

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

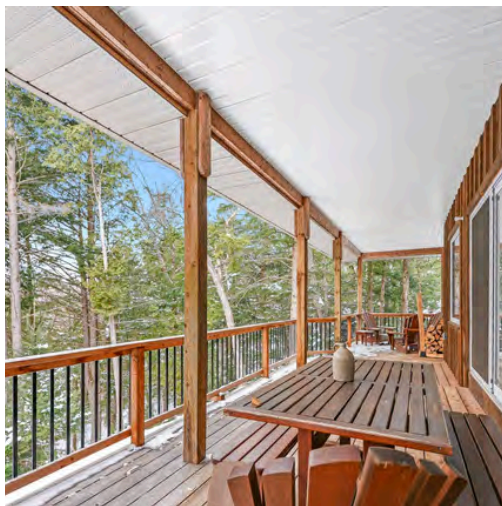


**\$999,000**

*Welcome to* 1532 Braeloch Road  
Algonquin Highlands



*Troy Austen*  
Sales Representative



**CONTACT DETAILS:**

📞 705-457-9994    ✉️ [info@troyausten.ca](mailto:info@troyausten.ca)  
📞 705-455-7653    🌐 [troyausten.ca](http://troyausten.ca)



Escape to your own private wilderness on this stunning 100-acre off-grid property, powered by solar and surrounded by Crown Land. Located just a quick drive to Carnarvon's restaurants and only 20 minutes to Minden, this secluded retreat is approximately 1.7 km in off a year-round municipal road offering unmatched privacy and natural beauty, including a double waterfall and pond on-site.

The timber frame home offers approximately 1,700 sq ft of living space, featuring 3 bedrooms and 2 bathrooms, with the primary bedroom conveniently located on the main floor. A spacious covered deck invites you to relax and take in the peaceful surroundings. The home is heated with a forced air propane furnace and a wood stove for added warmth and comfort on cool evenings. A 24 x 30 double car garage with a loft provides ample storage or potential for additional living or workspace. With a 6-foot crawl space, there's no shortage of storage options.

Whether you're looking for a full-time residence or a seasonal escape, this property is a rare opportunity to live off-grid in complete harmony with nature.

## Property Client Full

1532 Braeloch Road, Algonquin Highlands, Ontario K0M 1S0

Listing

**1532 Braeloch Rd Algonquin Highlands**

**Active / Residential Freehold / Detached**

**MLS®#: X12081755**

**List Price: \$999,000**

**New Listing**



### Haliburton/Algonquin Highlands/Stanhope

Tax Amt/Yr: **\$2,365.55/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **LT 17 CON 7 STANHOPE; ALGOINQUIN HIGHLANDS**

Style: **2 Storey** Rooms Rooms+: **9+0**  
Fractional Ownership: BR BR+: **2(2+0)**  
Assignment: Baths (F+H): **2(1+1)**  
Link: **No** SF Range: **1500-2000**  
Storeys: **2.0** SF Source:  
Lot Irreg: Lot Acres: **100+**  
Lot Front: **1,320.00** Fronting On: **W**  
Lot Depth: **3,323.00**  
Lot Size Code: **Feet**

Zoning: **RU**  
Dir/Cross St: **Hwy 35 to Braeloch**

PIN #: **391330523**

Holdover: **60**

Possession: **Flexible**

ARN #: **462100300012100**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN:  
Fam Rm: **No**  
Basement: **Yes/Partial Basement, Unfinished**  
Fireplace/Stv: **Yes**  
Fireplace Feat: **Wood Stove**  
Interior Feat: **Primary Bedroom - Main Floor, Solar Owned, Water Heater Owned**

Heat: **Forced Air, Propane**

A/C: **No/None**

Central Vac: **No**

Property Feat:

Exterior Feat: **Porch, Privacy, Year Round Living**

Roof: **Metal**

Foundation: **Insulated Concrete Form**

Soil Type:

Alternate Power: **Solar Power**

Waterfront Y/N: **No**

Water Struct:

Under Contract: **Propane Tank**

Access To Property: **Yr Rnd Municipal Rd**

View: **Forest**

Exterior: **Board/Batten, Wood**  
Drive: **Private**  
Garage: **Yes**  
Gar/Gar Spcs: **Detached Garage/2.0**  
Drive Pk Spcs: **8.00**  
Tot Pk Spcs: **10.00**  
Pool: **None**  
Room Size:  
Energy Gener: **Solar Power**  
Rural Services:  
Security Feat:

Water: **Well**  
Water Inc: **Drilled Well**  
Water Meter:  
Waterfront Feat::  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized: **Fully**

Waterfront:

Easements/Restr:

Dev Charges Paid:

Lot Shape:

Waterfront Frontage (M):

HST App To SP: **Included In**

Lot Size Source:

### Remarks/Directions

Client Rmks: **Escape to your own private wilderness on this stunning 100-acre off-grid property, powered by solar and surrounded by Crown Land. Located just a quick drive to Carnarvon's restaurants and only 20 minutes to Minden, this secluded retreat is approximately 1.7 km in off a year-round municipal road offering unmatched privacy and natural beauty, including a double waterfall and pond on-site. The timber frame home offers approximately 1,700 sq ft of living space, featuring 3 bedrooms and 2 bathrooms, with the primary bedroom conveniently located on the main floor. A spacious covered deck invites you to relax and take in the peaceful surroundings. The home is heated with a forced air propane furnace and a wood stove for added warmth and comfort on cool evenings. A 24 x 30 double car garage with a loft provides ample storage or potential for additional living or workspace. With a 6-foot crawl space, there's no shortage of storage options. Whether you're looking for a full-time residence or a seasonal escape, this property is a rare opportunity to live off-grid in complete harmony with nature.**

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

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

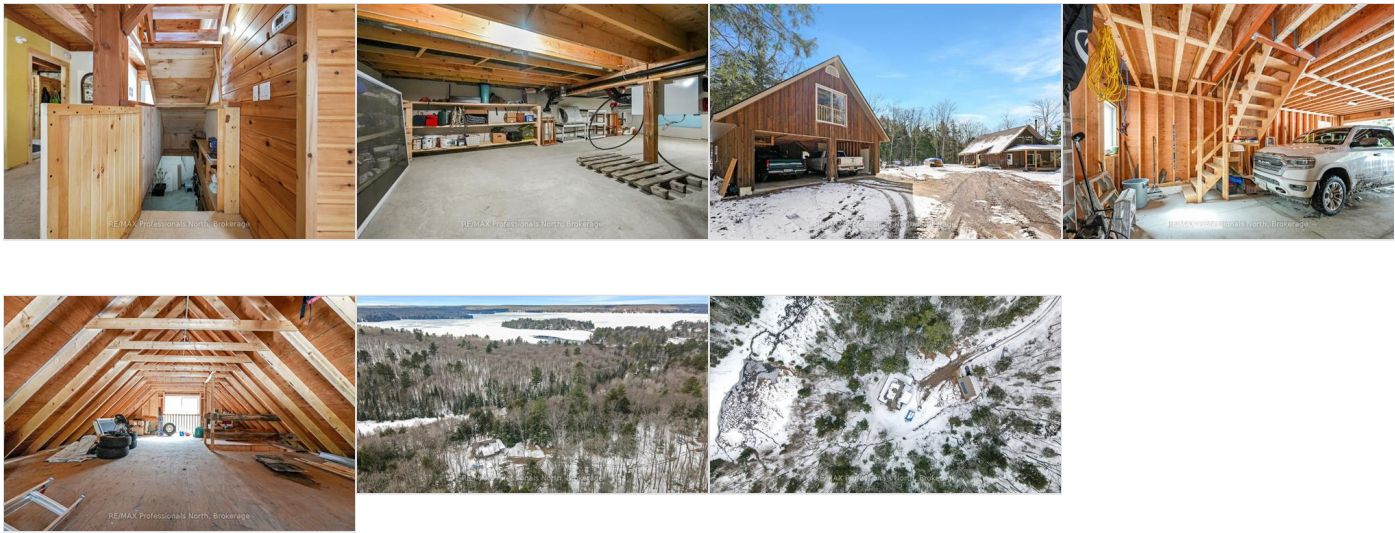
Date Prepared: **04/14/2025**

Photos

**MLS®#: X12081755**

**1532 Braeloch Road, Algonquin Highlands, Ontario K0M 1S0**





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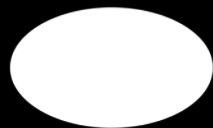
# Chattels

## Included

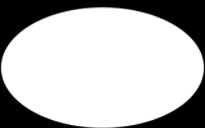
- Gas Stove
- Microwave
- Refrigerator
- Washer
- Hot water tank
- Window Coverings

## Excluded

- Personal Items



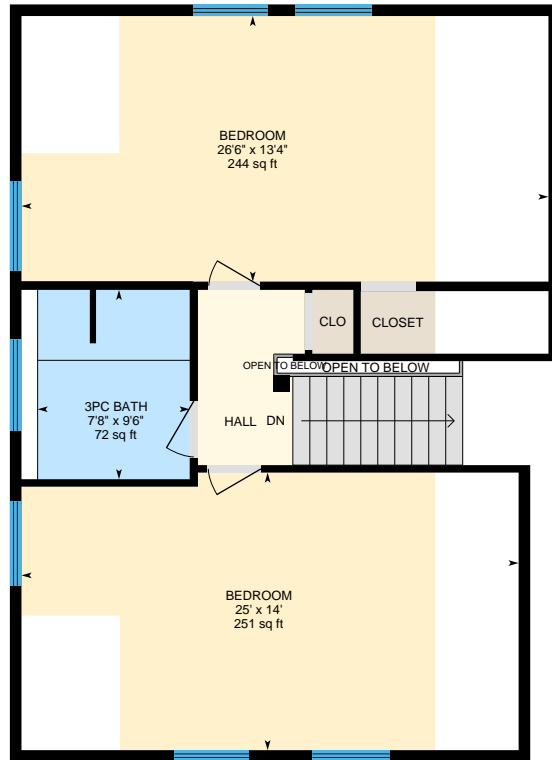
Seller



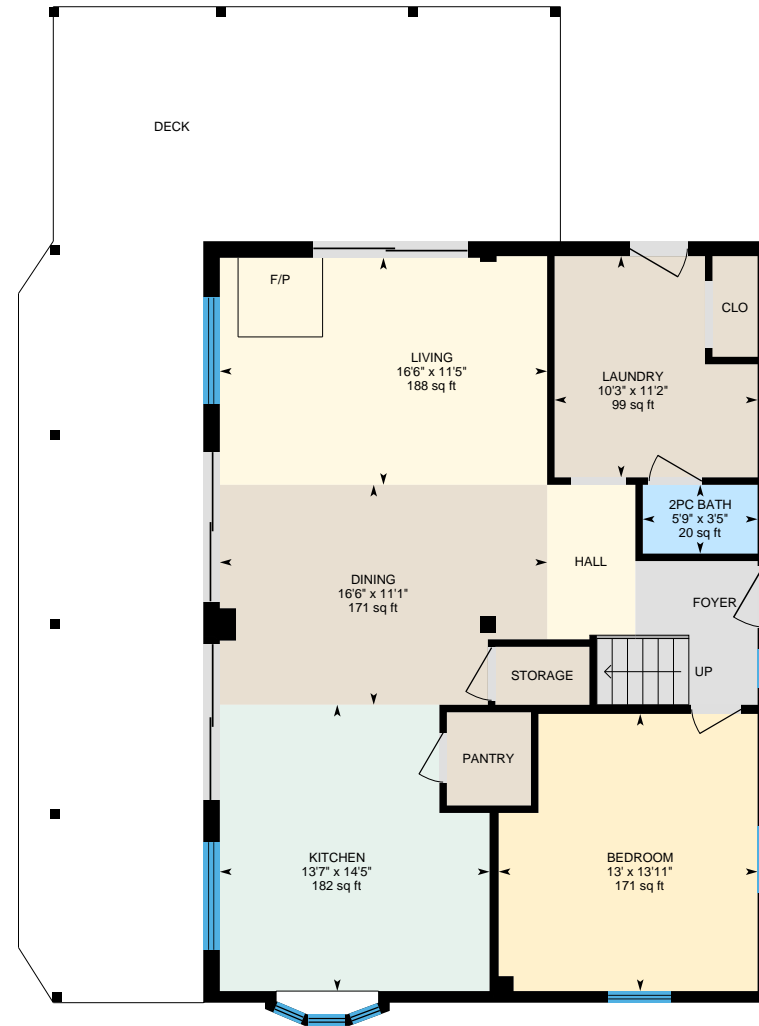
Buyer

# 1532 Braeloch road , Algonquin Highlands, ON

Main Building: Total Interior Area Above Grade 1692.44 sq ft



**2nd Floor**  
Interior Area 694.36 sq ft



**Main Floor**  
Interior Area 998.08 sq ft

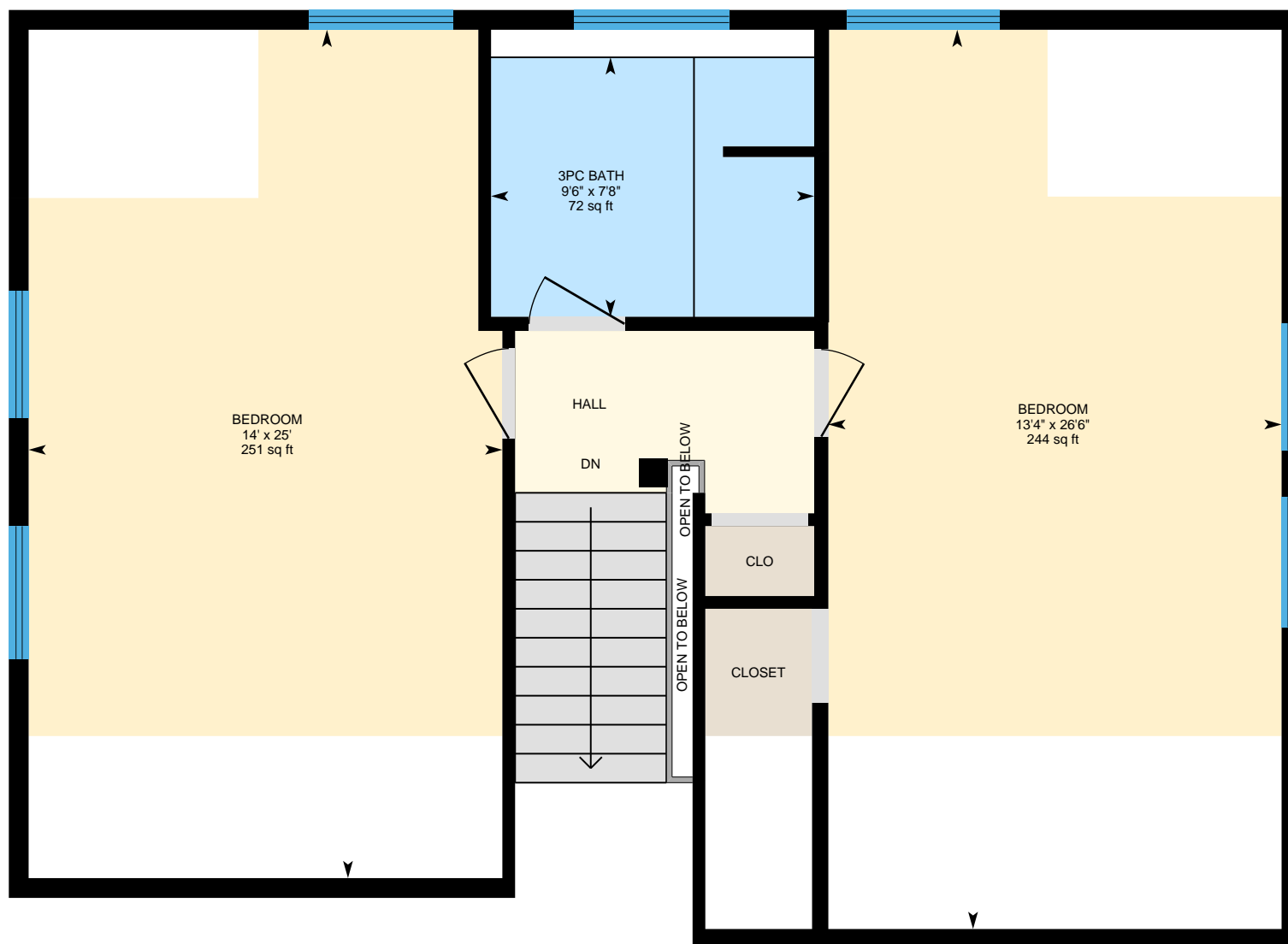
0 4 8  
ft



PREPARED: 2025/04/09

# 1532 Braeloch road , Algonquin Highlands, ON

**2nd Floor** Interior Area 694.36 sq ft  
Excluded Area 228.65 sq ft



0 3 6 ft

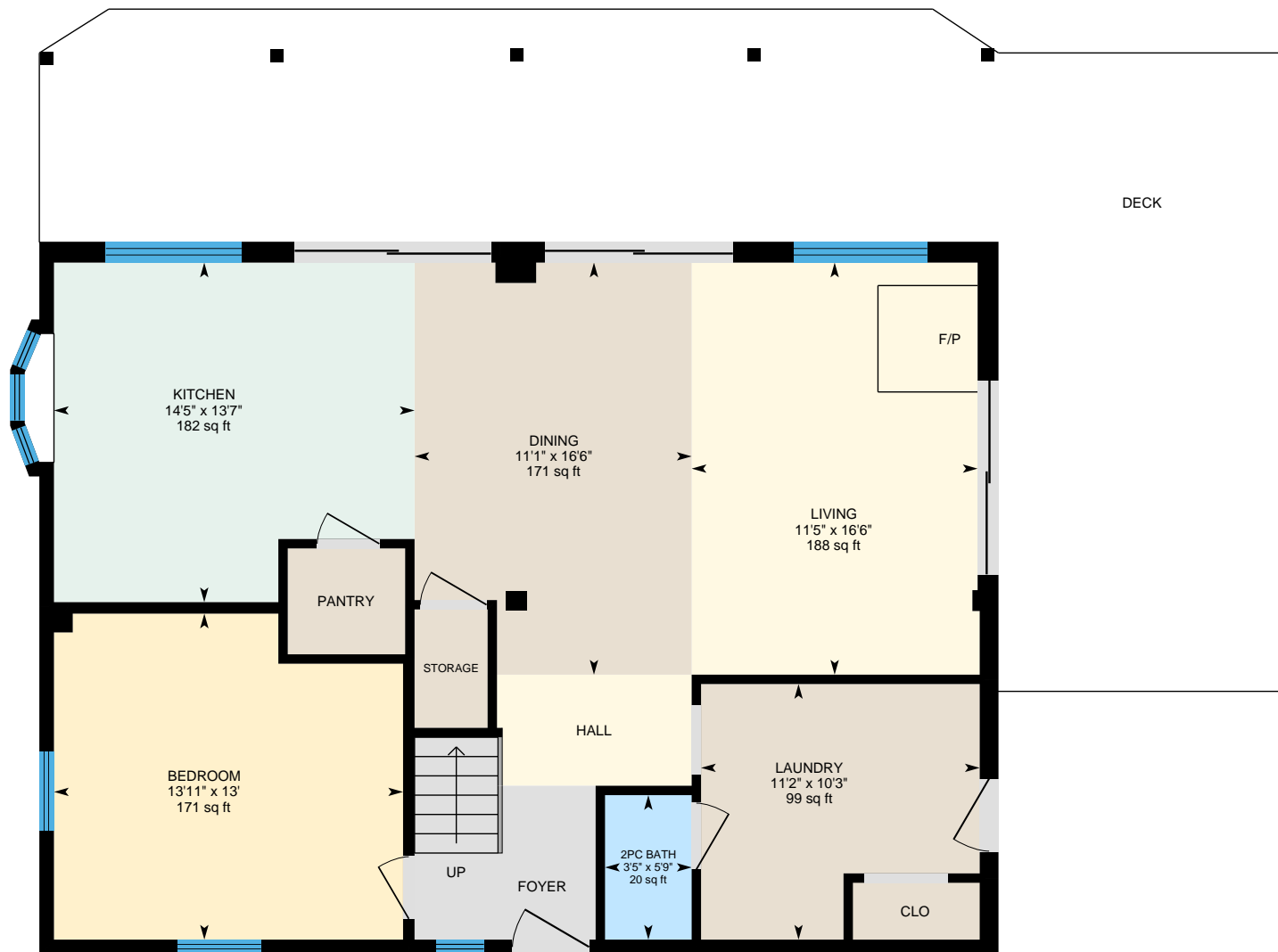
PREPARED: 2025/04/09



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.

# 1532 Braeloch road , Algonquin Highlands, ON

Main Floor Interior Area 998.08 sq ft



0 4 8 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.

# 1532 Braeloch road , Algonquin Highlands, 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 Bath: 7'8" x 9'6" | 72 sq ft

Bedroom: 26'6" x 13'4" | 244 sq ft

Bedroom: 25' x 14' | 251 sq ft

##### MAIN FLOOR

2pc Bath: 5'9" x 3'5" | 20 sq ft

Bedroom: 13' x 13'11" | 171 sq ft

Dining: 16'6" x 11'1" | 171 sq ft

Kitchen: 13'7" x 14'5" | 182 sq ft

Laundry: 10'3" x 11'2" | 99 sq ft

Living: 16'6" x 11'5" | 188 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: 694.36 sq ft

Excluded Area: 228.65 sq ft

##### MAIN FLOOR

Interior Area: 998.08 sq ft

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

Interior Area: 1692.44 sq ft

Excluded Area: 228.65 sq ft

# 1532 Braeloch road , Algonquin Highlands, 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>

Township of Algonquin Highlands  
BUILDING DEPARTMENT  
1125 North Shore Road  
Algonquin Highlands, ON K0M 1J1  
Tel: 705-469-2379 Fax: 705-469-3401  
Website: www.algonquinhighlands.ca



## Sewage System Installation Report

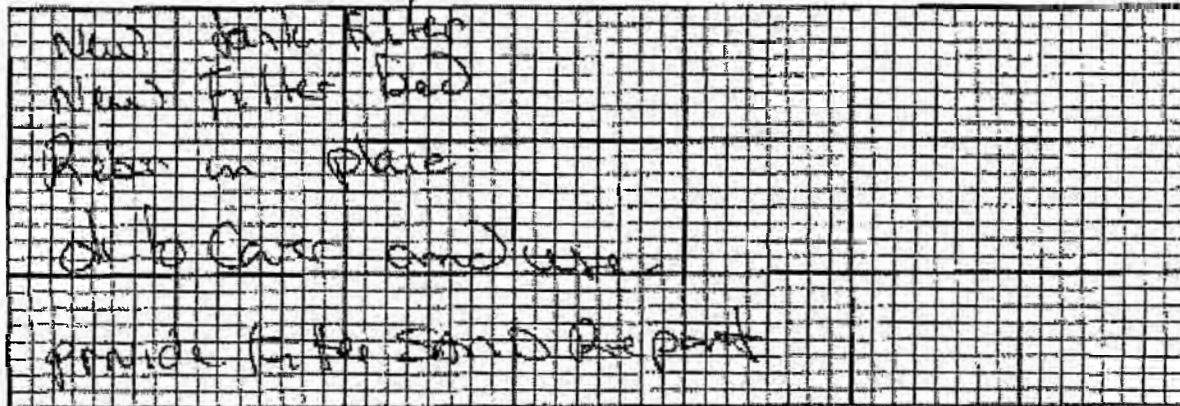
File Number: SP-16-049

Installation by: Thomas Contracting Date: OCT 21/2016

Work authorized by Site Inspection Report for Sewage System Permit has been satisfactorily completed and includes

- Septic Tank/Holding Tank of working capacity of 444 litres constructed of plastic/concrete/breglass  
Manufacturer: INFILTRATOR Model: 0
- Distribution Pipe: Type: \_\_\_\_\_ Absorption Trench System \_\_\_\_\_ Filter Bed System \_\_\_\_\_  
Filter Bed Area: \_\_\_\_\_ m<sup>2</sup> Filter Sand Contact Area \_\_\_\_\_ m<sup>2</sup>  
Total \_\_\_\_\_ Linear Metres in \_\_\_\_\_ runs of \_\_\_\_\_ metres and fed by: Gravity Siphon or Pump  
Loading Rate Area: \_\_\_\_\_ m<sup>2</sup> 15 metres constructed material provided: Yes / No (circle)  
3. Size of System based on 3 bedrooms and/or 12 fixture units. Commercial Details: \_\_\_\_\_  
Area of Building: 120 m<sup>2</sup> Total Daily Design Sewage Flow: 1600 litres
- Other \_\_\_\_\_

Diagram of installation as observed by Inspector:



Ensure the following work is completed: 1) Back fill system and sod or seed 2) Stabilize all sloped surfaces 3) Finish grading to shed run-off and divert water around leaching bed 4) If a pump is used after the tank, ensure the weeping tiles are closed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure

Comments: over cast 72  
11:20 am

INSTALLATION REPORT			
Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:			
For the use and operation of the Class _____ Sewage System installed/Altered under Site Inspection Report # _____			
Such system being located on Lot # _____	Cont. # _____	Plan # _____	Sub Lot # _____
Civic (Emergency, Fire, 911) # _____	Street: <u>Braeloch</u>		
Roll # <u>46-2-003000-12100</u>	Township/County/City: <u>ALGONQUIN</u>		
Inspected / Recommended by (Appointed Inspector - Part 4)	Date: <u>OCT 21/2016</u>		
Reviewed (Part 8 Coordinator) <u>James Rogers</u>	Date: <u>OCT 21/2016</u>		

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 Sewage System Permit is obtained.



Ministry of the Environment  
and Climate Change

Well Tag No. (Please Enter in the Space)

A104912

Well Record

Regulation 663 Ontario Water Resources Act

Page 1 of 3

Measurements recorded in: ☐ Metric ☒ Imperial

Well Owner's Information



Well Location Information

Address of Well Location (Street Number/Name): 1532 BRAELOCH

County/District/Municipality: HAMILTON

UTM Coordinates: Zone: 18 Easting: 17 Northing: 7

Wellhead Plan and Subst Number: CARNARVON

Province: Ontario

Postal Code: K0M1G2

Well ID: 181717109388499595

General Colour	Most Common Material	Other Materials	General Description	Depth (m)	From	To
BR	TOPSOIL	SAND		0	4	
GR	GRANITE			4	120	

Begin (m)	End (m)	Type of Drilling Used (Material and Type)	Volume (m³)
0	20	BENTONITE	

Method of Construction

☐ Cable Tool ☐ Rotary (Conventional) ☐ Rotary (Reverse) ☐ Sonic ☐ Air Percussion ☐ Other, specify

☐ Mud ☐ Cement ☐ Grout ☐ Lining ☐ Casing ☐ Other, specify

☐ Commercial ☐ Municipal ☐ Industrial ☐ Other, specify

☐ Not used ☐ Dewatering ☐ Monitoring ☐ Cooling & Air Conditioning

Inside Diameter (mm)	Open Hole (mm) (Casing, Plastic, Steel)	Wall Thickness (mm)	Depth (m)	From	To
110	STEEL	188	12	20	

Double Casing

☐ Double Casing (mm)

☐ Double Casing (mm)

☐ Double Casing (mm)

☐ Double Casing (mm)

☐ Double Casing (mm)

☐ Double Casing (mm)

☐ Double Casing (mm)

☐ Double Casing (mm)

☐ Double Casing (mm)

☐ Double Casing (mm)

Water found at Depth (m)	Kind of Water	Fresh	Unfresh	Depth (m)	From	To
112	Gas			0	20	10
	Gas			20	120	1
	Gas					
	Gas					
	Gas					
	Gas					
	Gas					
	Gas					
	Gas					

Business Name of Well Contractor: LACROIX ARTISANAL SERVICES

Business Address (Street Number/Name): Box 423

Postal Code: K0M1G2

Business Email Address: info@lacroix.com

Province: Ontario

City/Town/Village: HAMILTON

Well Contractor's License No: 6101116

Well Owner's Information

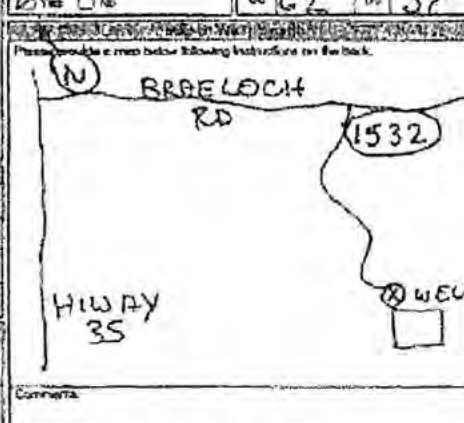
Signature of Well Owner: [Signature]

Date: DEC 22 2016

Signature of Well Contractor: [Signature]

Date: DEC 22 2016

Ministry's Copy



Comments

Well Owner's Information

Signature of Well Owner: [Signature]

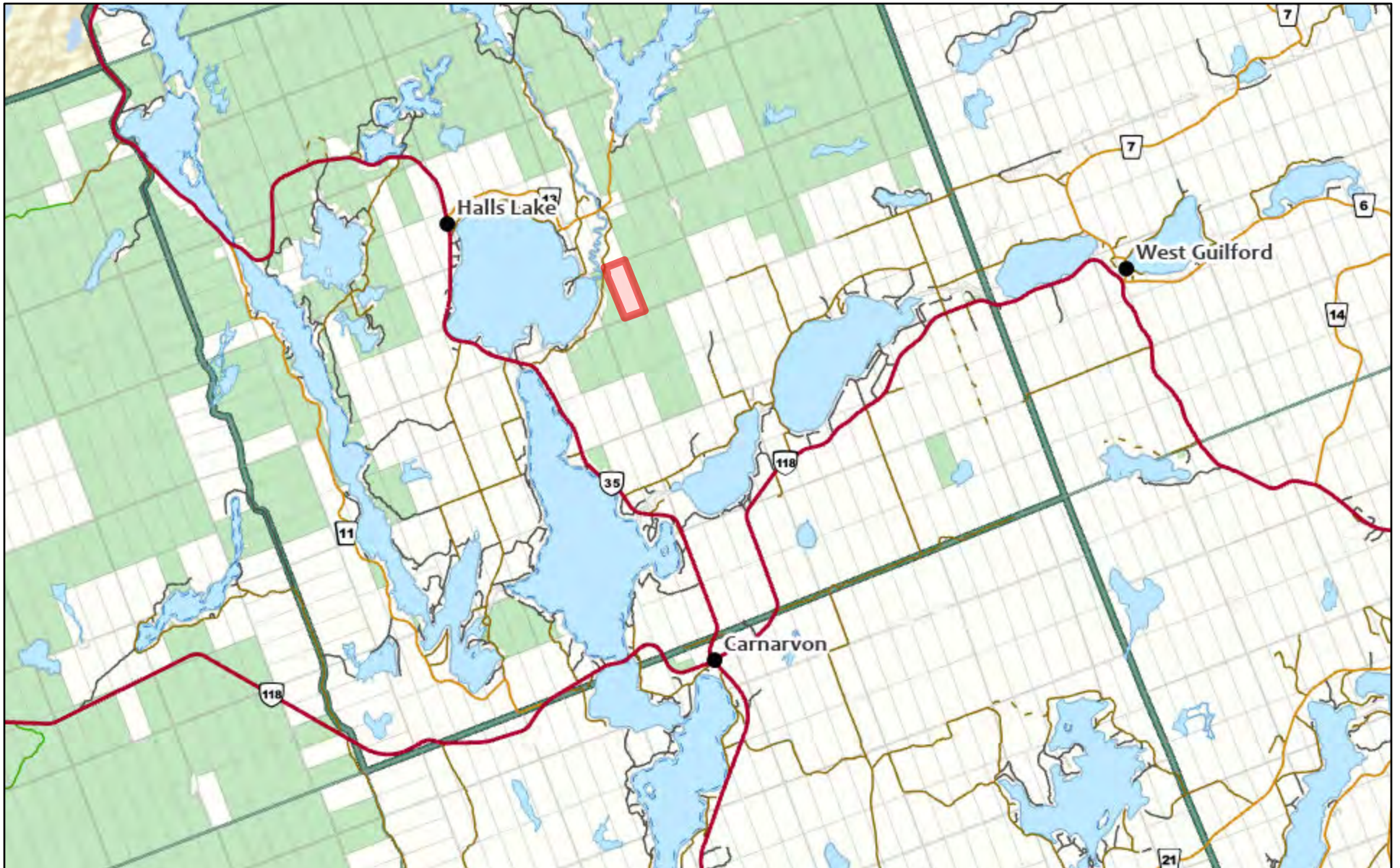
Date: DEC 22 2016

Signature of Well Contractor: [Signature]

Date: DEC 22 2016

Ministry's Copy

# 1532 Braeloch Road, Halls Lake



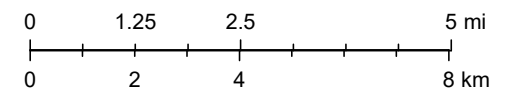
February 24, 2025

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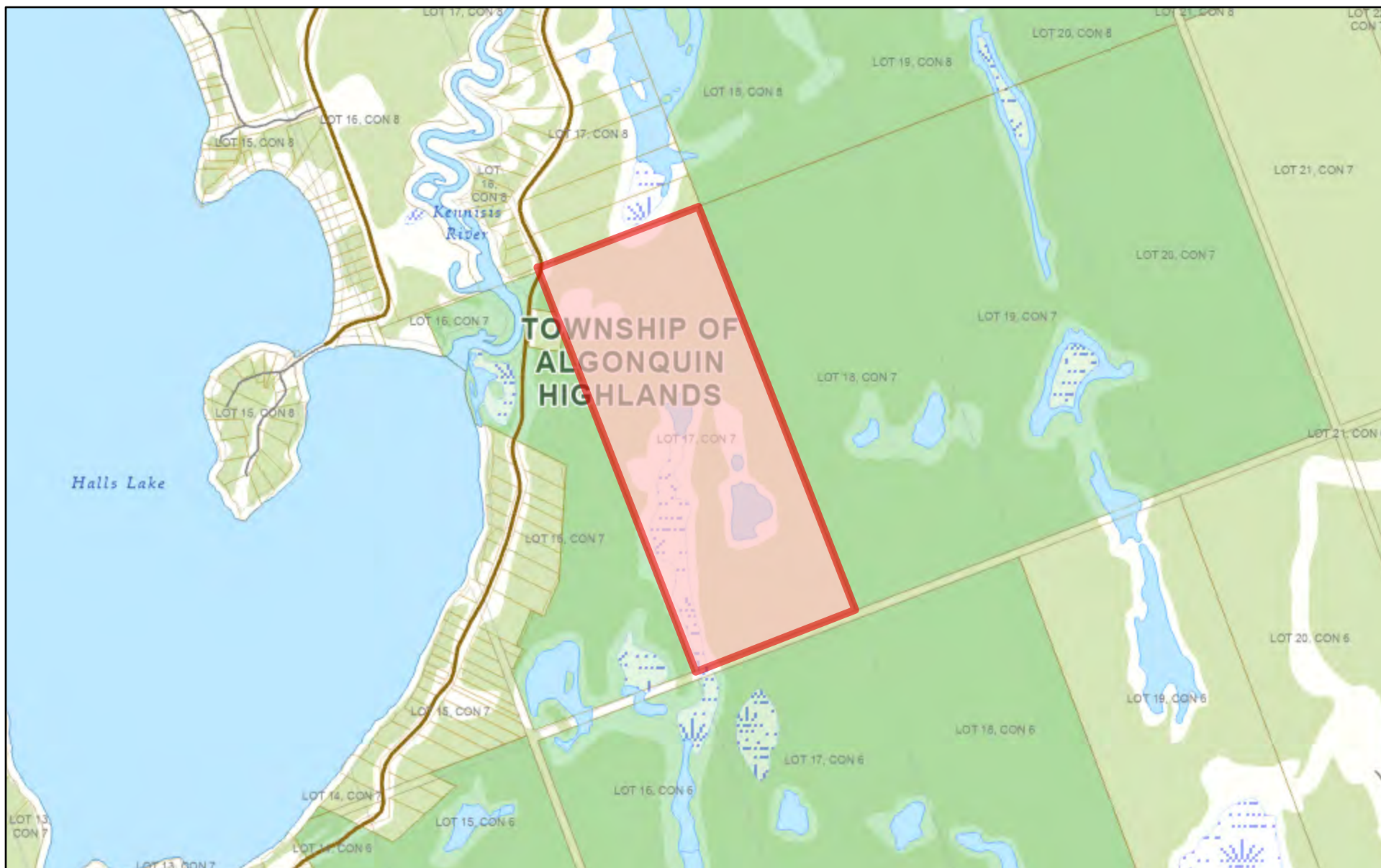
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# 1532 Braeloch Road, Halls Lake



February 24, 2025

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