

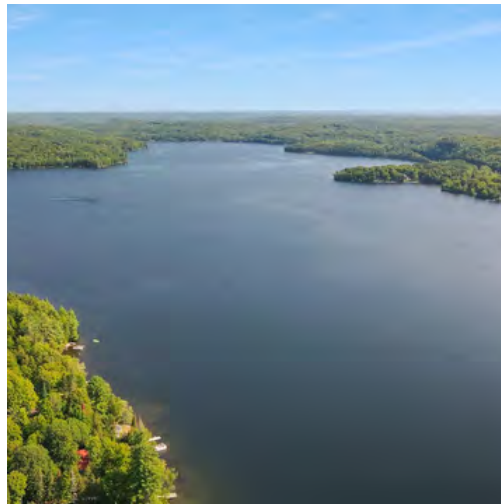


\$1,295,000

Welcome to 1500 Twelve Mile Lake Rd
on Twelve Mile Lake, Minden Hills



Troy Austen
Sales Representative



CONTACT DETAILS:

 705-457-9994  info@troyausten.ca
 705-455-7653  troyausten.ca

Property Client Full

1500 Twelve Mile Lake Road, Minden Hills, Ontario K0M 2K0

Listing

[1500 Twelve Mile Lake Rd Minden Hills](#)**Active / Residential Freehold / Detached**MLS®#: **X13663088**List Price: **\$1,295,000**

New Listing

Haliburton/Minden Hills/Minden



Tax Amt/Yr: **\$5,312.60/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 8 CON 10 MINDEN PT 2, 19R5347, MINDEN HILLS**
 Style: **Bungalow** Rooms Rooms+: **10+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres:
 Lot Front: **156.77** Fronting On: **E**
 Lot Depth: **218.58** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Hwy 35 to Twelve Mile Lake Road and follow to #1500**

PIN #: **391890130**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461603200048900**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space, Partial Basement, Unfinished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Private**
 Heat: **Forced Air**
 Heat Source: **Electric**
 A/C: **/None**
 Central Vac: **No**
 Laundry Lev: **Main**
 Property Feat: **Asphalt Shingle**
 Roof: **Concrete Block**
 Foundation: **Level**
 Topography: **Level**
 Soil Type:

Exterior: **Alum Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **6.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Well**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Beachfront, Dock**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Water Name: **Twelve Mile Lake**
 Waterfront Y/N: **Yes**
 Water Struc: **Not Applicable**
 Water Frontage: **47.55**
 Water Features: **Beachfront, Dock**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Sandy**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View:

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Located on beautiful Twelve Mile Lake, this family-friendly four-season waterfront property offers 150 feet of shoreline, a level lot, and big lake views. As part of the Twelve Mile Lake, Boshkung Lake, and Little Boshkung Lake chain, you'll have plenty of opportunity for boating, swimming, fishing, and exploring the water with family and friends. Set on a year-round municipally maintained road, the property is designed for easy cottage living. The level lot leads to a sandy beach, creating an ideal spot for kids to play, swim, and spend summer days by the water. A large lakeside deck provides plenty of space for outdoor dining, entertaining, and relaxing while taking in the expansive lake views. Inside, approximately 1,850 sq ft of living space provides plenty of room for the whole family. The open-concept main living area features vaulted ceilings, a beautiful stone fireplace, and large windows showcasing the lake views. The 12' x 13' screened porch extends the living space for enjoying the outdoors bug-free. The oversized primary bedroom offers its own ensuite and walkout to a private deck. Two additional bedrooms, a 4-piece bathroom, and main-floor laundry complete the main living space. A separate 360 sq ft bunkie adds even more flexibility, featuring its own bedroom, sitting area, and bathroom-ideal for older children, visiting family, or guests who want their own space. A storage shed provides room for water toys, outdoor equipment, and firewood, keeping everything organized and ready for your next adventure. The location is equally appealing. You're just 10 minutes from Minden, where you'll find grocery stores, restaurants,**

schools, and other everyday amenities. Carnarvon is less than 10 minutes away and is home to several popular local restaurants. With sandy waterfront, a great lake chain, multiple bedrooms, guest accommodations, and plenty of space for the whole family, this is a property made for summer days on the water.

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 08/11/2026

Rooms

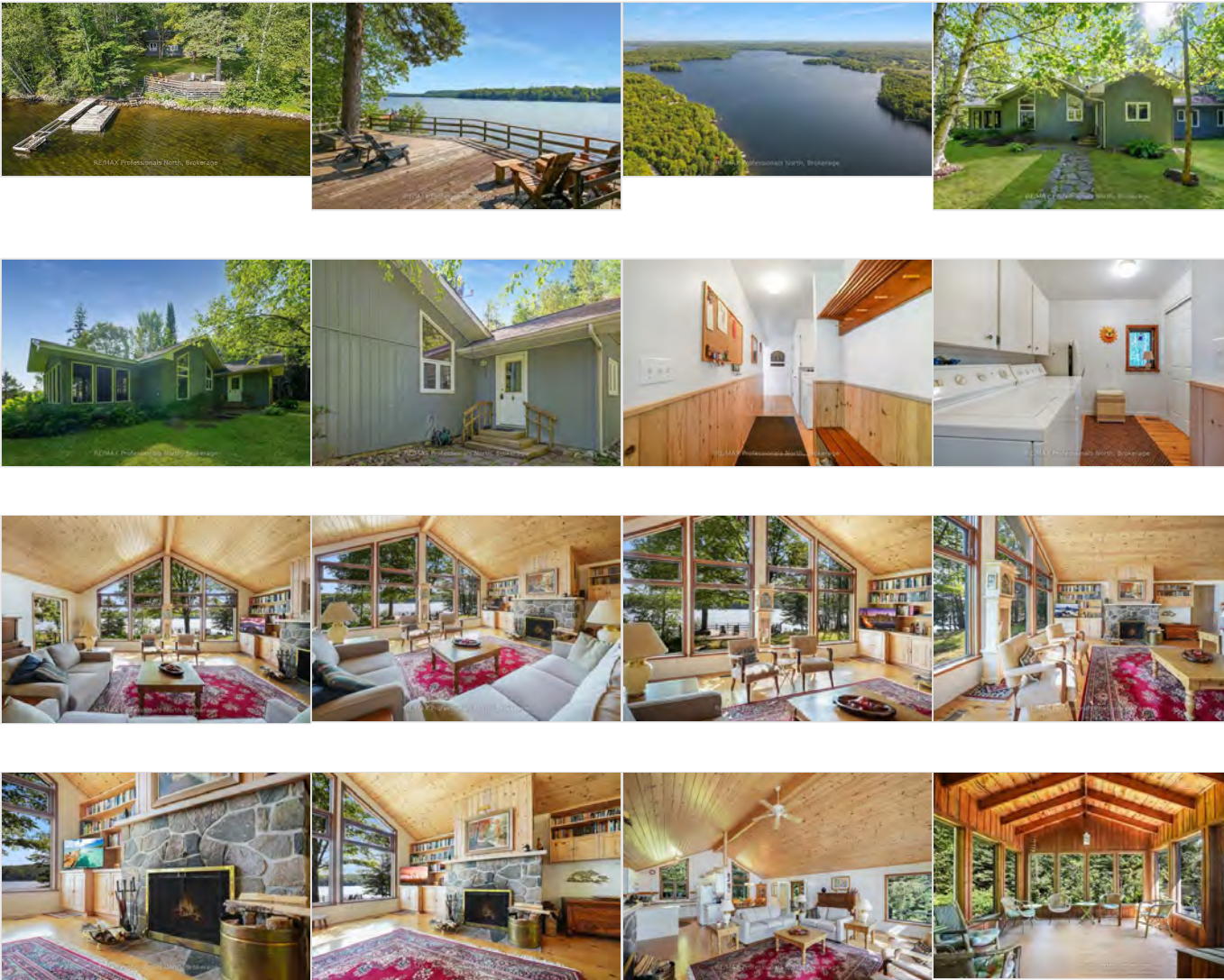
MLS® #: X13663088

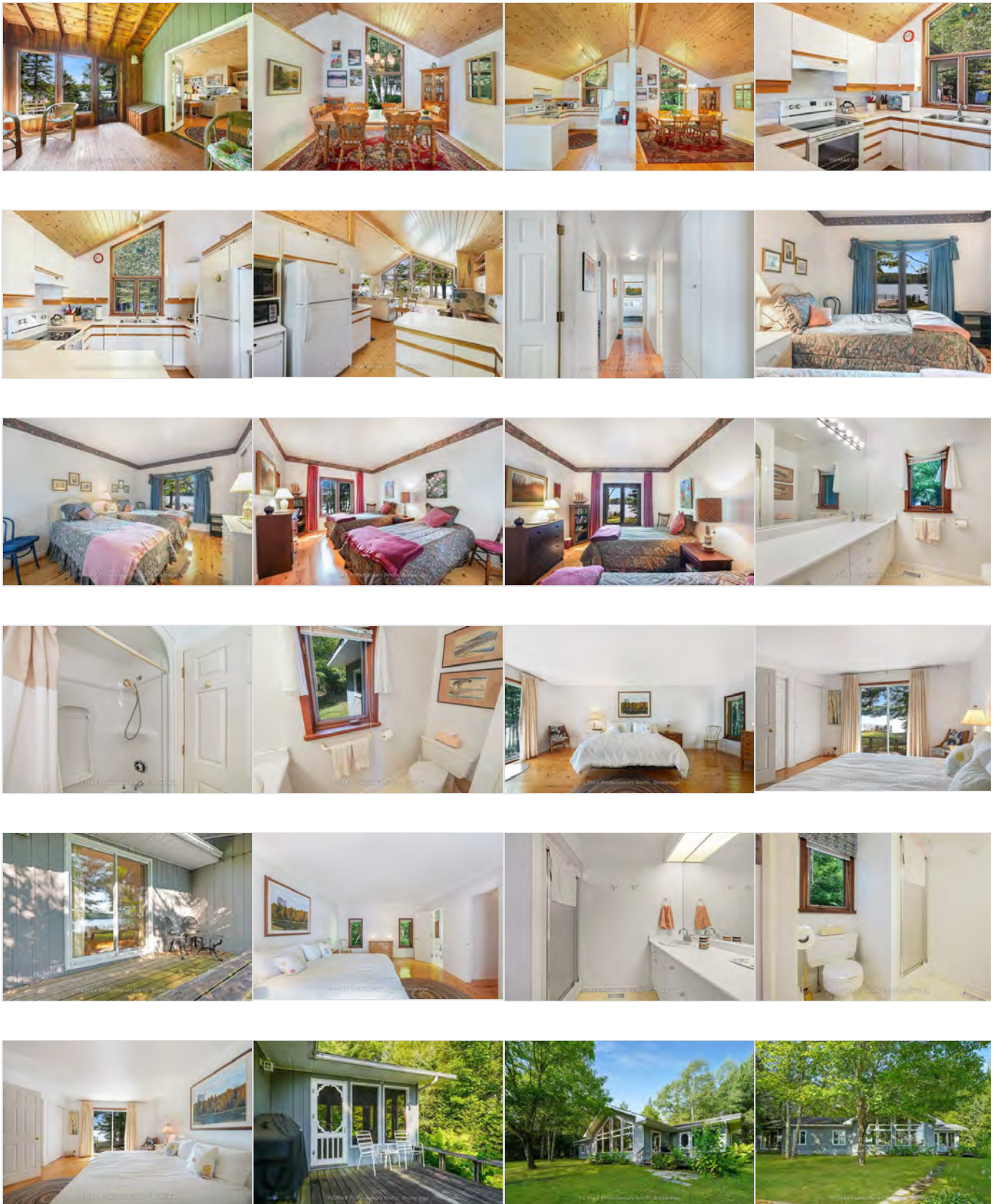
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	1.32 M X 3.96 M	4.33 Ft x 12.99 Ft		
Laundry	Main	2.34 M X 2.24 M	7.68 Ft x 7.35 Ft		
Kitchen	Main	3.1 M X 3.07 M	10.17 Ft x 10.07 Ft		
Dining Room	Main	3.86 M X 3.07 M	12.66 Ft x 10.07 Ft		
Living Room	Main	7.09 M X 6.43 M	23.26 Ft x 21.10 Ft		
Sunroom	Main	3.66 M X 3.99 M	12.01 Ft x 13.09 Ft		
Bedroom	Main	3.07 M X 4.29 M	10.07 Ft x 14.07 Ft		
Bedroom	Main	3.07 M X 4.29 M	10.07 Ft x 14.07 Ft		
Primary Bedroom	Main	3.94 M X 6.15 M	12.93 Ft x 20.18 Ft		W/O To Deck
Workshop	Main	3.4 M X 2.44 M	11.15 Ft x 8.01 Ft		
Bathroom	Main			4	
Bathroom	Main			3	

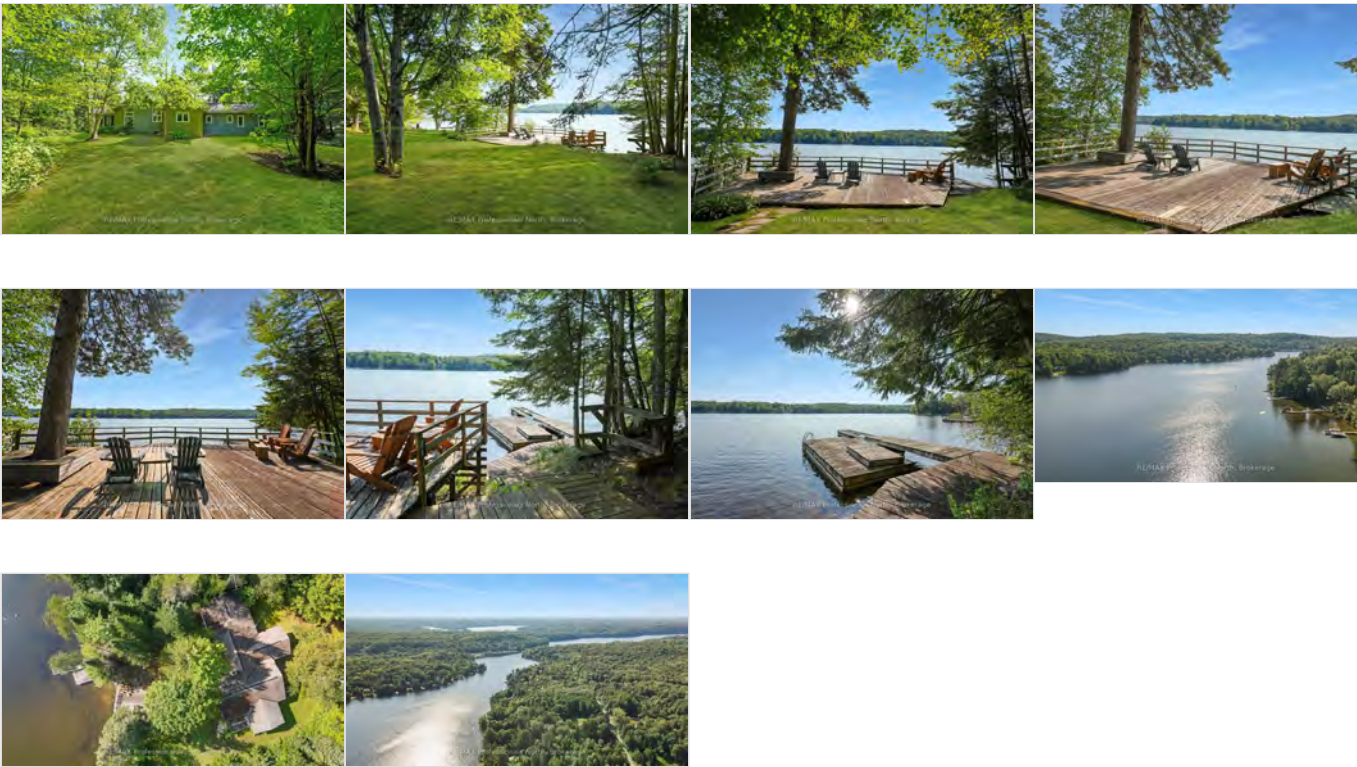
Photos

MLS® #: X13663088

1500 Twelve Mile Lake Road, Minden Hills, Ontario K0M 2K0







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Schedule “C”

1500 Twelve Mile Lake Road – Chattels

Included

- Appliances

Excluded

- Personal Items
- Piano & Bench
- Cedar Chest
- Grandmother Clock
- Dining Room Paintings
- 2 outside chairs on porch



Seller



Buyer

Additional Information

- Hydro Cost Per Year: \$2750/yr approx
- Cell Service? Yes
- Septic Installer: Beach Backhoe
 - Install Year: 1991
 - Last Pumped By: Shepherd
 - Last Pumped On: 08/05/2026
- Well Installer: Debler Drilling
 - Install year: 1991
- Water Treatment System: None
- Winterized: Yes
- Age of Building: 25 Years
- Age of Roof: 14 Years
- Insurance Company: Optimum Ins. Co
- Road: Year Round Municipal - School Bus Route
- Driveway Plowing: Approx \$500/season



1500 Twelve Mile Lake Road, Minden, ON

Main Floor Exterior Area 1843.02 sq ft
Interior Area 1715.68 sq ft
Excluded Area 275.16 sq ft



0 6 12 ft

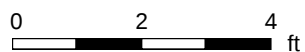
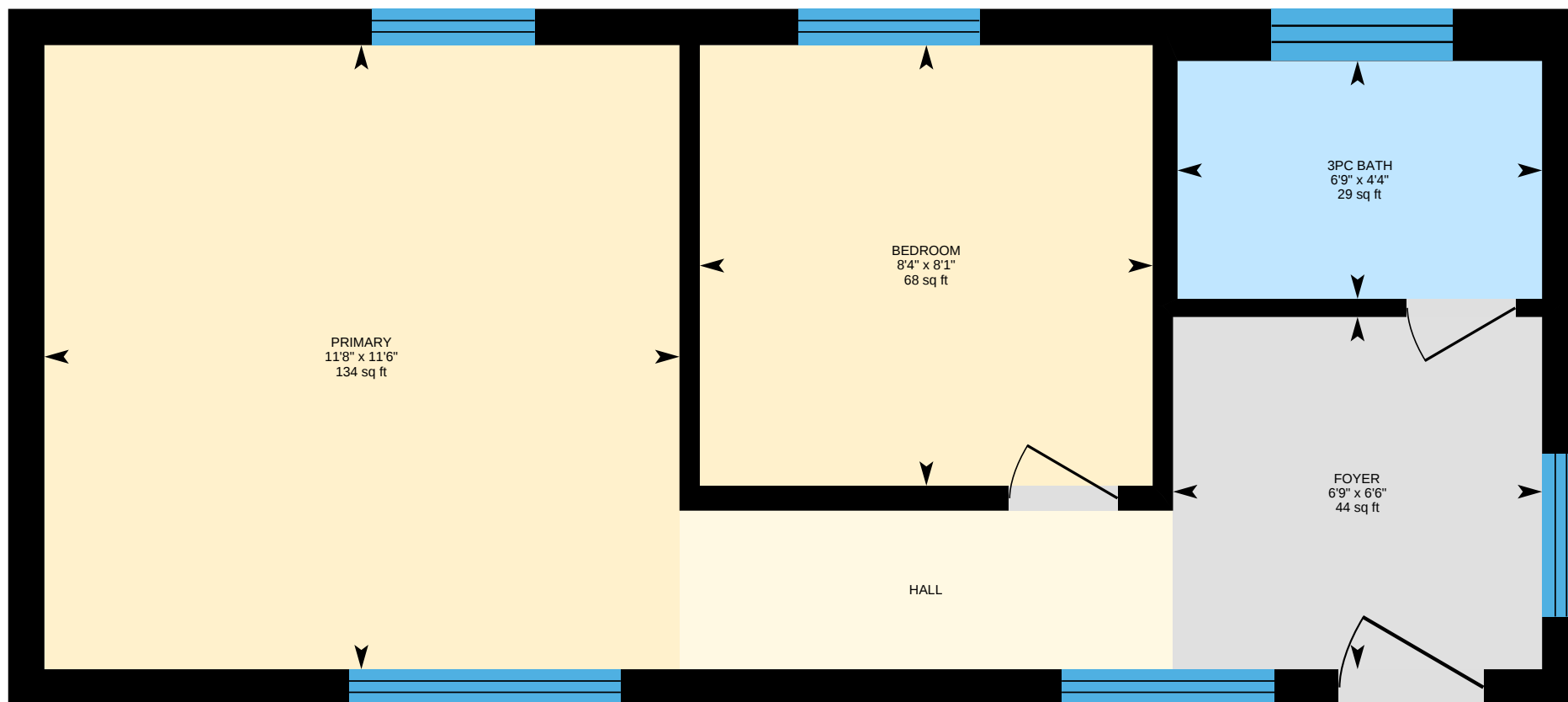
PREPARED: 2026/07/30



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.

1500 Twelve Mile Lake Road, Minden, ON

Bunkie Exterior Area 368.10 sq ft
Interior Area 314.37 sq ft



PREPARED: 2026/07/30



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.

1500 Twelve Mile Lake Road, Minden, 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 Ensuite: 8'1" x 5'6" | 43 sq ft
4pc Bath: 8'1" x 7'6" | 60 sq ft
Bedroom: 14'1" x 10'1" | 142 sq ft
Bedroom: 14'1" x 10'1" | 142 sq ft
Dining: 10'1" x 12'8" | 128 sq ft
Foyer: 13' x 4'4" | 48 sq ft
Kitchen: 10'1" x 10'2" | 103 sq ft
Laundry: 7'4" x 7'8" | 53 sq ft
Living: 21'1" x 23'3" | 489 sq ft
Primary: 20'2" x 12'11" | 261 sq ft
Sun Room: 13'1" x 12' | 157 sq ft
Workshop: 8' x 11'2" | 76 sq ft

Bunkie

BUNKIE

3pc Bath: 4'4" x 6'9" | 29 sq ft
Bedroom: 8'1" x 8'4" | 68 sq ft
Foyer: 6'6" x 6'9" | 44 sq ft
Primary: 11'6" x 11'8" | 134 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: 1715.68 sq ft
Excluded Area: 275.16 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1843.02 sq ft

Bunkie

BUNKIE

Interior Area: 314.37 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 368.10 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1715.68 sq ft
Excluded Area: 275.16 sq ft
Exterior Area: 1843.02 sq ft

Total Above Grade Floor Area, Bunkie

Interior Area: 314.37 sq ft
Exterior Area: 368.10 sq ft

1500 Twelve Mile Lake Road, Minden, 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>

Copy for your files

HKPR



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

MI-50-91
FILE NUMBER

REPORT

INSTALLED BY: BRIAN & SANDY BEACH

DATE 92-05-29

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

Septic Tank/Holding Tank of working capacity of 4500 litres constructed of steel concrete/fiberglass on site ☐ or prefabricated ☒
to serve 5 bedrooms

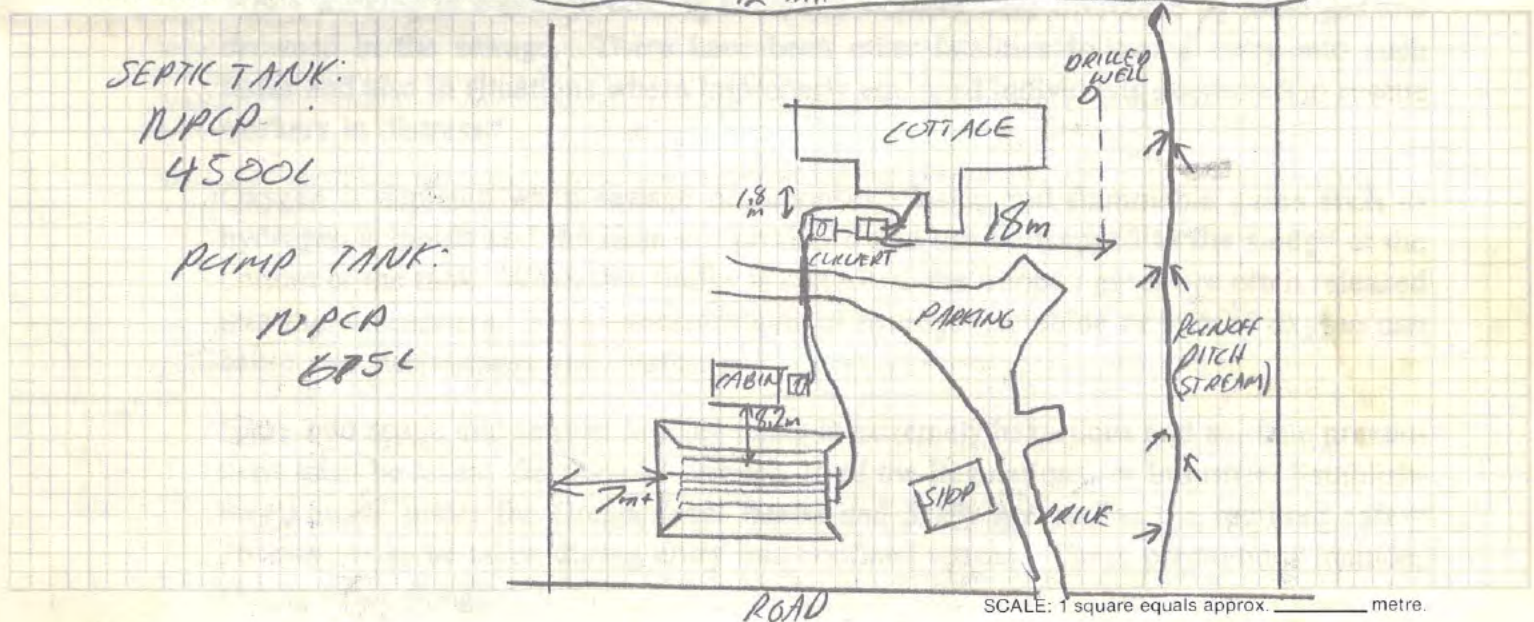
Distribution Pipe: Type PVC ☒; Clay Tile ☐; Other _____; Absorption Trench System ☒

Filter Bed System ☐; Filter Bed Area _____ sq. m.; Contact Area _____ sq.m.

Total 91 Lineal Metres in 7 runs of 13 metres and fed by gravity ☐; Siphon ☐; or Pump ☒

Other Details SK 50 AL PUMP & HYDROMATIC EFFLUENT

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



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 _____

USE PERMIT

Under section ¹⁸~~67~~ of the Environmental Protection Act, ¹⁹⁹⁰~~1980~~ and regulations and subject to the limitations thereof, a permit is hereby issued to _____

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # MI-50-91

such system being located on Lot PT. 8 Conc. 10 Plan _____ Sub. lot _____

Township/Municipality MINDEN County HALIBURTON

Inspected and Recommended by J. J. J. J.

DATE 92-05-29 Issued B. J. J. J.
(Director)

NOTE: Section ⁷⁶~~64~~ 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.

THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON

7 Milne Street, PO Box 359, Minden, Ontario K0M 2K0

Telephone: 705-286-1260

Website: www.mindenhills.ca

Email: admin@mindenhills.ca



SEPTIC SYSTEM INSPECTION REPORT

INSPECTION INFORMATION

Inspection Date: July 13/26

PROPERTY INFORMATION

Property Address: 1500 Twelve Mile Lake Road, Minden Hills

Roll Number: 4616 032 000 48900

1) SYSTEM OVERVIEW

System Type: Conventional Class 4 System

Year Installed:

Tank Material: Concrete

Tank Capacity (L): 3600

Number of Compartments: 2

2) CLEARANCE DISTANCES

Clearances Meet Applicable Code Requirements: Yes

3) ACCESS & SAFETY

Tank Lids Accessible: Yes

Risers Present: No

4) TANK INSPECTION FINDINGS

Tank Condition: Good

Structural Integrity Issues: None

Scum Layer Depth (in): 0

Sludge Layer Depth (in): 0

Effluent Filter Condition: Not Present

5) PUMPS Pump Present: Yes

6) FILTER BED / LEACHING BED/ ADVANCED TREATMENT UNIT

Drainfield Condition: Good

Signs of Failure Present: ☐ Ponding ☐ Odours ☐ Soggy Ground ☐ Vegetation Overgrowth
None Observed

7) MAINTENANCE HISTORY

Last Pump-Out Date (if known):

Recommended Pumping Interval (years): 3 to 5 years

Evidence of Neglect or Overuse: No

8) COMPLIANCE & CODE OBSERVATIONS

System Appears Code-Compliant: Yes

System appears to be functioning as intended

9) RECOMMENDATIONS

Recommended Actions: **Remedial Action Required**

Details: **Poly pipe separated in pump chamber.**

Please provide report of working pump within 45 days of inspection date

10) INSPECTOR CERTIFICATION

I certify that this inspection was conducted in accordance with applicable regulations and industry standards. Inspector

Signature: Claudia Krause Date: July 13/26
BCIN: 27033

Claudia Krause

7 Milne St., PO BOX 359, Minden ON K0M 2K0

mhsrp@mindenhills.ca

705 286 1260 ext. 517

R	NAME OF WELL CONTRACTOR DENNIS DEBLER DRILLING LTD.	WELL CONTRACTOR'S LICENCE NUMBER 1748

TOWNSHIP OF



TOWNSHIP OF MINDEN HILLS

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

TAX BILL

FINAL 2026

Billing Date

Jun 04, 2026

Roll No. 4616 032 00048900.0000

Mortgage Co:

Mortgage No.

1500 TWELVE MILE LA RD
CON 10 PT LOT 8 RP 19R5347 PART 2

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RT P	571,000	RES FULL - MUNICIPAL	0.00491524	2,806.60	0.00153000	873.63
		RES FULL - COUNTY	0.00285878	1,632.36		
Sub Totals		Municipal Levy		4,438.96	Education Levy	873.63
Special Charges/Credits		Summary				
			Tax Levy Sub-Total (Municipal+Education)		5,312.59	
			Special Charges/Credits		0.00	
			2026 Tax Cap Adjustment		0.00	
			Final 2026 Taxes		5,312.59	
			Less Interim Billing		(2,538.85)	
			Past Due/Credit (As of 06/04/2026)		0.00	
Total			Total Amount Due			\$ 2,773.74

Please return this portion with your payment

FINAL 2026

TOWNSHIP OF



TOWNSHIP OF MINDEN HILLS

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

Second Installment

Roll # 4616 032 00048900.0000	
Due Date: Sep 18, 2026	Total Amount Due \$ 1,386.00
Amount Paid 1386.00	

*Paid 26/7/27
CN: W5Q878*

Your account number is:

2000 9558 5282

This statement is issued on:

June 1, 2026

Your Electricity Statement

For the period of: **February 24, 2026 - May 26, 2026**

What do I owe?

\$720.⁶³

See reverse for a summary of your charges

How much did I use?

You powered your home with



3,727 kWh
of electricity this period

When will my payment be withdrawn?

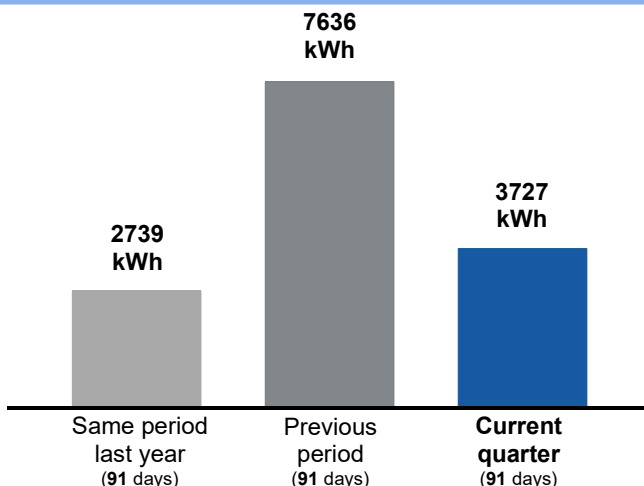
\$720.63 will be withdrawn on

Jun 21, 2026

What does my electricity usage look like?

Your average daily usage has **increased by 36%** compared to the same period last year.

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



What do I need to know?

NOTICE: We're updating our Conditions of Service, which describes how we do business with our customers. Please visit HydroOne.com/COS to review the changes. If you wish to provide comments you may do so until July 17, 2026.



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

Your account number: **2000 9558 5282**



What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$1,273.84
Amount we received on Mar 23/26	-\$1,273.84
Your electricity charges	\$720.63
Total amount to be withdrawn on Jun 21/26	\$720.63



Powering 1500 12 MILE LAKE RD

Point of Delivery: 10578521

Residential - Medium Density

Electricity	\$460.99
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
Delivery	\$322.19
This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.	
Regulatory Charges	\$22.00
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.	
HST (87086-5821-RT0001)	\$104.67
Ontario Electricity Rebate	-\$189.22
Total of your electricity charges	\$720.63

Notice: Time-of-Use (TOU) periods have changed for the summer season (May 1 – Oct 31). For details, see the TOU breakdown next to the Electricity line.

Meter reading details



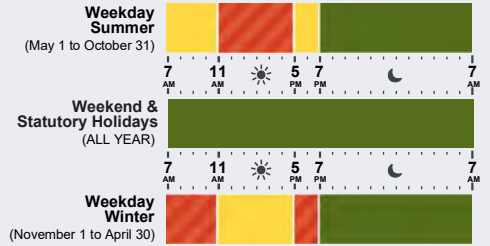
Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3089285	May 26/26 93786.1264	Feb 24/26 90059.8012	3726.3252	(x1) = 3726.3252

You are currently enrolled on Pre-Authorized Payment.

What is my Time-of-Use breakdown?

Feb 24/26 to May 26/26	Usage (kWh)	Rate (¢)	Amount
TOU On-Peak	644.5594	20.3	\$130.85
TOU Mid-Peak	476.6894	15.7	\$74.84
TOU Off-Peak	2,605.0764	9.8	\$255.30

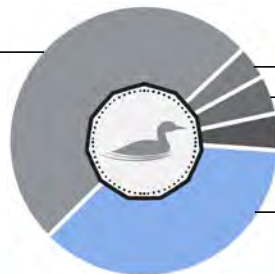
Time-of-Use periods



Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs
Taxes
Other delivery costs
Hydro One's delivery costs

Energy Saving Tip

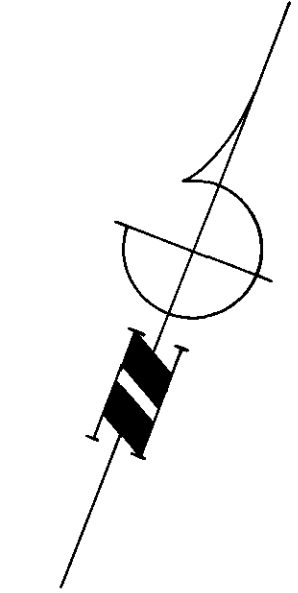
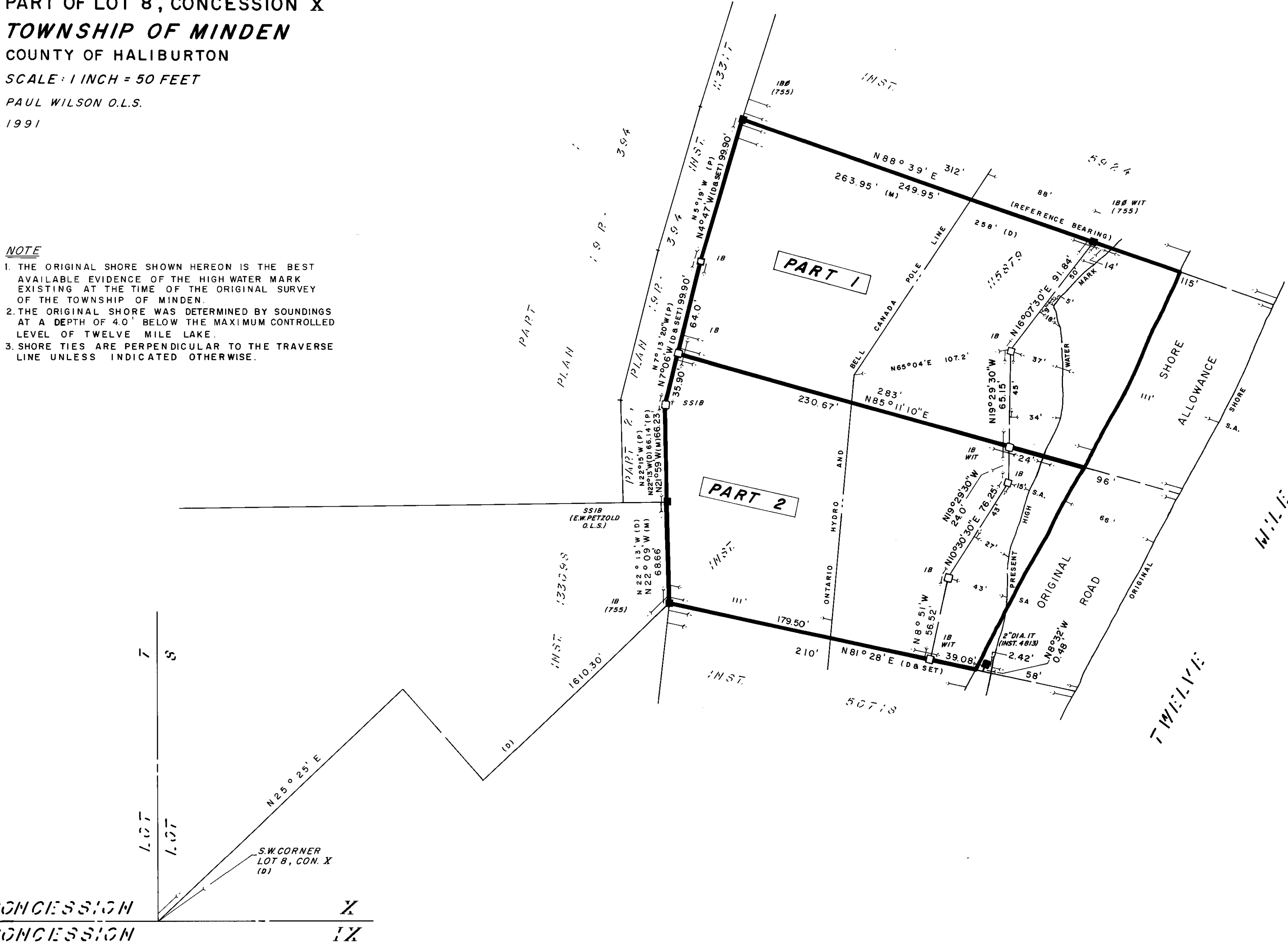
Phantom Power

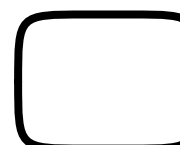
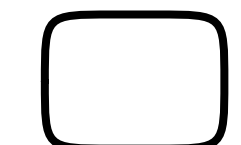
Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.



PLAN OF SURVEY OF
PART OF LOT 8, CONCESSION X
TOWNSHIP OF MINDEN
COUNTY OF HALIBURTON
SCALE: 1 INCH = 50 FEET
PAUL WILSON O.L.S.
1991

NOTE
1. THE ORIGINAL SHORE SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MINDEN.
2. THE ORIGINAL SHORE WAS DETERMINED BY SOUNDINGS AT A DEPTH OF 4.0' BELOW THE MAXIMUM CONTROLLED LEVEL OF TWELVE MILE LAKE.
3. SHORE TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.



 Seller
 Buyer

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
OCTOBER 10 1991 *Paul Wilson*
DATE PAUL WILSON

PLAN 19R-5347
RECEIVED AND DEPOSITED
10th Oct. 1991
Cheryl Howe / Dep.
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (Nº 19)

SCHEDULE				
PART	LOT	CON.	PART OF INST.	AREA
1	8	X	115 879	1.06 Acs. ±
2				0.90 Acs. ±

- LEGEND
DISTANCES ARE IN FEET AND DECIMALS THEREOF
- DENOTES PLANTED
 - DENOTES FOUND
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES 3/4" DIA. ROUND IRON BAR
 - IB DENOTES 5/8" SQ. IRON BAR
 - IT DENOTES IRON TUBE
 - (934) DENOTES H.C. BISHOP O.L.S.
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 - (D) DENOTES INST. 115879
 - (P) DENOTES PLAN 19R-394

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THIS SURVEY WAS COMPLETED SEPTEMBER 30, 1991.

HALIBURTON, ONTARIO.
OCTOBER 7, 1991. *Paul Wilson*
PAUL WILSON
ONTARIO LAND SURVEYOR

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE NORTHERLY LIMIT OF INST. 115879 HAVING A BEARING OF N88°39'E AS SHOWN ON A PLAN BY H.C. BISHOP O.L.S. DATED AUGUST 14, 1981 ATTACHED TO INST. 115879.

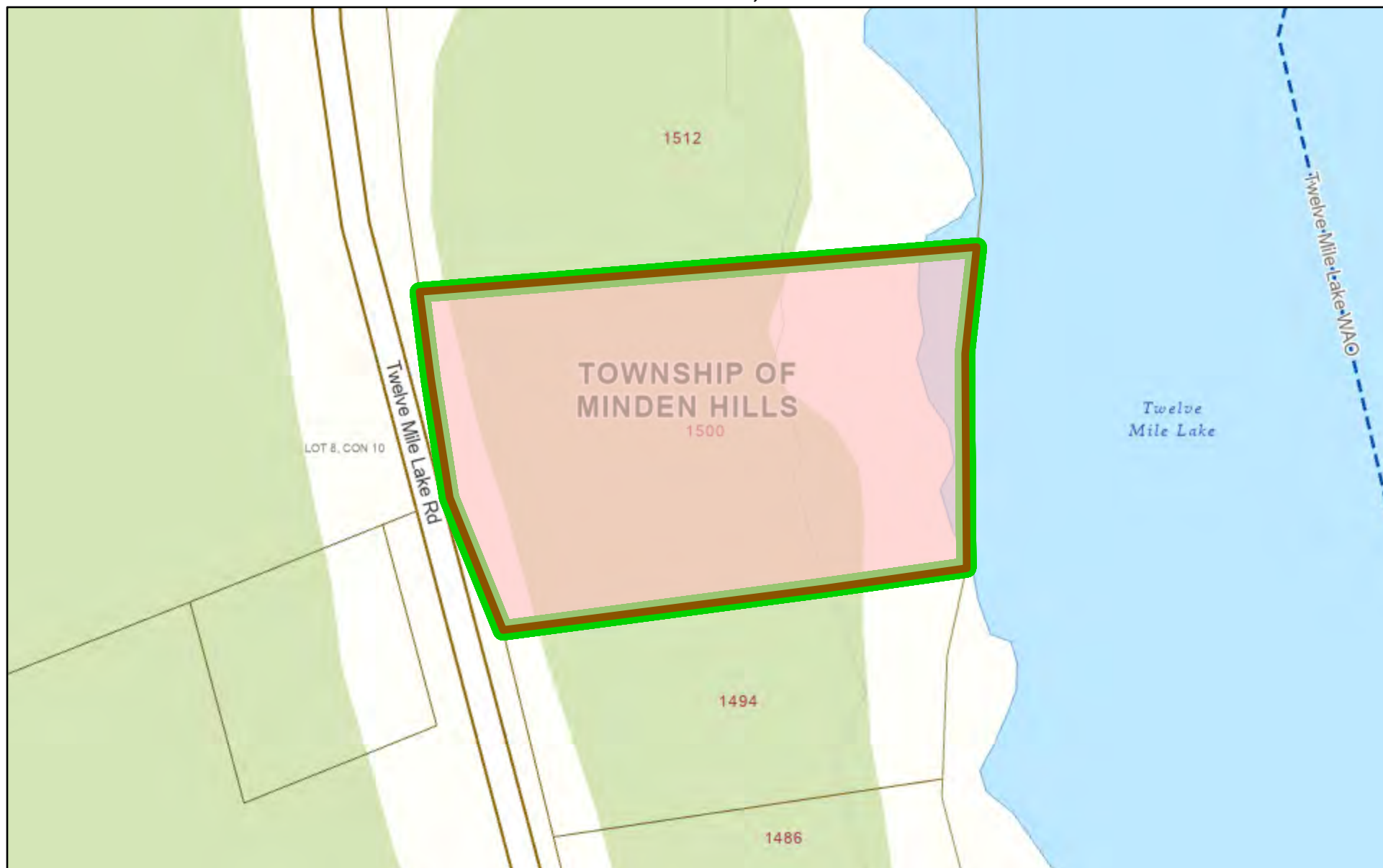
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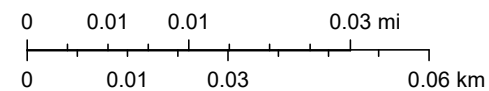
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1500 Twelve Mile Lake Road, Twelve Mile Lake Rd



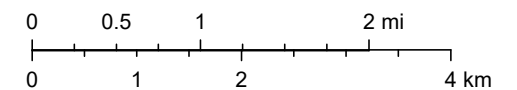
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Scale: 1:72,224





Location: 10 km (6 mi) north of Minden
 Elevation: 303 m (1,010 ft)
 Surface Area: 337 ha (832 ac)
 Mean Depth: 11.8 m (39.4 ft)
 Max Depth: 27 m (90 ft)
 Way Point: 78° 43'00" Lon - W 45° 01'00" Lat - N



Twelve Mile & Little Boshkung Lakes

Fishing



As one of the larger and easier accessible lakes in the area, Twelve Mile Lake does receive plenty of angling attention throughout the year. The same holds true for Little Boshkung Lake, since it is connected to Twelve Mile Lake. Both lakes continue to provide consistent results for smallmouth bass and lake trout.

Fishing is best for resident bass. Smallmouth can be found in the 1.5 kg (3.5 lb) range, although they are caught larger on occasion. The key to smallmouth success is to work the drop-offs and bottom areas. Bouncing a tube jig off bottom structure is a proven method for finding scrappy smallmouth in these lakes. During slow periods, try slowing the presentation down. In the fall, when the water is cold, the best way to present your jig is dead still in the water.

In the spring and in the summer, one of the most popular methods of fishing smallmouth is using crankbaits, either by casting or on the troll. Trolling will cover the most ground, but the sound of the engine will often spook the smallmouth into running for cover. If you do troll, make sure you have lots of line out. In the summer, when the larger smallmouth go deeper, some anglers have taken to using a downrigger to fish for smallmouth. Jigging can work just as well; the real trick is locating them.

Lake trout fishing is regarded as fair at times but it can be quite slow, especially during the summer months. Ice fishing is the most productive method for these lakers. In winter, it is best to focus efforts off shoals in the upper portion of the lake. The trick is to not focus on just one hole. Rather, drill a series of holes that cover a drop off or point area in a variety of locations and a variety of depths. Limit your time fishing each hole to maybe 15 minutes before moving on to the next hole. A hand-held flash fish finder will certainly help. Using a jigging spoon or baited jig both work well.

In the spring, lake trout are found in the shallower water near shore, and can even sometimes be caught using topwater lures. However, as the weather warms up, lake trout head for deeper waters, usually the very deepest areas of the lake. The only way to get a lure down that deep is to either use a downrigger or a very long line jig.

Slot size and special ice fishing restrictions are in place on these lakes to help the natural lake trout species survive. Be sure to check the regulations for details.

Facilities



In addition to the boat launches, there are a couple picnic areas off the west side of Highway 35 that make fine places to cast from. Visitors wishing to stay in the area will find a lodge near the south end of Twelve Mile Lake. Alternatively, the town of Minden to the south has plenty to offer visitors and is home to the local Ministry of Natural Resources office.

Directions



Little Boshkung and Twelve Mile Lake are interconnected lakes and are found a few minutes north of the town of Minden. The main access point on Twelve Mile Lake is found at the northeast end of the lake near the village of Carnarvon. A boat launch can also be found near the northern shore of Little Boshkung Lake off Highway 118.

Area Indicator

