

1506 PREACHERS Lane, Haliburton, Ontario K0M 1M0

Listing

Client Full
Active / Land

1506 PREACHERS Ln Haliburton

MLS® #: 40352867
Price: **\$899,000**



Haliburton/Dysart et al/Guilford

Residential



Water Body: **Redstone Lake**
Type of Water: **Lake**
Tax Amt/Yr: **\$2,832/2021**
Zoning: **WRA**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **5-9.99**
Frontage: **1,199.00**
Lot Dimensions: **1,199 x**
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,832/2021**

Remarks/Directions

Public Rmks: **1,198 feet of frontage on a 9.44-acre lot located on prestigious Redstone Lake. Features of this very private property include but aren't limited too: a big lake view, clean shoreline, year-round private road access, roughed-in driveway, building site prepared, started cribbing for docks and hydro to the lot. The opportunities are truly endless with this breathtaking piece of land!**

Directions: **Highway 118 to Haliburton Lake Road to Boice Bradley Road to Preachers Lane to sign.**

Waterfront

Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Shallow**
Shore Rd Allow: **Not Owned**
Island Y/N: **No**

Frontage: **1081.35**
Exposure:

Exterior

Property Access: **Private Road, Year Round Road**
Topography: **Dry, Open space, Sloping, Wooded/Treed**
School District: **Trillium Lakelands District School Board**
High School: **Haliburton Highlands Secondary School**
Elementary School: **Stuart Baker Elementary School**

Land Information

Utilities:
Well Testing:
Services: **At Lot Line-Hydro**
Lot Front (Ft): **1,199.00** Lot Depth (Ft): **0.00** Lot Size:

Sewer: **None**
Location: **Rural**

Property Information

Legal Desc: **PT LT 29 CON 8 GUILFORD PT 1 19R7793; SIT H263399; SIT RIGHT IN H263399 EXCEPT THE BELL EASEMENT THEREIN; T/W H263399 & AS SHOWN ON C171 ... (FULL DESCRIPTION IN REALTOR® REMARKS)**
Zoning: **WRA**
Assess Val/Year: **\$421,000/2022**
PIN: **392870218**
ROLL: **462404100044950**
Possession/Date: **Flexible/**

Survey: **Available/**
Hold Over Days:
Occupant Type:
Deposit: **Min 5%**

Brokerage Information

List Date: **11/24/2022**
List Brokerage: **RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 11/26/2022

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SCHEDULE "A"

TO BY-LAW No.

PART OF LOTS 29 AND 30, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF GUILFORD
THE MUNICIPALITY OF DYSART et al

METRIC SCALE 1 : 2400

0 10 20 30 40 50 60 METRES

OS-1	ZONE CHANGE	OS-1	ZONE CHANGE
OS-3	TO OS-1	SR1-5	TO SR1-5
H	TO OS-3	RU-	TO RU-
	TO H		

REDSTONE

PART 12 PLAN19R-2493

ORIGINAL HIGH WATER MARK

REGULATED HIGH WATER MARK

REGULATED HIGH WATER MARK

REGULATED HIGH WATER MARK

REGULATED HIGH WATER MARK

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CONCESSION

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LOT 99
LOT 100

METRIC
ALL DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

THIS IS SCHEDULE "A"

TO BY-LAW No. _____ PASSED

THE _____ DAY OF _____ 2004.

_____ CLERK

_____ REEVE

_____ SEAL

THIS PLAN TO BE USED FOR ZONING
PURPOSES ONLY

19-00023
DEK 22

PAUL WILSON SURVEYING LTD.
ONTARIO LAND SURVEYORS
PROFESSIONAL ENGINEERS
HALLIBURTON, ONTARIO

PART 2
PLAN
19R-6748

ORIGINAL

ALLOWANCE

8

PLAN19R-6857

ROAD

MILLER'S
LAKE

MILLER'S
CREEK

EXISTING
OS ZONE

REGULATED HIGH WATER MARK

ORIGINAL HIGH WATER MARK

REGULATED HIGH WATER MARK

REGULATED HIGH WATER MARK

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PLAN OF SURVEY OF

PART OF LOT 29, CONCESSION 8

GEOGRAPHIC TOWNSHIP OF GUILFORD

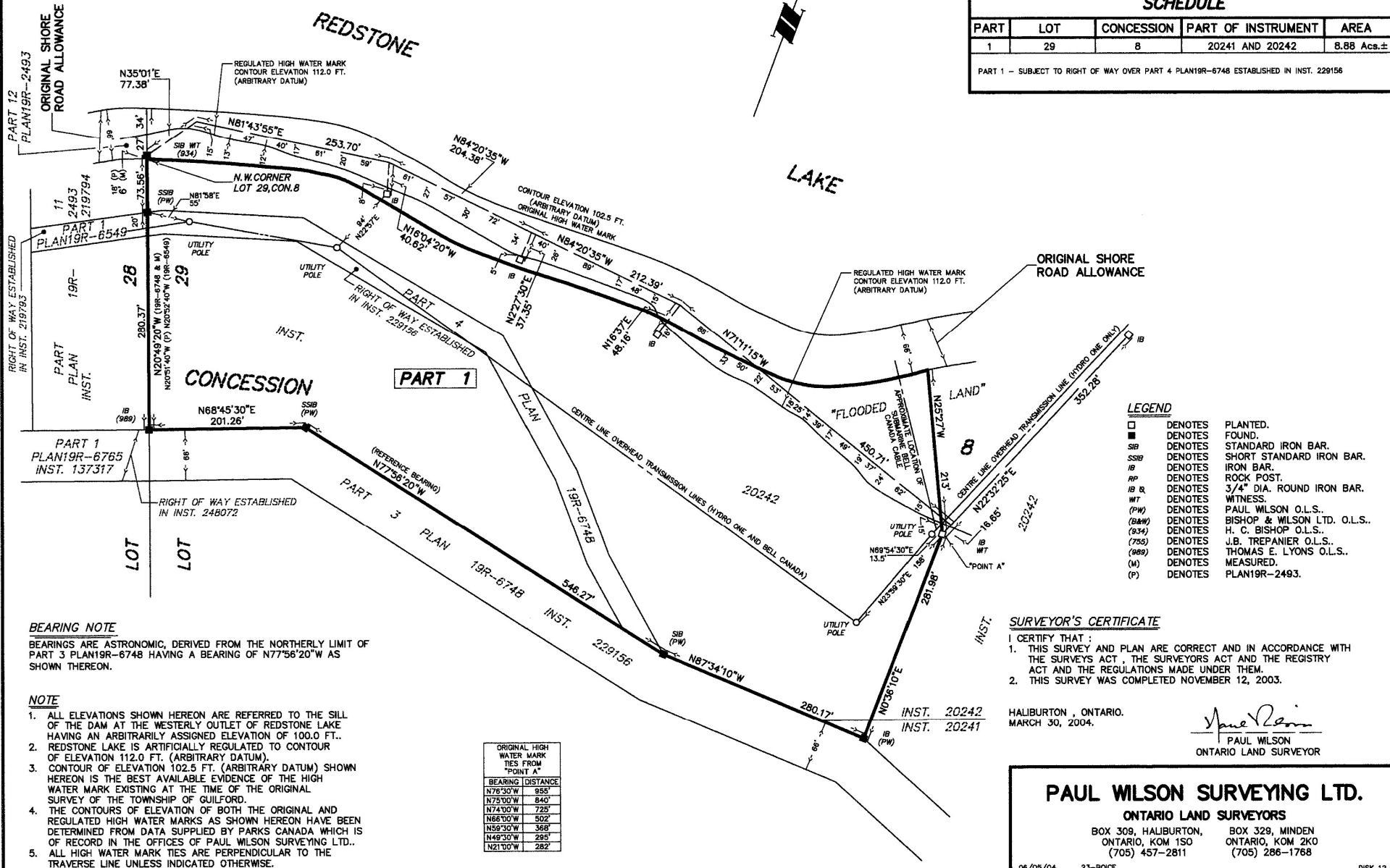
MUNICIPALITY OF DYSART et al

COUNTY OF HALIBURTON

PAUL WILSON O.L.S.

100 50 0 100 200 300 FEET

SCALE : 1 INCH = 100 FEET



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT

MAY 25, 2004
DATE

PAUL WILSON

PLAN19R-7793

RECEIVED AND DEPOSITED

May 26, 2004

C. Howe

LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (No.19)

IMPERIAL: DISTANCES SHOWN
HEREON ARE IN FEET AND CAN
BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048.

SCHEDULE

PART	LOT	CONCESSION	PART OF INSTRUMENT	AREA
1	29	8	20241 AND 20242	8.88 Acs.±

PART 1 - SUBJECT TO RIGHT OF WAY OVER PART 4 PLAN19R-6748 ESTABLISHED IN INST. 229156

LEGEND

□	DENOTES	PLANTED.
■	DENOTES	FOUND.
SSIB	DENOTES	STANDARD IRON BAR.
SSIB	DENOTES	SHORT STANDARD IRON BAR.
IB	DENOTES	IRON BAR.
RP	DENOTES	ROCK POST.
IB &	DENOTES	3/4" DIA. ROUND IRON BAR.
WT	DENOTES	WITNESS.
(PW)	DENOTES	PAUL WILSON O.L.S..
(B&W)	DENOTES	BISHOP & WILSON LTD. O.L.S..
(934)	DENOTES	H. C. BISHOP O.L.S..
(755)	DENOTES	J.B. TREPANIER O.L.S..
(989)	DENOTES	THOMAS E. LYONS O.L.S..
(M)	DENOTES	MEASURED.
(P)	DENOTES	PLAN19R-2493.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED NOVEMBER 12, 2003.

HALIBURTON, ONTARIO.
MARCH 30, 2004.

PAUL WILSON
ONTARIO LAND SURVEYOR

PAUL WILSON SURVEYING LTD.

ONTARIO LAND SURVEYORS

BOX 309, HALIBURTON,
ONTARIO, KOM 1S0
(705) 457-2811

BOX 329, MINDEN
ONTARIO, KOM 2K0
(705) 286-1768

06/05/04

23-BOICE

DISK 12

BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF PART 3 PLAN19R-6748 HAVING A BEARING OF N77°56'20"W AS SHOWN THEREON.

NOTE

- ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE WESTERLY OUTLET OF REDSTONE LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FT..
- REDSTONE LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 112.0 FT. (ARBITRARY DATUM).
- CONTOUR OF ELEVATION 102.5 FT. (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF GUILFORD.
- THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICES OF PAUL WILSON SURVEYING LTD..
- ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

BEARING	DISTANCE
N76°30'W	855'
N75°00'W	840'
N74°00'W	725'
N66°00'W	502'
N59°30'W	368'
N49°30'W	295'
N21°00'W	282'

PLAN OF SURVEY OF

PART OF LOT 29, CONCESSION 8

GEOGRAPHIC TOWNSHIP OF GUILFORD

UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD,
HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE

COUNTY OF HALIBURTON

SCALE 1 : 300



GREG BISHOP O.L.S.

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

PLAN19R-101791

RECEIVED AND DEPOSITED
NOVEMBER 21, 2018

DATE
NOVEMBER 9, 2018

METRIC DISTANCES AND COORDINATES
ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

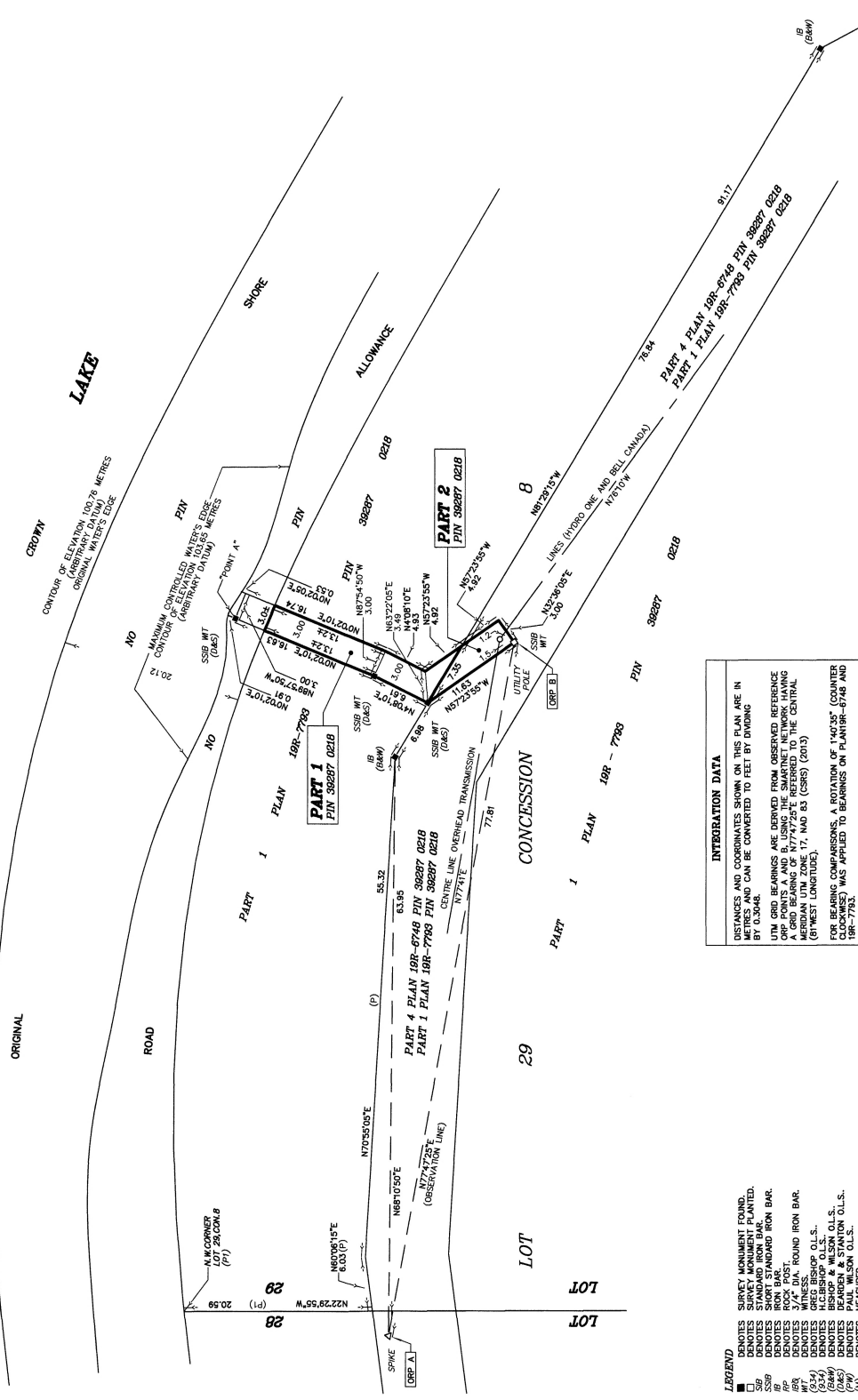
REPRESENTATIVE FOR LAND
TITLES ACT AND TITLES
DIVISION OF HALIBURTON (No. 19)

SCHEDULE

PART	LOT	CON./ R.P.	PIN	AREA	OWNERSHIP
1	PART OF LOT 29	8	39287 0218	0.006 ha.	LOU DAVID DUNCOMBE 99% SHARE
2				0.002 ha.	AMANDA DUNCOMBE LEE 1% SHARE

PART 2 : SUBJECT TO RIGHT OF WAY AS IN H263399.

REDSTONE



INTEGRATION DATA

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING
BY 0.3048.

UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE
ORP POINTS A AND B, USING THE SMARTNET NETWORK HAVING
A GRID BEARING OF N77°47'25"E REFERRED TO THE CENTRAL
MERIDIAN OF LONGITUDE 17, AND 63 (CSD) (2013).

FOR BEARING COMPARISONS, A ROTATION OF 140°38' (COUNTED
CLOCKWISE) WAS APPLIED TO BEARINGS ON PLAN19R-6748 AND
19R-7793.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0000154.

OBSERVED REFERENCE POINTS (ORP) : UTM ZONE 17, NAD83
(CSDN, 2013). COORDINATES TO RURAL ACCURACY PER
(CSDN, 2013).

POINT B (C) : 5005351.028 6863358.860

POINT D (C) : 5005351.028 6863358.860

POINT E (C) : 5005351.028 6863358.860

POINT F (C) : 5005351.028 6863358.860

POINT G (C) : 5005351.028 6863358.860

POINT H (C) : 5005351.028 6863358.860

POINT I (C) : 5005351.028 6863358.860

POINT J (C) : 5005351.028 6863358.860

POINT K (C) : 5005351.028 6863358.860

POINT L (C) : 5005351.028 6863358.860

POINT M (C) : 5005351.028 6863358.860

POINT N (C) : 5005351.028 6863358.860

POINT O (C) : 5005351.028 6863358.860

POINT P (C) : 5005351.028 6863358.860

POINT Q (C) : 5005351.028 6863358.860

POINT R (C) : 5005351.028 6863358.860

LEGEND

■ DENOTES SURVEY MONUMENT FOUND.

SSB DENOTES SHORT STANDARD IRON BAR.

RP DENOTES ROUND IRON POST.

RR DENOTES ROUND IRON ROD.

RR DENOTES ROUND IRON ROD.

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RR DENOTES ROUND IRON ROD.

ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF
THE ORIGINAL SURVEY MONUMENT FOUND.

REDSTONE LAKE IS ARTIFICIALLY MAINTAINED TO MAXIMUM
10.65 METRES (ARBITRARY DATUM).

CONTOUR OF ELEVATION 100.76 METRES (ARBITRARY DATUM) SHOWN
ON THE TOWNSHIP OF GUILFORD.

THE TOWNSHIP OF GUILFORD, BOTH THE ORIGINAL WATER'S EDGE
AND THE MAXIMUM CONTROLLED WATER'S EDGE AS SHOWN HEREON
HAVE BEEN DETERMINED FROM DATA SUPPLIED BY THE GOVERNMENT OF CANADA
WHICH IS OF RECORD IN THE OFFICE OF GREG BISHOP O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED SEPTEMBER 26, 2018.

DATE

NOVEMBER 9, 2018

ON

HALIBURTON, ONTARIO.

GREG BISHOP

ON

HALIBURTON, ONTARIO.

ON

HALIBURTON, ONTARIO.

ON

HALIBURTON, ONTARIO.

ON

HALIBURTON, ONTARIO.

ON

HALIBURTON, ONTARIO.

ON

HALIBURTON, ONTARIO.

ON

HALIBURTON, ONTARIO.

ORIGINAL WATER'S EDGE POINT A	MAXIMUM CONTROLLED WATER'S EDGE POINT B	REMARKS
5005351.028	5005351.028	1.7
6863358.860	6863358.860	5.4

JOB No. 035-42

DOB No. 139988101027873.pdf

DOB No. 139988101027873.pdf

DOB No. 139988101027873.pdf

DOB No. 139988101027873.pdf

DOB No. 139988101027873.pdf

DOB No. 139988101027873.pdf

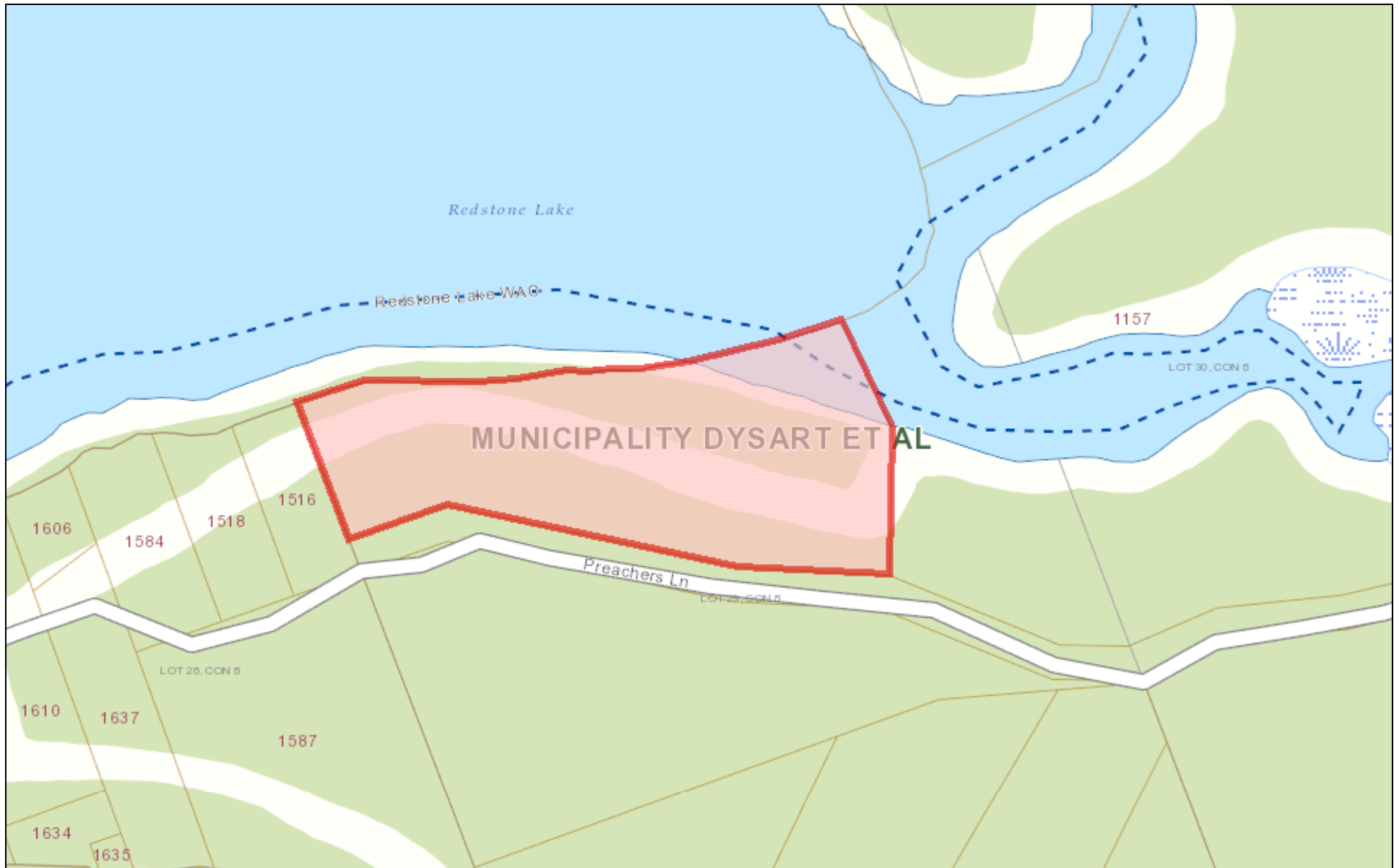
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Preachers Lane, Redstone Lake



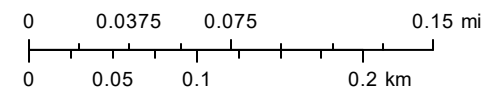
November 15, 2022

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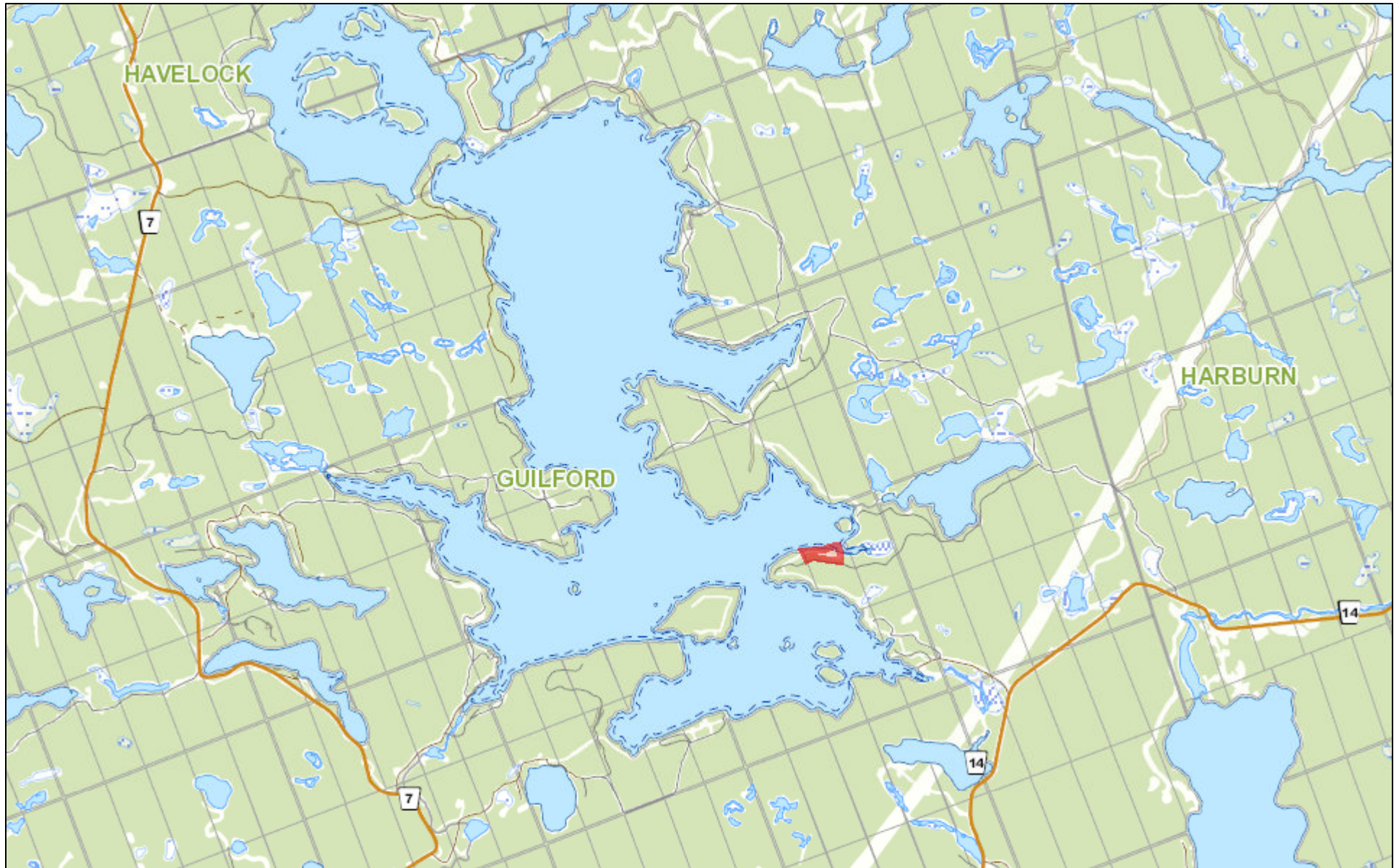
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Preachers Lane, Redstone Lake



November 15, 2022

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