



\$529,000

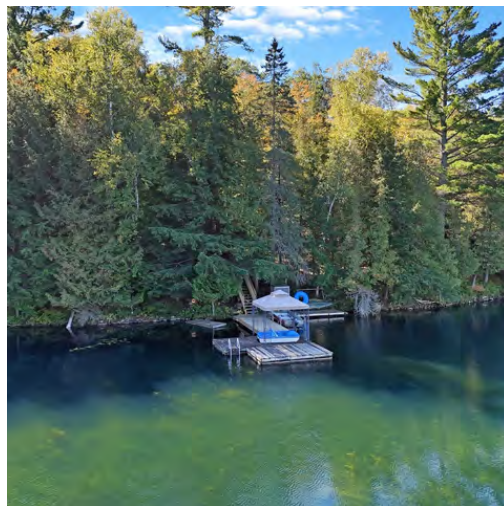
Welcome to 1440 Billings Lake Rd

on Billings Lake, Highlands East



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

1440 Billings Lake Road, Highlands East, Ontario K0M 1R0

Listing

1440 Billings Lake Rd Highlands East**Active / Residential Freehold / Detached****MLS® #: X13839750****List Price: \$529,000****New Listing****Haliburton/Highlands East/Glamorgan**

Tax Amt/Yr: **\$1,771.24/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PT RDAL IN FRONT OF LT 31 CON 7 GLAMORGAN; PT LT 31 CON 7 GLAMORGAN CLOSED BY H138174; PT LT 31 CON 7 GLAMORGAN AS IN H146679; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **6+0**
 Fractional Ownership: **BR BR+: 2(2+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **150.00** Fronting On: **N**
 Lot Depth: **410.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **LSR**Dir/Cross St: **ON-118E to Glamorgan Road to County Road 503 to Billings Lake Road**

PIN #: **392290234**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **460190200047500**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood Stove**
 Interior Feat: **Primary Bedroom - Main Floor**

Parking Feat: **Private**
 Heat: **Other**
 Heat Source: **Wood**
 A/C: **/None**
 Central Vac: **No**
 Property Feat:
 Exterior Feat: **Deck**
 Roof: **Asphalt Shingle**
 Foundation: **Piers**
 Soil Type:
 Alternate Power: **None**

Water Name: **Billings Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **45.72**
 Water Features: **Dock, Stairs to Waterfront**
 Under Contract:
 Access To Property: **Private Road**
 Shoreline: **Natural, Rocky, Shallow**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View:

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Dock, Stairs to Waterfront**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **North**

Water View: **Partially Obstructive**
 Lot Shape:

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Bring the family and start making memories at this private waterfront cottage, set on just under 1.5 acres with 150 feet of frontage on a deep, beautiful lake. With plenty of room to play, relax and enjoy the outdoors, this is a classic family cottage with space for everyone to enjoy. Inside, approximately 600 sq ft of living space offers a comfortable open-concept layout with a living and dining area centred around a wood stove. The kitchen features a large pass-through opening to the living room, allowing you to stay connected to family and guests while preparing meals. Two bedrooms and one bathroom provide space for the family, while a loft above the kitchen, bathroom and bedroom area creates a fun hangout space for the kids. Outside, the property is set up for enjoying long summer days together. Kids will love having their own playground, while the screened gazebo overlooking the lake offers a comfortable spot for family meals, games or relaxing after a day on the water. A 13' x 8' storage shed provides space for cottage gear, toys and outdoor equipment. With 150 feet of private waterfront, deep water, a generous lot and plenty of spaces for both kids and adults to enjoy, this is the kind of cottage where summer traditions and family memories can take shape year after year.**

Inclusions: **See attached Schedule C**

Exclusions: See attached Schedule C

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 09/29/2026

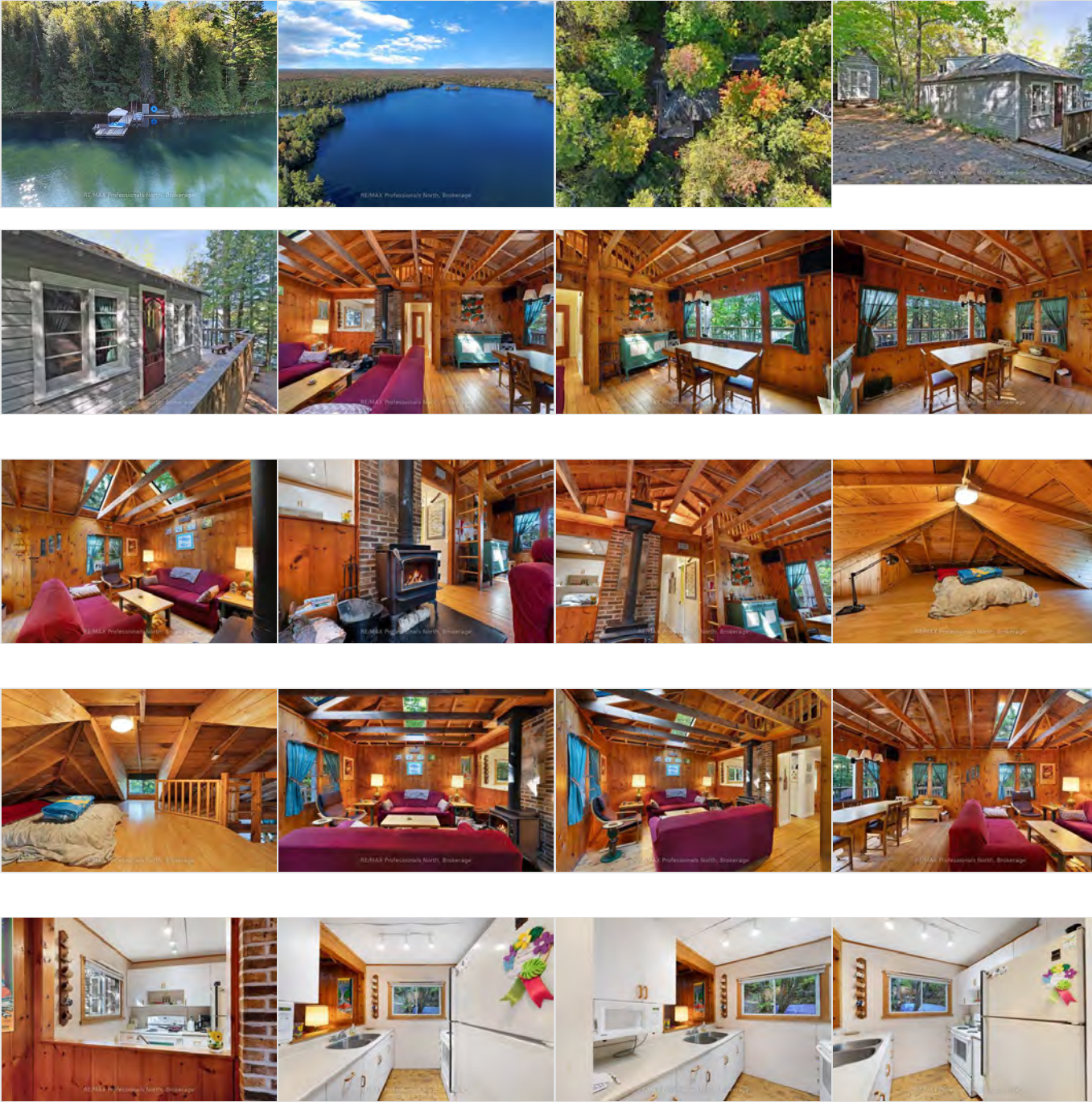
Rooms

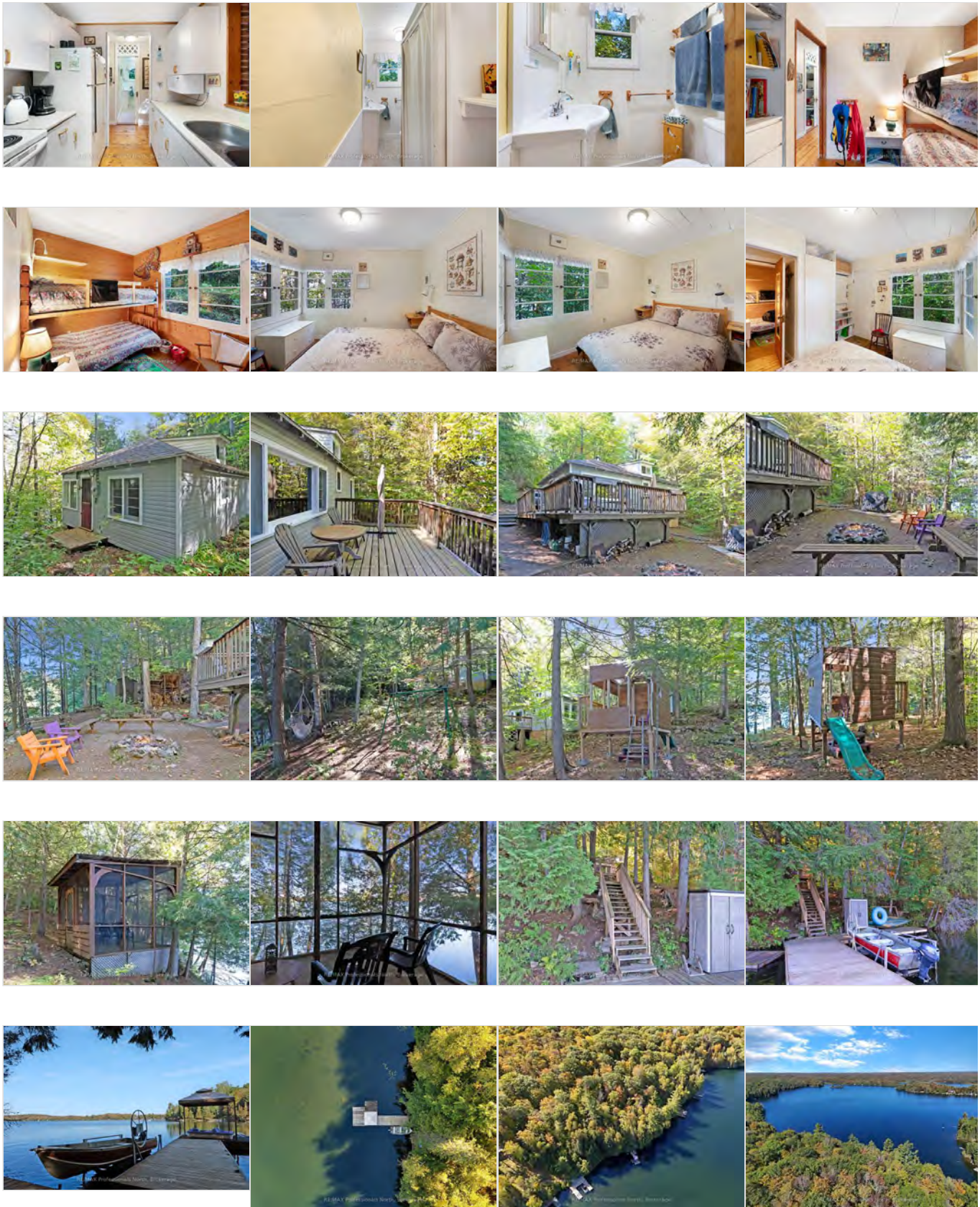
MLS® #: X13839750					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.12 M X 3.58 M	13.52 Ft x 11.75 Ft		
Dining Room	Main	4.12 M X 2.46 M	13.52 Ft x 8.07 Ft		
Kitchen	Main	2.49 M X 2.29 M	8.17 Ft x 7.51 Ft		
Bedroom	Main	3.12 M X 2.31 M	10.24 Ft x 7.58 Ft		
Bedroom	Main	2.92 M X 2.31 M	9.58 Ft x 7.58 Ft		
Bathroom	Main			3	

Photos

MLS® #: X13839750

1440 Billings Lake Road, Highlands East, Ontario K0M 1R0





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Schedule "C"

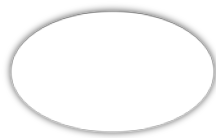
1440 Billings Lake Road - Chattels

Included

- Dishes
- Cutlery
- Some Pots & Pans
- Furniture
- Beds
- Buffet

Excluded

- Personal Belongings
- Pictures
- Blanket Box
- Canoe
- Wrought Iron Bench
- Orange & Purple Chairs x 2
- Bells x 2
- Contents in Both Sheds
- Boats
- Trailers
- Book Shelf
- Wooden Propeller
- Sea Doo Lift
- Mug Rack & Glass Cheese board in kitchen
- 2 Hammocks in the woods
- Sandbox
- Frog on the stump
- Paddle Board



Seller



Buyer

Additional Information

- Hydro Costs per year: \$1070.96/yr approx.
- Cell Service? Yes
- Septic Installer: Jim Manley
 - Install Year: 1998
 - Last pumped by: Stoughton
 - Pump Date: Oct 4, 2019
- Water Treatment System? No
- Winterized? No
- Age of Building: 72 Years
- Age of Roof: 12 Years (2014)
- Insurance Company: Eco Nomical
- Road Type: Private Seasonal Road
- Lake Assc. Dues: \$25.00





1032 Gooderham St. PO Box 22
Gooderham ON K0M 1R0
Phone: 705-447-0051 Fax: 705-447-0053
ldevin@highlandseast.ca jbramham@highlandseast.ca

Dear property owner,

Re: On-site Sewage System Maintenance Inspection Program
(Summer Re-inspection Program)

As you may know the On-site Sewage System Maintenance Inspection program has begun this spring. The purpose of this program is to ensure that existing on-site sewage systems do not have any adverse impacts on the watershed and public health. Please note that it is the property owner's responsibility to ensure their private on-site sewage systems are in good working order and are in compliance with the standards outlined in Part 8 of the Ontario Building Code. Through these preventative measures we can eliminate any hazards and preserve the biodiversity within our community. These inspections provide us the information needed to determine the performance and condition of a property owner's system and benefit future owners with information regarding the existing system.

A preliminary site inspection has been conducted on your property and it has been noted that:

- ☒ Sewage disposal system appears to be in compliance with current Building Code requirements
No re-inspection of the system is required at this time.
- ☐ More information on your sewage disposal system is required
- ☐ Sewage disposal system could not be located
- ☐ Sewage disposal system requires some repair and or maintenance
- ☐ Sewage disposal system is not in compliance with current Ontario Building Code requirements

With respect to any issue outlined above, a re-inspection may be required in order to assess the potential problem and discuss any remedial action required. Please contact the Building and Planning Department by: N/A

Laurie Devolin
Program Manager

For information about the program contact:
Laurie Devolin at 705-447-0051 ext. 222 or Josh Bramham at 707-447-0051 ext. 224

Stoughton's Pumping

INVOICE

OUR NUMBER 102219
DATE OCT 9 2019
CUSTOMER'S ORDER

SOLD TO
ADDRESS

SHIP TO
ADDRESS

TAX REG. NO.

SALESMAN

F.O.B.

TERMS

VIA

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	1440 Billings Lake Road		185.00
	PUMPED SEPTIC TANK	HST	24.05
		TOTAL	209.05
	Everything Good working order		
	PAYD By cheque		



Municipality of Highlands East

2249 Loop Road

PO 295

Wilberforce Ontario K0L 3C0

(705) 448-2981

Email: info@highlandseast.ca

Group Code:

highlandseast.ca

TAX NOTICE

Sept

Final	2026
Billing Date	June 22, 2026

Mortgage Company					Bill No. 239603			
Roll No. 902-000-47500-0000					Mortgage No.			
Name and Address					0125	Municipal Address/Legal Description		
					1440 BILLINGS LAKE RD CON 7 PT LOT 31 & RP 19R3334 PARTS 14 & 15			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$167,000.00	Residential English Public	0.00621746	\$1,038.32	0.00285878	\$477.42	0.00153000	\$255.51
Sub Totals >>>			Municipal Levy	\$1,038.32	County Levy	\$477.42	Education Levy	\$255.51
Special Charges			Exp	Installments		Summary		
By Law #	Description	Amt	Year	Due Date	Amount			
				9/29/2026	\$923.31	Sub-Total - Tax Levy \$1,771.25 Special Charges/Credits \$0.00 2026 Tax Cap Adjustment \$0.00 Final 2026 Levies \$1,771.25 Less Interim Tax Notice \$847.94 Past Due Taxes/Credit \$0.00		
Total Special Charges		\$0.00				Total Amount Due		\$923.31

Schedule 2

Explanation of Tax Changes 2025 to 2026

Final 2025 Levies	Final 2026 Levies	Total Year Over Year Change
\$1,695.88	\$1,771.25	\$75.37

Final 2025 Levies	\$1,695.88
* 2025 Annualized Taxes	\$1,695.88
2026 Local Municipal Levy Change	\$46.73
2026 County Levy Change	\$28.64
2026 Provincial Education Levy Change	
2026 Tax Change Due to Reassessment	
** Final 2026 Levies	\$1,771.25

* Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

Schedule 3

Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2026 CVA Taxes			
* 2025 Annualized Taxes			
2026 Tax Cap Amount			
2026 Provincial Education Levy Change			
2026 Municipal Levy Change			
** 2026 Adjusted Taxes			

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.

SECOND INSTALLMENT

Hydro One 2025

229.66
244.94
297.24
<u>299.12</u>
1070.96

Address #1440 BILLINGS LEG RD.

Inspector WETT Certification #7196

SPACE HEATER AND FLUE PIPE INSPECTION

Appliance Manufacturer REGENCY

Appliance Type WOOD LEGS

Model 1100 L

Certified ☒ Yes ☐ No

Date of Inspection JUNE 14/10

Appliance Clearances

	Required	Actual	Compliance
Left	<u>9"</u>	<u>27"</u>	☒ Yes ☐ No
Right	<u>9"</u>	<u>24" +</u>	☒ Yes ☐ No
Front	<u>18"</u>	<u>21"</u>	☒ Yes ☐ No
Back	<u>5"</u>	<u>5 3/4"</u>	☒ Yes ☐ No
Top	<u>56"</u>	<u>101"</u>	☒ Yes ☐ No
Mantel			☐ Yes ☒ No

Appliance Clearance Reduction

Wall Shield Type	Reduction %	Compliance
Shield Extension		☐ Yes ☐ No
Sides & Back		☐ Yes ☐ No
Ceiling Shield		☐ Yes ☐ No
Floor Shield Type		☐ Yes ☐ No
Floor Shield Extension		☐ Yes ☐ No

Comments: NO SHIELDING REQUIRED

Floor Clearance to Fire Box 9" ON LEGS

Compliance

☒ Yes ☐ No

Floor Pad Dimension 48" x 36"

☒ Yes ☐ No

Material 3/8" STEEL FLOOR PAD.

☒ Yes ☐ No

Floor Pad Extension

Required

Actual

Compliance

Sides and Rear

8"

10 1/2" R & 16 1/2" ON LEFT.

☒ Yes ☐ No

Front Loading

18"

21"

☒ Yes ☐ No

Flue Pipe Type DOUBLE WALL BLACK

Flue Pipe Clearance

Diameter 6" Length 58" Gauge 28 ga

Required 10 1/2" Actual 10 1/2"

Fasteners 3 SCREWS

Shielding Material NOT REQUIRED

Condition NEW Compliance ☒ Yes ☐ No

Size X Clearance reduced to: N/A

Properly Supported ☒ Yes ☐ No

Compliance ☐ Yes ☐ No

Pipe Length 58" Compliance ☒ Yes ☐ No

Chimney Breech

Number of 90° elbows NONE ☒ Yes ☐ No

Type HIGH TEMP INSULATED 650°C

Condition NEW

Compliance ☒ Yes ☐ No

Comments ENTIRELY NEW INSTALL.

PLAN OF SURVEY

PART OF THE ORIGINAL ALLOWANCE FOR ROAD
ALONG THE SHORE OF BILLINGS LAKE IN FRONT
OF LOT 31, CONCESSION VII
PART OF LOT 31, CONCESSION VII DESIGNATED
AS ROAD ALLOWANCE ON CROWN LAND SURVEY
ATTACHED TO INST. 1843
TOWNSHIP OF GLAMORGAN
COUNTY OF HALIBURTON
SCALE: 1 INCH = 100 FEET
ROBERT WOODCOCK O.L.S.
1985

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

JULY 11 1985 *Paul Wilson*
DATE PAUL WILSON

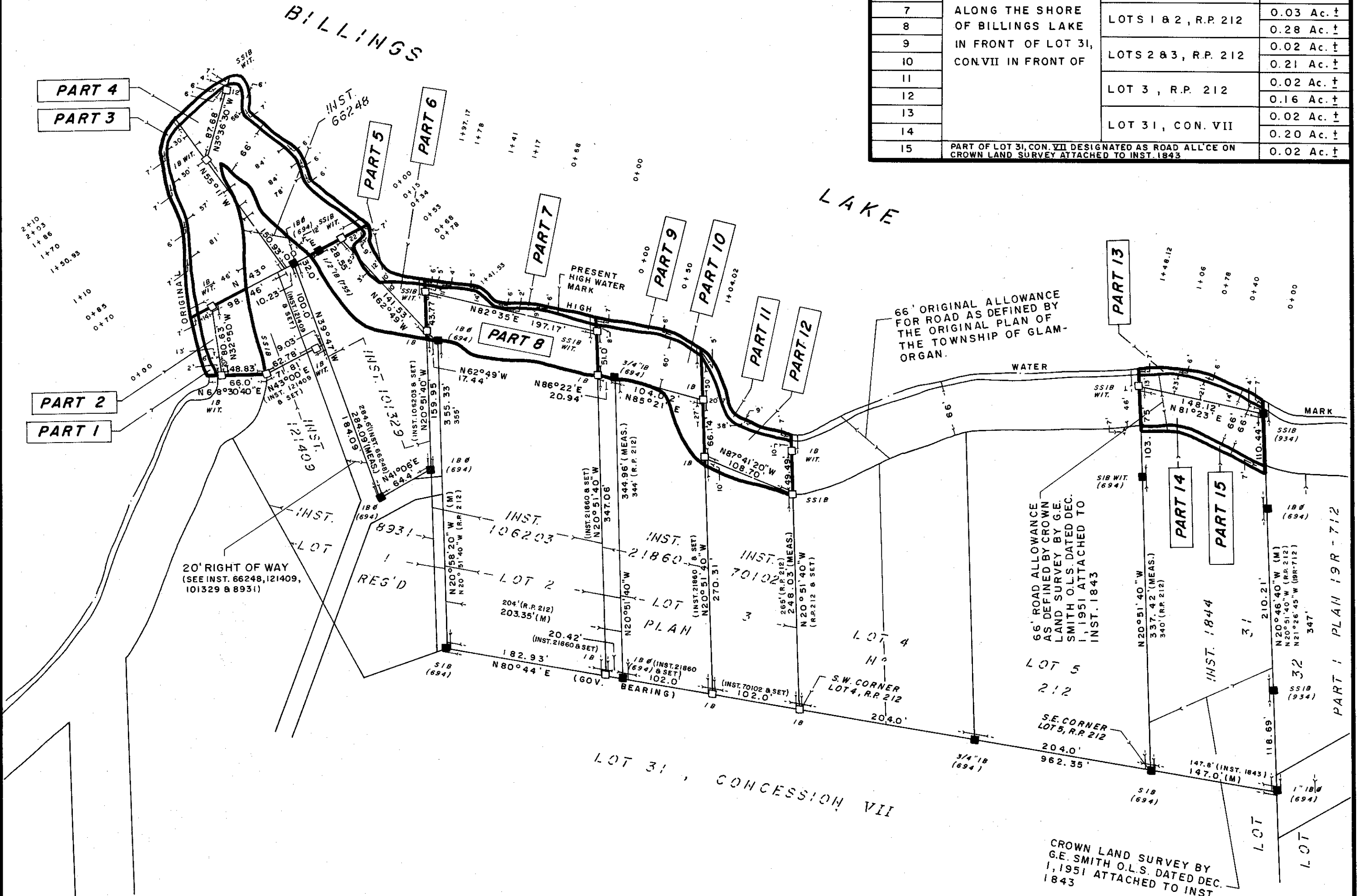
PLAN 19R-3334
RECEIVED AND DEPOSITED

12 July 1985
Jean A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (N°19)

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

SCHEDULE

PART	LOCATION	AREA
1	PART OF THE ORIG. ALL'CE FOR ROAD ALONG THE SHORE OF BILLINGS LAKE IN FRONT OF LOT 31, CON.VII IN FRONT OF	0.01 Ac. ±
2		0.12 Ac. ±
3		0.08 Ac. ±
4		0.55 Ac. ±
5		0.04 Ac. ±
6	LOTS 1 & 2, R.P. 212	0.17 Ac. ±
7		0.03 Ac. ±
8	LOTS 2 & 3, R.P. 212	0.28 Ac. ±
9		0.02 Ac. ±
10	LOT 3, R.P. 212	0.21 Ac. ±
11		0.02 Ac. ±
12	LOT 31, CON. VII	0.16 Ac. ±
13		0.02 Ac. ±
14	PART OF LOT 31, CON. VII DESIGNATED AS ROAD ALL'CE ON CROWN LAND SURVEY ATTACHED TO INST. 1843	0.02 Ac. ±
15		0.02 Ac. ±



NOTE

- THE ORIGINAL HIGH WATER MARK SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF GLAMORGAN.
- THERE IS A CONCRETE DAM AT THE OUTLET OF BILLINGS LAKE WHICH HAS RAISED THE WATER LEVEL OF BILLINGS LAKE 2' ABOVE THE ORIGINAL WATER LEVEL.
- THE ORIGINAL SHORE WAS DETERMINED BY SOUNDINGS AT A DEPTH OF 2.0' BELOW THE PRESENT WATER LEVEL OF BILLINGS LAKE.
- SHORE TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE SOUTHERLY LIMIT OF REG'D PLAN N°212 HAVING AN ASSUMED BEARING OF N80°44'E AS SHOWN THEREON.

LEGEND

- DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED
- DENOTES PLANTED
 - DENOTES FOUND
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB# DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES 5/8" SQ. IRON BAR
 - WIT. DENOTES WITNESS
 - N DENOTES MEASURED
 - (934) DENOTES H.C. BISHOP O.L.S.
 - (694) DENOTES G.E. SMITH O.L.S.
 - (755) DENOTES J.B. TREPANIER O.L.S.

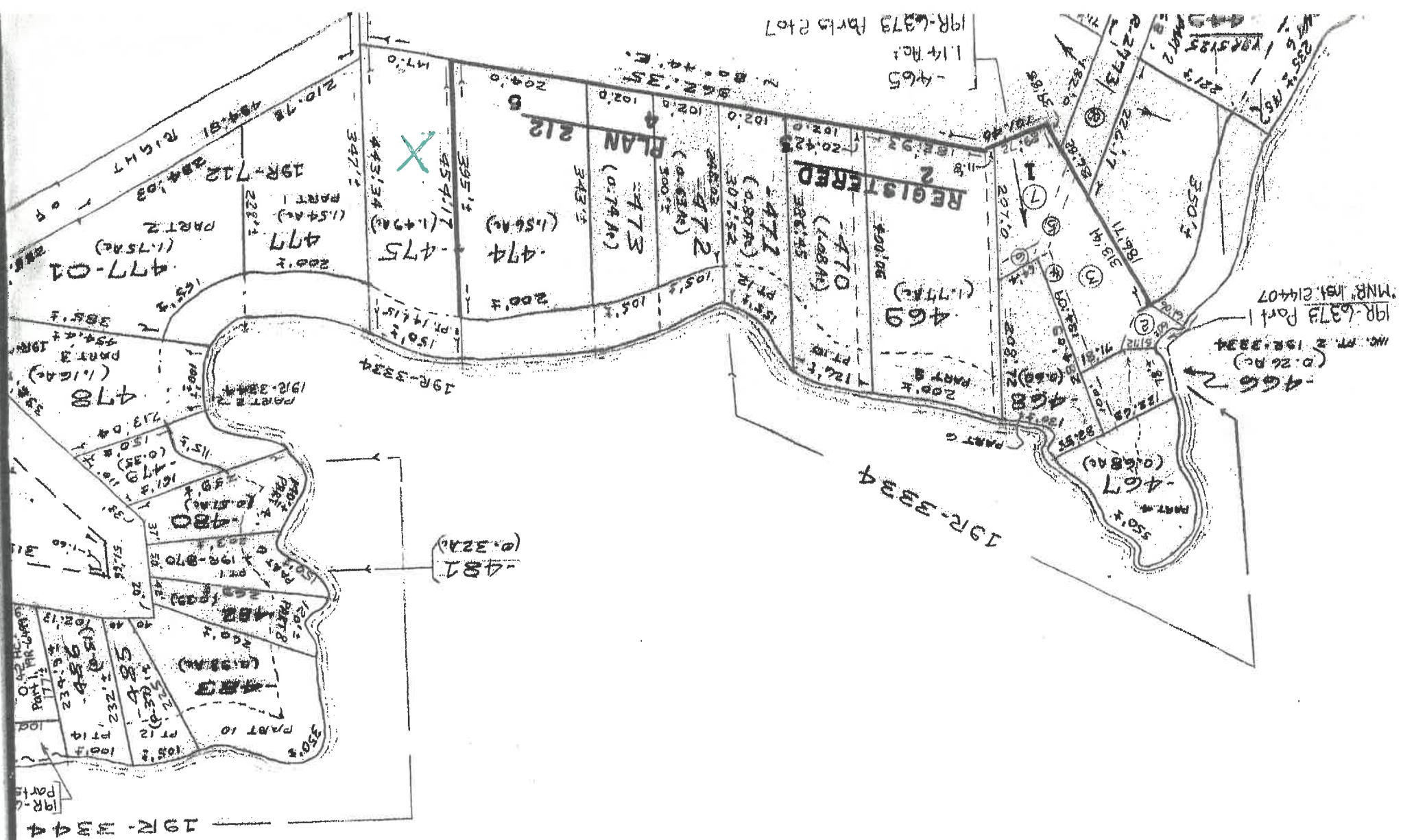
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
REGULATIONS MADE THEREUNDER
- THIS SURVEY WAS COMPLETED JANUARY 30, 1985

HALIBURTON, ONT.
FEBRUARY 7, 1985

Robert Woodcock
ROBERT WOODCOCK
ONTARIO LAND SURVEYOR

BISHOP & WILSON LTD.
ONTARIO LAND SURVEYORS
BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811



1440 Billings Lake Road, Billings Lake



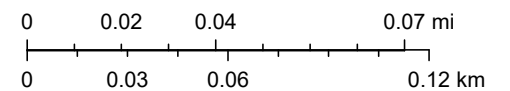
August 19, 2026

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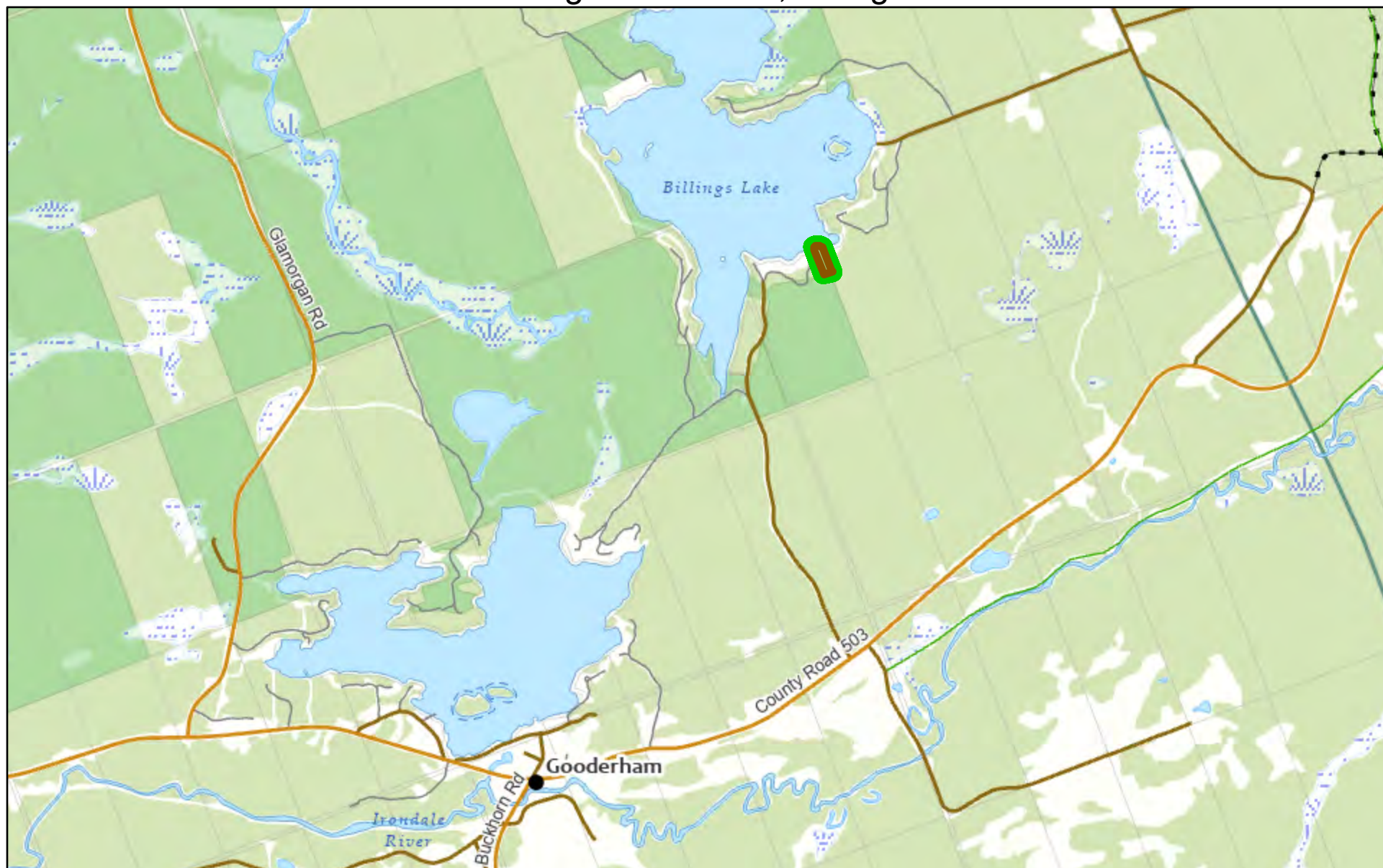
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Scale: 1:2,257



1440 Billings Lake Road, Billings Lake



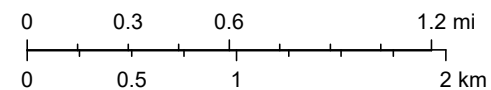
August 19, 2026

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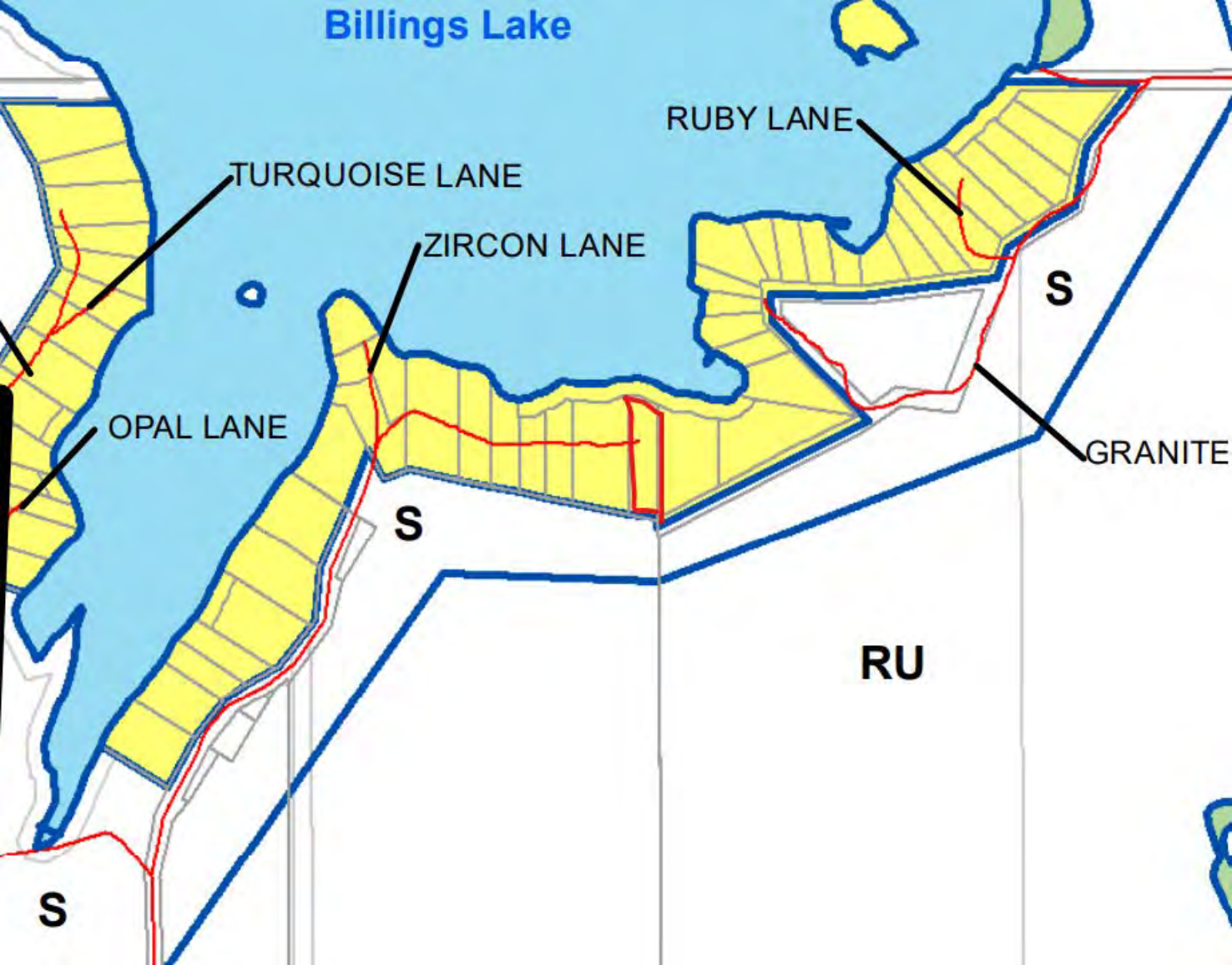
Published by the County of Haliburton, 2025.



Scale: 1:36,112







Billings Lake

Haliburton County

Glamorgan Township

Physical Data

Surface Area - 251 acres

Perimeter - 4.5 miles

Maximum Depth - 124 ft

Mean Depth - 20.6 ft

Lake Characteristics

Clarity was indicated in this blueish/green coloured water by the disappearance of the secchi disc from view, 19 ft below the surface.

pH nearly neutral

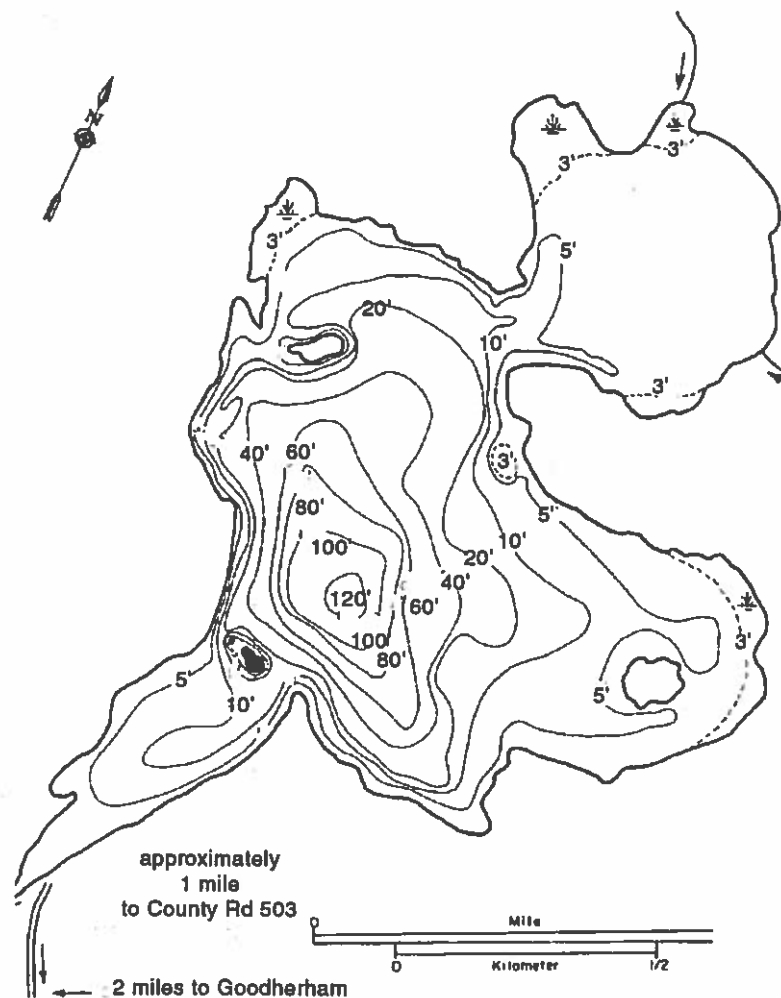
Fish Species Present

Smallmouth bass, yellow pickerel, yellow perch, pumpkin-seed, white sucker, creek chub, common shiner, fathead minnow. Occasional lake trout.

Spin casting, trolling with artificial lures, and still fishing with frogs and minnows are the usual methods of angling for yellow pickerel and smallmouth bass. As the lake is quite small in size a variety of locations are used both during the open water and ice fishing seasons.

Access

Billings Lake is located 1 mile east of Gooderham on County Rd 503. It can be reached via Wolf Lake Road.



(Refer to Glamorgan Township map - page 215)