

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$799,000

Welcome to 1414 Tennyson Road
on Bob Lake, Minden Hills



Morgan Roberts

Sales Representative

Braden Roberts

Broker



CONTACT DETAILS:



troyausten.ca



705-457-9994



705-457-8593



705-455-2345



morgan@troyausten.ca



braden@troyausten.ca



Enjoy the best of cottage country with this fully renovated, 3-bedroom, 1-bathroom year-round cottage nestled on Bob Lake in beautiful Minden Hills. Offering approximately 600 sq ft of thoughtfully designed living space, this classic cottage features spacious bedrooms with cozy sitting areas and loft spaces perfect for additional sleeping arrangements. The front lake-facing primary bedroom boasts stunning water views, while the open-concept living and dining area creates an inviting space to gather and relax.

Recent upgrades include a new roof, windows, bathroom, kitchen, improved insulation, pine walls and floors, and a complete re-leveling of the structure. Heating is efficient and convenient with a pellet stove that provides warmth upon arrival, complemented by electric wall heat in the bathroom which maintains all essential water systems during winter months.

Step outside to a level lot with over 110 feet of frontage and just over half an acre of land. The sandy beach entry and deeper water off the dock make it ideal for swimming and cannonballs, while the private year-round road offers peace of mind and accessibility. Enjoy plenty of parking, a dedicated firepit area, and a side deck perfect for BBQs and outdoor entertaining.

Located just 7 minutes from downtown Minden, you're close to all amenities while enjoying the tranquility of lake life. Bob Lake is perfect for boating, kayaking, canoeing, and all your favourite water activities. This high-efficiency cottage combines charm, function, and an unbeatable location — ready for your next adventure in the Haliburton Highlands!

Property Client Full

1414 Tennyson Road, Minden Hills, Ontario K0M 2K0

Listing

[1414 Tennyson Rd Minden Hills](#)

Active / Residential Freehold / Detached

MLS® #: **X12292024**

List Price: **\$799,000**

New Listing

Haliburton/Minden Hills/Anson



Tax Amt/Yr: **\$2,561.08/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 11 PL 357; PT ROAD 357 CLOSED BY H170153; PT 1 FT RESERVE PL 357; PT LT 9-10 CON 1 ANSON AS IN H207680 & PT 21 19R2474; MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **110.00** Fronting On: **S**
 Lot Depth: **362.00**
 Lot Size Code: **Feet**
 Zoning: **shoreline residential**
 Dir/Cross St: **Deep bay road to Tennyson road and follow to #1414**

PIN #: **393100153**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461601000008400** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Island YN: **No**
 Fam Rm: **No/None**
 Basement: **Yes**
 Fireplace/Stv: **Pellet Stove**
 Fireplace Feat: **Primary Bedroom - Main**
 Interior Feat: **Floor, Water Heater**
Owned, Water Purifier,
Water Treatment

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: **Electrical**
 Security Feat:

Water: **Other**
 Water Sup Type: **Lake/River**
 Water Supply: **Heatd Waterline, UV System**
 Water Meter:
 Waterfront Feat: **Beachfront**
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Heat: **Electric, Other**
 A/C: **No/None**
 Central Vac: **No**
 Property Feat:
 Exterior Feat: **Deck**
 Roof: **Metal**
 Foundation: **Piers**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Bob Lake**
 Waterfront Y/N: **Yes**
 Water Struct:
 Water Features: **Beachfront**
 Under Contract:
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Clean, Deep, Sandy**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

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

Waterfront Frontage (M): **33.53**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape: **Irregular**

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Enjoy the best of cottage country with this fully renovated, 3-bedroom, 1-bathroom year-round cottage nestled on Bob Lake in beautiful Minden Hills. Offering approximately 600 sq ft of thoughtfully designed living space, this classic cottage features spacious bedrooms with cozy sitting areas and loft spaces perfect for additional sleeping arrangements. The front lake-facing primary bedroom boasts stunning water views, while the open-concept living and dining area creates an inviting space to gather and relax. Recent upgrades include a new roof, windows, bathroom, kitchen, improved insulation, pine walls and floors, and a complete re-leveling of the structure. Heating is efficient and convenient with a pellet stove that provides warmth upon arrival, complemented by electric wall heat in the bathroom which maintains all essential water systems during winter months. Step outside to a level lot with over 110 feet of frontage and just over half an acre of land. The sandy beach entry and deeper water off the dock make it ideal for swimming and cannonballs, while the private year-round road offers peace of mind and accessibility. Enjoy plenty of parking, a dedicated firepit area, and a side deck perfect for BBQs and outdoor entertaining. Located just 7 minutes from downtown Minden, you're close to all amenities while enjoying the tranquility of lake life. Bob Lake is perfect for boating, kayaking, canoeing, and all your favourite water activities. This high-efficiency**

cottage combines charm, function, and an unbeatable location ready for your next adventure in the Haliburton Highlands!

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

Prepared By: **BRADEN ROBERTS, Broker**

Date Prepared: 07/17/2025

Rooms

MLS®#: X12292024

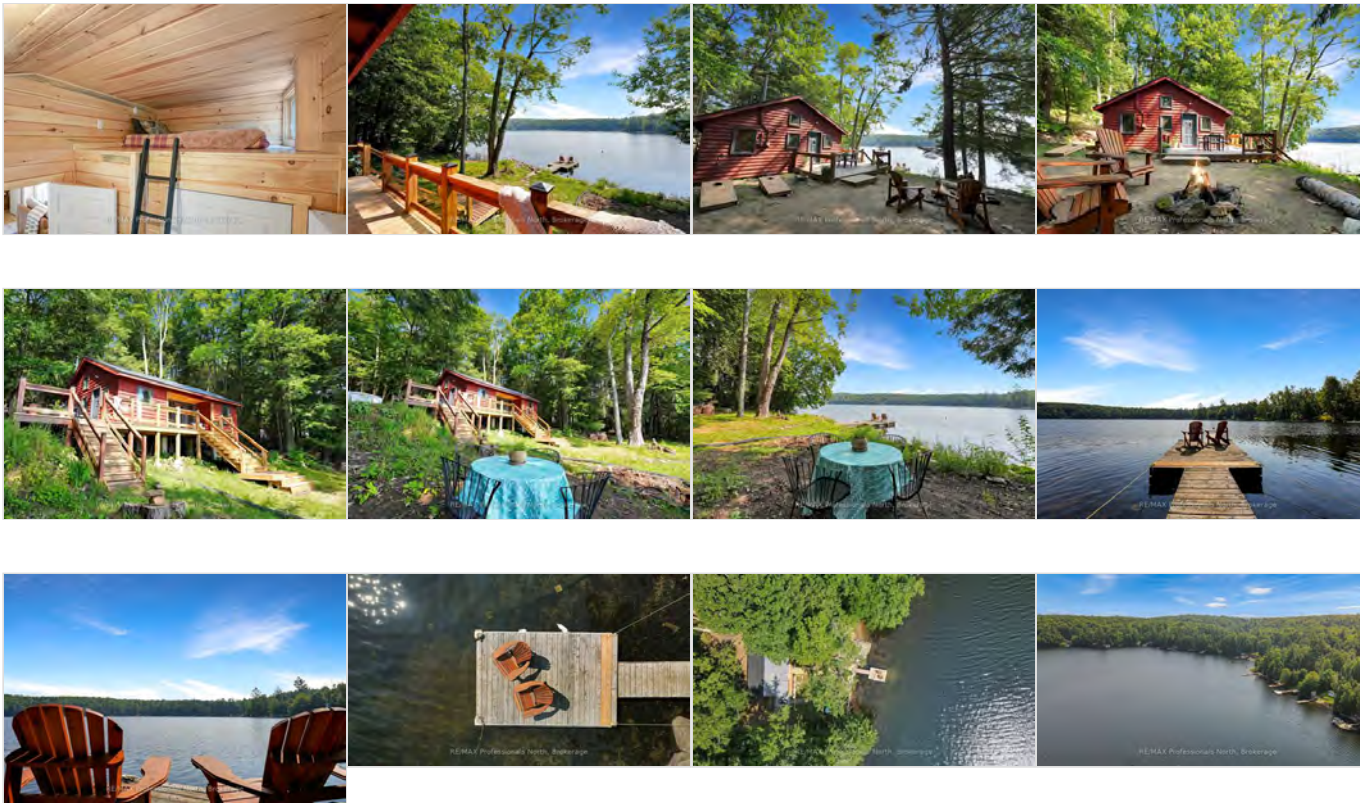
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	2.48 M X 2.6 M	8.13 Ft x 8.53 Ft		
Living Room	Main	4.09 M X 3.52 M	13.41 Ft x 11.54 Ft		
Dining Room	Main	4.09 M X 2.12 M	13.41 Ft x 6.95 Ft		
Bedroom	Main	2.34 M X 2.33 M	7.67 Ft x 7.64 Ft		
Bedroom	Main	2.32 M X 3.14 M	7.61 Ft x 10.30 Ft		
Primary Bedroom	Main	2.32 M X 3.15 M	7.61 Ft x 10.33 Ft		
Bathroom	Main			3	

Photos

MLS®#: X12292024

[1414 Tennyson Road](#), Minden Hills, Ontario K0M 2K0





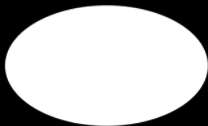
Chattels

Included

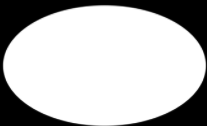
- All Appliances

Excluded

- Ladder
- Staging Items



Seller



Buyer

Additional Information

Cell Service - Yes

Septic Installed - 1996

- Last pumped - 06/2024

Water Treatment System - Yes

Age of Building - 70 Year

Age of Roof - 1 Year

Road Type - Private Year Round

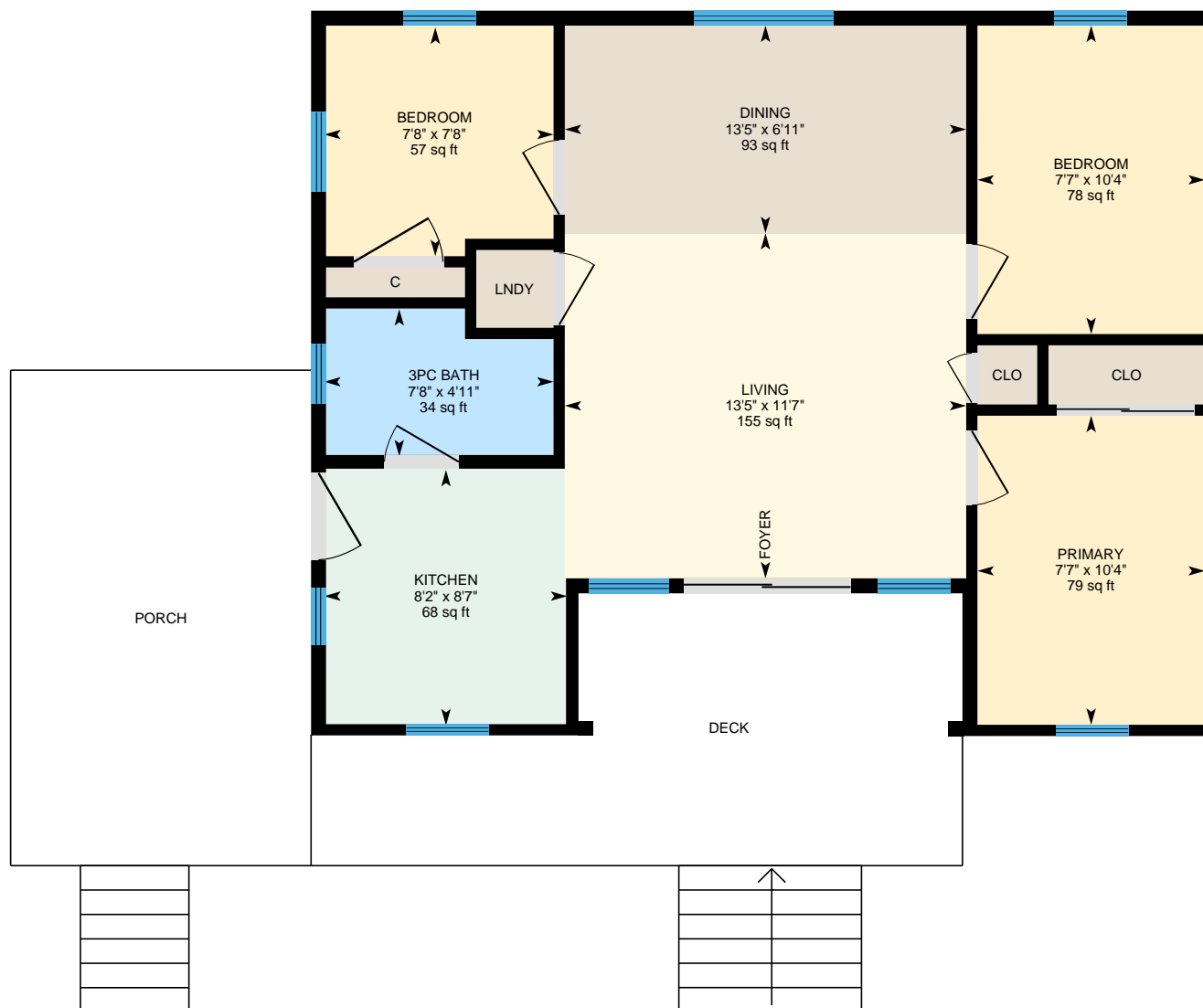
Driveway Plowing Cost - \$400-\$600

Road Fee/Assc. Dues - \$250 summer | \$175 Winter



1414 Tennyson Road, Minden Hills, ON

Main Floor Exterior Area 677.69 sq ft
Interior Area 619.20 sq ft



1414 Tennyson Road, Minden Hills, 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

MAIN FLOOR

- 3pc Bath: 4'11" x 7'8" | 34 sq ft
- Bedroom: 10'4" x 7'7" | 78 sq ft
- Bedroom: 7'8" x 7'8" | 57 sq ft
- Dining: 6'11" x 13'5" | 93 sq ft
- Kitchen: 8'7" x 8'2" | 68 sq ft
- Living: 11'7" x 13'5" | 155 sq ft
- Primary: 10'4" x 7'7" | 79 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

MAIN FLOOR

- Interior Area: 619.20 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 677.69 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 619.20 sq ft
- Exterior Area: 677.69 sq ft

1414 Tennyson Road, Minden Hills, 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>

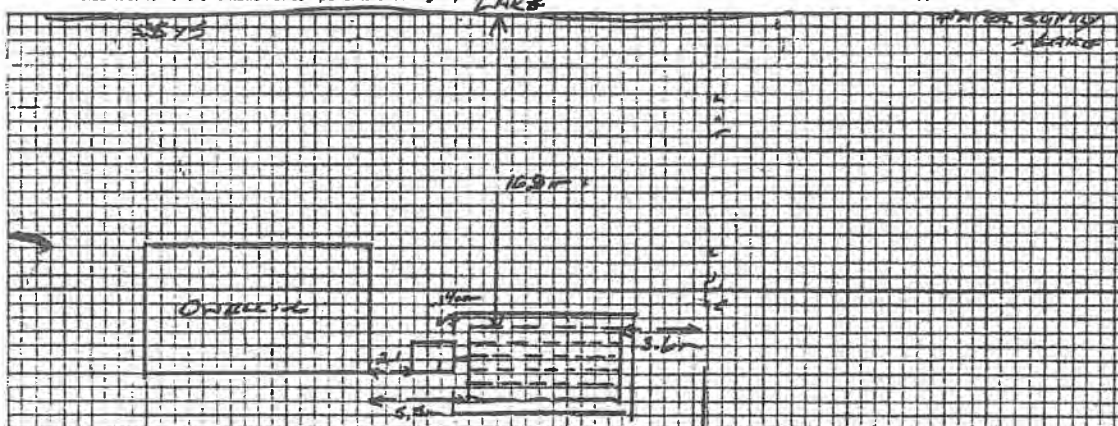
B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



DATE 5 Oct 1996

Work authorized by certificate of approval has been satisfactorily completed and includes

- Sewer Tank/Holding Tank of working capacity of 9600 litres constructed of steel/concrete/fibreglass: Manufacturer BAOON
- Distribution Pipe Type _____; Absorption Trench System ☐
- Filter Bed System ☒, Filter Bed Area 22.5 sq. m. Contact Area 24.5 sq. m.
- Total 290 Lines/ Metres in 6 runs of 4.5 metres and fed by gravity ☐; Siphon ☐; or Pump ☐
- Size of System based on 3 bedrooms and/or 9.5 fixture units. Commercial details _____
- Other _____
- Actual location and orientation of components of sewage system are as shown hereunder ☒ or as outlined on the Certificate of Approval form ☐



SCALE: 1 square equals approx. _____ metre

The following work remains to be completed. Backfill system and sod or seed ☒ Stabilize all sloped surfaces ☒ Finish grading to shed run-off and divert water around leaching bed ☐ Other (1) SEAL OUTLET

Under section 78 of the Environmental Protection Act, 1990 and regulations and subject to the limitations thereof, a permit is hereby issued to

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # A-5-96

such system being located on Lot 9 Conc. 1 Plan _____ Sub. lot 11

Township/Municipality Ansley County Volusia

Inspected and Recommended by

DATE Feb 11/96 Issued [Signature]
(Director)

NOTE Section 76 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

1KPR



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

A-5-96

SITE INSPECTION REPORT AND CERTIFICATE OF APPROVAL FOR A SEWAGE SYSTEM

DATE:

SCAT/6/96

OWNER

Wm. Danson

Lot No.

9

Conc.

1

Township/Municipality

ANSON

Plan #

357

Sub. Lot #

11

1. Assessment of Property

- a) Surface drainage: good fair poor
 b) Slope of ground: level gradual steep
 c) Clearances (horiz.): satisfactory unsatisfactory
 d) Percolation rate: 10 min./cm. Measured ☐ Estimated ☒

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below ☒
 b) Not acceptable; Reason recorded under item 3 ☐
 c) Owner may wish to consider a Proprietary Aerobic System ☐

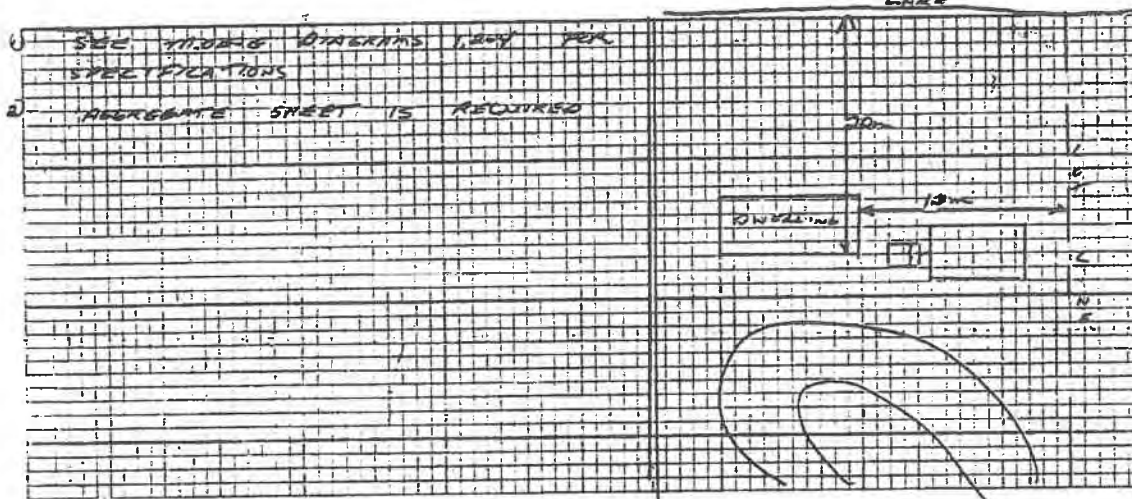
Under Section 139 of the Environmental Protection Act, 1990, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, Suite 502, 112 St. Clair Avenue West, Toronto, Ontario M4V 1N3, within 15 days of receipt of the decision.

Soil Condition	
Depth (metres)	Soil Type
0	ORGANIC SOIL
0.5	DR. SANDY Silt
1.0	
1.5	
Show rock elevation <u>15.5m/51ft</u>	
Show water table <u>W</u>	

3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 3600 litres Holding Tank: litres
 b) Length of absorption trench required metres. c) Filter bed area 22 sq.m.; contact area 22 sq.m.
 d) Size of system is based on 3 bedrooms and/or 9.5 fixture units. Commercial details
 e) Proposed layout of sewage system, as below B or, as per attached drawing(s) B

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION.



NOTES: 1) If a reserve area is indicated in the above-mentioned components/drawings, this area must be retained free of structures for the installation of a replacement tie bed, when required
 2) It is an offence under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done

CERTIFICATE

This Certificate of Approval under Section 77 of the Environmental Protection Act 1990 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in Item 3, and provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof.

INSPECTED & RECOMMENDED BY

DATE

OFFICES: 200 Ross Glen Rd., Port Hope, Ontario L1A 3V6
 P.O. Box 449, Campbellford, Ontario K0L 1L0
 P.O. Box 127, Brighton, Ontario K0K 1H0
 P.O. Box 570, Haliburton, Ontario K0M 1S0
 108 Angeline St. S., Lindsay, Ontario K9V 3L5

PHONE (905) 885-8100 ☐
 PHONE (705) 853-1650 ☐
 PHONE (813) 475-0933 ☐
 PHONE (705) 457-1901 ☐
 PHONE (705) 324-3569 ☐

Director

HLC-140-98

PLAN OF SURVEY

PARTS OF THE ROAD, REG'D PLAN N° 357
PARTS OF THE ONE FOOT RESERVE, REG'D PLAN N° 357
PART OF LOTS 9 & 10, CONCESSION I
TOWNSHIP OF ANSON

PROVISIONAL COUNTY OF HALIBURTON

SCALE: 1 INCH = 100 FEET

H. CURRY BISHOP O.L.S.

1981

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT

SEPT 2, 1981 H.C. Bishop
DATE H.C. BISHOP

CAUTION: THIS IS NOT A PLAN
OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT

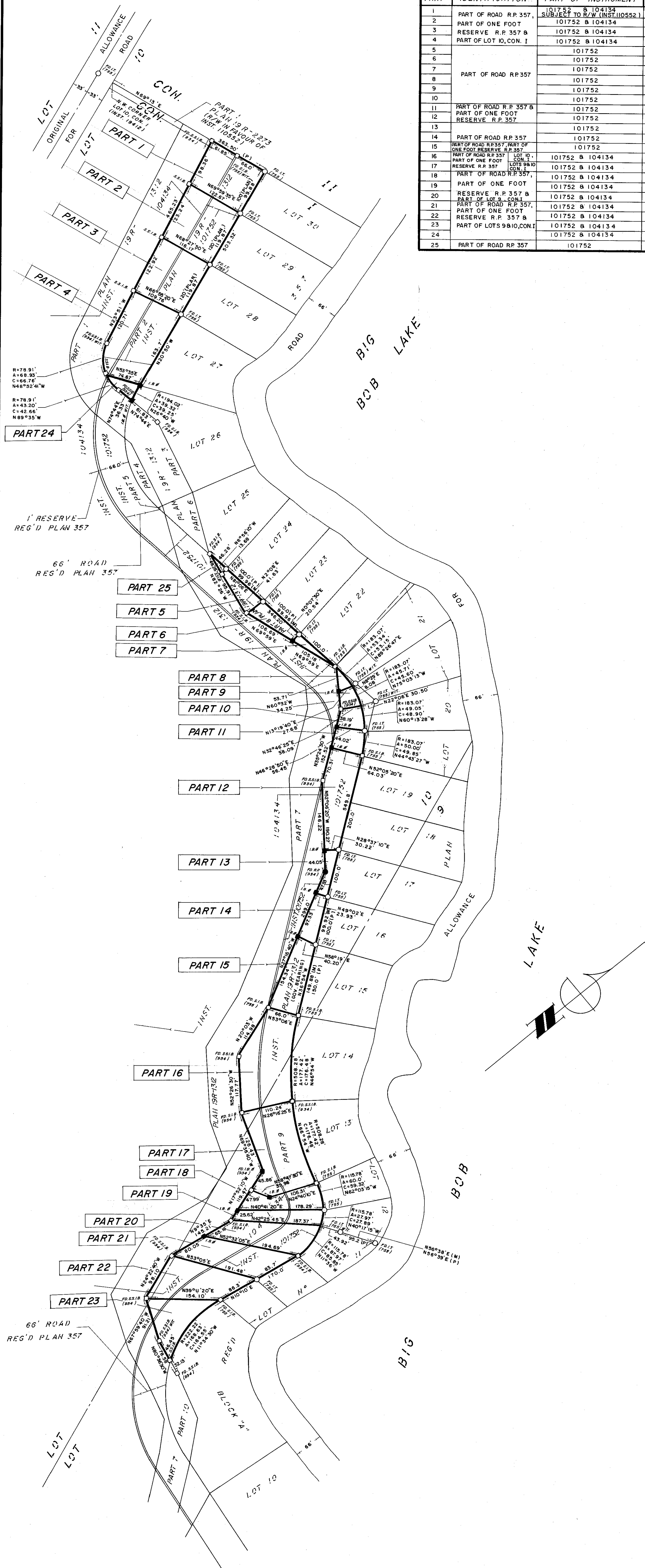
PLAN 19R-2474
RECEIVED AND DEPOSITED

3rd September 1981

Jean A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (N°19)

SCHEDULE

PART	IDENTIFICATION	PART OF INSTRUMENT	AREA
1	PART OF ROAD R.P. 357,	101752 & 104134	0.285 Ac.
2	PART OF ONE FOOT	SUBJECT TO R/W (INST. 10552)	
3	RESERVE R.P. 357 &	101752 & 104134	0.315 Ac.
4	PART OF LOT 10, CON. I	101752 & 104134	0.410 Ac.
5		101752	0.062 Ac.
6		101752	0.071 Ac.
7		101752	0.023 Ac.
8		101752	0.018 Ac.
9		101752	0.030 Ac.
10		101752	0.047 Ac.
11	PART OF ROAD R.P. 357 &	101752	0.066 Ac.
12	PART OF ONE FOOT	101752	0.253 Ac.
13	RESERVE R.P. 357	101752	0.046 Ac.
14	PART OF ROAD R.P. 357	101752	0.072 Ac.
15	PART OF ROAD R.P. 357, PART OF	101752	0.184 Ac.
16	ONE FOOT RESERVE R.P. 357	101752 & 104134	0.445 Ac.
17	RESERVE R.P. 357	101752 & 104134	0.434 Ac.
18	PART OF ROAD R.P. 357,	101752 & 104134	0.156 Ac.
19	PART OF ONE FOOT	101752 & 104134	0.105 Ac.
20	RESERVE R.P. 357 &	101752 & 104134	0.260 Ac.
21	PART OF ROAD R.P. 357,	101752 & 104134	0.247 Ac.
22	PART OF ONE FOOT	101752 & 104134	0.285 Ac.
23	RESERVE R.P. 357 &	101752 & 104134	0.196 Ac.
24	PART OF LOTS 9 & 10, CON. I	101752 & 104134	0.039 Ac.
25	PART OF ROAD R.P. 357	101752	0.007 Ac.



LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF.
ALL HANGING LINES HAVE BEEN VERIFIED.
■ 1/8" DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
□ 1/4" DENOTES SHORT STANDARD IRON BAR
□ 1/2" DENOTES STANDARD IRON BAR
● R.P. DENOTES ROCK POST
○ I.T. DENOTES IRON TUBE
WIT. DENOTES WITNESS
FD. DENOTES FOUND
M DENOTES MEASURED
DENOTES PLAN 357
(755) DENOTES J.B. TREPMANER O.L.S.
(934) DENOTES H.C. BISHOP O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND REGISTRY ACT AND THE
REGULATIONS MADE THEREUNDER
2. THIS SURVEY WAS COMPLETED MARCH 18, 1981

HALIBURTON, ONT.
MARCH 31, 1981

H. CURRY BISHOP
ONTARIO LAND SURVEYOR

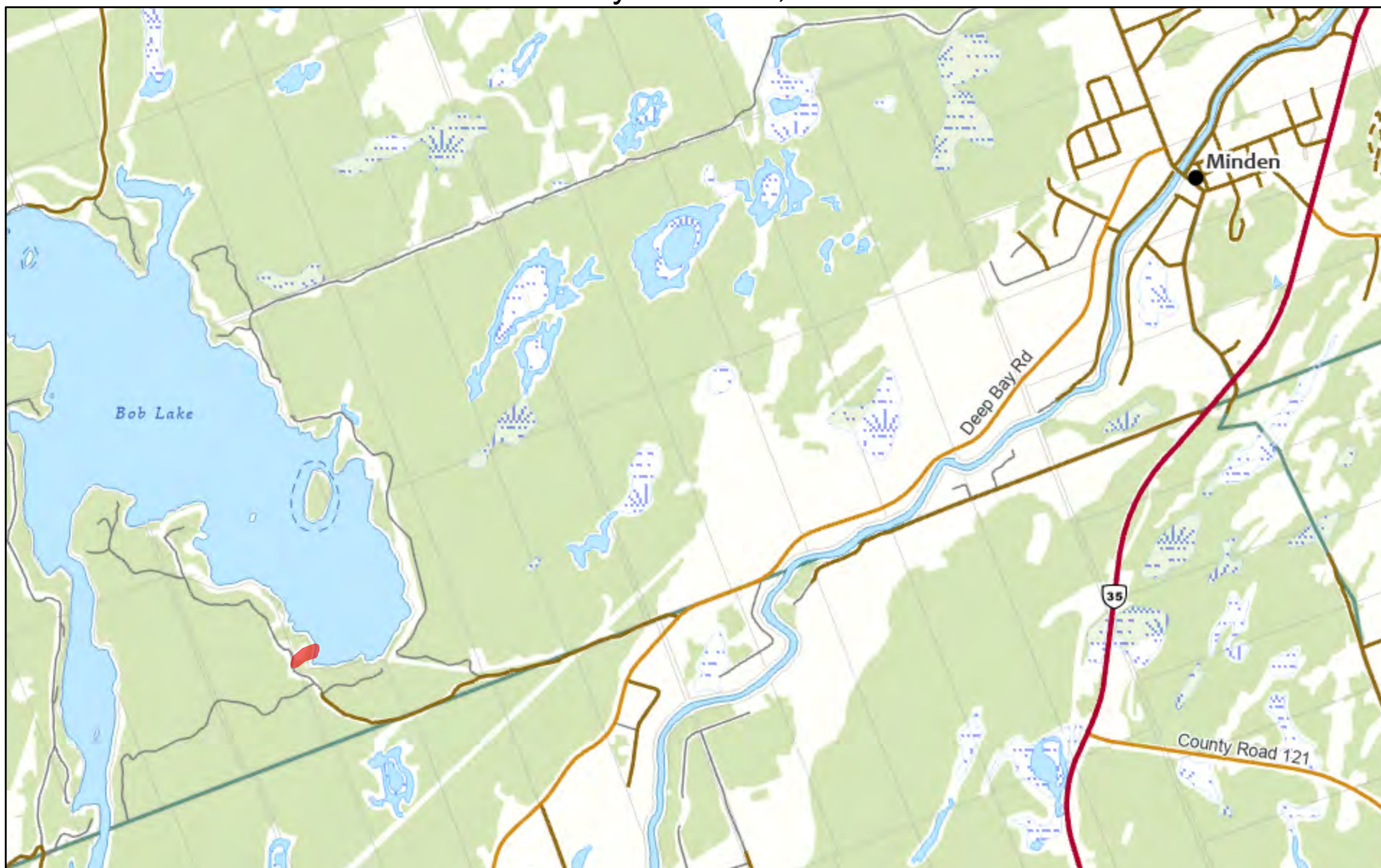
BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE
WESTERLY LIMIT OF LOTS 15, 16, 17 & 18,
REGISTERED PLAN N° 357 HAVING AN ASSUMED
BEARING OF N36°54'W AS SHOWN THEREON.

BISHOP & WILSON

BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811

1414 Tennyson Road, Bob Lake



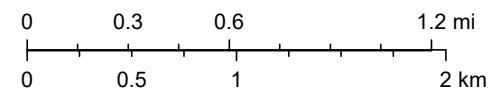
July 7, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2025.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2025.



Scale: 1:36,112



1414 Tennyson Road, Bob Lake



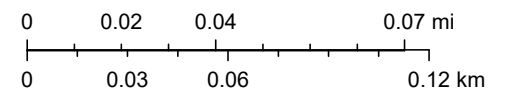
July 7, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2025.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2025.



Scale: 1:2,257





Bob Lake

Haliburton County

Lutterworth & Anson Townships

Physical Data

Surface Area - 543 acres

Perimeter - 9.8 miles

Maximum Depth - 210 ft

Mean Depth - 60 ft

Lake Characteristics

A low productive deep water lake typical of the pre-Cambrian shield. The irregular shoreline provides a limited amount of aquatic plant growth. A dam operated by the Trent Canal System causes annual fluctuations of 9 ft and continuous flushing. Excellent spawning beds for lake trout are located around the islands.

Fish Species Present

Lake trout, smallmouth bass, white sucker, yellow perch, lake herring, bluntnose minnows.

Fishing

Most lake trout caught are small but fish up to 8 lbs have been taken. Slot lake, check with MNR for regulations.

Access

Proceed north out of Minden across the bridge at the edge of town. Turn left at the Scotch Line Road and continue on this road to a fork. Take the left fork into Bob Lake.

