

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$899,000**

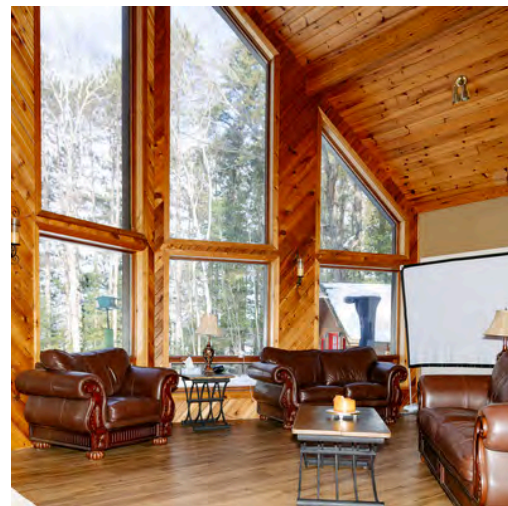
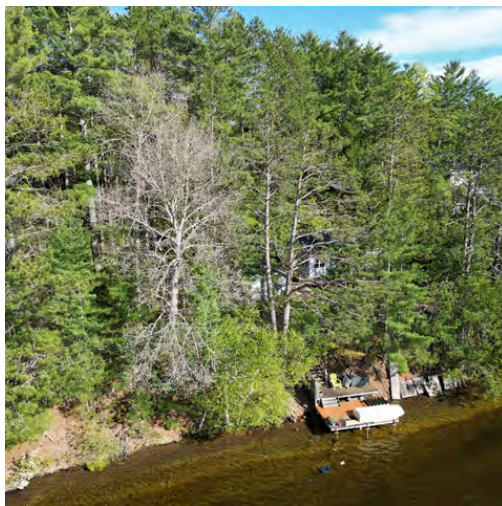
*Welcome to* 15111 Highway 35

Deeded Access to 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

15111 Highway 35, Minden Hills, Ontario K0M 2K0

Listing

[15111 Highway 35 Minden Hills](#)**Active / Residential Freehold / Detached****MLS®#: X13668136****List Price: \$899,000****New Listing****Haliburton/Minden Hills/Minden**

Tax Amt/Yr: **\$3,498.31/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 15 CON 12 MINDEN AS IN H257019 T/W H257019; S/T MN6986; MINDEN HILLS**

Style: **1 1/2 Storey** Rooms Rooms+: **13+0**  
 Fractional Ownership: **4(4+0)**  
 Assignment: **Baths (F+H): 3(3+0)**  
 Link: **No** SF Range: **2500-3000**  
 Storeys: **1.5** SF Source: **LBO Provided**  
 Lot Irreg: **0.50 - 1.99**  
 Lot Front: **100.00** Fronting On: **W**  
 Lot Depth: **787.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **SR**  
 Dir/Cross St: **Hwy 35**

PIN #: **391870414**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **461603200081200**

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

Possession Date:

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Crawl Space, Unfinished**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Family Room, Fireplace Insert, Wood Stove**  
 Interior Feat: **Water Heater Owned**  
 Parking Feat: **Private**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **Yes/Other**  
 Central Vac: **No**  
 Laundry Lev: **Main**  
 Property Feat: **Porch, Privacy, Year Round Living**  
 Exterior Feat: **Asphalt Shingle**

Exterior: **Vinyl Siding**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Detached Garage/3.0**  
 Drive Pk Spcs: **6.00**  
 Tot Pk Spcs: **9.00**  
 Pool: **None**  
 Room Size: **Cell Services, Electrical, Internet High Speed**  
 Rural Services: **Security Feat:**

Water: **Well**  
 Water Supply Type: **Drilled Well**  
 Water Meter: **Waterfront - Road Between**  
 Waterfront Feat: **Not Applicable**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity: **Septic**  
 Well Depth: **Unknown**  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features: **Fully**  
 Winterized: **Fully**

Roof: **Asphalt Shingle**  
 Foundation: **Block**  
 Topography: **Flat, Wooded/Treed**  
 Soil Type:

Alternate Power: **None**Water Name: **Twelve Mile Lake**Waterfront Y/N: **Yes**Water Struct: **Not Applicable**Water Frontage: **2.44**Water Features: **Waterfront - Road Between**

Under Contract:

Access To Property: **Yr Rnd Municipal Rd**Shoreline: **Clean, Hard Bottom, Sandy**Shoreline Road Allowance: **Not Owned**Docking Type: **None**View: **Lake, Trees/Woods, Water**

Waterfront: **Indirect**  
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Obstructive**

Lot Shape:

Channel Name:

Lot Size Source:

Remarks/Directions

Client Rmks: **Set on a private, well-treed lot between Carnarvon and Minden, this spacious home offers a peaceful setting with easy access to Twelve Mile Lake. Just a short walk to the public beach and popular Peppermill Restaurant, the property also includes an 8' right-of-way to the lake, giving you access to the water and beautiful views across the Twelve Mile, Boshkung, and Little Boshkung Lake chain. Offering approximately 2,800 sq ft of living space, the home features 4 bedrooms and 3 bathrooms with plenty of room for family and guests. The bright open-concept living area is the heart of the home, with floor-to-ceiling windows, soaring 20' cathedral ceilings, and two wood stoves creating a warm and inviting atmosphere. The spacious dining area provides plenty of room to gather, while the second-floor primary suite overlooks the main living space and features a Juliette balcony and private ensuite. A substantial 48' x 24' garage with attached woodshed offers exceptional space for vehicles, storage, hobbies, and recreational equipment. With privacy, lake access, generous living space, and a convenient location close to Minden and Carnarvon,**

this property offers plenty of room for family living and enjoying all that the Haliburton Highlands has to offer.

Inclusions: Kitchen Appliances, Washer, Dryer

Listing Contracted With: RE/MAX Professionals North

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 08/12/2026

Rooms

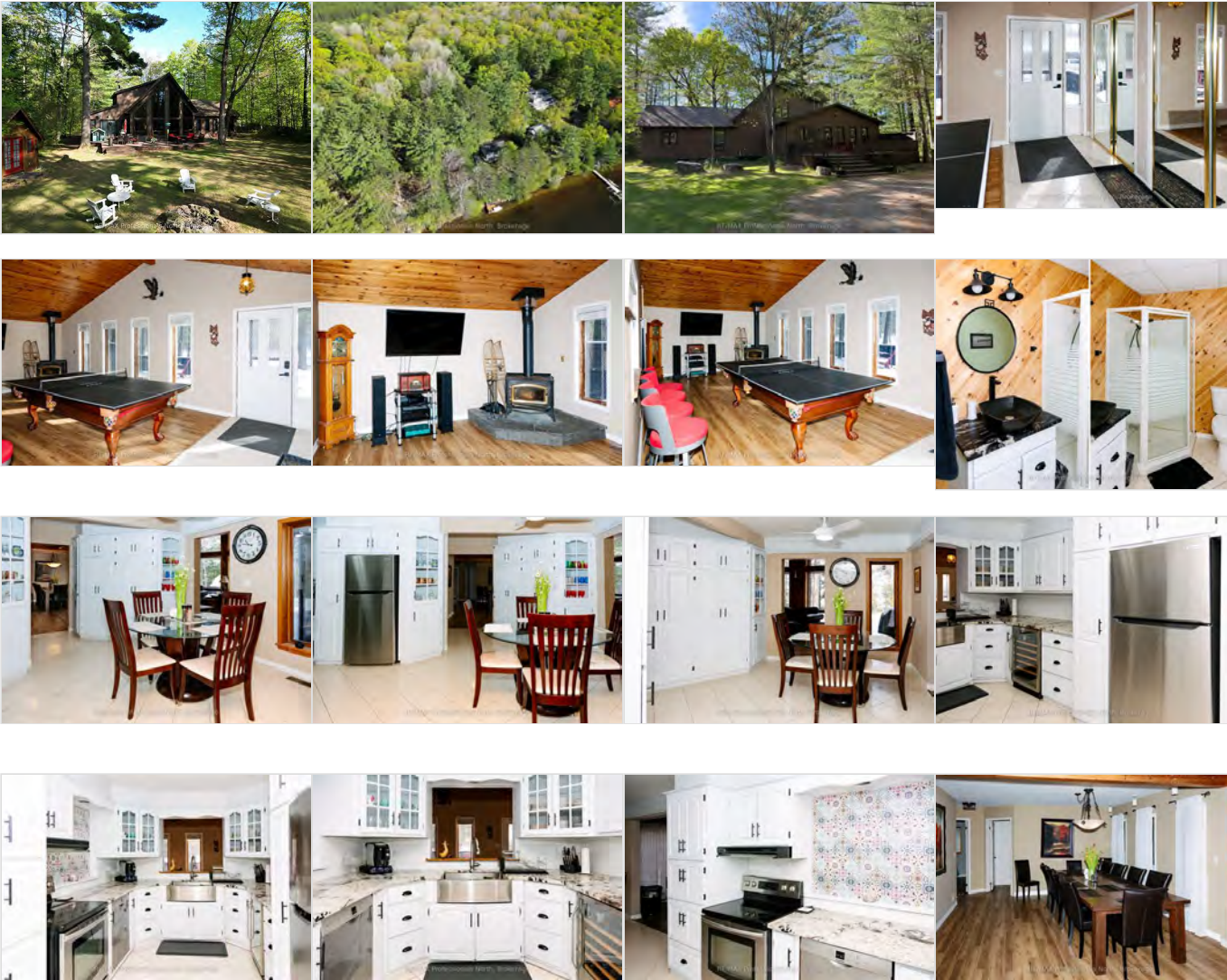
MLS® #: X13668136

| Room            | Level  | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features                               |
|-----------------|--------|---------------------|-----------------------|-----------------|----------------------------------------|
| Foyer           | Main   | 1.93 M X 4.17 M     | 6.33 Ft x 13.68 Ft    |                 |                                        |
| Game Room       | Main   | 6.12 M X 4.14 M     | 20.08 Ft x 13.58 Ft   |                 |                                        |
| Kitchen         | Main   | 2.87 M X 3.73 M     | 9.42 Ft x 12.24 Ft    |                 |                                        |
| Breakfast       | Main   | 2.87 M X 3.28 M     | 9.42 Ft x 10.76 Ft    |                 |                                        |
| Family Room     | Main   | 6.99 M X 7.47 M     | 22.93 Ft x 24.51 Ft   |                 |                                        |
| Dining Room     | Main   | 3.73 M X 4.12 M     | 12.24 Ft x 13.52 Ft   |                 |                                        |
| Bedroom         | Main   | 3.51 M X 3.35 M     | 11.52 Ft x 10.99 Ft   |                 |                                        |
| Bedroom         | Main   | 3.53 M X 3.53 M     | 11.58 Ft x 11.58 Ft   |                 |                                        |
| Den             | Main   | 3.53 M X 3.66 M     | 11.58 Ft x 12.01 Ft   |                 |                                        |
| Bedroom         | Main   | 3.48 M X 3.4 M      | 11.42 Ft x 11.15 Ft   |                 |                                        |
| Primary Bedroom | Second | 4.67 M X 6.99 M     | 15.32 Ft x 22.93 Ft   |                 | Combined w/Laundry<br>Juliette Balcony |
| Bathroom        | Main   |                     |                       | 3               |                                        |
| Bathroom        | Main   |                     |                       | 3               |                                        |
| Bathroom        | Second |                     |                       | 3               |                                        |

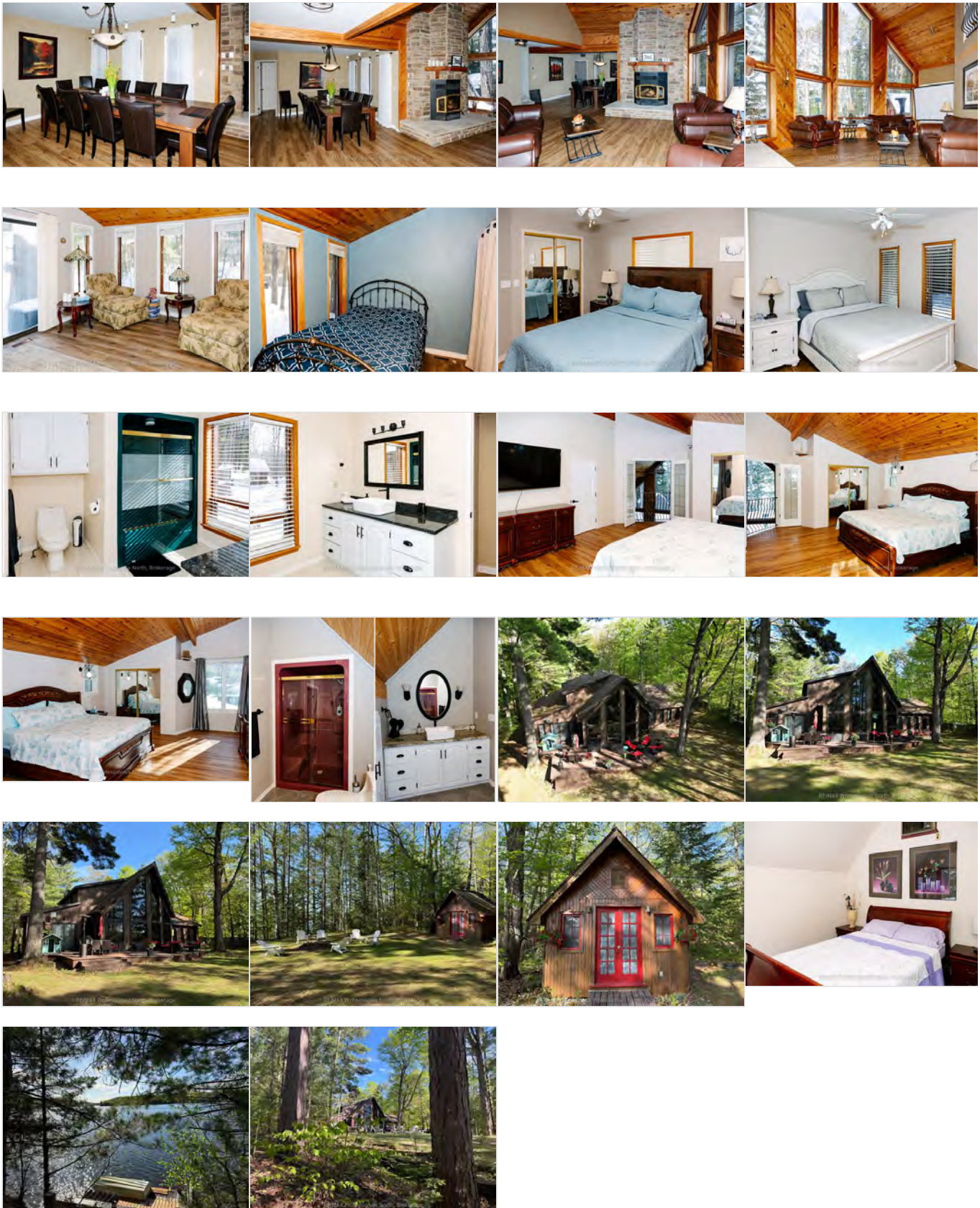
Photos

MLS® #: X13668136

15111 Highway 35, Minden Hills, Ontario K0M 2K0







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# Chattels

## Included

- All kitchen appliances
- Washer and Dryer

## Excluded

- Personal Items
- Tiffany Lamps
- Living Room Furniture
- 2 main floor bedroom suits
- Freezer in Garage
- Pictures on the wall
- Tv in the master
- The outdoor furniture (the red dining room set as well as the fire table set)
- Furniture (some negotiable)



Seller



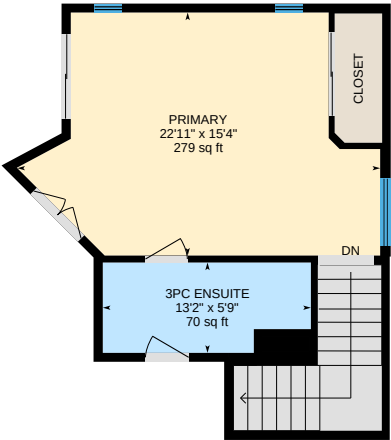
Buyer

# Additional Information

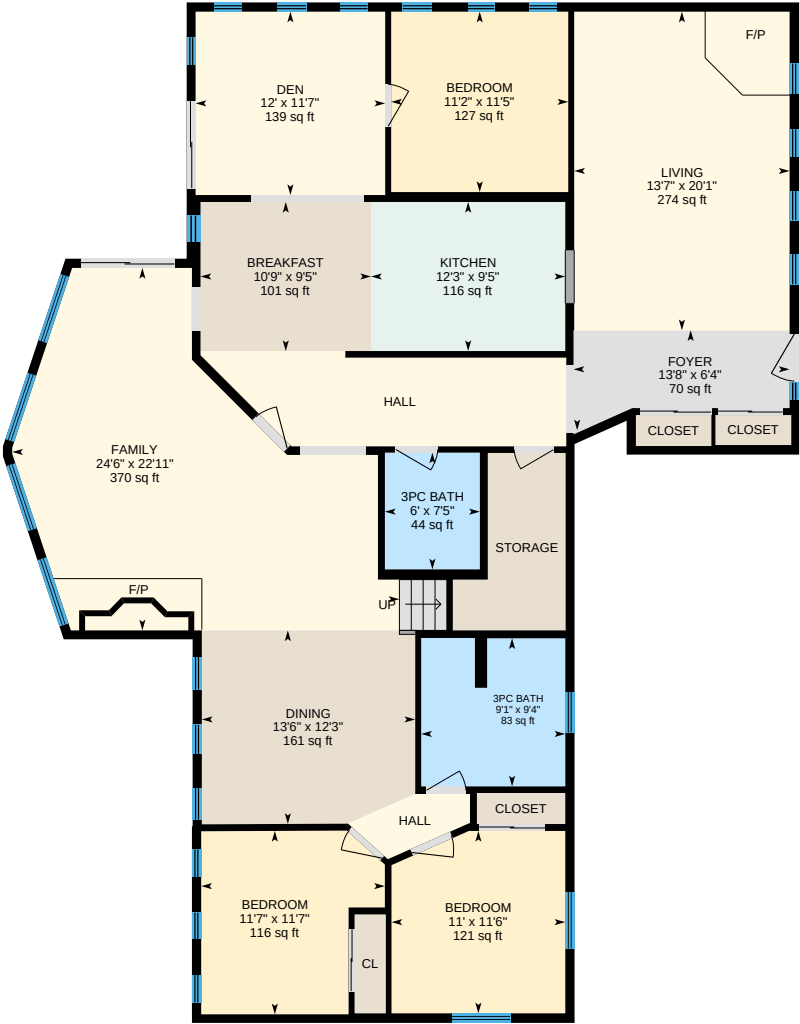
- Hydro Cost Per Year: \$1350/yr approx
- Propane Cost Per Year: \$3000/yr approx
- Propane Supplier: Kelly's
- Internet Provider: Rogers
- Cell Service: Yes
- Septic Last Pumper: May 26, 2023
- Winterized: Yes
- Year round municipal road
- Driveway Plowing Costs: \$1500/yr

# 15111 Highway 35, Minden Hills, ON

Main Building: Total Interior Area Above Grade 2535.14 sq ft



**2nd Floor**  
Interior Area 461.98 sq ft



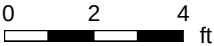
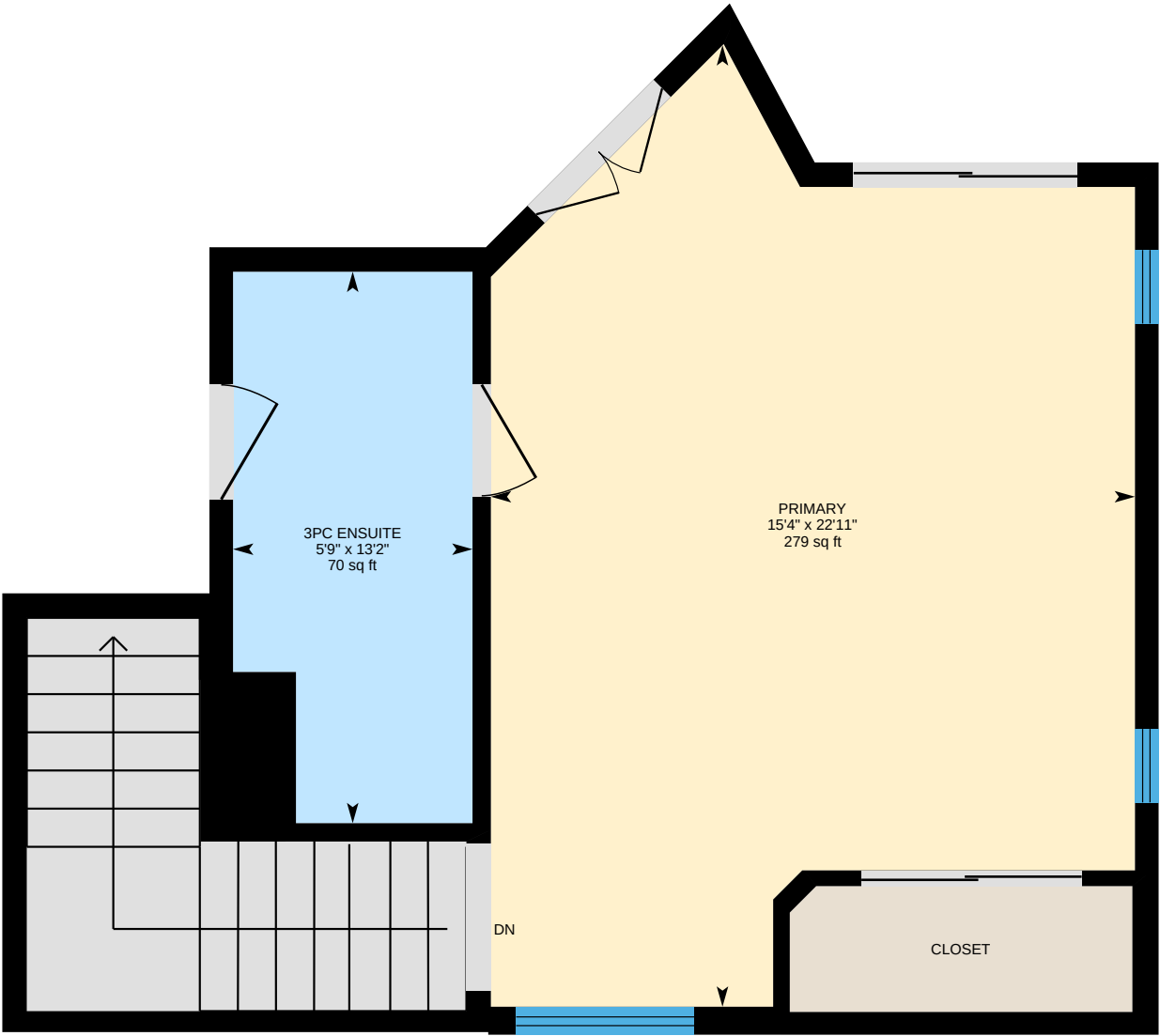
**Main Floor**  
Interior Area 2073.17 sq ft

0 5 10  
ft

PREPARED: 2025/04/09

15111 Highway 35, Minden Hills, ON

2nd Floor Interior Area 461.98 sq ft



PREPARED: 2025/04/09

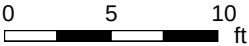
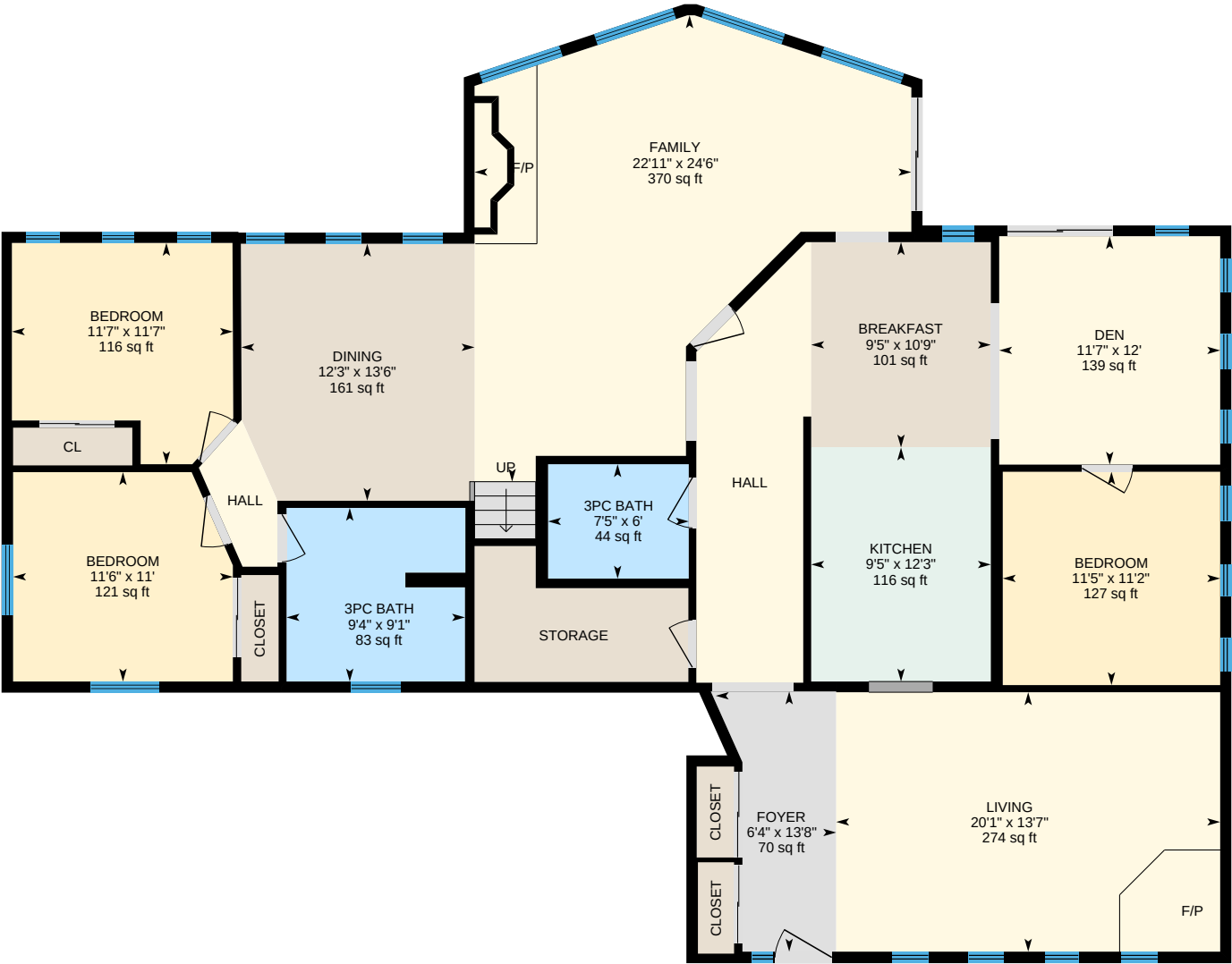


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



15111 Highway 35, Minden Hills, ON

Main Floor Interior Area 2073.17 sq ft



PREPARED: 2025/04/09



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.

# 15111 Highway 35, Minden Hills, 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

3pc Ensuite: 13'2" x 5'9" | 70 sq ft

Primary: 22'11" x 15'4" | 279 sq ft

##### MAIN FLOOR

3pc Bath: 6' x 7'5" | 44 sq ft

3pc Bath: 9'1" x 9'4" | 83 sq ft

Bedroom: 11'2" x 11'5" | 127 sq ft

Bedroom: 11'7" x 11'7" | 116 sq ft

Bedroom: 11' x 11'6" | 121 sq ft

Breakfast: 10'9" x 9'5" | 101 sq ft

Den: 12' x 11'7" | 139 sq ft

Dining: 13'6" x 12'3" | 161 sq ft

Family: 24'6" x 22'11" | 370 sq ft

Foyer: 13'8" x 6'4" | 70 sq ft

Kitchen: 12'3" x 9'5" | 116 sq ft

Living: 13'7" x 20'1" | 274 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: 461.98 sq ft

##### MAIN FLOOR

Interior Area: 2073.17 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 2535.14 sq ft





# Schedule "E"

## SEWAGE SYSTEM INSTALLATION REPORT

MI 18/99 ✓  
FILE NUMBER

### REPORT

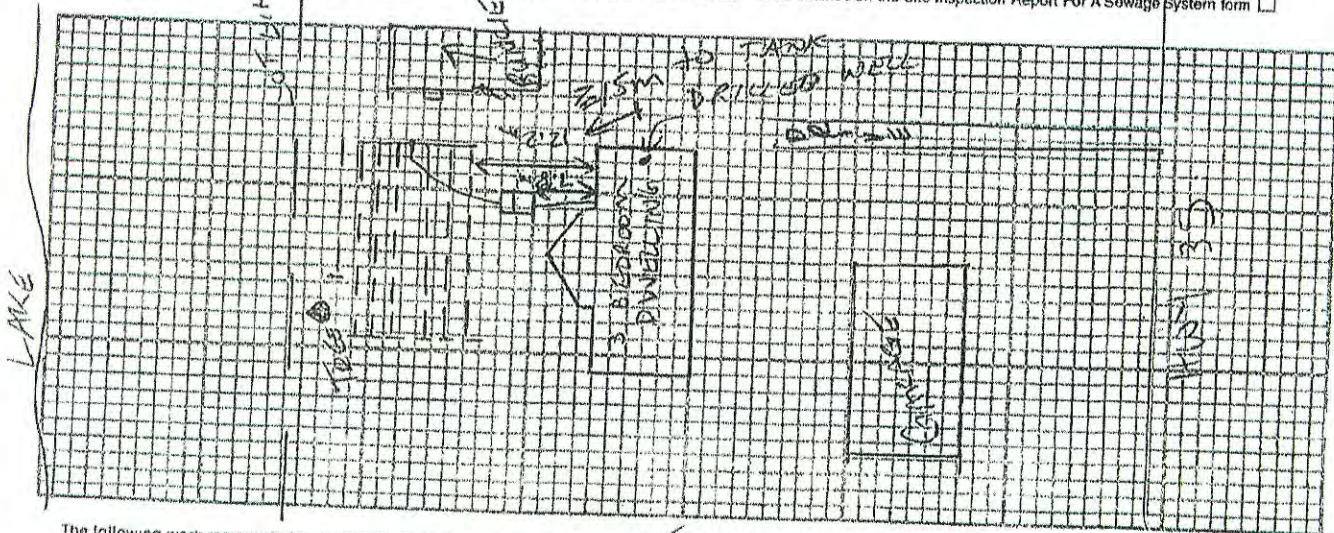
INSTALLED BY: BRENT COLTMAN TRUCKING

DATE: JULY 14, 1999

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 4500 litres constructed of steel/concrete/fibreglass, Manufacturer NACP
- Distribution Pipe: Type PVC Absorption Trench System ☒
- Filter Bed System ☐; Filter Bed Area        sq. m. Contact Area        sq. m.
- Total 80.9 Lineal Metres in 6 runs of 12.9 metres and fed by gravity ☒ Siphon ☐ or Pump ☐
- Size of System based on 4 bedrooms and/or 2 fixture units Commercial details N/A
- Area of Building: 120 m<sup>2</sup>
- Other: DUG WELL IS FILLED IN.

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined on the Site Inspection Report For A Sewage System 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       

### INSTALLATION REPORT

Under the Building Code Act and regulations and subject to the limitations thereof, a permit is hereby issued to

LARRY NORRIS

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # MI 18/99

Such system being located on Lot 15 Conc. 12 Plan        Sub. lot        Roll No.       

Township / Municipality MINDEN County HAL BURTON Emergency# 911

Inspected and Recommended by Thomas Hudak  
(Appointed Inspector - Part B)

Date Aug 16, 1999

Issued [Signature]  
(Designated Sewage Inspector - Part B)

NOTE: 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 Site Inspection Report is obtained.

I-LC-145-99



SURVEY

PART OF LOT 15, CONCESSION XII  
TOWNSHIP OF MINDEN  
COUNTY OF HALIBURTON  
SCALE 1 INCH = 100 FEET  
H. CURRY BISHOP O.L.S.  
1983

TWELVE MILE LAKE  
TRAVELLED TOWNSHIP

Schedule C  
Page 1 of 2

RECEIVED  
JAN 03 2025

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE NORTH  
EASTERLY LIMIT OF INST. N° 119766 HAVING AN  
ASSUMED BEARING OF N58°27'30" W AS SHOWN ON  
MTC PLAN P-2904-37 (INST. 39281)

LEGEND

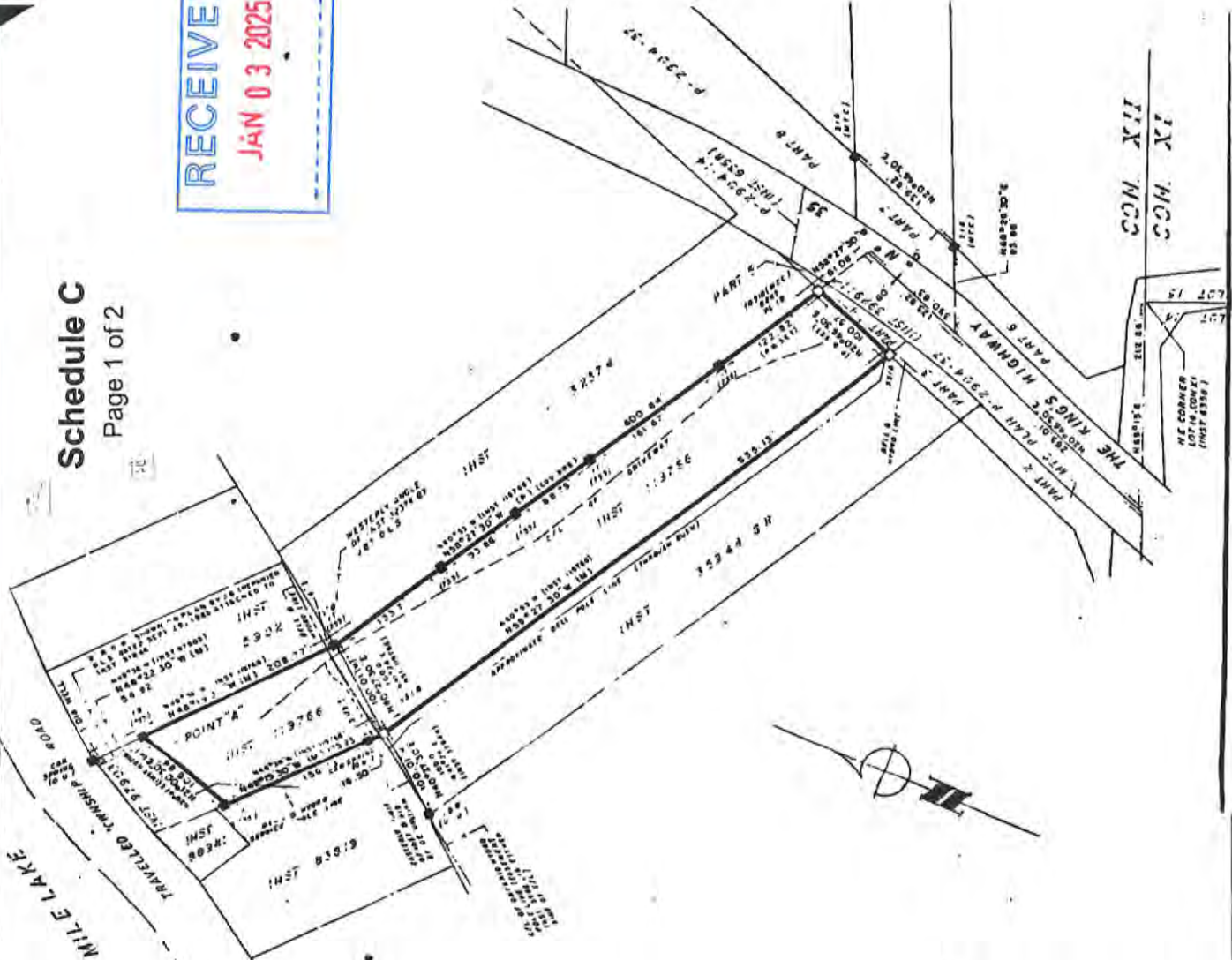
- DENOTES PLANTED
- DENOTES FOUND
- DENOTES SHORT STANDARD IRON BAR
- DENOTES STANDARD IRON BAR
- DENOTES 1" DIA. ROUND IRON BAR
- DENOTES 5/8" SQ. IRON BAR
- DENOTES 3/4" DIA. ROUND IRON TUBE
- DENOTES WITNESS
- DENOTES MEASURED
- DENOTES J.B. TREPMER O.L.S.
- DENOTES ORIGIN UNKNOWN
- DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
- DENOTES MTC PLAN P-2904-37 (INST. 39281)

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 AUGUST 17, 1983

HALIBURTON, ONT.  
AUGUST 24, 1983

H. Curry Bishop  
ONTARIO LAND SURVEYOR



LOT 15 CONCESSION XII  
TOWNSHIP OF MINDEN  
PROVISIONAL COUNTY OF HALIBURTON

497903

RECEIVED

JAN 03 2025

### Schedule C

Page 2 of 2

LAB 7

ALLOWANCE

Read

NELSON A RIDLEY  
AND  
GEORGINA RIDLEY  
INST NO 5902

FOUO (redacted) NABJG W 7550 (OCEO)

INST NO 6020

VIOLET MCKINZEY  
--INST NO 4465

VIOLET MCKINZEY  
INST NO 2465

Found 120W →

FOUND 1/2 DP.  
1804 BAR

Борис Ионов

241.24 E 611.5

213.18 E 582.6

N 30.25 E 1440.5

3 W. ANGLE OF  
LOT 15 CON. XII

CONCESSION XII  
CONCESSION XI

LEGEND:

1/8" SQUARE IRON BARS 24" LONG  
PLANTED ARE SHOWN: - - - -

REF - PLAN OF SURVEY BY OLIVER SMITH  
O.L.S DATED NOVEMBER 11, 1932

J. B. Trepanier  
ONTARIO LAND SURVEYOR  
MINDEN SEPTEMBER 22, 1965

TWELVE  
MILE  
LAKE



# 15111 Hwy 35, Minden Hills



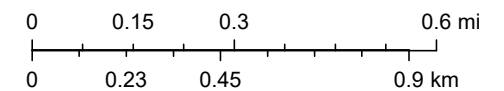
April 10, 2025

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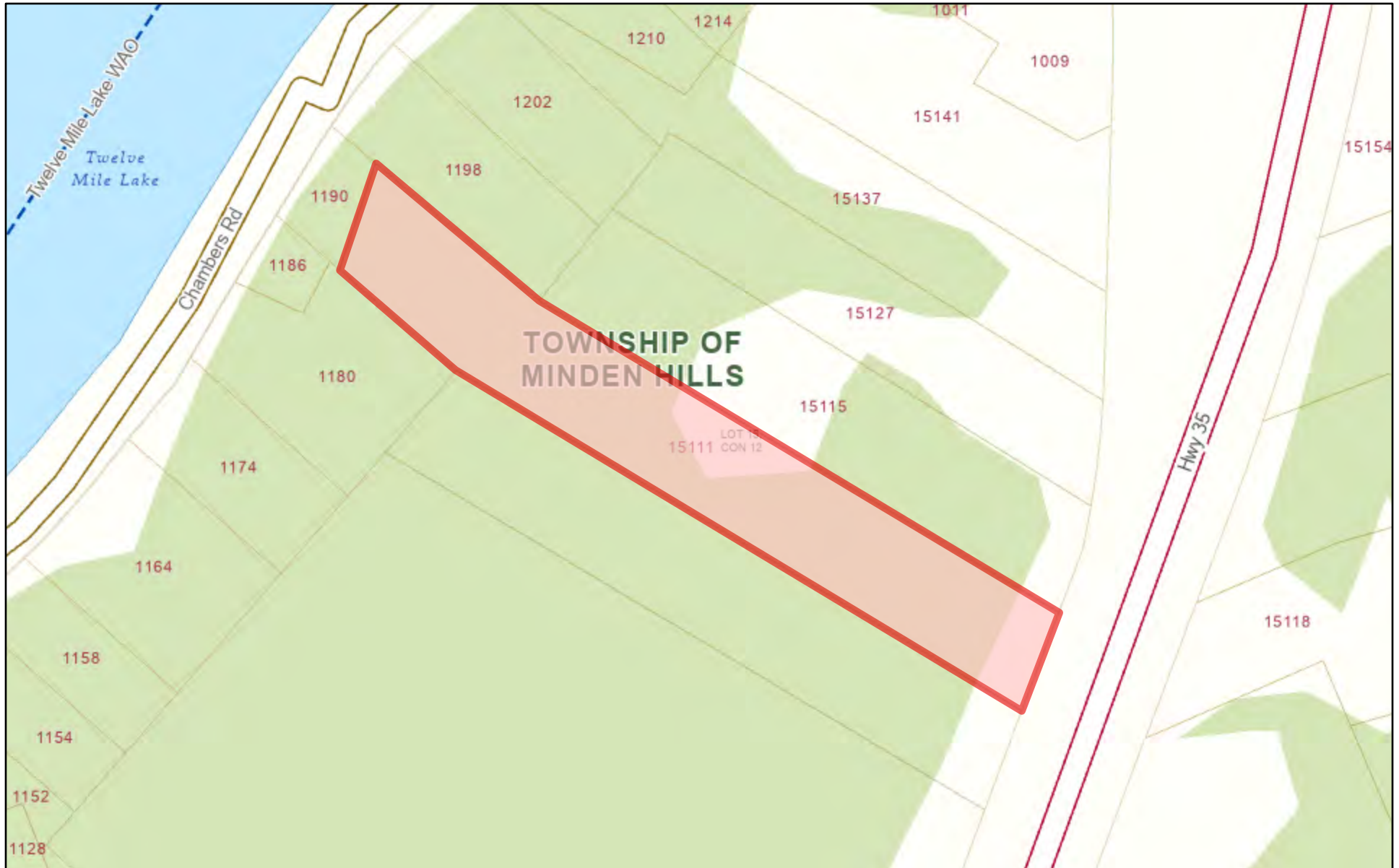
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Scale: 1:18,056



# 15111 Hwy 35, Minden Hills



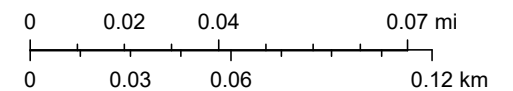
April 10, 2025

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Scale: 1:2,257







35

Maebar Rd

35

Hwy 35

Blairhampton Rd.

Omagaki Rd

Omagaki Rd

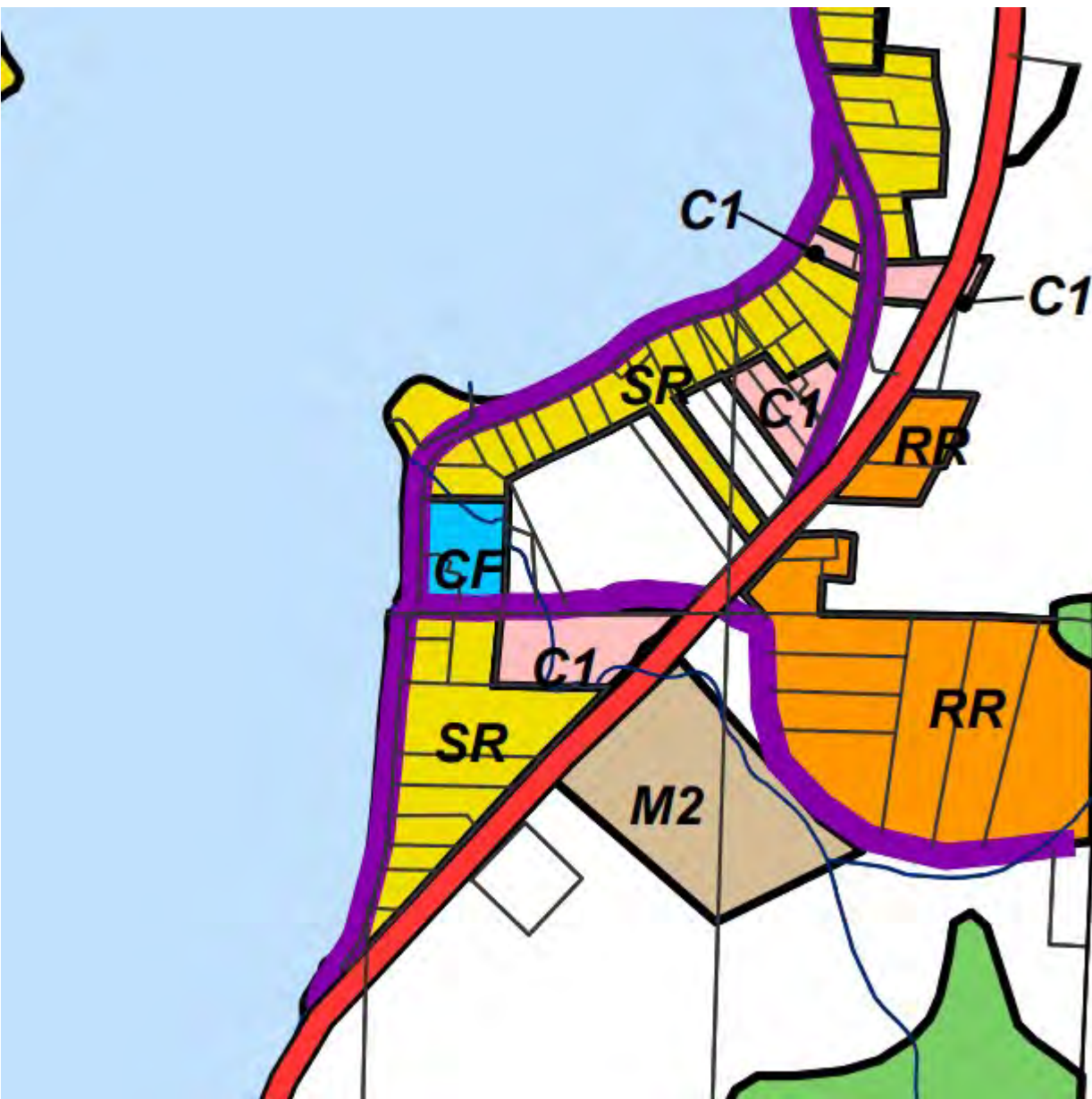
Chambers Rd

Chambers Rd

Chambers Rd









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

