well**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Roof: **Asphalt Shingle**
 Foundation: **Insulated Concrete Form**
 Soil Type:
 Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Propane Tank**
 View: **Trees/Woods**

Waterfront:
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape: **Irregular**

Waterfront Frontage (M):
 HST App To SP: **Included In**
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **This newer-built home offers space, privacy, and a family-friendly layout, all set on a 1.5-acre lot just 10 minutes from the Village of Haliburton. Enjoy the convenience of being close to local schools, parks, shopping, dining, healthcare, and recreational activities perfect for growing families. Step inside to an open-concept main floor featuring a bright kitchen, dining, and living area, along with a 3-piece bathroom and a spacious bedroom. Upstairs, the primary suite offers a private retreat with a full ensuite and a walk-in closet. The finished basement adds even more living space with a large family room, two additional bedrooms, and a 4-piece bathroom. A great opportunity to enjoy modern living in a peaceful, natural setting close to town amenities.**

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

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

Date Prepared: **06/13/2025**

Rooms

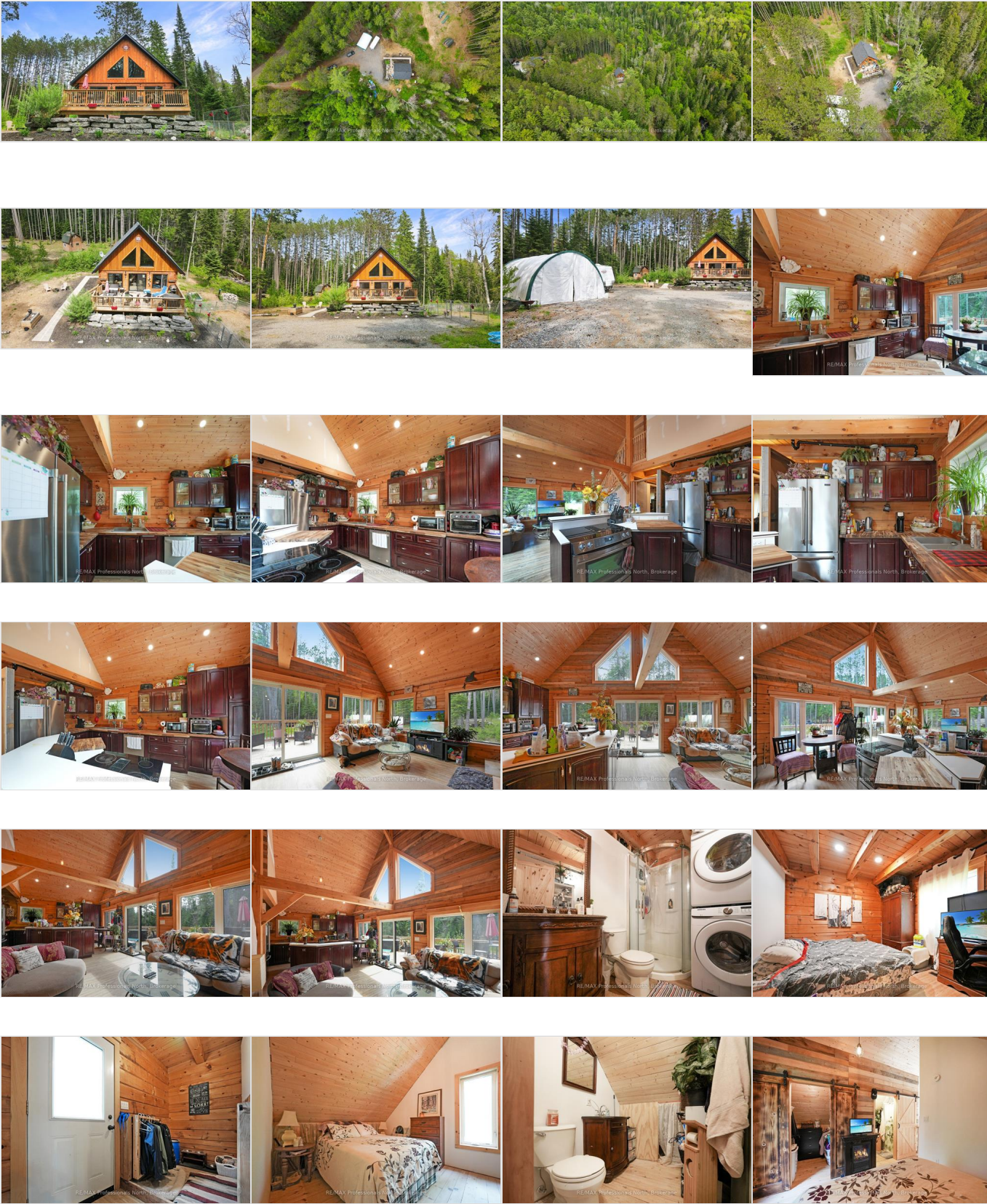
MLS® #: X12195067

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.76 M X 3.77 M	15.61 Ft x 12.36 Ft		
Living Room	Main	3.89 M X 3.85 M	12.76 Ft x 12.63 Ft		
Bedroom	Main	3.11 M X 3.77 M	10.20 Ft x 12.36 Ft		
Primary Bedroom	Second	3.45 M X 3.17 M	11.31 Ft x 10.40 Ft		
Family Room	Basement	3.74 M X 4.56 M	12.27 Ft x 14.96 Ft		

Utility Room	Basement	2.78 M X 2.99 M	9.12 Ft x 9.80 Ft	
Bedroom	Basement	2.82 M X 3.62 M	9.25 Ft x 11.87 Ft	
Bedroom	Basement	2.98 M X 3.58 M	9.77 Ft x 11.74 Ft	
Bathroom	Second			3
Bathroom	Main			4
Bathroom	Basement			3
Photos				

MLS®#: X12195067

1392 Carroll Road, Dysart, Ontario K0M 1S0





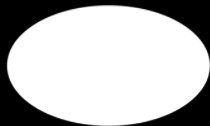
Chattels

Included

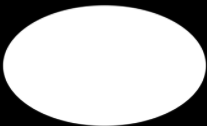
- Everything is Negotiable - Can come as viewed (except noted exclusions)

Excluded

- Personal Items
- Fire Pit Ring



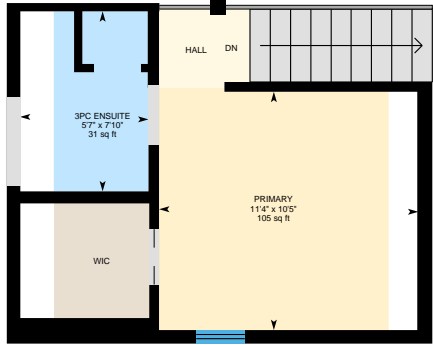
Seller



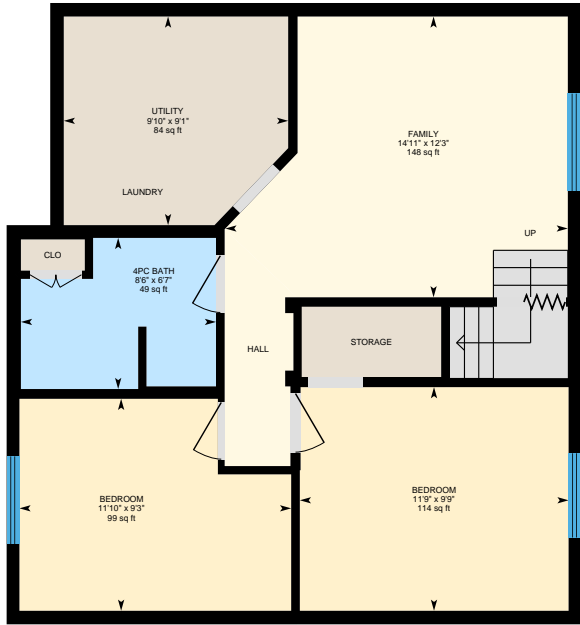
Buyer

1392 Carroll Road, Haliburton, ON

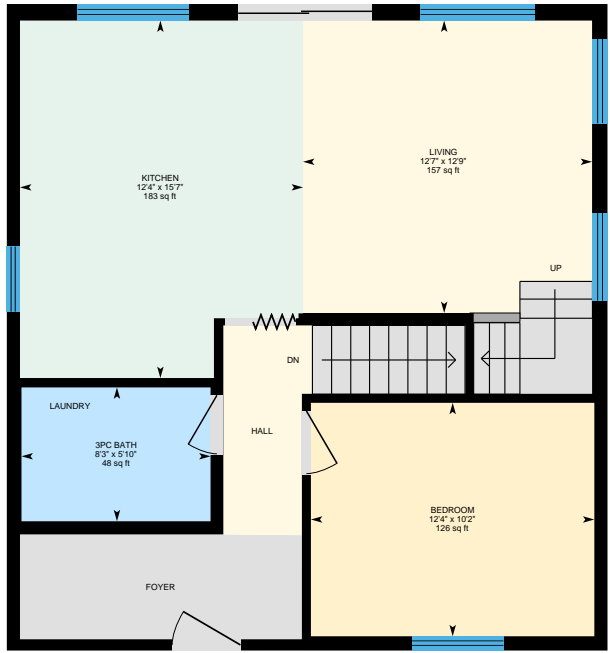
Main Building: Total Interior Area Above Grade 881.85 sq ft



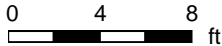
2nd Floor
Interior Area 208.73 sq ft



Basement (Below Grade)
Interior Area 601.89 sq ft



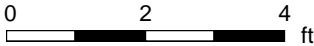
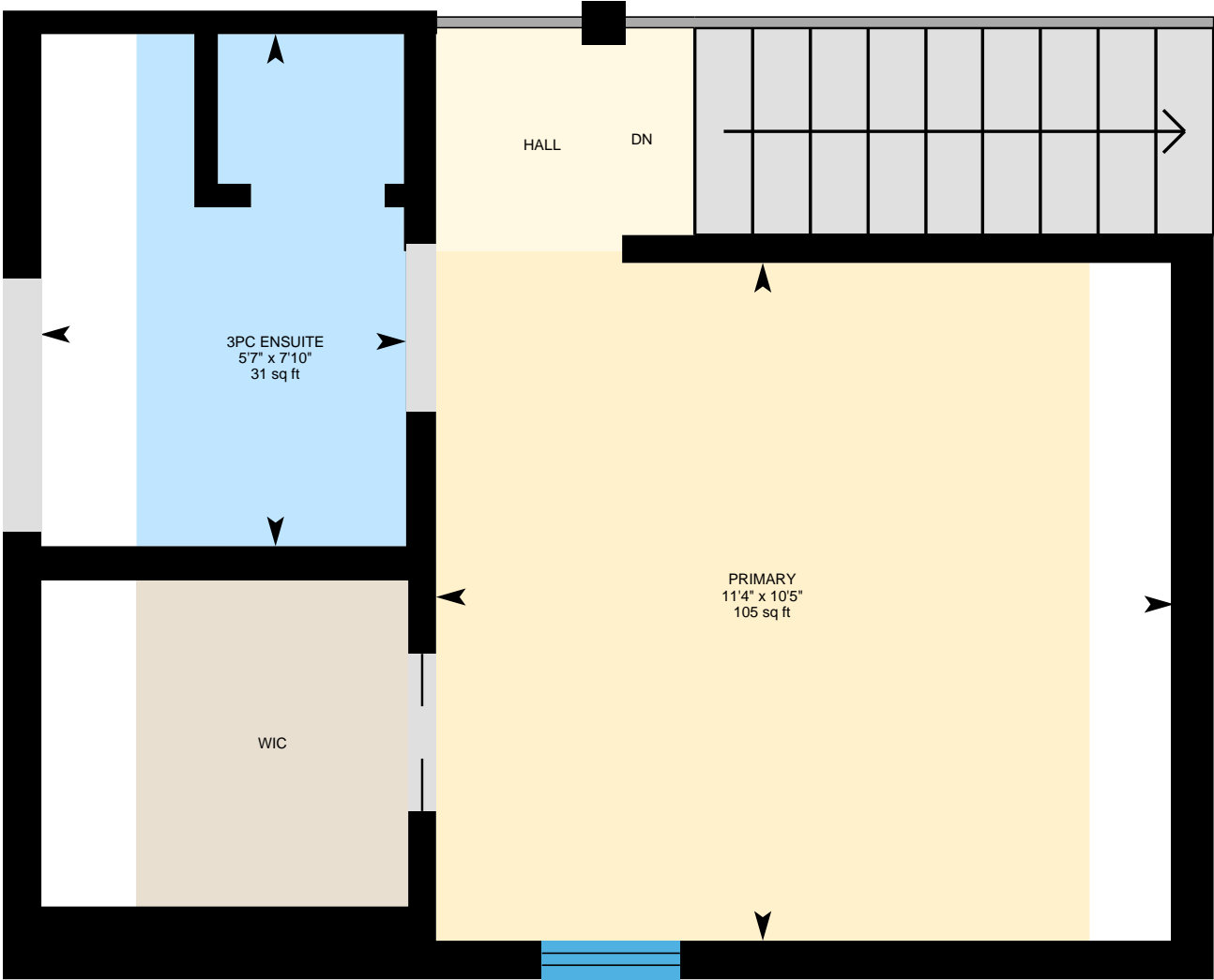
Main Floor
Interior Area 673.12 sq ft



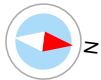
PREPARED: 2025/06/03

1392 Carroll Road, Haliburton, ON

2nd Floor Interior Area 208.73 sq ft
Excluded Area 32.51 sq ft



PREPARED: 2025/06/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Interior Area 601.89 sq ft



0 2 4 ft

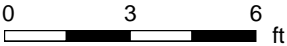
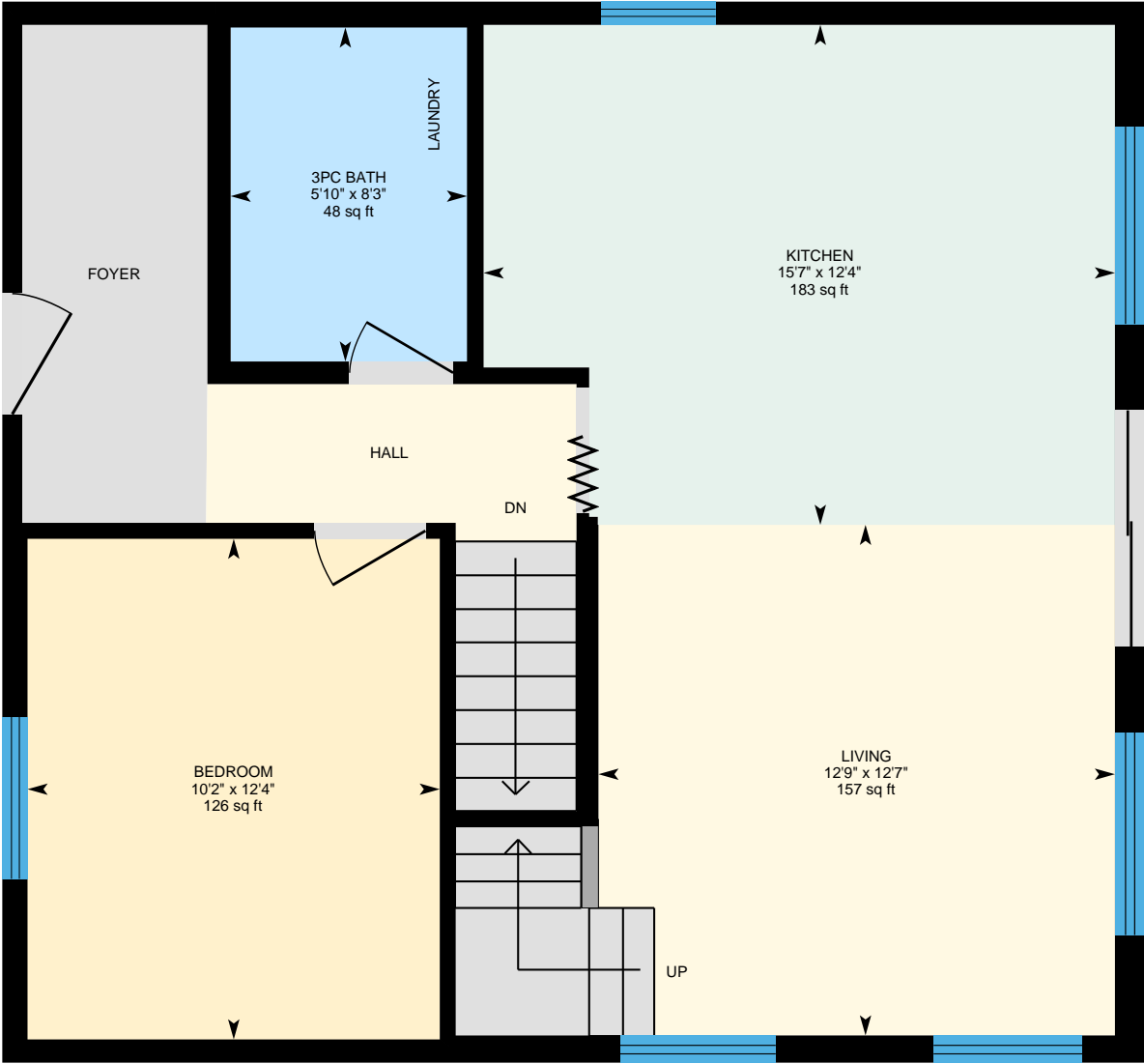
PREPARED: 2025/06/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1392 Carroll Road, Haliburton, ON

Main Floor Interior Area 673.12 sq ft



PREPARED: 2025/06/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1392 Carroll 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

2ND FLOOR

3pc Ensuite: 5'7" x 7'10" | 31 sq ft

Primary: 11'4" x 10'5" | 105 sq ft

BASEMENT

4pc Bath: 8'6" x 6'7" | 49 sq ft

Bedroom: 11'9" x 9'9" | 114 sq ft

Bedroom: 11'10" x 9'3" | 99 sq ft

Family: 14'11" x 12'3" | 148 sq ft

Utility: 9'10" x 9'1" | 84 sq ft

MAIN FLOOR

3pc Bath: 8'3" x 5'10" | 48 sq ft

Bedroom: 12'4" x 10'2" | 126 sq ft

Kitchen: 12'4" x 15'7" | 183 sq ft

Living: 12'7" x 12'9" | 157 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

2ND FLOOR

Interior Area: 208.73 sq ft

Excluded Area: 32.51 sq ft

BASEMENT (Below Grade)

Interior Area: 601.89 sq ft

MAIN FLOOR

Interior Area: 673.12 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 881.85 sq ft

Excluded Area: 32.51 sq ft

1392 Carroll 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.

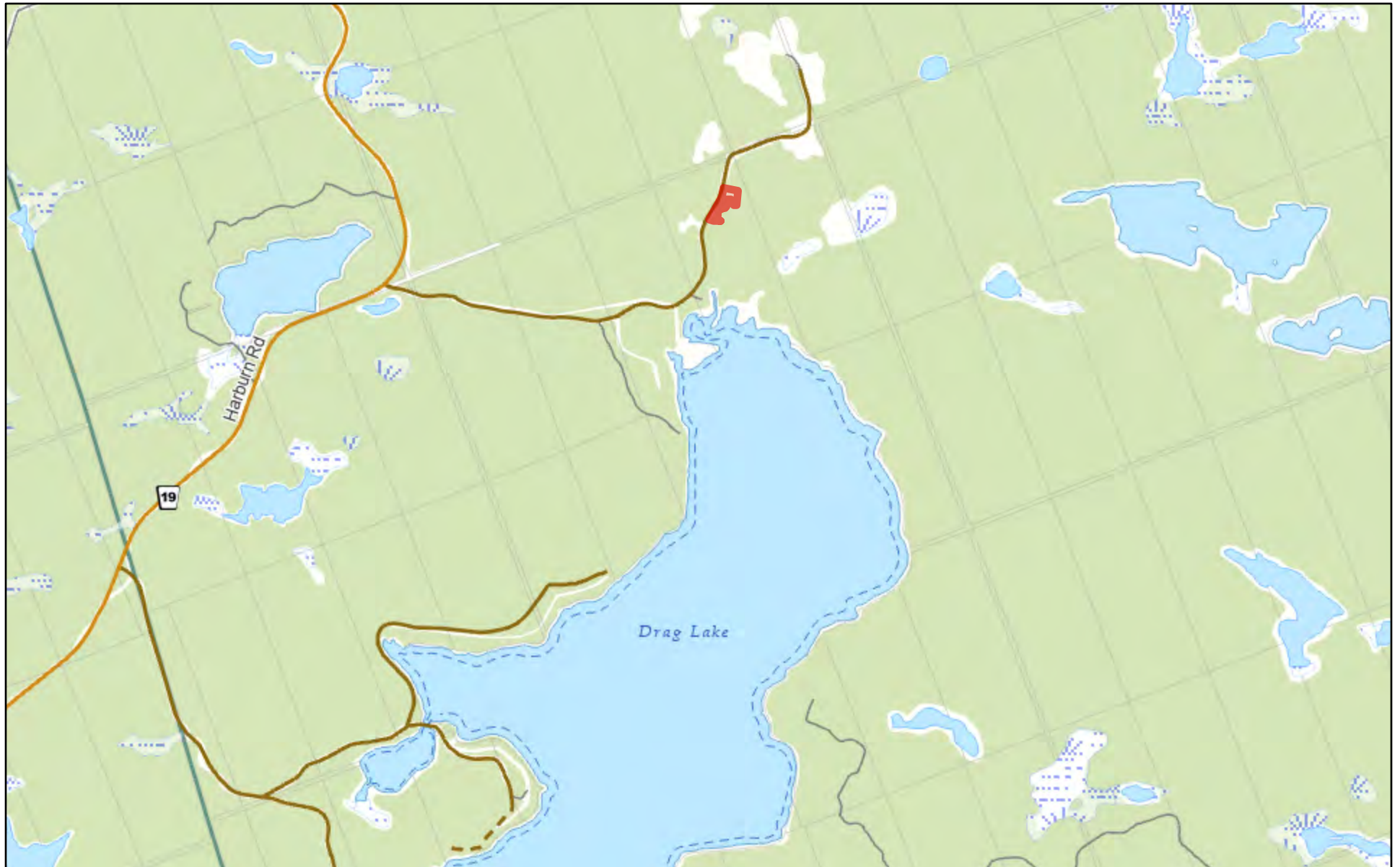
More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



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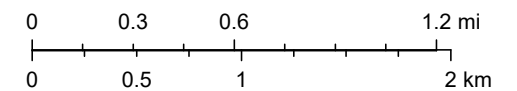
January 9, 2024

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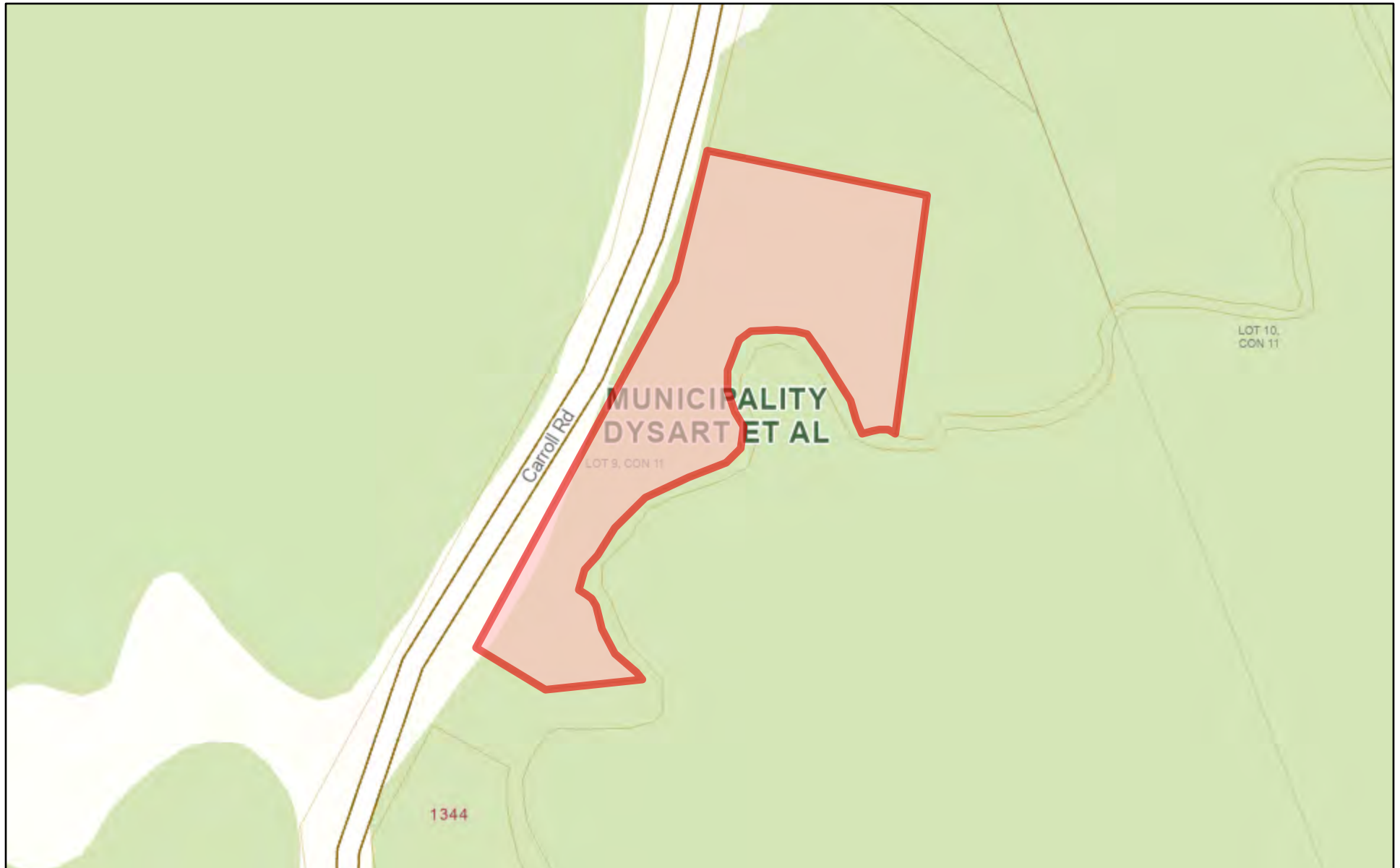
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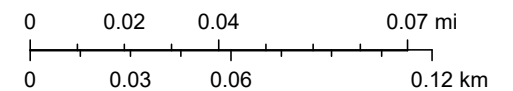
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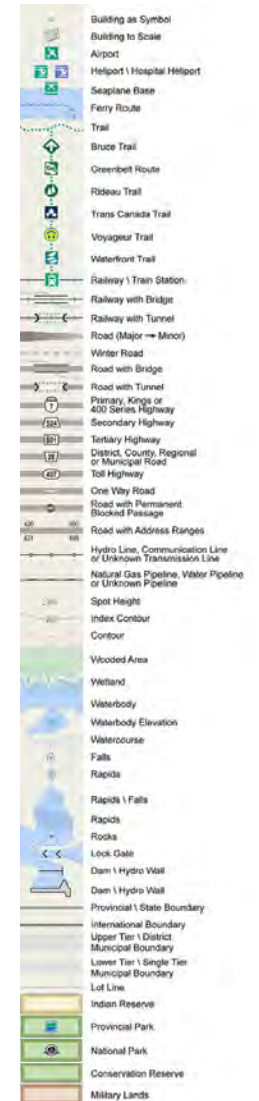


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Legend



0 0.2 km

Projection: Web Mercator



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5.4.12.5 RR-5 Exception Zone (By-law 94-61)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the RR-5 Exception *Zone* the following provisions shall apply:

(a) *Permitted uses:*

All *permitted uses* in the RR *Zone*, and the following:

- A *home industry*.

(b) *Zone provisions:*

All *zone provisions* applicable to the RR *Zone*.

