

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$499,000

Welcome to 1419 Clement Lake Road
Wilberforce



Troy Austen

Sales Representative



CONTACT DETAILS:



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troyausten.ca



This newly renovated, move-in ready four-season home or cottage offers a peaceful and private setting backing onto protected wetlands. Located just a short walk from public access to beautiful Clement Lake, you'll enjoy the benefits of lake life without the waterfront price.

Set on a year-round municipal road and only minutes from Wilberforce for groceries, a community/recreation centre, school, gas, and more, this 1-bedroom, 1-bath property is a great option for full-time living or weekend escapes. Inside, the home features fresh updates throughout, including a new electrical panel with an easy generator hookup switch for peace of mind.

Outside, you'll find a 10' x 10' insulated and heated bunkie for guests, a 12' x 20' accessory building ideal for storage, a workshop, or converting back to a garage, and a wood-fired hot tub —perfect for unwinding after a day outdoors.

A private, natural setting and low-maintenance size make this property a standout for those looking to simplify and enjoy cottage country in every season.

Property Client Full

1419 Clement Lake Road, Highlands East, Ontario K0L 3C0

Listing

1419 Clement Lake Rd Highlands East

Active / Residential Freehold / Detached

MLS®#: X12123632

List Price: \$499,000

New Listing



Haliburton/Highlands East/Monmouth

Tax Amt/Yr: **\$1,178.68/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 32 CON 17 MONMOUTH PT 1 19R8115; HIGHLANDS EAST**

Style: **Bungalow Raised** Rooms Rooms+: **5+0**
Fractional Ownership: **BR BR+: 1(1+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **< 700**
Storeys: **SF Source:**
Lot Irreg: **Lot Acres:**
Lot Front: **89.65** Fronting On: **W**
Lot Depth: **237.07**
Lot Size Code: **Feet**

Zoning: **SR2**

Dir/Cross St: **Essonville Line to Clement lake road**

PIN #: **392390137**

Holdover: **60**

Possession: **Flexible**

ARN #: **461060200054600**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**

Island YN:

Fam Rm: **No**

Basement: **Yes/Crawl Space, Unfinished**

Fireplace/Stv: **Yes**

Fireplace Feat: **Wood Stove**

Interior Feat: **Primary Bedroom - Main Floor, Water Heater Owned**

Heat: **Propane, Radiant**

A/C: **Yes/Wall Unit**

Central Vac: **No**

Property Feat: **Lake Access, Library, Park, Rec Centre, School, Wooded/Treed**

Exterior Feat: **Deck, Hot Tub, Year Round Living**

Roof: **Asphalt Shingle**

Foundation: **Concrete Block**

Soil Type:

Waterfront Y/N: **No**

Water Struct:

Under Contract: **Propane Tank**

View: **Trees/Woods**

Exterior: **Vinyl Siding**

Drive: **Private**

Garage: **No**

Gar/Gar Spcs: **None/0.0**

Drive Pk Spcs: **5.00**

Tot Pk Spcs: **5.00**

Pool: **None**

Room Size:

Energy Gener: **Generator-Wired**

Rural Services: **Electrical, Internet High Speed**

Security Feat:

Utilities: **Hydro**

Water: **Well**

Water Inc: **Drilled Well**

Water Meter:

Waterfront Feat::

Waterfront Struc:

Well Capacity:

Well Depth:

Sewers: **Septic**

Special Desig: **Unknown**

Farm Features:

Winterized: **Fully**

Waterfront: **None**

Easements/Restr:

Dev Charges Paid:

Lot Shape:

Waterfront Frontage (M):

HST App To SP: **Included In**

Lot Size Source:

Remarks/Directions

Client Rmks: **This newly renovated, move-in ready four-season home or cottage offers a peaceful and private setting backing onto protected wetlands. Located just a short walk from public access to beautiful Clement Lake, you'll enjoy the benefits of lake life without the waterfront price. Set on a year-round municipal road and only minutes from Wilberforce for groceries, a community/recreation centre, school, gas, and more, this 1-bedroom, 1-bath property is a great option for full-time living or weekend escapes. Inside, the home features fresh updates throughout, including a new electrical panel with an easy generator hookup switch for peace of mind. Outside, you'll find a 10' x 10' insulated and heated bunkie for guests, a 12' x 20' accessory building ideal for storage, a workshop, or converting back to a garage, and a wood-fired hot tub perfect for unwinding after a day outdoors. A private, natural setting and low-maintenance size make this property a standout for those looking to simplify and enjoy cottage country in every season.**

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

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

Date Prepared: **05/05/2025**

Rooms

MLS®#: X12123632

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	2.8 M X 3.16 M	9.18 Ft x 10.36 Ft		Eat-In Kitchen
Living Room	Main	4.32 M X 3.16 M	14.17 Ft x 10.36 Ft		

Primary Bedroom Main
Laundry Main
Bathroom Main
Photos

2.78 M X 2.67 M
2.61 M X 2.67 M

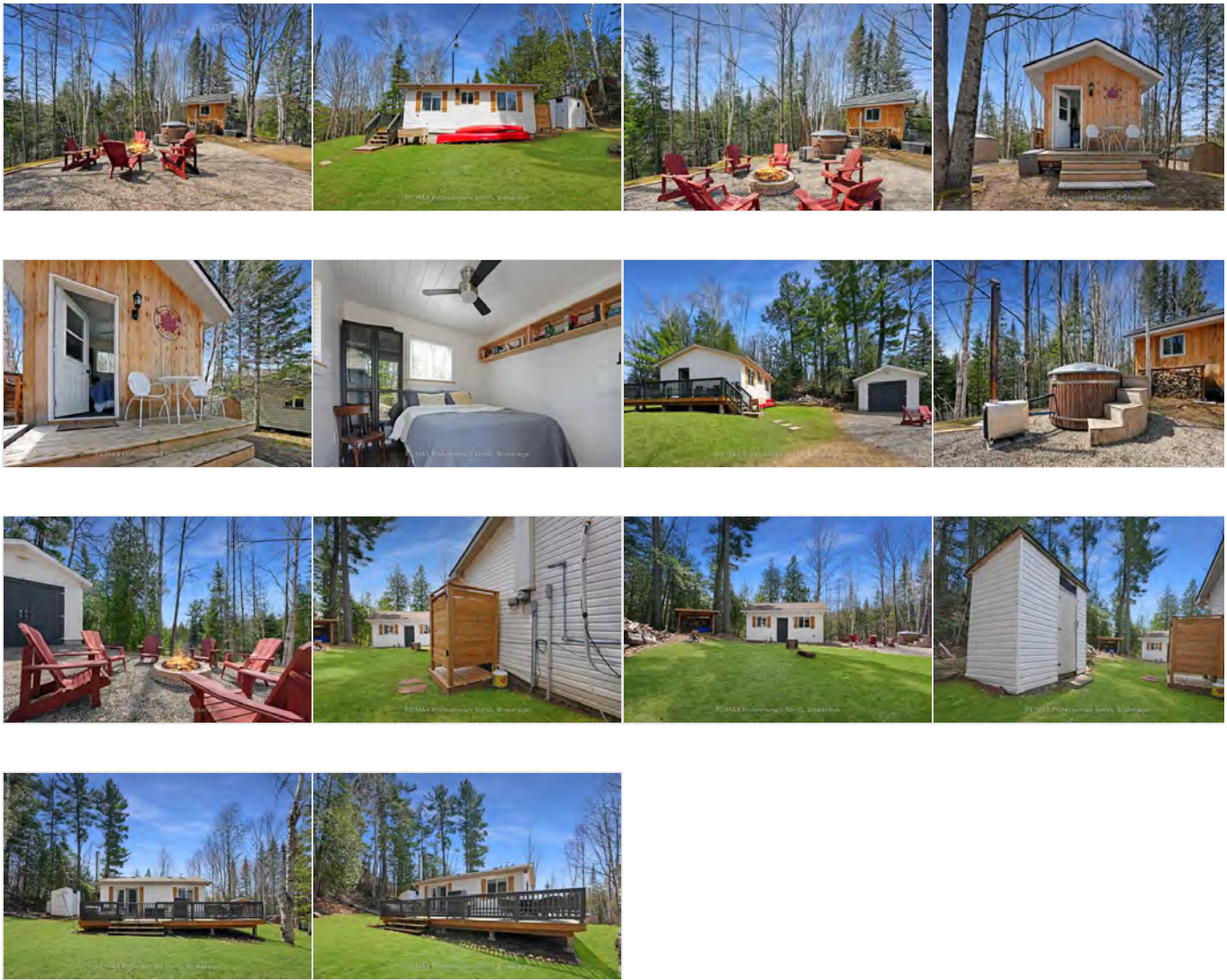
9.12 Ft x 8.75 Ft
8.56 Ft x 8.75 Ft

3

MLS® #: X12123632

[1419 Clement Lake Road](#), Highlands East, Ontario K0L 3C0





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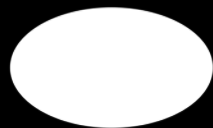
Chattels

Included

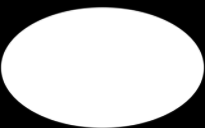
- All Other furniture is negotiable

Excluded

- Personal Items
- Art Work
- Hallway Rug



Seller



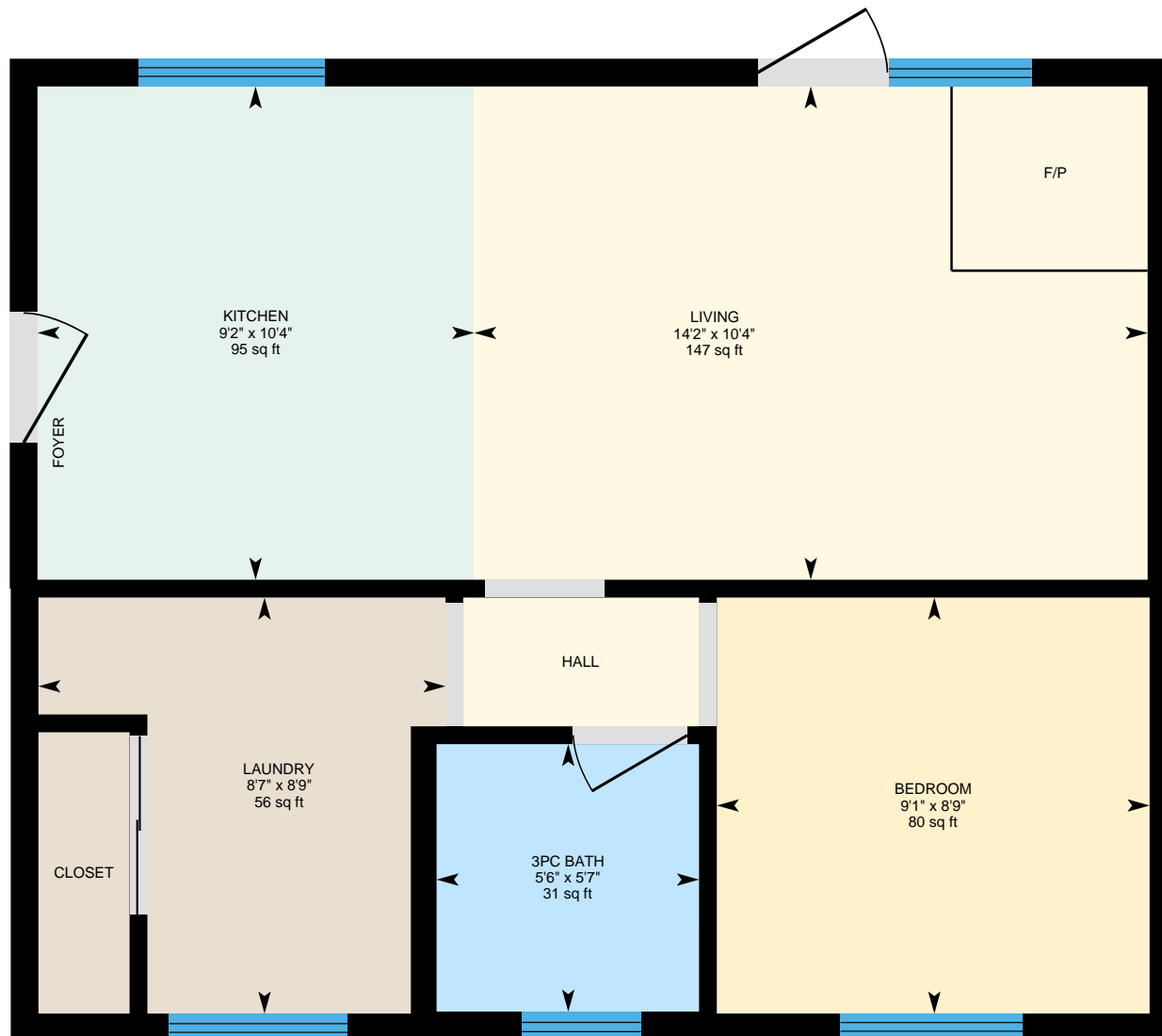
Buyer

Additional Information

- Hydro Cost Per Year: \$3000/yr approx
- Propane Supplier: Avenir Energy
- Propane Costs: Approx. \$450-500 to fill tanks
- Internet Provider: Starlink
 - Highspeed: Yes
- Cell Service: Yes
- Septic Last pumped: Nov 2022
- Winterized: Yes
- Insurance Company: Cooperators
- Road type: Municipal Year Round
- Driveway Plowing Costs: Approx \$600/season

1419 Clement Lake Road, Highlands East, ON

Main Floor Interior Area 455.34 sq ft



0 2 4 ft

PREPARED: 2025/04/30



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.

1419 Clement Lake Road, Highlands East, 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: 5'7" x 5'6" | 31 sq ft
Bedroom: 8'9" x 9'1" | 80 sq ft
Kitchen: 10'4" x 9'2" | 95 sq ft
Laundry: 8'9" x 8'7" | 56 sq ft
Living: 10'4" x 14'2" | 147 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: 455.34 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 455.34 sq ft

1419 Clement Lake Road, Highlands East, 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>

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Address of Well Location (County/District/Municipality)

RR# / Street Number / Name

GPS Reading

County / District / Municipality

City / Town / Village

Unit Make / Model

Township

Lot

Concession

Site / Compartment / Block / Tract etc.

Mode of Operation:

NAD

Zone

Easting

Northing

Magellon

Undifferentiated

Averaged

Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)					
General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
grey	Sand		Firm	0-6	1.8
gray	granite		Broken	6-8	2.4
"	"		MEDIUM	8-37	11.3
BROWN	"		Porous	37-40	12.2
GREY	"		medium	40-112	34.1
redgrey	"		"	112-160	48.8
AIR test 2 1/4 gpm					

Depth

From

Metres

To

Diameter

Centimetres

Water found at

Metres

Kind of Water

Fresh

Sulphur

Gas

Salty

Minerals

Other:

After test of well yield, water was

Clear and sediment free

Other, specify

Chlorinated

Yes

No

Construction Record

Inside diam

Material

Wall thickness

Depth

Metres

Casing

Steel

Fibreglass

Plastic

Concrete

Galvanized

16

.48

+ .6

6.2

Screen

Outside diam

Steel

Fibreglass

Plastic

Concrete

Galvanized

15.2

Open hole

6.2

48.8

No Casing or Screen

15.2

Open hole

6.2

48.8

Test of Well Yield

Pumping test method

Draw Down

Recovery

Pump

Pump intake set at -

metres

48

Pumping rate -

(litres/min)

27

Duration of pumping

hrs + min

1

Final water level end of pumping

metres

11.0

Recommended pump type

Shallow

Deep

Recommended pump depth

metres

47

Recommended pump rate

(litres/min)

20

If flowing give rate -

(litres/min)

29.2

If pumping discontinued, give reason.

Time min

Water Level Metres

Time min

Water Level Metres

1

6.6

1

39.6

2

8.2

1

38.7

2

9.6

2

37.9

3

11.0

3

37.1

4

12.3

4

36.3

5

13.4

5

35.5

10

18.4

10

32.2

15

22.6

15

29.0

20

26.0

20

26.0

25

29.2

25

23.1

30

32.0

30

20.7

40

35.4

40

16.2

50

39.7

50

13.3

60

43.2

60

11.0

Plugging and Sealing Record

Annular space

Abandonment

Depth set at - Metres

From

To

Material and type (bentonite slurry, neat cement slurry) etc.

Volume Placed (cubic metres)

Method of Construction

Cable Tool

Rotary (air)

Diamond

Digging

Rotary (conventional)

Air percussion

Jetting

Other

Rotary (reverse)

Boring

Driving

Water Use

Domestic

Industrial

Public Supply

Other

Stock

Commercial

Not used

Irrigation

Municipal

Cooling & air conditioning

Final Status of Well

Water Supply

Recharge well

Unfinished

Abandoned, (Other)

Observation well

Abandoned, insufficient supply

Dewatering

Test Hole

Abandoned, poor quality

Replacement well

Well Contractor/Technician Information

Name of Well Contractor

Well Contractor's Licence No.

Business Address (street name, number, city etc.)

Name of Well Technician (last name, first name)

Well Technician's Licence No.

Signature of Technician/Contractor

Date Submitted

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Audit No.

Date Well Completed

Was the well owner's information package delivered?

Date Delivered

Ministry Use Only

Data Source

Contractor

Date Received

Date of Inspection

Remarks

Well Record Number

0506E (09/03)

Contractor's Copy

Ministry's Copy

Well Owner's Copy

Cette formule est disponible en français

1419 Clement Lake Road, Wilberforce

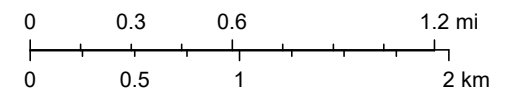


April 16, 2025

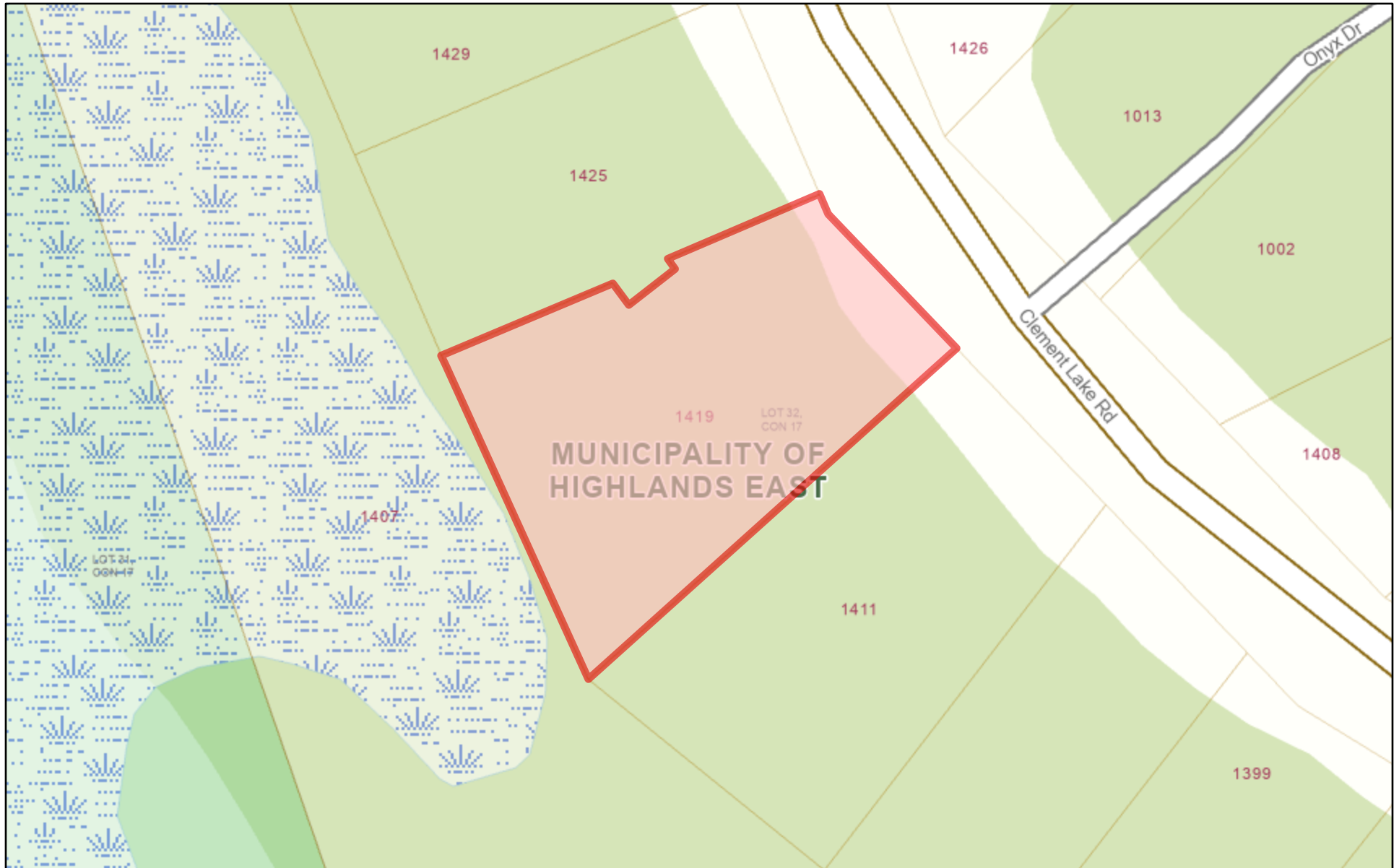
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April 16, 2025

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