

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$399,000**

*Welcome to* 171 Sunnyside Street  
Haliburton




*Troy Austen*


Sales Representative



**CONTACT DETAILS:**

 705-457-9994

 [info@troyausten.ca](mailto:info@troyausten.ca)

 705-455-7653

 [troyausten.ca](http://troyausten.ca)



Located on Salerno Lake Road, this updated bungalow offers the perfect balance of privacy, modern updates, and access to everything that makes the Haliburton Highlands so desirable. Set on approximately 5 acres, the property provides plenty of space to enjoy the outdoors while being surrounded by a peaceful natural setting.

Inside, the home features a bright and welcoming layout with renovated living spaces designed for comfortable everyday living. Recent improvements, including updated well and septic systems, add peace of mind for future ownership.

Outdoor enthusiasts will appreciate the close proximity to numerous lakes, public boat launches, and year-round recreational trails, providing endless opportunities for boating, fishing, paddling, ATVing, snowmobiling, and exploring the surrounding area.

Conveniently located just 10 minutes from both Gooderham and Kinmount, you'll have easy access to local shops, convenience stores, restaurants, and community amenities. Minden and Haliburton are both approximately 30 minutes away, offering larger grocery stores, schools, healthcare services, shopping, restaurants, local boutiques, and a variety of year-round events and activities.

Whether you're looking for a full-time residence or a country getaway, this property offers the opportunity to enjoy privacy, nature, and modern comforts in the heart of cottage country.

Property Client Full

1534 Salerno Lake Road, Highlands East, Ontario K0M 1X0

Listing

**1534 Salerno Lake Rd Highlands East**

**Active / Residential Freehold / Detached**

MLS®#: **X13461928**

List Price: **\$399,000**

New Listing



**Haliburton/Highlands East/Glamorgan**

Tax Amt/Yr: **\$1,516.69/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 1 CON 3 GLAMORGAN AS IN H155736; HIGHLANDS EAST SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 19R10662 AS IN HA79844**

Style: **Bungalow** Rooms Rooms+: **5+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source: **LBO Provided**  
 Lot Irreg: Lot Acres:  
 Lot Front: **164.58** Fronting On: **N**  
 Lot Depth: **1,351.43** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **SR2**  
 Dir/Cross St: **County Road 503 to Irondale Road to Salerno Lake Road and follow to #1534**

PIN #: **392700102**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **460190100020200**  
 Possession Date:

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

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **No**  
 Basement: **Yes/Crawl Space**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Propane**  
 Interior Feat: **Primary Bedroom - Main Floor**  
 Parking Feat: **Private**  
 Heat: **Baseboard**  
 Heat Source: **Electric, Propane**  
 A/C: **/None**  
 Central Vac: **No**  
 Laundry Lev: **Main**  
 Property Feat: **Lake/Pond, Sloping, Wooded/Treed**  
 Exterior Feat: **Deck, Privacy, Year Round Living**  
 Roof: **Metal**  
 Foundation: **Piers**  
 Topography: **Hillside, Sloping, Wooded/Treed**

Exterior: **Vinyl Siding**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **4.00**  
 Tot Pk Spcs: **4.00**  
 Pool: **None**  
 Room Size:  
 Rural Services: **Cell Services, Electrical, Internet Other**  
 Security Feat:

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

Soil Type:  
 Alternate Power: **Generator - wired**  
 Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract:  
 View: **Trees/Woods**

Waterfront:  
 Easements/Restr: **Easement**  
 Dev Charges Paid:  
 Lot Shape: **Rectangular**

Island YN:  
 HST App To SP: **Included In**  
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Located on Salerno Lake Road, this updated bungalow offers the perfect balance of privacy, modern updates, and access to everything that makes the Haliburton Highlands so desirable. Set on approximately 5 acres, the property provides plenty of space to enjoy the outdoors while being surrounded by a peaceful natural setting. Inside, the home features a bright and welcoming layout with renovated living spaces designed for comfortable everyday living. Recent improvements, including updated well and septic systems, add peace of mind for future ownership. Outdoor enthusiasts will appreciate the close proximity to numerous lakes, public boat launches, and year-round recreational trails, providing endless opportunities for boating, fishing, paddling, ATVing, snowmobiling, and exploring the surrounding area. Conveniently located just 10 minutes from both Gooderham and Kinmount, you'll have easy access to local shops, convenience stores, restaurants, and community amenities. Minden and Haliburton are both approximately 30 minutes away, offering larger grocery stores, schools, healthcare services, shopping, restaurants, local boutiques, and a variety of year-round events and activities. Whether you're looking for a full-time residence or a country getaway, this property offers the opportunity to enjoy privacy, nature, and modern comforts in the heart of cottage country.**

Inclusions: **Fridge, Stove, Microwave, Washer, Dryer, Window Coverings**

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

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

Date Prepared: **06/18/2026**

Rooms

**MLS® #: X13461928**

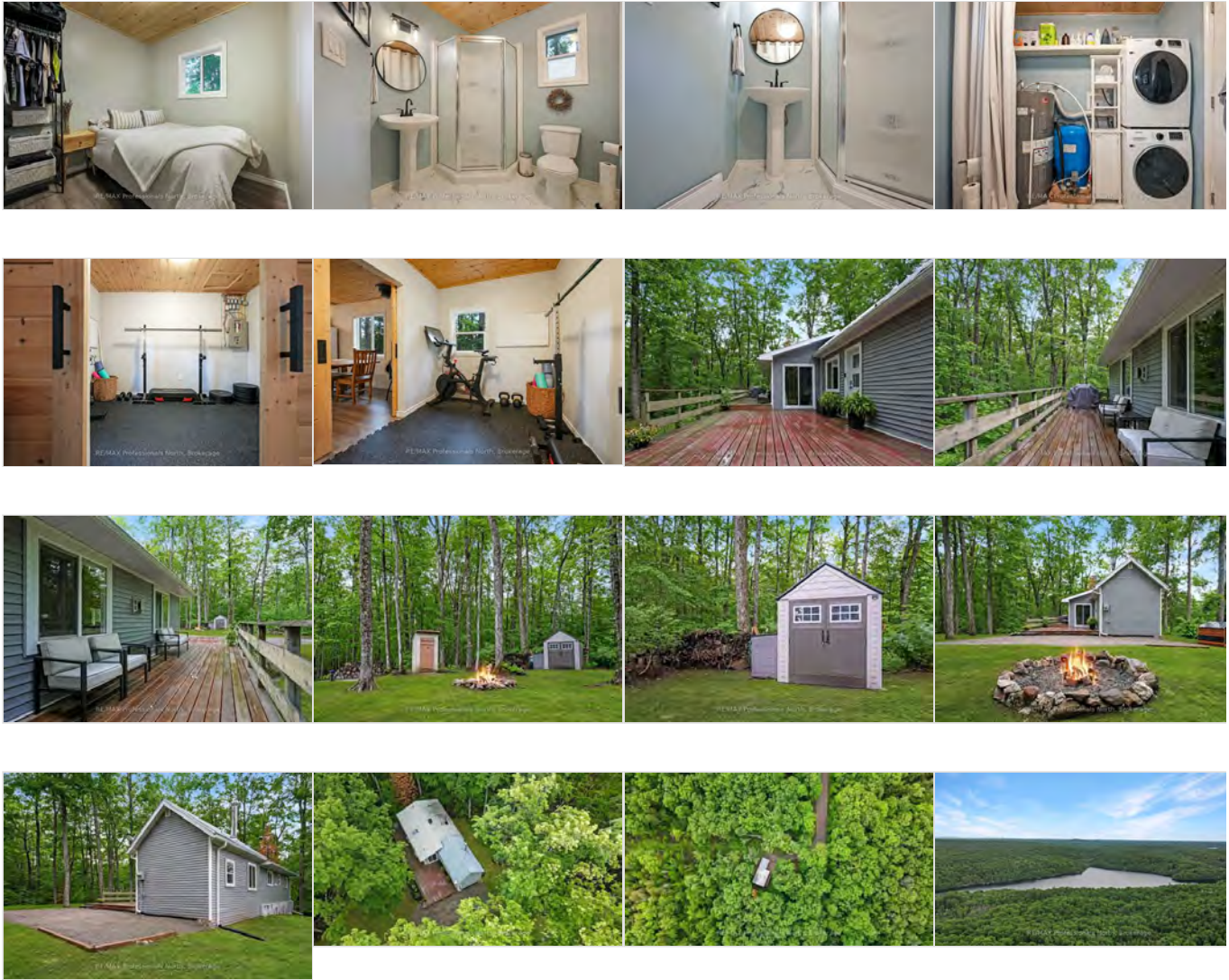
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.52 M X 3.62 M	21.39 Ft x 11.87 Ft		Fireplace, Picture Window Combined w/Dining, Eat-In Kitchen
Kitchen	Main	3.87 M X 2.3 M	12.69 Ft x 7.54 Ft		
Bedroom	Main	3.01 M X 2.3 M	9.87 Ft x 7.54 Ft		
Bedroom	Main	2.83 M X 2.3 M	9.28 Ft x 7.54 Ft		
Bedroom	Main	3.47 M X 2.28 M	11.38 Ft x 7.48 Ft		
Bathroom	Ground			3	

Photos

**MLS® #: X13461928**

**[1534 Salerno Lake Road](#), Highlands East, Ontario K0M 1X0**





PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026

# Chattels

## Included

- Fridge
- Stove
- Microwave
- Washer
- Dryer
- Window Coverings

## Excluded

- Curtains in the Primary Bedroom,
- Grey Deck Box
- Generator Shed



Seller

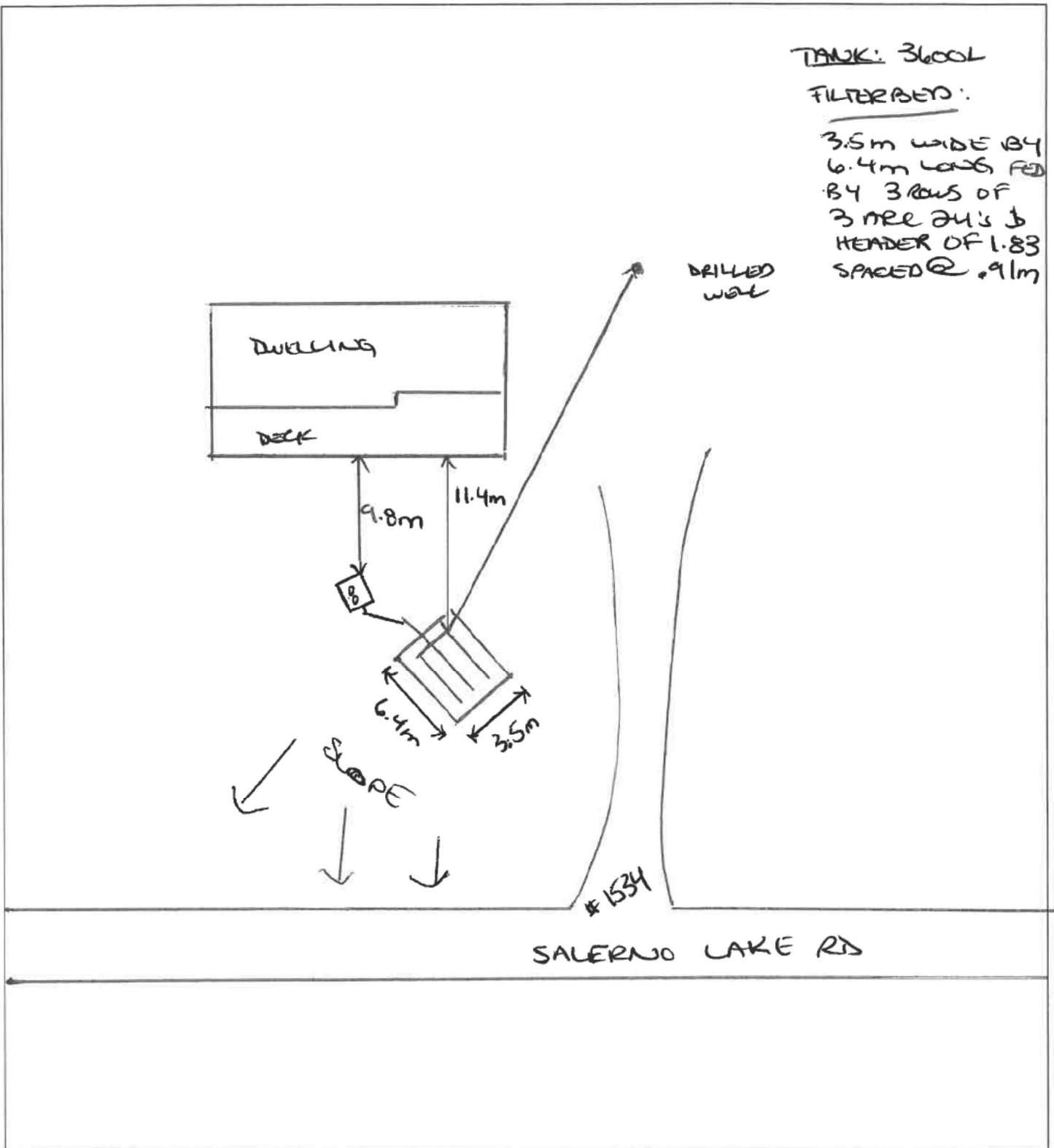


Buyer

## **Additional Information**

- Rental equipment: Propane Tank
  - owned by Kelly's propane
  - approx. \$200/tank to fill
- Last pumped: September 2025
- Hydro costs approx. \$40/month in the warmer months and \$165/month in the colder months using the electric baseboards as a primary heat source.





TANK: 3600L  
FILTERBED:  
3.5m WIDE BY  
6.4m LONG FED  
BY 3 ROWS OF  
3 PIPE 24's &  
HEADER OF 1.83  
SPACED @ .91m

*A. Quinn*

OCTOBER 12, 2021

Approved by:

Date:

A318935

Measurements recorded in:  Metric  Imperial

Well Owner's Information

First Name: [Redacted] Last Name/Organization: [Redacted] E-mail Address: [Redacted] Well Constructed Well Owner: [Redacted]

Well Location

Address of Well Location (Street Number/Name): 1534 Salerno Lake Rd  
 Township: Minden Hills Lot: 1 Concession: 3  
 County/District/Municipality: Haliburton City/Town/Village: Irondale Province: Ontario Postal Code: K0H1X0  
 UTM Coordinates: Zone: NAD 83 Easting: 1769801 Northing: 24970084 Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From To
brown	soil	stones	packed	0 2
white	granite		soft	2 20
grey	granite		hard	20 300

**Annular Space**

Depth Set at (m/ft) From To: 0 20  
 Type of Sealant Used (Material and Type): Bentonite hole plug  
 Volume Placed (m<sup>3</sup>/ft<sup>3</sup>): 5

**Method of Construction**

Cable Tool  Diamond  
 Rotary (Conventional)  Jetting  
 Rotary (Reverse)  Driving  
 Boring  Digging  
 Air percussion  
 Other, specify

**Well Use**

Public  Commercial  Not used  
 Domestic  Municipal  Dewatering  
 Livestock  Test Hole  Monitoring  
 Irrigation  Cooling & Air Conditioning  
 Industrial  Other, specify

**Construction Record - Casing**

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To
6 1/4	steel	3/16	12 20
6 1/8	openhole		20 300

**Status of Well**

Water Supply  
 Replacement Well  
 Test Hole  
 Recharge Well  
 Dewatering Well  
 Observation and/or Monitoring Hole  
 Alteration (Construction)  
 Abandoned, Insufficient Supply  
 Abandoned, Poor Water Quality  
 Abandoned, other, specify  
 Other, specify

**Construction Record - Screen**

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To

**Water Details**

Water found at Depth: 280 (m/ft) Kind of Water:  Fresh  Untested  Gas  Other, specify

Water found at Depth: 0 (m/ft) Kind of Water:  Fresh  Untested  Gas  Other, specify

Water found at Depth: 20 (m/ft) Kind of Water:  Fresh  Untested  Gas  Other, specify

**Hole Diameter**

Depth (m/ft) From To	Diameter (cm/in)
0 20	9
20 300	6 1/8

**Well Contractor and Well Technician Information**

Business Name of Well Contractor: Debler Well Drilling Well Contractor's Licence No.: 7502  
 Business Address (Street Number/Name): 2369 Gelert Rd Municipality: Minden  
 Province: ON Postal Code: K0H2K0 Business E-mail Address: svick2033@cdk.com  
 Bus. Telephone No. (inc. area code): 705 457 1426 Name of Well Technician (Last Name, First Name): VICK Sean  
 Well Technician's Licence No.: 31039 Signature of Technician and/or Contractor: [Signature] Date Submitted: 2021/10/22

**Results of Well Yield Testing**

Alter test of well yield, water was:  
 Clear and sand free  
 Other, specify

If pumping discontinued, give reason: n/a

Pump intake set at (m/ft): 190

Pumping rate (l/min/GPM): 4

Duration of pumping: 1 hr + 0 min

Final water level end of pumping (m/ft): 186.6

If flowing give rate (l/min/GPM): n/a

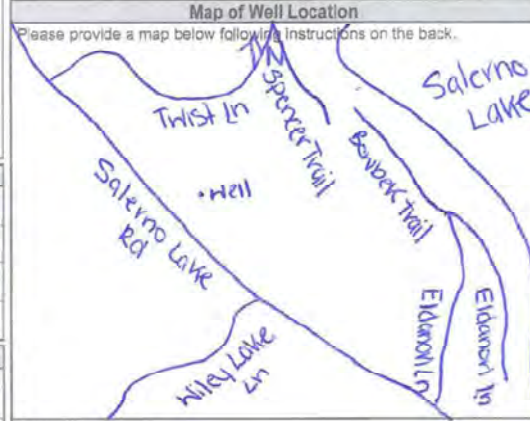
Recommended pump depth (m/ft): 290

Recommended pump rate (l/min/GPM): 5

Well production (l/min/GPM): 3.5

Disinfected?  Yes  No

Time (min)	Draw Down		Recovery	
	Water Level (m/ft)	Time (min)	Water Level (m/ft)	Time (min)
Static Level	28.7		186.6	
1	32.5	1	177.7	
2	36.2	2	172.7	
3	40.95	3	169.8	
4	45.7	4	167.9	
5	59.1	5	165.5	
10	72.5	10	154.1	
15	94.5	15	143.2	
20	116.5	20	131.7	
25	127.05	25	122.8	
30	137.6	30	112.2	
40	159.5	40	98.0	
50	180.4	50	83.5	
60	186.6	60	65.2	



Comments:

Well owner's information package delivered:  Yes  No

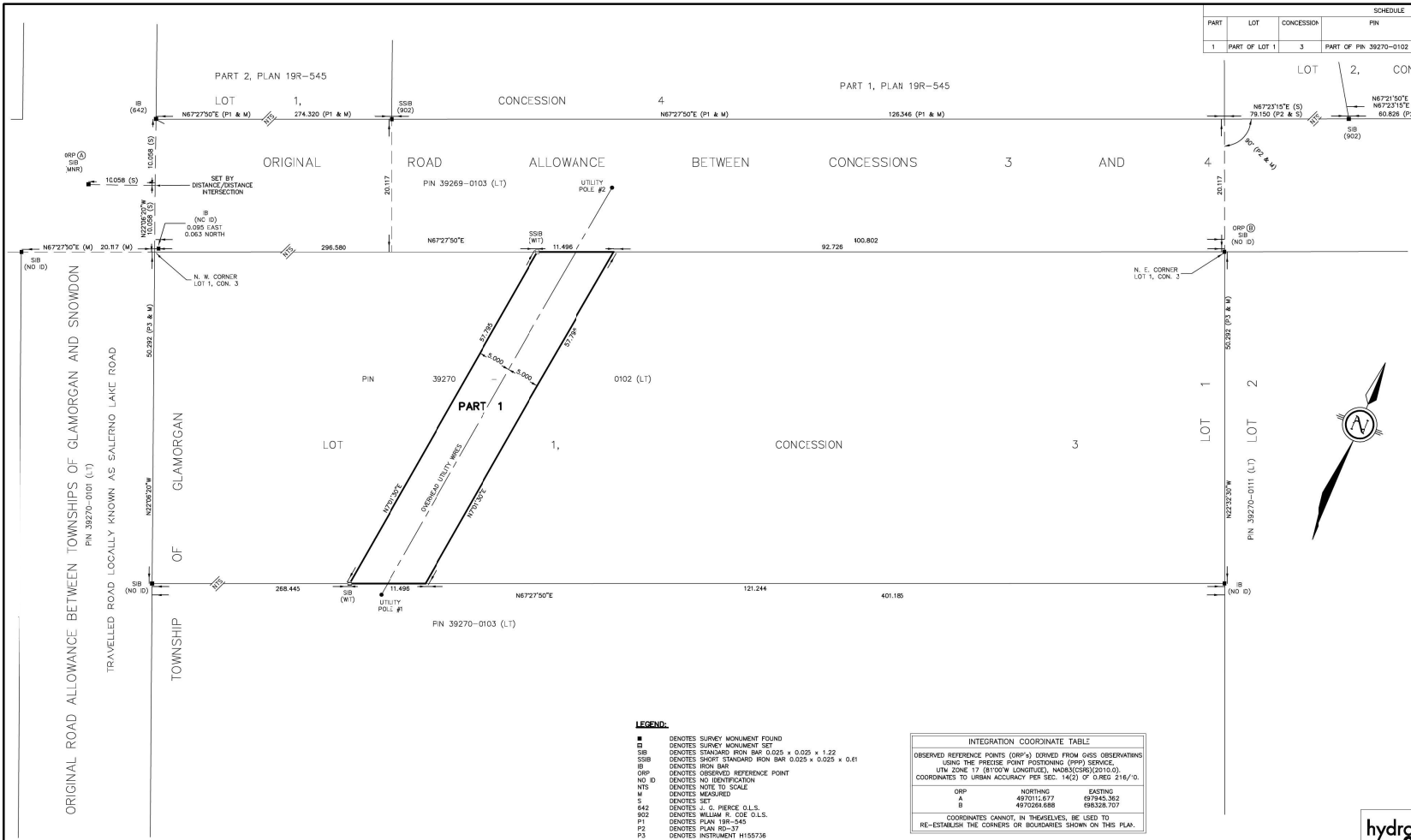
Date Package Delivered: 2021/10/22

Date Work Completed: 2021/10/14

**Ministry Use Only**

Audit No.: 2375205

Received:



SCHEDULE					
PART	LOT	CONCESSION	PIN	NAME OF MOST RECENT TRANSFEREE	AREA
1	PART OF LOT 1	3	PART OF PIN 39270-0102 (L1)	SMITH, EMILY JUNE	0.058 Ha.

**PLAN 19R-10662**  
 Received and deposited  
 June 15<sup>th</sup>, 2022  
 Yvonne Willan  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Haliburton (No.19)

**PLAN OF SURVEY OF  
 PART OF  
 LOT 1, CONCESSION 3  
 GEOGRAPHIC TOWNSHIP OF GLAMORGAN  
 MUNICIPALITY OF HIGHLANDS EAST  
 COUNTY OF HALIBURTON**

TULLOCH GEOMATICS INC.  
 2022  
  
 SCALE 1 : 300  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 814mm IN WIDTH BY 457mm  
 IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300.

**BEARING NOTE.**  
 BEARINGS ARE UTM GRID AND ARE DERIVED FROM GCS OBSERVATIONS AND THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 (8100°WEST LONGITUDE), NAD83(CSRS)(2010.0).

**METRIC.**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000240.

**CONVERGENCE NOTE.**  
 A CONVERGENCE (ROTATION) FACTOR OF 1°46'10" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTROMETRIC BEARINGS OF UNDERLYING PLAN 19R-045 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - (2) THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2022.

MAY 19, 2022  
 DATE:   
 JASON KELSALL  
 ONTARIO LAND SURVEYOR  
 THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER 2187041.

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SSB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
  - SB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
  - IB DENOTES IRON BAR
  - ORP DENOTES OBSERVED REFERENCE POINT
  - NO ID DENOTES NO IDENTIFICATION
  - NTS DENOTES NOTE TO SCALE
  - M DENOTES MEASURED
  - S DENOTES SET
  - 642 DENOTES M. O. PIERCE D.L.S.
  - 902 DENOTES WILLIAM R. COE O.L.S.
  - P1 DENOTES PLAN 19R-045
  - P2 DENOTES PLAN RD-37
  - P3 DENOTES INSTRUMENT H155736

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 (8100°W LONGITUDE), NAD83(CSRS)(2010.0).		
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O REG. 216/0.		
ORP	NORTHING	EASTING
A	497011.977	697943.362
B	497026.686	698328.707
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

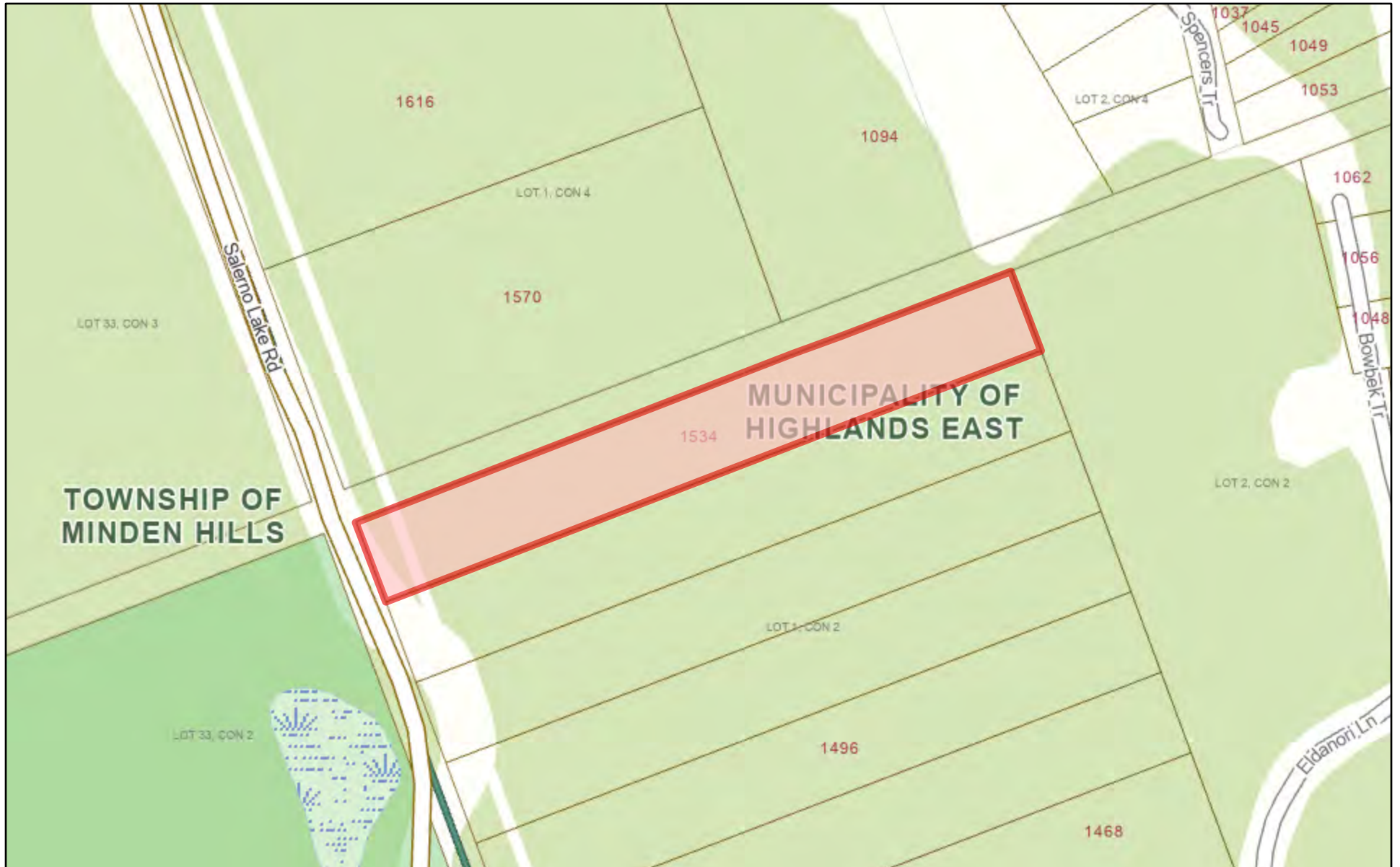
UTILITY POLE LOCATION TABLE		
POINT ID	NORTHING	EASTING
POLE #1	4970183.648	698230.442
POLE #2	4970234.080	698239.119
PROPOSED POLE #3	4970217.190	698237.040



Jason Kelsall  
 Drawing 19998 D15 10162 9006



# 1534 Salerno Lake Road, Irondale

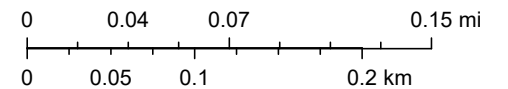


January 19, 2026

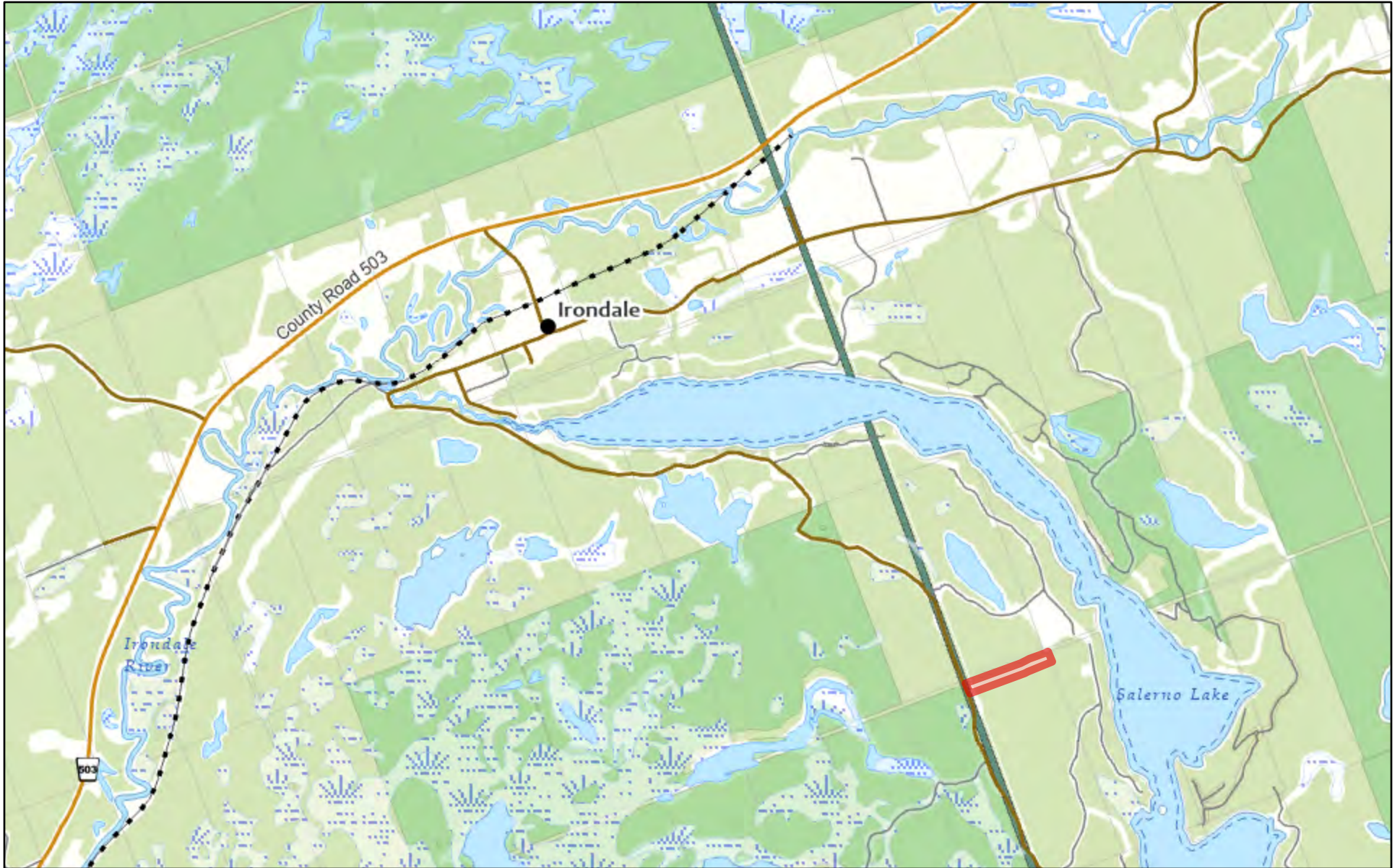
Copyright by the County of Haliburton, Minden, Ontario, 2025.  
This publication may not be reproduced in any form, in part or in whole, without written permission.  
Published by the County of Haliburton, 2025.



Scale: 1:4,514



# 1534 Salerno Lake Road, Irondale



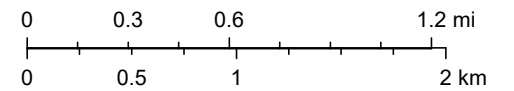
January 19, 2026

Copyright by the County of Haliburton, Minden, Ontario, 2025.  
This publication may not be reproduced in any form, in part or in whole, without written permission.

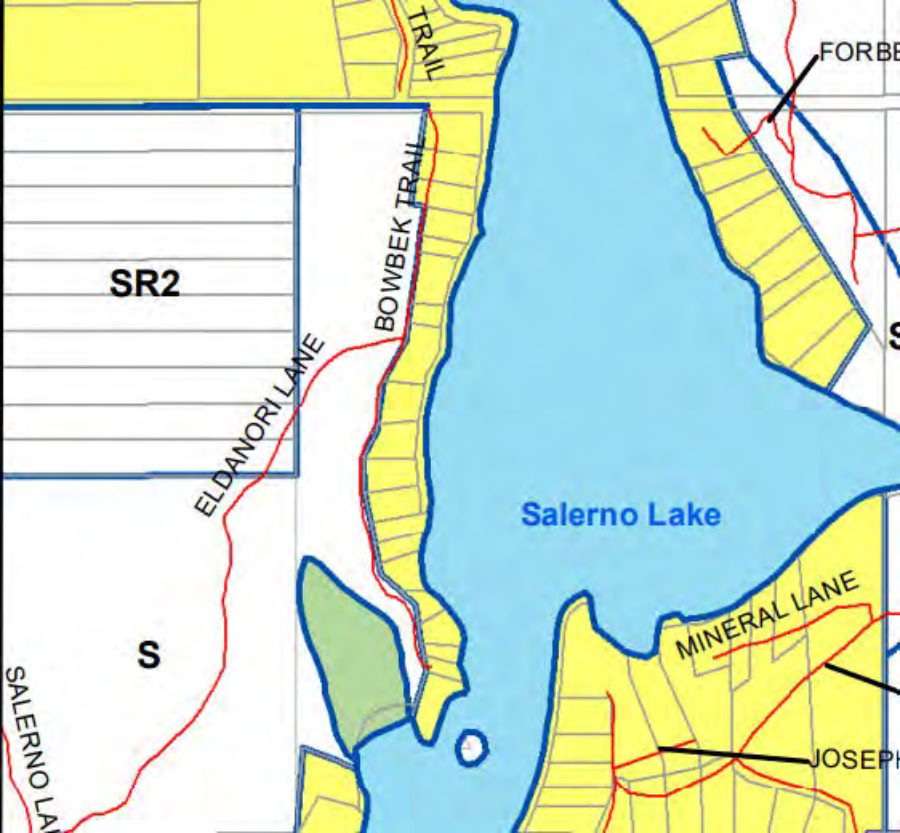
Published by the County of Haliburton, 2025.



Scale: 1:36,112







TRAIL

FORBE

SR2

BOWBEK TRAIL

ELDANORI LANE

Salerno Lake

S

SALERNO LANE

MINERAL LANE

JOSEPH