

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$225,000

Welcome to Tattersal Road
Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



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705-455-7653



troyausten.ca



Discover your ideal retreat on this expansive 15-acre building lot just 5 minutes from Haliburton village. With 4-wheel trails weaving through the wooded landscape, privacy is assured while adventure awaits. A cleared building site and driveway offer convenience, making it easy to envision your dream home or getaway. Additionally, for added convenience while obtaining your building permit and working on construction, a trailer and outbuilding are included. Explore the endless possibilities this property holds, where nature and convenience harmonize perfectly.

TATTERSAL Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Land

[0 TATTERSAL Rd Haliburton](#)

Listing ID: 40544366
Price: **\$225,000**



Haliburton/Dysart et al/Dysart

Residential

Tax Amt/Yr:	\$243/2023	Trans Type:	Sale
Zoning:	RR-5/EP	Acres Range:	10-24.99
Devel Chrg Pd:		Frontage:	1,319.00
Official Plan:		Lot Dimensions:	1,319
Site Plan Apprv:		Lot Irregularities:	
		Lot Shape:	
		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$243/2023

Remarks/Directions

Public Rmks: **Discover your ideal retreat on this expansive 15-acre building lot just 5 minutes from Haliburton village. With 4-wheel trails weaving through the wooded landscape, privacy is assured while adventure awaits. A cleared building site and driveway offer convenience, making it easy to envision your dream home or getaway. Additionally, for added convenience while obtaining your building permit and working on construction, a trailer and outbuilding are included. Explore the endless possibilities this property holds, where nature and convenience harmonize perfectly.**

Directions: **HWY-118W turn onto Harburn Road turn right on to Tattersal Road.**

Exterior

Property Access:	Municipal Road, Year Round Road	Fronting:	West
Area Influences:	Beach, Hospital, Lake/Pond, Schools		
View:			
Topography:	Open space, Wooded/Treed		

Comments

Inclusions: **28' Jayco Trailer**

Land Information

Utilities:		Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	At Lot Line-Hydro, Cell Service		
Acres Clear:		Acres Workable:	
Lot Front (Ft):	1,319.00	Lot Depth (Ft):	
		Lot Size:	15.05 Acres

Property Information

Legal Desc:	PT LT 25 CON 8 DYSART PT 1 19R5745; DYSART ET AL	Survey:	Yes/
Zoning:	RR-5/EP	Hold Over Days:	
Assess Val/Year:	\$34,500/2024	Occupant Type:	
PIN:	391840175	Deposit:	min 5%
Possession/Date:	Flexible/		

Brokerage Information

List Date: **03/01/2024**
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 03/01/2024

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Municipality of Dysart et al

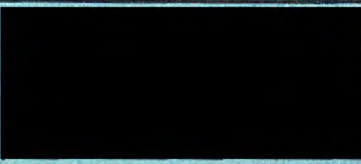
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetal.ca

Group Code:
DO NOT PAY - ACCOUNT ENROLLED IN PAP

TAX NOTICE

Interim 2024
Billing Date January 11, 2024

Bill No. 477561

Mortgage Company	
Roll No. 012-000-65730-0000	Mortgage No.
Name and Address 0397	Municipal Address/Legal Description
	CON 8 PT LOT 25 RP 19R5745 PART 1

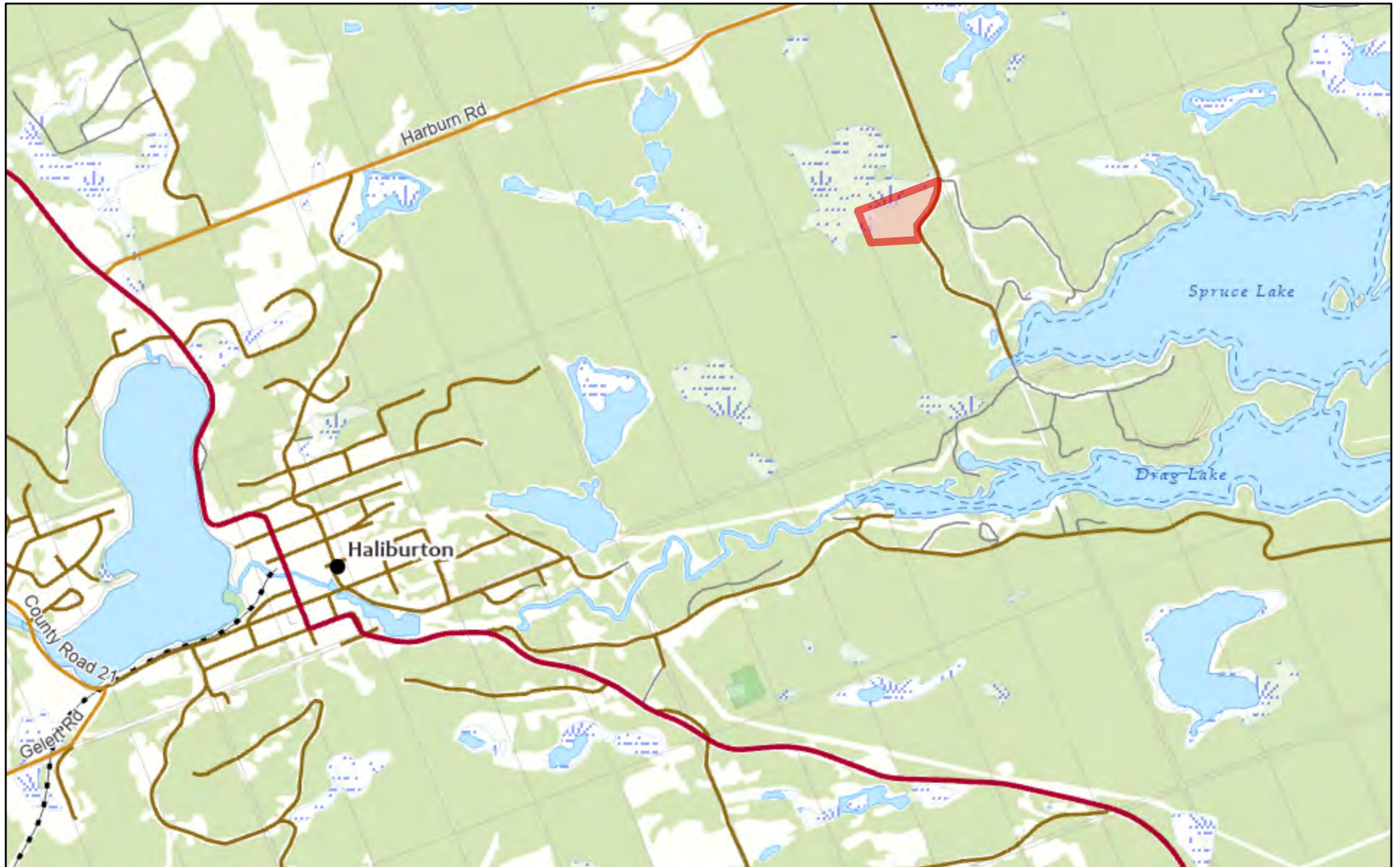
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTFP	\$ 34,500.00	Res/Farm Tx:Full - FPubSup	0.00316071	\$ 54.52	0.00235833	\$ 40.68	0.00153000	\$ 26.39

Sub Totals >>> **Municipal Levy** \$ 54.52 **County Levy** \$ 40.68 **Education Levy** \$ 26.39

Special Charges			Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount	
				3/13/2024	\$ 61.59	Sub-Total - Tax Levy
				4/10/2024	\$ 60.00	Special Charges/Credits
						2024 Tax Cap Adjustment
						Interim 2024 Levies
						Past Due Taxes/Credit
Total Special Charges		\$ 0.00				Total Amount Due
						\$ 121.59

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

Tattersal Road, Haliburton



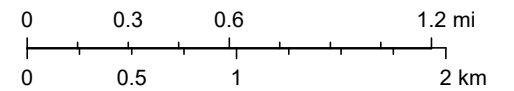
January 23, 2024

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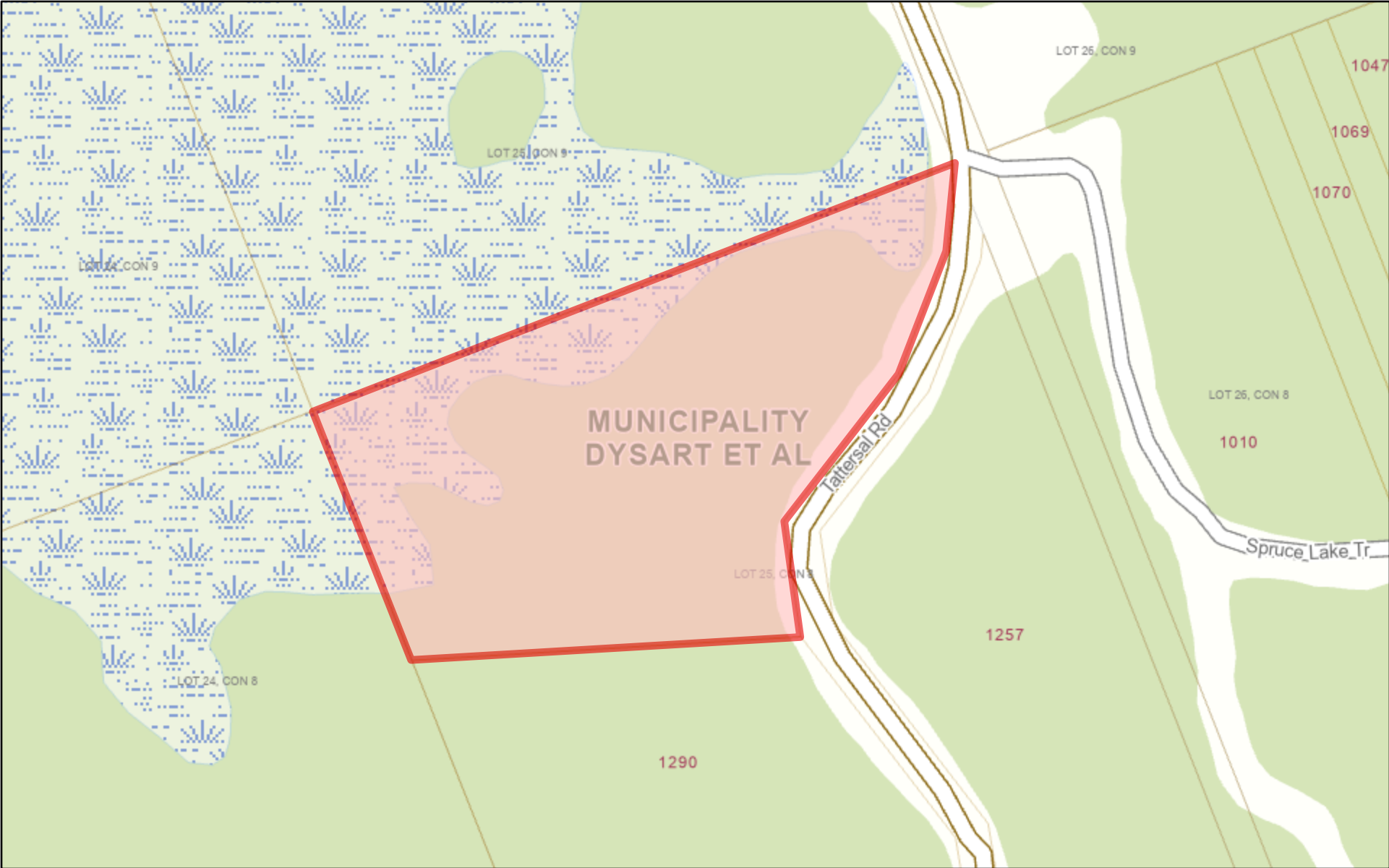
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