

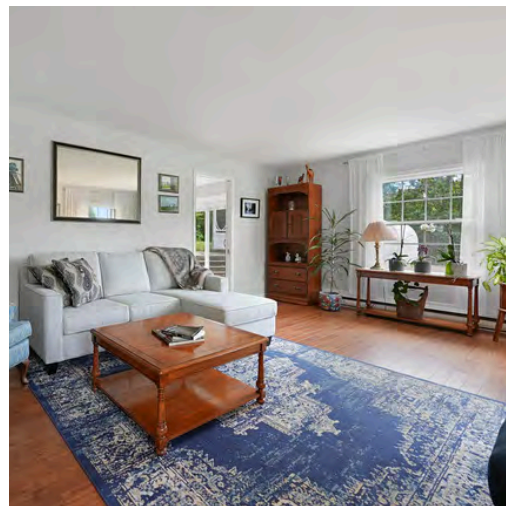


\$599,000

Welcome to 14609 Highway 118
Haliburton



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

14609 Highway 118, Dysart, Ontario K0M 1S0

Listing

[14609 Highway 118 Dysart](#)**Active / Residential Freehold / Detached**MLS® #: **X13690586**List Price: **\$599,000**

New Listing



Haliburton/Dysart et al/Dysart

Tax Amt/Yr: **\$2,150.87/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 22 CON 6 DYSART AS IN H155387; DYSART ET AL**

Style: **2 Storey** Rooms Rooms+: **13+0**
 Fractional Ownership: **BR BR+: 4(4+0)**
 Assignment: **Baths (F+H): 2(1+1)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **2.0** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres:**
 Lot Front: **178.00** Fronting On: **S**
 Lot Depth: **221.69** Builder Name:
 Lot Size Code: **Feet**

Zoning: **RU1**
 Dir/Cross St: **Highway 118 E outside of Haliburton between Parish Line Road and Burks Road**

PIN #: **391830039**
 Holdover: **60**
 Possession: **flexible**

ARN #: **462401000059500**

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

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **Water Heater Owned**
 Parking Feat: **Private Double**
 Heat: **Baseboard, Heat Pump**
 Heat Source: **Electric**
 A/C: **Yes/Wall Unit**
 Central Vac: **No**
 Laundry Lev: **Upper**
 Property Feat: **Metal**
 Roof: **Concrete Block**
 Foundation: **Level, Sloping**
 Topography: **Level, Sloping**
 Soil Type:
 Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 View: **Trees/Woods**

Exterior: **Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Well**
 Water Supply Type: **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:

Island YN:
 HST App To SP: **Included In**

Lot Shape:

Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Welcome to this meticulously maintained family home just outside the Village of Haliburton, offering the perfect combination of space, comfort, and convenience. Set on a year-round municipally maintained road, this well-cared-for property is ready for its next family to move in and start making memories. The main floor offers a great layout for both everyday living and entertaining, with a large formal living room, dining room with patio doors leading to the rear patio, and an open-concept kitchen and family room. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a spacious primary bedroom with walk-in closet, two additional bedrooms, and a flexible office or 4th bedroom. A large laundry room and 5-piece bathroom add plenty of functionality for a busy family. Outside, enjoy the covered front porch, beautiful gardens, and a screened-in gazebo that creates a comfortable space for outdoor meals, relaxing, and gathering with friends and family. The attached single-car garage and 9' x 16' workshop provide useful space for vehicles, hobbies, and storage. Located just minutes from Haliburton Village, you'll have easy access to grocery stores, restaurants, shopping, schools, parks, recreation facilities, and healthcare services. With a functional family layout, beautifully maintained grounds, and a convenient location, this is a home ready for its next chapter.**

Inclusions: **See attached Chattels Schedule**Listing Contracted With: **RE/MAX Professionals North 705-457-1011**Prepared By: **TROY AUSTEN, REALTOR Salesperson**Date Prepared: **08/19/2026**

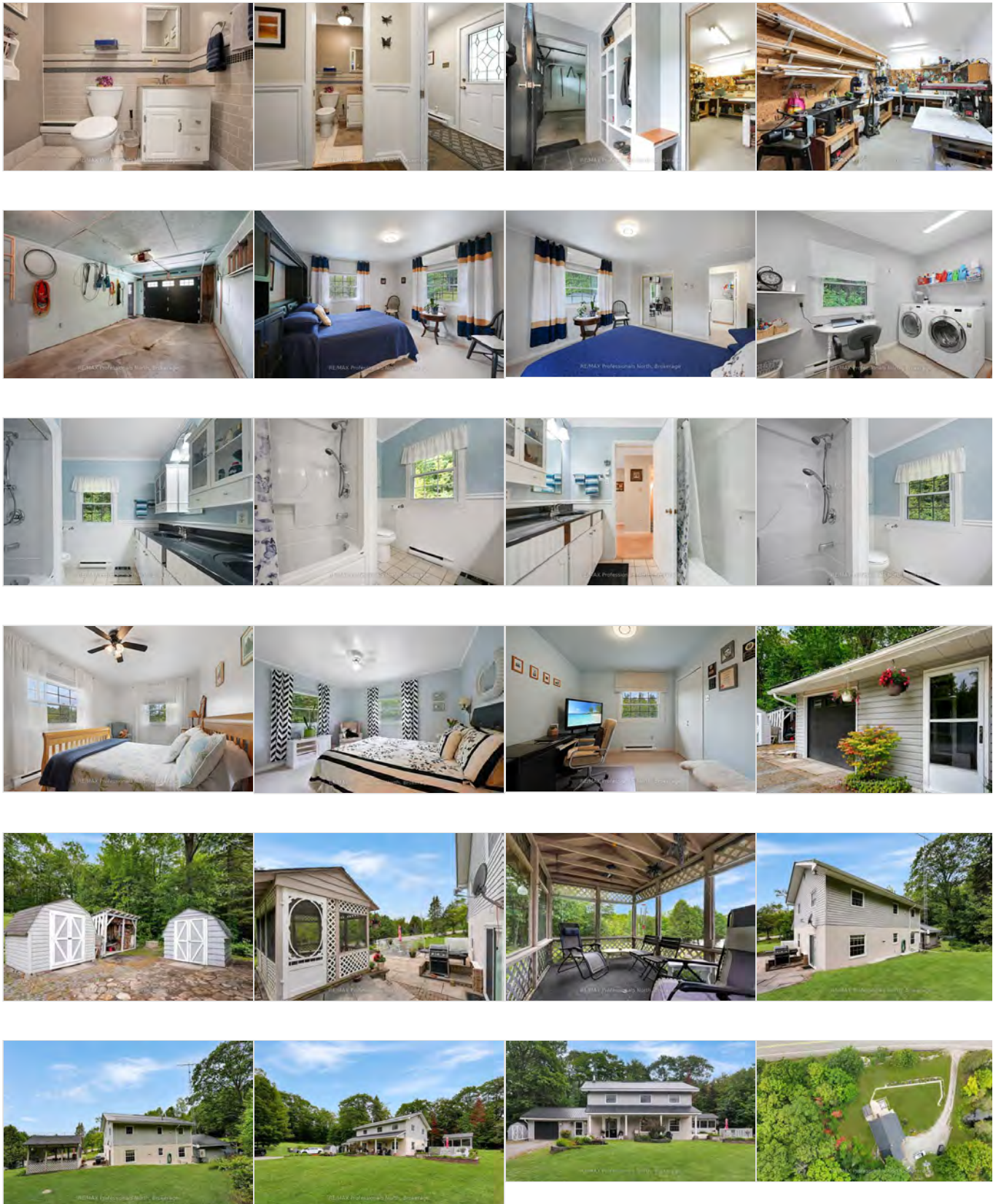
Rooms

MLS® #: X13690586

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.12 M X 1.42 M	10.24 Ft x 4.66 Ft		
Living Room	Main	5.92 M X 4.42 M	19.42 Ft x 14.50 Ft		
Dining Room	Main	3.51 M X 3.86 M	11.52 Ft x 12.66 Ft		
Kitchen	Main	3.28 M X 3.86 M	10.76 Ft x 12.66 Ft		
Family Room	Main	3.91 M X 4.72 M	12.83 Ft x 15.49 Ft		
Mudroom	Main	2.77 M X 1.83 M	9.09 Ft x 6.00 Ft		
Workshop	Main	2.74 M X 4.85 M	8.99 Ft x 15.91 Ft		
Laundry	Second	3.23 M X 2.57 M	10.60 Ft x 8.43 Ft		
Bedroom	Second	3.53 M X 3.84 M	11.58 Ft x 12.60 Ft		
Bedroom	Second	3.53 M X 4.42 M	11.58 Ft x 14.50 Ft		
Office	Second	2.79 M X 3.15 M	9.15 Ft x 10.33 Ft		
Primary Bedroom	Second	3.73 M X 4.42 M	12.24 Ft x 14.50 Ft		
Bathroom	Main			2	
Bathroom	Second			5	

Photos

MLS® #: X13690586**14609 Highway 118, Dysart, Ontario K0M 1S0**



Schedule “C”

14609 Highway 118 – Chattels

Included

- Kitchen Appliances
- Washer/Dryer
- Window Coverings
- Queen Bed in Bedroom 3
- Wardrobe in Bedroom 2
- Metal tree wall art
- Desk in Laundry Room
- Black Desk in Office
- Wood in Wood Shed
- Patio Furniture & Gazebo
- Flower Pots Outside
- Lumber behind wood shed
(unless buyer wants it cleaned up)

Excluded

- Personal Items
- All Tools
- Lawn Mower
- Snow Blower
- Wheelbarrow
- Gardening Tools
- Ladders
- 2 Lawn Chairs hanging in
Garage



Seller



Buyer

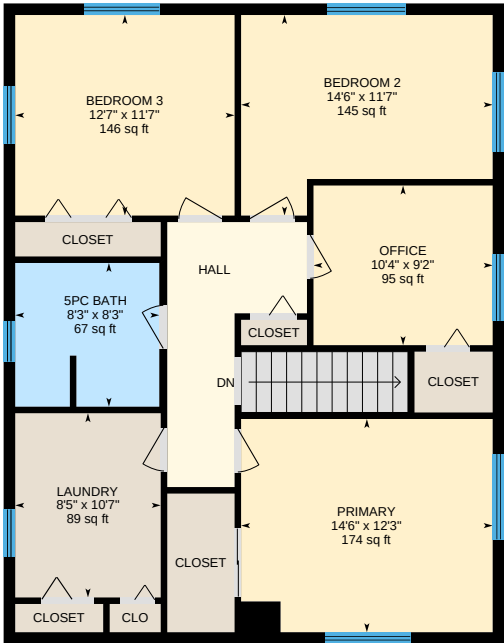
Additional Information

- Hydro Cost Per Year: \$2401.83/yr approx
- Wood Supplier: Self
- Wood Cords per Season: Burn 2 cords
- Satellite Provider: Bell
- Internet Provider: Bell
- Cell Service: Yes
- Septic Install Year: 1988
 - Last Pumped by: Frenches
 - Date: 13/09/2024
- Well Install Date: 09/09/1988
 - Installed by: Debler
- Water Treatment System: Yes
- Winterized: Yes
- After of Building: 50 Years
- Age of Roof: Steel roof on House, Garage and Porch in June 2019
- Road Type: Year Round Municipal Road
- Driveway Plowing Cost: \$248.60 (2022)



14609 Highway 118, Haliburton, ON

Main Building: Total Exterior Area Above Grade 2336.33 sq ft



2nd Floor
Exterior Area 1061.78 sq ft



0 5 10
ft



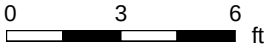
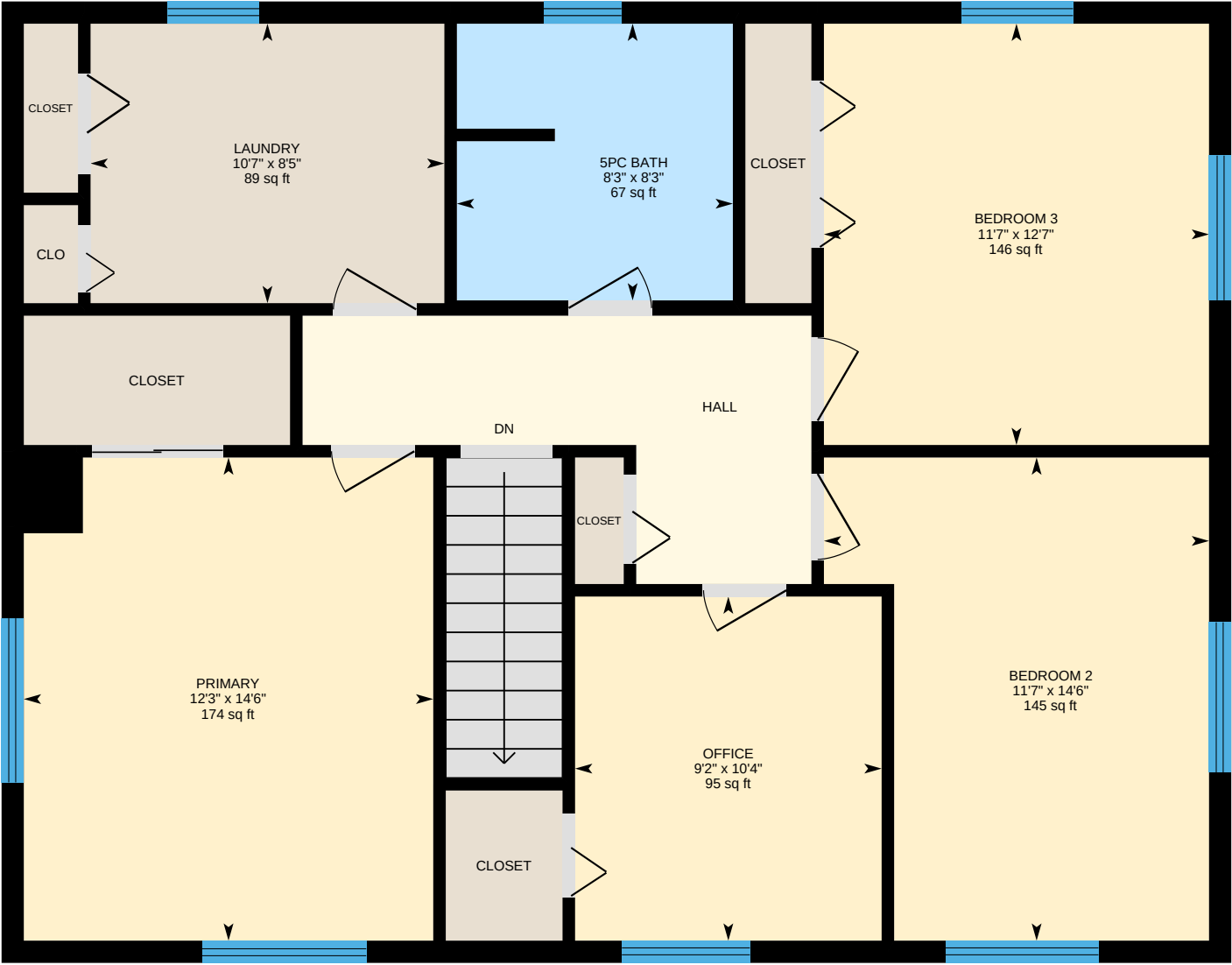
Main Floor
Exterior Area 1274.55 sq ft



PREPARED: 2026/08/17

14609 Highway 118, Haliburton, ON

2nd Floor Exterior Area 1061.78 sq ft
Interior Area 976.08 sq ft

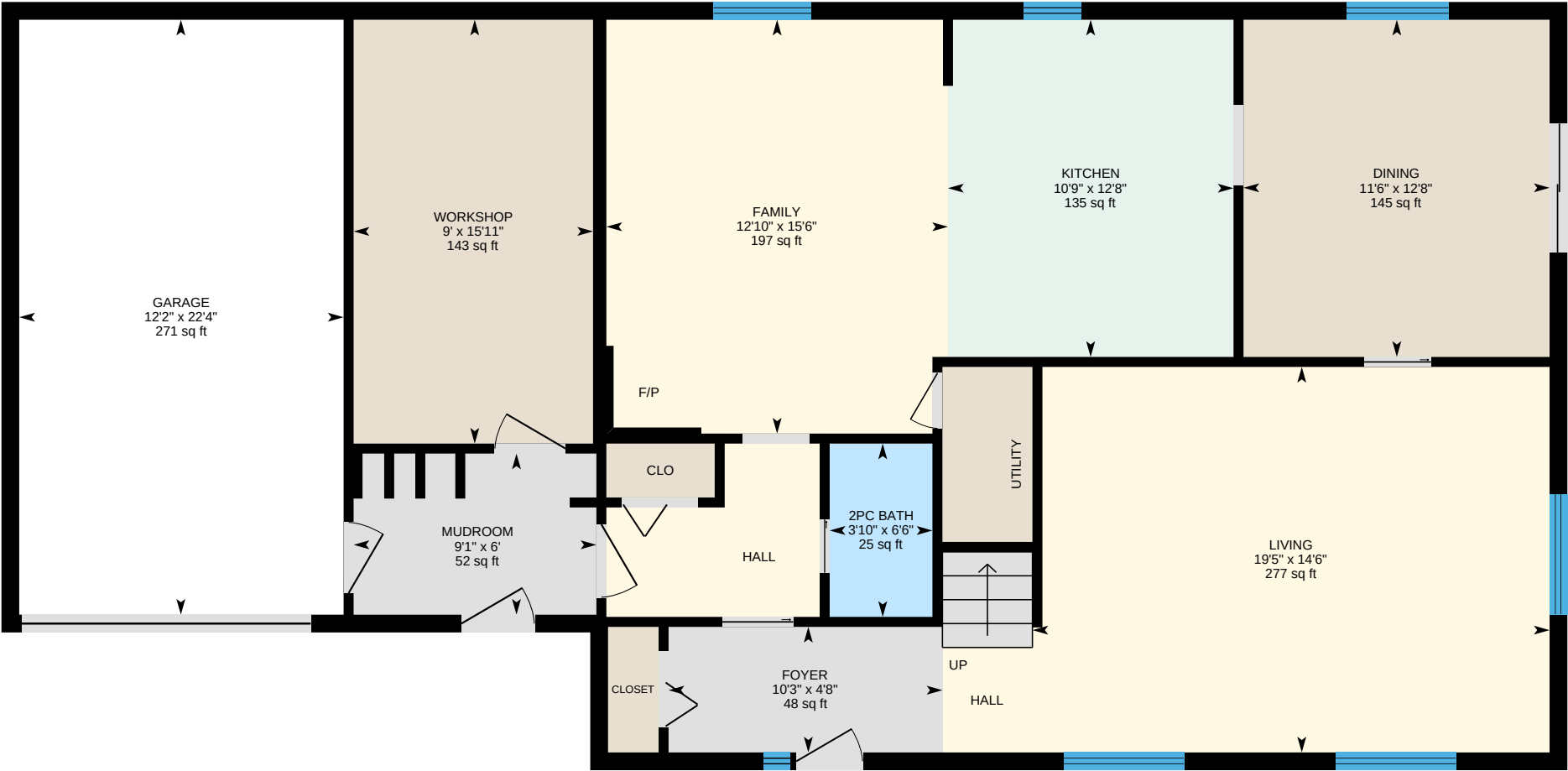


PREPARED: 2026/08/17



14609 Highway 118, Haliburton, ON

Main Floor Exterior Area 1274.55 sq ft
Interior Area 1182.66 sq ft
Excluded Area 303.63 sq ft



0 5 10
ft

PREPARED: 2026/08/17



14609 Highway 118, 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

5pc Bath: 8'3" x 8'3" | 67 sq ft
Bedroom 2: 14'6" x 11'7" | 145 sq ft
Bedroom 3: 12'7" x 11'7" | 146 sq ft
Laundry: 8'5" x 10'7" | 89 sq ft
Office: 10'4" x 9'2" | 95 sq ft
Primary: 14'6" x 12'3" | 174 sq ft

MAIN FLOOR

2pc Bath: 6'6" x 3'10" | 25 sq ft
Dining: 12'8" x 11'6" | 145 sq ft
Family: 15'6" x 12'10" | 197 sq ft
Foyer: 4'8" x 10'3" | 48 sq ft
Garage: 22'4" x 12'2" | 271 sq ft
Kitchen: 12'8" x 10'9" | 135 sq ft
Living: 14'6" x 19'5" | 277 sq ft
Mudroom: 6' x 9'1" | 52 sq ft
Workshop: 15'11" x 9' | 143 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: 976.08 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1061.78 sq ft

MAIN FLOOR

Interior Area: 1182.66 sq ft
Excluded Area: 303.63 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1274.55 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2158.75 sq ft
Excluded Area: 303.63 sq ft
Exterior Area: 2336.33 sq ft

14609 Highway 118, 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>



Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartet.al.ca

Group Code:

TAX NOTICE

Final	2026
Billing Date	June 2, 2026

Mortgage Company						Bill No. 530421	
Roll No. 010-000-59500-0000				Mortgage No.			
Name and Address				Municipal Address/Legal Description			
				14609 HIGHWAY 118 CON 6 PT LOT 22			
				010-000-59500-0000			
Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Amount
RTEP	\$ 266,000.00	Res/Farm Tx:Full - EPubSup	0.00369717	\$ 983.45	0.00285878	\$ 760.44	\$ 406.98
Sub Totals >>>		Municipal Levy	\$ 983.45	County Levy	\$ 760.44	Education Levy	\$ 406.98
Special Charges			Installments		Summary		
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				7/8/2026	\$ 561.59	Sub-Total - Tax Levy \$ 2,150.87	
				9/9/2026	\$ 560.00	Special Charges/Credits \$ 0.00	
						2026 Tax Cap Adjustment \$ 0.00	
						Final 2026 Levies \$ 2,150.87	
						Less Interim Tax Notice \$ 1,029.29	
						Past Due Taxes/Credit \$ 0.00	
Total Special Charges		\$ 0.00				Total Amount Due \$ 1,121.58	

Schedule 2

Explanation of Tax Changes 2025 to 2026

Final 2025 Levies \$ 2,058.60 Final 2026 Levies \$ 2,150.87 Total Year Over Year Change \$ 92.27

Final 2025 Levies	\$ 2,058.60
* 2025 Annualized Taxes	\$ 2,058.60
2026 Local Municipal Levy Change	\$ 46.66
2026 County Levy Change	\$ 45.61
2026 Provincial Education Levy Change	
2026 Tax Change Due to Reassessment	
** Final 2026 Levies	\$ 2,150.87

** 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.

Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

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

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	010-000-59500-0000
Name	
Address	
Due Date	Total Due
September 9, 2026	\$ 560.00



Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740



Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740



SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	010-000-59500-0000
Name	
Address	
Due Date	Total Due
April 8, 2026	\$ 514.00



FIRST INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	010-000-59500-0000
Name	
Address	
Due Date	Total Due
March 11, 2026	\$ 515.29



Final 2025 Levies	\$ 2,058.80
* 2025 Annualized Taxes	\$ 2,058.80
2026 Local Municipal Levy Change	\$ 48.88
2026 County Levy Change	\$ 45.91
2026 Provincial Education Levy Change	
2026 Tax Change Due to Reassessment	
** Final 2026 Levies	\$ 2,150.87

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Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740



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P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740



* 2026 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

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:

Roll # 010-000-59500-0000

Name

Address

Due Date

Total Due

September 9, 2026

\$ 560.00



FIRST INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:

Roll # 010-000-59500-0000

Name

Address

Due Date

Total Due

July 8, 2026

\$ 561.58





Your account number is:

2000 8029 7981

This statement is issued on:

July 21, 2026

Your Electricity Statement

For the period of: June 11, 2026 - July 14, 2026

What do I owe?

\$85.45

See reverse for a
summary of your charges

How much did I use?

You powered your home with



340 kWh

of electricity this period

When will my payment
be withdrawn?

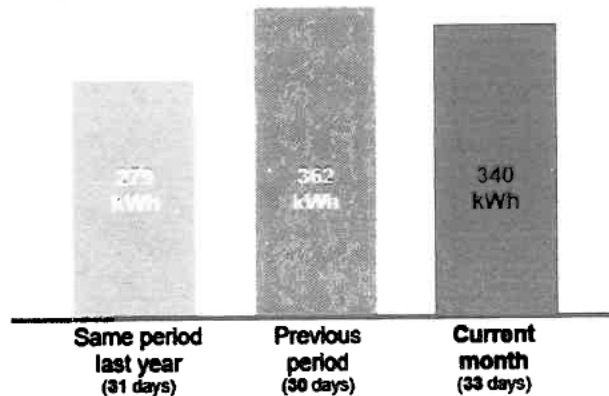
\$85.45 will be withdrawn on

**Aug 10,
2026**

What does my electricity usage look like?

Your average
daily usage has
increased by 14%
compared to the
same period last year.

Find out more
by logging into
myAccount at
www.HydroOne.com



What do I need to know?

Total Ontario support: \$143.14. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

Notice: The amount of Distribution Rate Protection on your bill is changing to account for inflation, effective July 1, 2026. The OEB has adjusted the subsidy threshold to \$44.47 per month and as a result a typical customer will see an increase of \$1.59 on their monthly bill.

For billing, quick answers
and much more, visit
www.HydroOne.com

For emergencies or reporting
outages
1-800-434-1235 (24 hrs)

For service inquiries
and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.

Hydro One Networks Inc
PO Box 5700
Markham, ON L3R 1C8

543.71

010-593
14.25 Ac.

106.65
1643.15 (Hwy)

010-597
51.10 Ac.

1650'

BERNARD HUTCHINGS

Glen Heather Scully

594
1.58 Ac.

221.69
595
0.445 Ac.
240.80
178.10

200.10
200.10
390.32
54.7

500' scaled

597-01
1.36 Ac.

570.32
520.88 (Hwy)

722.63 (Hwy)

200'
200'
200'
0.92 Ac.
SKETCH
17.77
17.77
200'

(PT. OF 010-597-00)

010-596-01
6.49 Ac.

660
666.31
774.03
63.64
104.09

LOT 23

591
Part 6
26 ac

779.84
779.84

1045.45

BERNARD
Hutchings

← Glow-worm
Scully

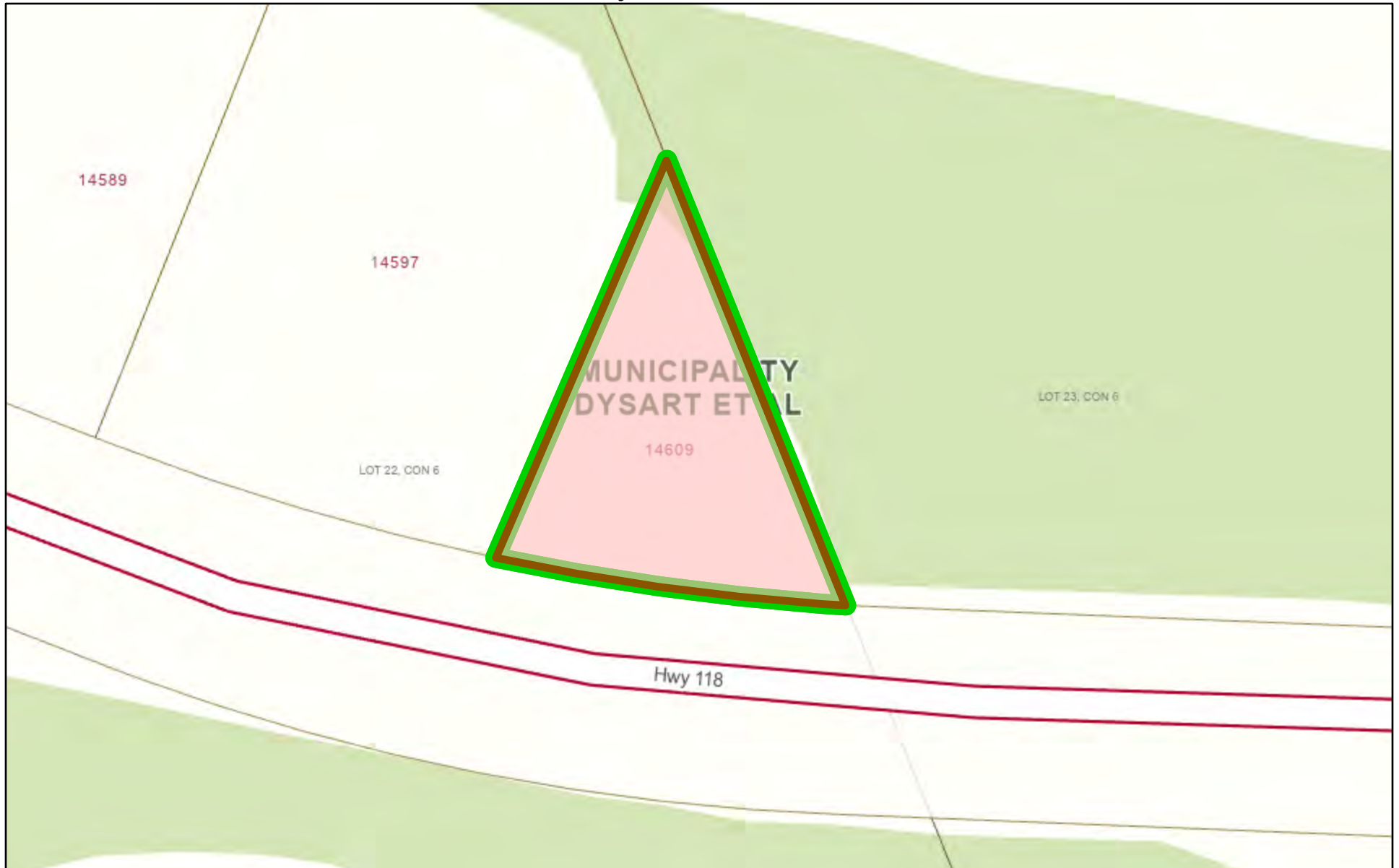
200°
-598
0.92 AC.
SKETCH
INST.
#171777
200
(HUT.)

LOT 23

591
part 6
526 acc

10.

14609 Hwy 118 E of Haliburton



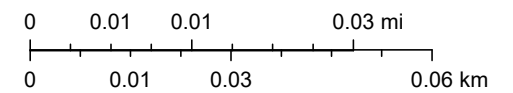
July 30, 2026

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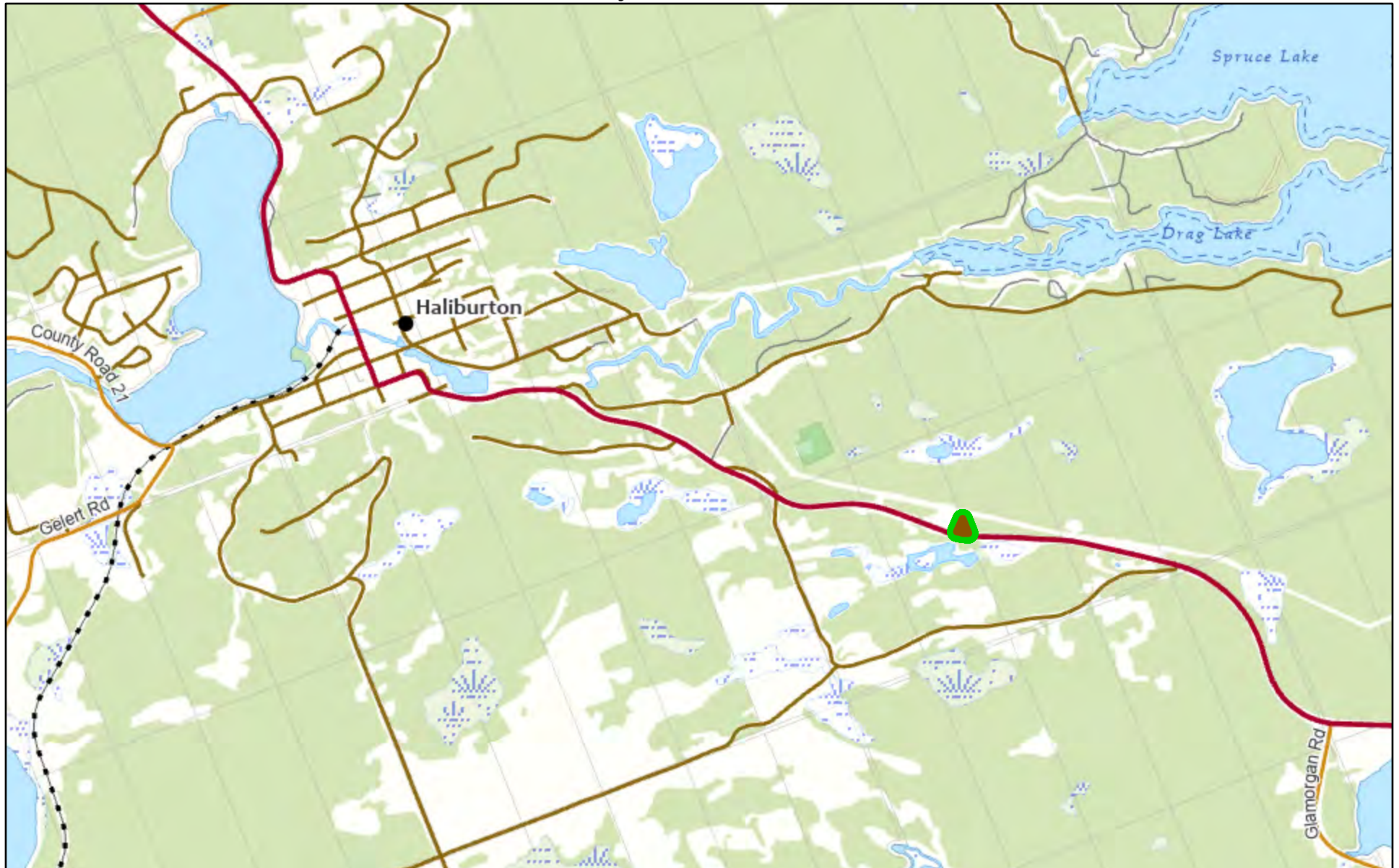
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14609 Hwy 118 E of Haliburton



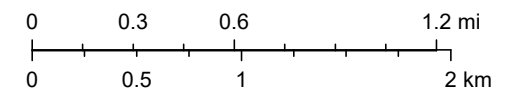
July 30, 2026

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Scale: 1:36,112





Parcel: 4624010000595000000

Zoom to

ROLL NUMBER	4624010000595000000
ADDRESS NUMBER	14609
STREET	Hwy 118

