

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



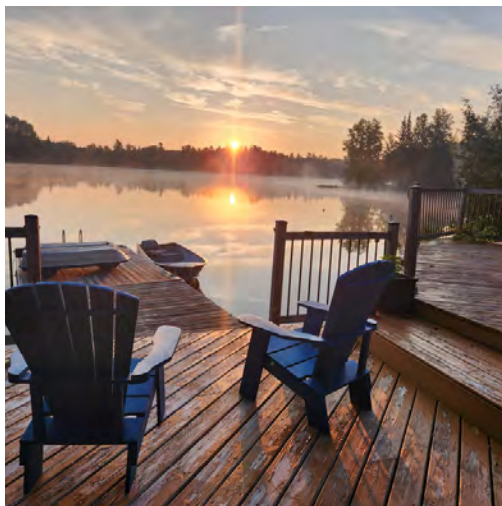
**\$750,000**

*Welcome to* 1432 Clement Lake Road  
on Clement Lake, Wilberforce



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



[cheryl@cherylbolger.ca](mailto:cheryl@cherylbolger.ca)



705-306-9450



[troyausten.ca](http://troyausten.ca)





Located on the calm, spring-fed waters of Clement Lake, this year-round home offers an ideal setting for relaxed waterfront living. With a level lot and stunning full-lake views, this property is well suited for families, paddlers, and anyone seeking a quiet escape. Clement Lake is known for its peaceful atmosphere, stocked waters, and excellent conditions for kayaking and canoeing.

The home features 2 bedrooms, 1 bathroom, and an open-concept layout that brings the lakefront right into your living space. A wood-burning fireplace adds warmth and charm to the living room, while large windows ensure you never miss a moment of the lakes natural beauty. Outside, enjoy a seamless connection to the water through multi-tiered decking, a private dock, and a cozy firepit area all facing Crown land across the lake for added privacy and unspoiled views. A large bonus room with a separate entrance offers flexibility for a home office, kids playroom, gym, or guest space.

Additional features include a detached single-car garage complete with a Tesla charger and a year-round municipal road for easy access in all seasons. Conveniently located just minutes from Wilberforce for gas, groceries, and everyday essentials, and approximately 30 minutes from both Haliburton and Bancroft, this property strikes a perfect balance of lakeside tranquility and small-town convenience.

## Property Client Full

1432 Clement Lake Road, Highlands East, Ontario K0L 3C0

Listing

**1432 Clement Lake Rd Highlands East**

**Active / Residential Freehold / Detached**

**MLS® #: X12101857**

**List Price: \$750,000**



### Haliburton/Highlands East/Monmouth

Tax Amt/Yr: **\$2,569.92/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PT LT 32 CON 17 MONMOUTH PT 18 RD27; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **9+0**  
Fractional Ownership: **2(2+0)**  
Assignment: **Baths (F+H): 1(1+0)**  
Link: **No** SF Range: **1100-1500**  
Storeys: **1.0** SF Source:  
Lot Irreg: Lot Acres:  
Lot Front: **81.95** Fronting On: **E**  
Lot Depth: **190.54**  
Lot Size Code: **Feet**

Zoning: **SR1**

Dir/Cross St: **Essonville line to Clement Lake Road**

PIN #: **392390151**

Holdover: **60**

Possession: **Flexible**

ARN #: **460160200056700**

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: **Fireplace Insert, Living Room, Wood**

Interior Feat: **Water Heater Owned**

Heat: **Heat Pump, Propane**

A/C: **Yes/Other**

Central Vac: **No**

Apx Age: **51-99**

Property Feat: **Lake Access, Lake/Pond, Park, Place of Worship, Rec Centre, School**

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

Roof: **Asphalt Shingle**

Foundation: **Concrete Block**

Soil Type:

Alternate Power: **None**

Waterfront Y/N: **Yes**

Water Struct:

Water Features: **Dock, Winterized**

Under Contract:

Access To Property: **Yr Rnd Municipal Rd**

Shoreline: **Clean, Deep, Rocky**

Shoreline Road Allowance: **Not Owned**

Docking Type: **Private**

View: **Lake**

Exterior: **Stucco/Plaster**

Drive: **Private**

Garage: **Yes**

Gar/Gar Spcs: **Detached Garage/1.0**

Drive Pk Spcs: **3.00**

Tot Pk Spcs: **4.00**

Pool: **None**

Room Size:

Rural Services:

Security Feat:

Utilities: **Hydro**

Water: **Other**

Water Inc: **Lake/River**

Water Supply: **Heatd Waterline**

Water Meter:

Waterfront Feat: **Dock, Winterized**

Waterfront Struc:

Well Capacity:

Well Depth:

Sewers: **Septic**

Special Desig: **Unknown**

Farm Features:

Winterized: **Fully**

Waterfront: **Direct**

Easements/Restr: **Unknown**

Waterfront Frontage (M): **24.98**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Lot Shape:

Channel Name:

Lot Size Source:

Remarks/Directions

Client Rmks: **Located on the calm, spring-fed waters of Clement Lake, this year-round home offers an ideal setting for relaxed waterfront living. With a level lot and stunning full-lake views, this property is well suited for families, paddlers, and anyone seeking a quiet escape. Clement Lake is known for its peaceful atmosphere, stocked waters, and excellent conditions for kayaking and canoeing. The home features 2 bedrooms, 1 bathroom, and an open-concept layout that brings the lakefront right into your living space. A wood-burning fireplace adds warmth and charm to the living room, while large windows ensure you never miss a moment of the lakes natural beauty. Outside, enjoy a seamless connection to the water through multi-tiered decking, a private dock, and a cozy firepit area all facing Crown land across the lake for added privacy and unspoiled views. A large bonus room with a separate entrance offers flexibility for a home office, kids playroom, gym, or guest space. Additional features include a detached single-car garage complete with a Tesla charger and a year-round municipal road for easy access in all seasons. Conveniently located just minutes from Wilberforce for gas, groceries, and everyday essentials, and approximately 30 minutes from both Haliburton and Bancroft, this property strikes a perfect balance of lakeside tranquility and small-town convenience.**

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

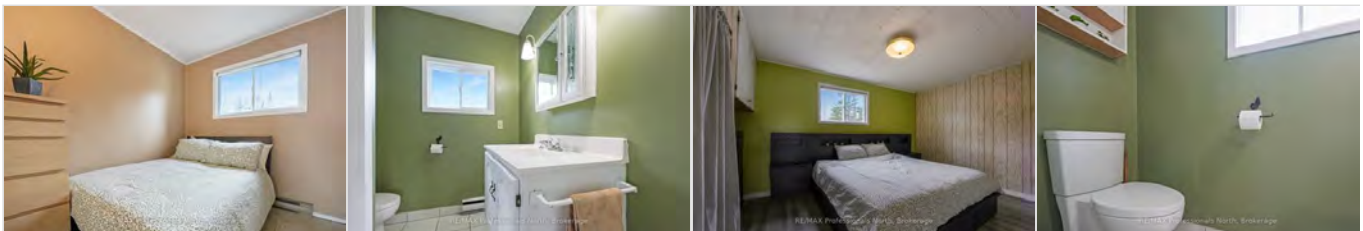


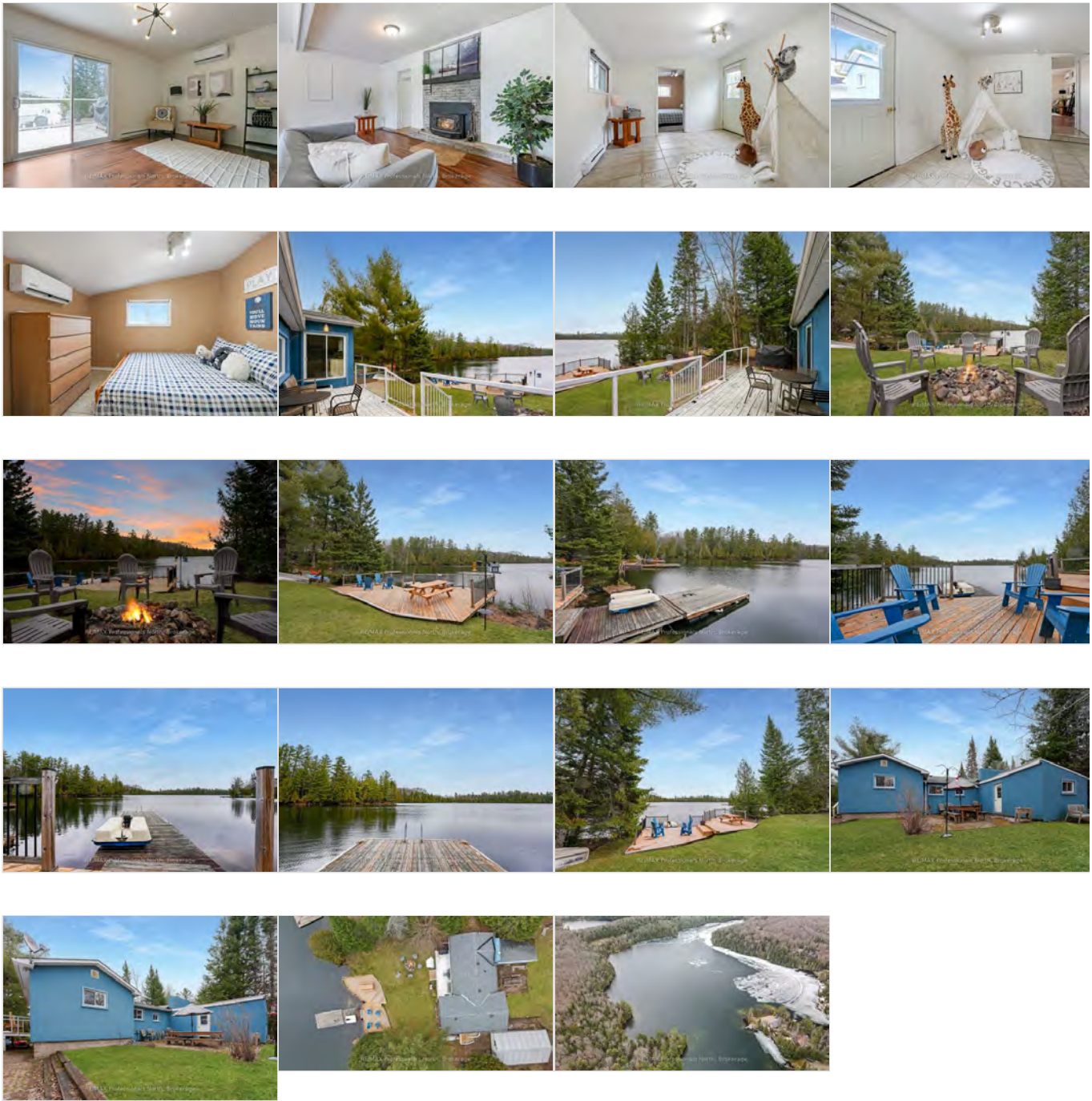
## Rooms

**MLS®#: X12101857**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Laundry	Main	4.29 M X 1.69 M	14.07 Ft x 5.54 Ft		
Kitchen	Main	5.75 M X 2.95 M	18.86 Ft x 9.67 Ft		
Primary Bedroom	Main	3.05 M X 4.6 M	10.00 Ft x 15.09 Ft		
Dining Room	Main	3.19 M X 4.54 M	10.46 Ft x 14.89 Ft		
Bedroom	Main	2.58 M X 2.27 M	8.46 Ft x 7.44 Ft		
Living Room	Main	6.46 M X 4.39 M	21.19 Ft x 14.40 Ft		
Mudroom	Main	3.33 M X 3.13 M	10.92 Ft x 10.26 Ft		
Den	Main	2.55 M X 3.13 M	8.36 Ft x 10.26 Ft		
Bathroom	Main			4	

## Photos

**MLS®#: X12101857****[1432 Clement Lake Road](#), Highlands East, Ontario K0L 3C0**





# Chattels

## Included

- All Indoor Furniture
- All Appliances
- Dishes and most cutlery
- Large outdoor table at front of property
- Paddle Boat
- Boat Rack

## Excluded

- Personal Items
- TV's
- Kayaks
- Canoe
- Tin boat
- Dock Chairs
- All Paintings
- Picnic Table near lake
- Beddings
- All Stager Items



Seller



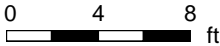
Buyer

# Additional Information

- Hydro Costs per Year: \$2736/yr approx
- Internet provider: Rogers
  - Highspeed available: Yes
- Cell Service: Yes
- Water Treatment System: Yes
- Winterized: Yes
- Age of Building: 1970
- Age of Roof: 10 Years
- Insurance Company: TD Insurance
- Road Type: Municipal Year Round Road
- Driveway Plowing Cost: \$50 a plow (this season was ~\$60/plow)

1432 Clement Lake Road, Wilberforce, ON

Main Floor Interior Area 1247.43 sq ft



PREPARED: 2025/04/22



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.



# 1432 Clement Lake Road, Wilberforce, 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

- 4pc Bath: 6'8" x 8'5" | 56 sq ft
- Bedroom: 7'6" x 8'5" | 63 sq ft
- Bedroom: 15'1" x 10' | 140 sq ft
- Bonus: 10'3" x 10'11" | 112 sq ft
- Den: 10'3" x 8'4" | 86 sq ft
- Dining: 14'11" x 10'6" | 156 sq ft
- Kitchen: 9'8" x 18'10" | 181 sq ft
- Laundry: 5'6" x 14'1" | 78 sq ft
- Living: 14'5" x 21'2" | 283 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: 1247.43 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1247.43 sq ft

# 1432 Clement Lake Road, Wilberforce, 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>



# HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

MCN-4-80

FILE NUMBER

## SEWAGE SYSTEM INSPECTION REPORT AND PERMIT

### REPORT

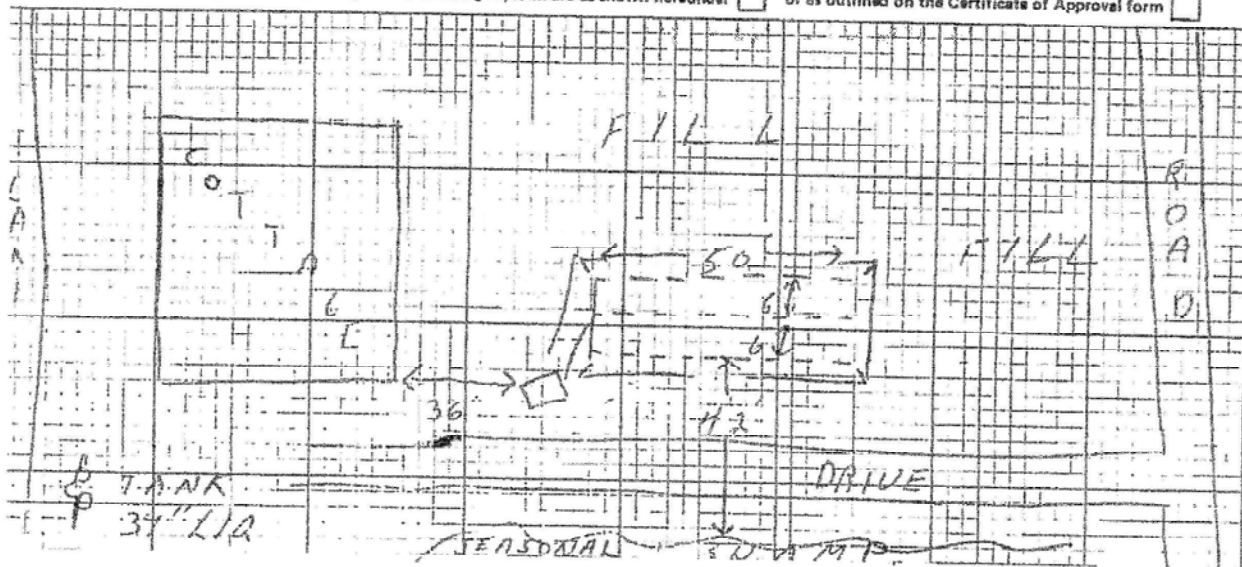
INSTALLED BY: Mr John Jackson

DATE: June 13/80

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

- Septic Tank/Holding Tank of working capacity of 2000 litres constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☒ to serve 2 bedrooms
- Leaching Bed of total 150 lineal feet of PVC distribution pipe laid in 3 runs of 50 feet and fed by Gravity/Syphon/Pump (P.V.C., Drain Tile, etc.)
- Other Details lot filled due to swamp & bed raised 3 1/2'

Actual location and orientation of components of sewage system are as shown hereunder ☐ or as outlined on the Certificate of Approval form ☐



SCALE: 1/10 inch equals approx. \_\_\_\_\_ ft.

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 cover tank and leach bed with soil

### USE PERMIT

Under section 59A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to

Mr Robert West

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # MCN-4-80

such system being located on Lot 32 Conc. 17 Plan \_\_\_\_\_ Sub. lot \_\_\_\_\_

Township/Municipality Northmouth County Haliburton

Inspected and Recommended by Walter Powell

Dated this 13 Day of June 19 80

Issued B J MacNaught  
(Director)

NOTE: Section 57A 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.

(See Reverse for Maintenance Information)



1032 Gooderham St. PO Box 22  
 Gooderham ON K0M 1R0  
 Phone: 705-447-0051 Fax: 705-447-0053  
[idevolin@highlandseast.ca](mailto:idevolin@highlandseast.ca)

## Site Inspection Report

Property Roll Number: 4601- 602 - 000 - 56700 - 0000

Property Address (911 Number): 1432 Clement Lake Rd

Owner/Person Interviewed: Douglas Robertson

State the number of:

Bedrooms	Toilets	Shower/ Tub	Sinks	Dishwasher	Laundry Units	Clothes Washer	Water Softener	Buildings

### Observations:

- Septic System located Yes ✓ No
- Sewage pump chamber Yes        No ✓
- Sewage pump chamber located Yes        No
- Privy on property Yes        No ✓
- Effluent visible on ground/odour Yes        No ✓
- Evidence of erosion of bed side slopes Yes        No ✓
- Surface water flows toward system Yes        No ✓
- Trees/vegetation growing on bed or within 3 m Yes        No ✓
- Unusually thick/green grass on bed Yes        No ✓
- System serves more than one building Yes        No ✓
- Is there a sleeping cabin on the property Yes        No ✓

- Shoreline Natural        Constructed
- Required minimum setbacks Structures        Property line        Well        Lake
- Water source Lake ✓ Spring        Dug Well        Drilled Well

### Comments/Recommendations:

Risk Factor LOW More information required        Class/Type       

Upgrade recommended        Unsafe system/upgrade required       

Other comments:       

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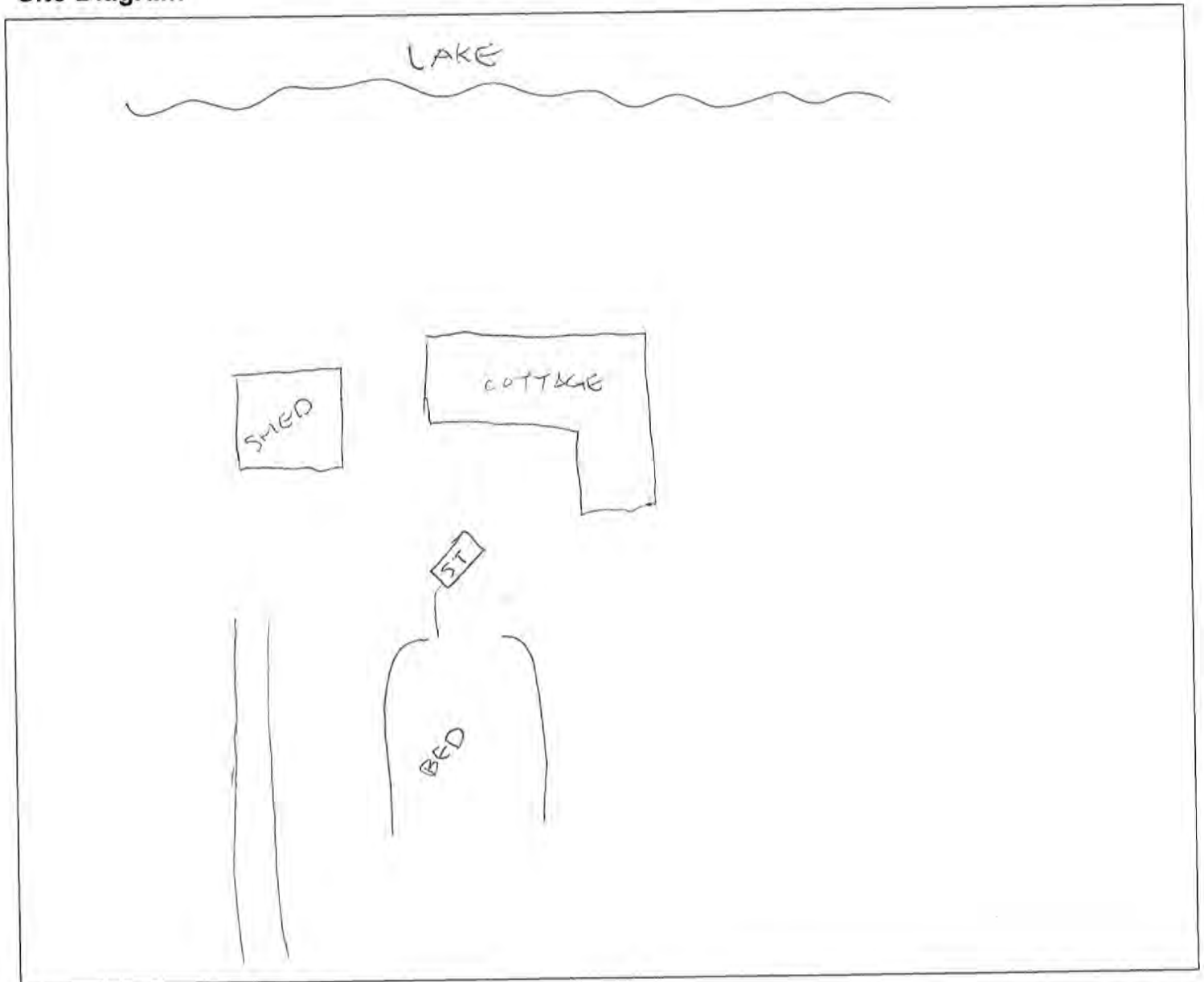
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Site Diagram



Tile field soil type \_\_\_\_\_ Soil depth \_\_\_\_\_

**Legend**

ST – Septic tank

P – Privy

O – Dug well

HT – Holding tank

PC – Pump chamber

• - Drilled well

TF – Tile field

LP – Leaching pit/grey water pit

Inspector: \_\_\_\_\_ Inspection Date: \_\_\_\_\_

## Invoice

### Total Site Services Inc.

6522 Gelert Rd

Haliburton Ontario K0M 1S0

705-457-9558

send e-tsf to: [accounting@totalsiteservices.ca](mailto:accounting@totalsiteservices.ca)  
HST# 848914586 RT0001

To:

Robertson, Julie

ST200

1432 Clement Lake Road, Tory Hill, ON, Canada

Invoice #: INV-4913

Issue Date: 11 August 2020

Due Date: 24 August 2020

Amount Due: \$200.00

Job # 5351

Work carried out at: 1432 Clement Lake Road, Tory Hill, ON, Canada

Date: 11 August 2020

Title	Description	Amount	Tax	Total
Pump Out	Septic system pumped out	\$176.99	GST (13.0%)	\$200.00

Subtotal: \$176.99

GST: \$23.01

Grand Total: \$200.00

Amount Due: \$200.00

### Septic Pumping & Septic Installations



TOTAL  
Site Services Inc.



WATER WELL &  
GEOTHERMAL INC.

Well Drilling  
Well Inspection  
Geothermal Drilling  
Hydro Fracturing  
Landscaping  
Septic Pumping  
Septic Installations  
Pump Installation  
Site Clearing  
Drilling & Blasting  
Road Building  
Driveway Maintenance  
Utility Trenches  
Rockblasting & Excavation  
Pointing Walls

WSIB Compliant - Fully Insured & Licensed - Free Site Visit  
705.457.9558 • Toll Free 877.586.8232 • Fax 705.457.3485  
6522 Gelert Rd • Haliburton • [totalsiteservices.ca](http://totalsiteservices.ca)

**Make your first call the  
only call you need to make!**





# VEYUM'S REAL PROPERTY REPORT

T 1

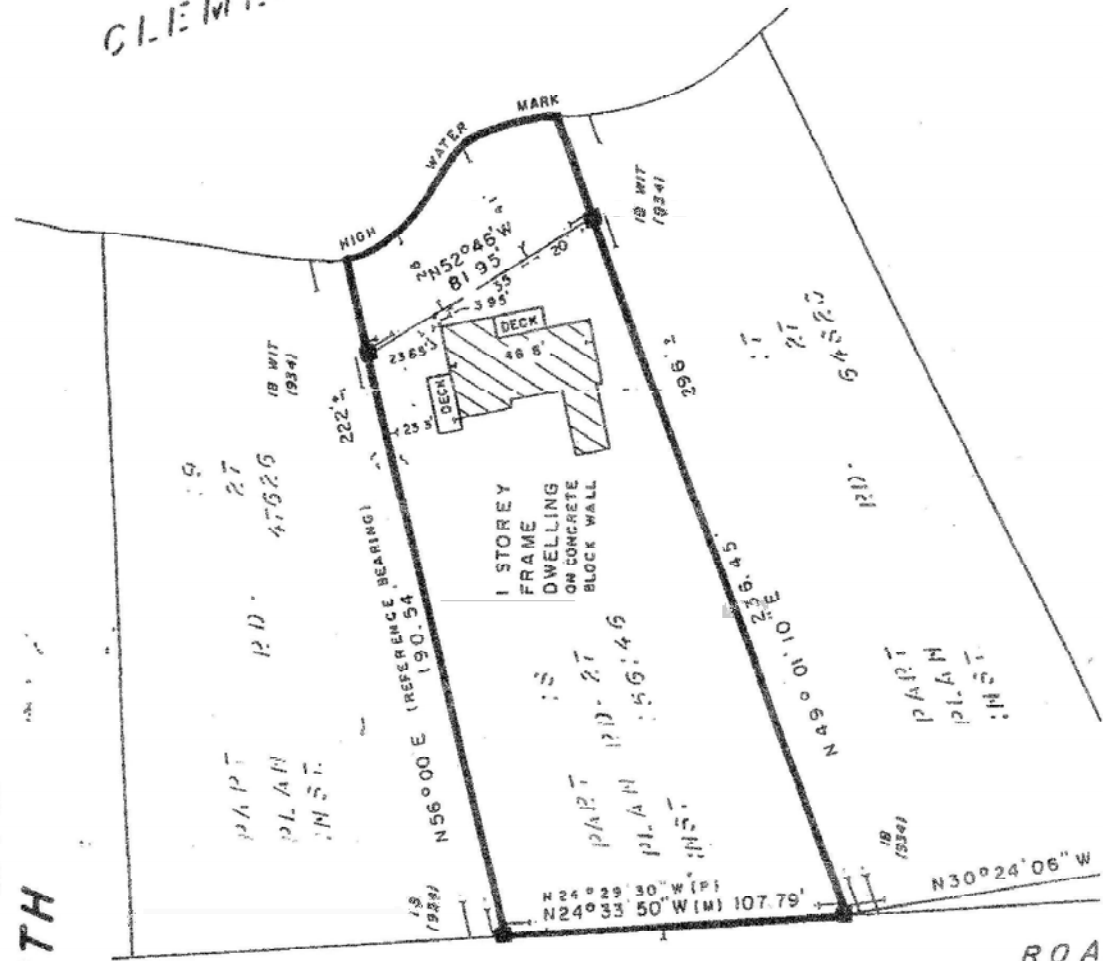
OF LOT 32, CONCESSION XVII  
SHIP OF MONMOUTH

Y OF HALIBURTON

1 INCH = 50 FEET

SHOP OLS

CLEMENT



TRAVELLED

PART INST

PLAN

ROA

PD 48625



# 1432 Clement Lake Road, Clement Lake



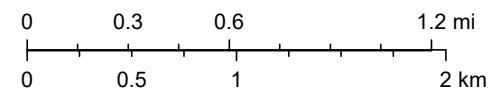
March 19, 2025

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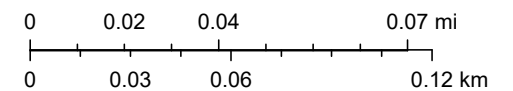
# 1432 Clement Lake Road, Clement Lake



March 19, 2025



Scale: 1:2,257



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BROKERAGE

## Clement Lake

County of Haliburton

Monmouth Township

### Physical Data

Latitude - 45°03'

Surface Area - 38 acres

Maximum Depth - 33 ft

Longitude - 78°14'

Perimeter - 2 miles

Mean Depth - 17 ft

Height Above Sea Level - 1281 ft

### Lake Characteristics

At the time of the survey, July 12, 1970, the water temperature ranged from 70°F at the surface to 51°F at the bottom. The thermocline occurred between 14 ft and 23 ft with the temperature dropping from 77°F to 56°F. The dissolved oxygen content dropped from 7.8 mg/L at 4 ft to 1.2 mg/L at 28 ft. The dissolved solids concentration ranged from 99 parts per million at the 4 ft level to 85 parts per million at the 20 ft level. The pH reading was 8.2 at the 4 ft level and 7 at the 28 ft level indicating basic characteristics. Clarity was indicated in the colourless water by the disappearance of the secchi disc at 15 ft.

TDS - 124, MEI - 21.7, pH - 8, Alk - 80

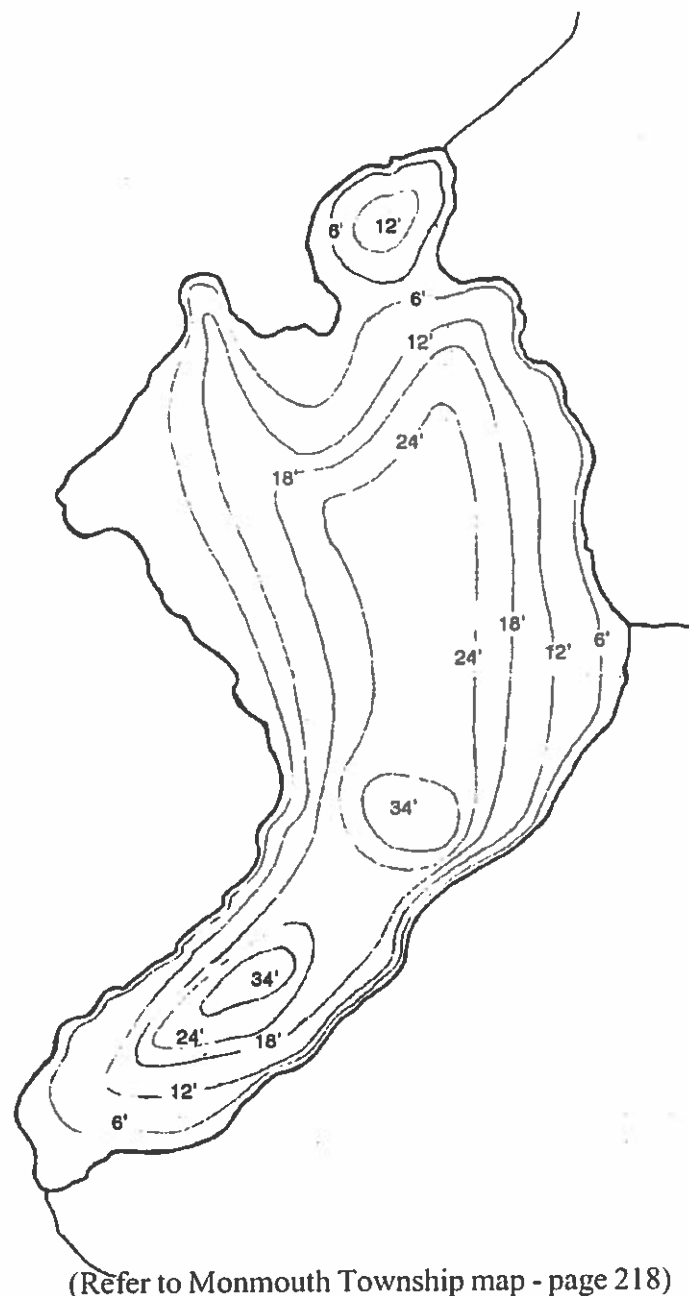
### Fish Species Present

Rainbow trout, smallmouth bass.

### Access

Follow Clement Lake Rd off County Rd 4, (Essonville Line) just west of Wilberforce.

Survey Date July 12, 1970  
(water chemistry updated - 90,89,84,83,81.)



(Refer to Monmouth Township map - page 218)