

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

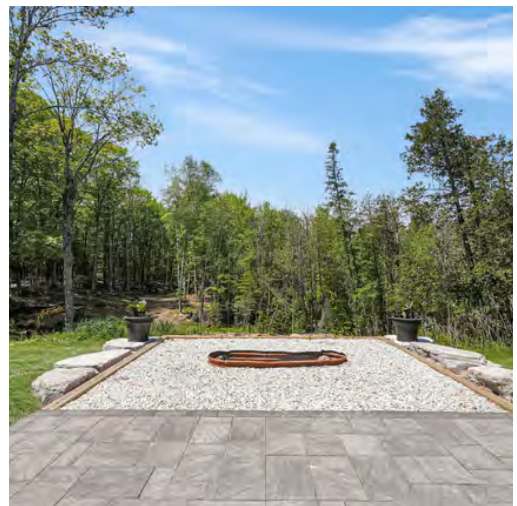
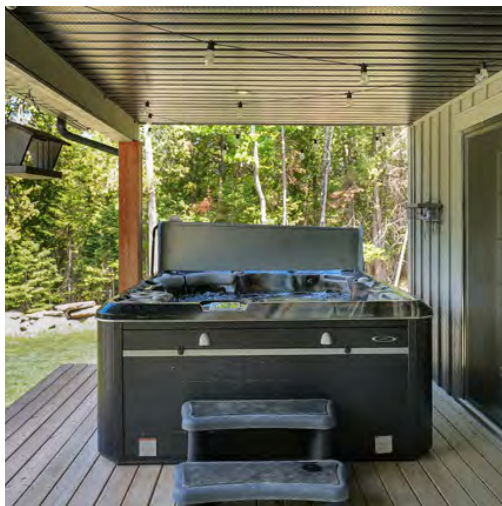


\$999,999

Welcome to 1677 Hospitality Road
Minden Hills



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to 1677 Hospitality Road, set on a private and well-positioned 2-acre parcel just minutes from the Village of Minden. This sought-after area offers convenient access to everyday amenities including grocery stores, restaurants, and education, as well as year-round recreation such as boating, fishing, hiking, and extensive snowmobile and ATV trail networks.

This custom-built home offers over 3,000 sq ft of finished living space, filled with natural light throughout. A welcoming covered front porch leads into a spacious open-concept main floor featuring vaulted ceilings and large windows that highlight the surrounding setting. The heart of the home is the large, well-appointed kitchen designed for entertaining, complete with two generous pantries for exceptional storage. Also on the main level is a 2-piece powder room, main-floor laundry, and convenient access to the attached oversized two-car garage. The garage is heated with in-floor heating and offers excellent versatility, doubling as a man cave or additional living/work space. The primary suite is a private retreat featuring a walk-in closet, ensuite with a separate shower and soaker tub, and direct access to the covered hot tub area on the rear deck—perfect for year-round relaxation.

The second level offers two spacious bedrooms, each with walk-in closets, a 4-piece bathroom, and a loft space overlooking the main living area. Above the garage, a large bonus room provides exceptional flexibility with its own garage access—ideal for a home-based business, gym, studio, or private workspace, allowing it to remain separate from the main living quarters.

An additional detached toy garage provides even more storage for recreational equipment, vehicles, or seasonal items. A well-designed home offering space, flexibility, and comfort in a highly desirable location close to Minden.

Property Client Full

1677 Hospitality Road, Minden Hills, Ontario K0M 2K0

Listing

[1677 Hospitality Rd Minden Hills](#)**Active / Residential Freehold / Detached****MLS®#: X13421548****List Price: \$999,999****Price Decrease****Haliburton/Minden Hills/Snowdon**

Tax Amt/Yr: **\$4,668.64/2025** Transaction: **Sale**
 SPIS: **No** DOM: **35**
 Legal Desc: **PT LT 5 CON 14 SNOWDON PT 1 19R4782; MINDEN HILLS**

Style: **2 Storey** Rooms Rooms+: **12+0**
 Fractional Ownership: **3(3+0)**
 Assignment: **Baths (F+H): 3(2+1)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **2.0** SF Source: **LBO Provided**
 Lot Irreg: **2 - 4.99**
 Lot Front: **256.61** Fronting On: **W**
 Lot Depth: **354.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **RU**

Dir/Cross St: **Gelert Rd/Haliburton County Rd 1 to South Lake Road to Hospitality road. Property is on the corner of South Lake Road & Hospitality Road.**

PIN #: **392170167**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461604200003035**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Propane**
 Interior Feat: **Auto Garage Door Remote, Bar Fridge, ERV/HRV, Generator - Full, On Demand Water Heater, Primary Bedroom - Main Floor, Water Purifier, Water Softener**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **12.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Internet High Speed**
 Security Feat: **None**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone Well**
 Water: **Drilled Well**
 Water Supply Type: **UV System, Water Treatment**
 Water Delivery Feat:

Parking Feat: **Circular Drive, Private**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **0-5**
 Laundry Lev: **Main**
 Property Feat: **Golf, Rec Centre, Skiing, Wooded/Treed, School Bus Route**

Exterior Feat: **Hot Tub, Landscaped, Patio, Porch, Privacy, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Poured Concrete**
 Topography: **Flat, Sloping**
 Soil Type:

Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Propane Tank**
 Access To Property: **Yr Rnd Municipal Rd**
 Docking Type: **None**
 View: **Trees/Woods**

Waterfront: **None**
 Easements/Restr:
 Dev Charges Paid:

Water View:
 Lot Shape:

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

Island YN:
 HST App To SP: **Included In**

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to 1677 Hospitality Road, set on a private and well-positioned 2-acre parcel just minutes from the Village of Minden. This sought-after area offers convenient access to everyday amenities including grocery stores, restaurants, shopping and school, as well as year-round recreation such as boating, fishing, hiking, and extensive snowmobile and ATV trail networks. This custom-built home offers over 3,000 sq ft of finished living space, filled with natural light throughout. A welcoming covered front porch leads into a spacious open-concept main floor featuring vaulted ceilings and large windows that highlight the surrounding setting. The heart of the home is the large, well-appointed kitchen designed for entertaining, complete with two generous pantries for exceptional storage. Also on the main level is a 2-piece powder**

room, main-floor laundry, and convenient access to the attached oversized two-car garage. The garage is heated with in-floor heating and offers excellent versatility, doubling as a man cave or additional living/work space. The primary suite is a private retreat featuring a walk-in closet, ensuite with a separate shower and soaker tub, and direct access to the covered hot tub area on the rear deck-perfect for year-round relaxation. The second level offers two spacious bedrooms, each with walk-in closets, a 4-piece bathroom, and a loft space overlooking the main living area. Above the garage, a large bonus room provides exceptional flexibility with its own garage access-ideal for a home-based business, gym, studio, or private workspace, allowing it to remain separate from the main living quarters. An additional detached toy garage provides even more storage for recreational equipment, vehicles, or seasonal items. A well-designed home offering space, flexibility, and comfort in a highly desirable location close to Minden.

Inclusions: Appliances, Hot Tub, Pool Table

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 07/14/2026

Rooms

MLS® #: X13421548

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.82 M X 1.5 M	9.25 Ft x 4.92 Ft		
Living Room	Main	4.63 M X 9.19 M	15.19 Ft x 30.15 Ft		
Dining Room	Main	4.6 M X 3.9 M	15.09 Ft x 12.80 Ft		
Kitchen	Main	4.59 M X 5.12 M	15.06 Ft x 16.80 Ft		
Primary Bedroom	Main	4.39 M X 6.78 M	14.40 Ft x 22.24 Ft		
Laundry	Main	2.24 M X 2.72 M	7.35 Ft x 8.92 Ft		
Family Room	Second	4.55 M X 5.49 M	14.93 Ft x 18.01 Ft		
Bedroom	Second	4.43 M X 3.54 M	14.53 Ft x 11.61 Ft		
Bedroom	Second	4.41 M X 5.18 M	14.47 Ft x 16.99 Ft		
Great Room	Second	8.32 M X 5.18 M	27.30 Ft x 16.99 Ft		
Bathroom	Main			2	
Bathroom	Main			5	
Bathroom	Second			4	

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

Chattels

Included

- Appliances
- Hot Tub
- Pool Table

Excluded

- Personal Belongings



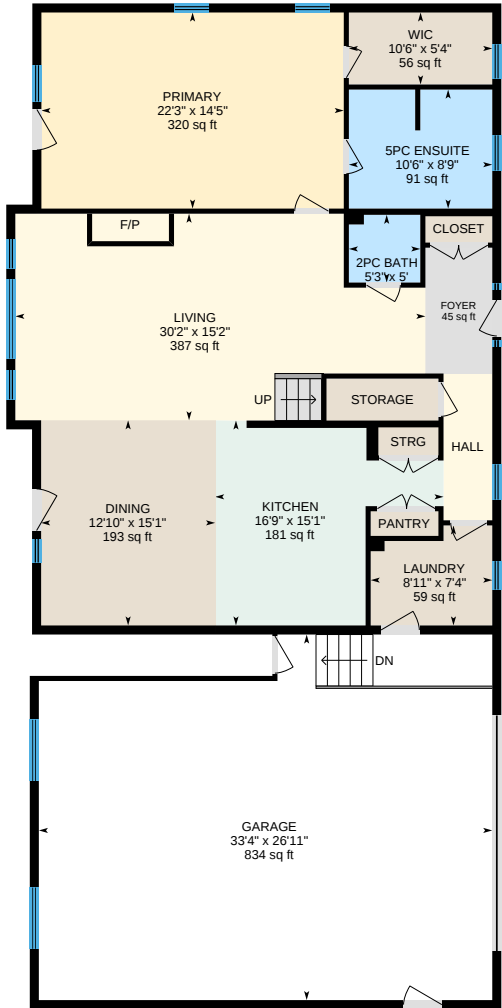
Seller



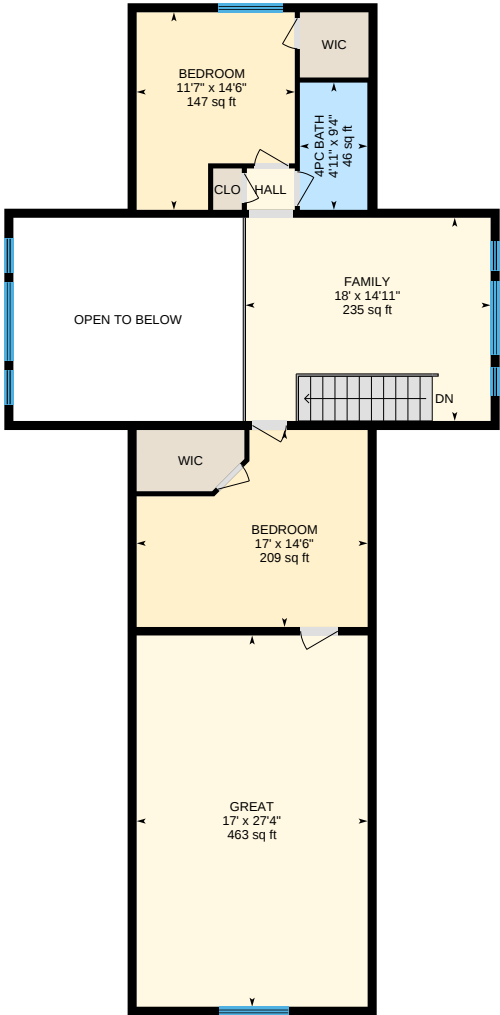
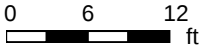
Buyer

1677 Hospitality Road, Minden Hills, ON

Main Building: Total Exterior Area Above Grade 3037.20 sq ft



Main Floor
Exterior Area 1631.64 sq ft



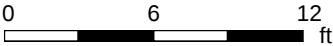
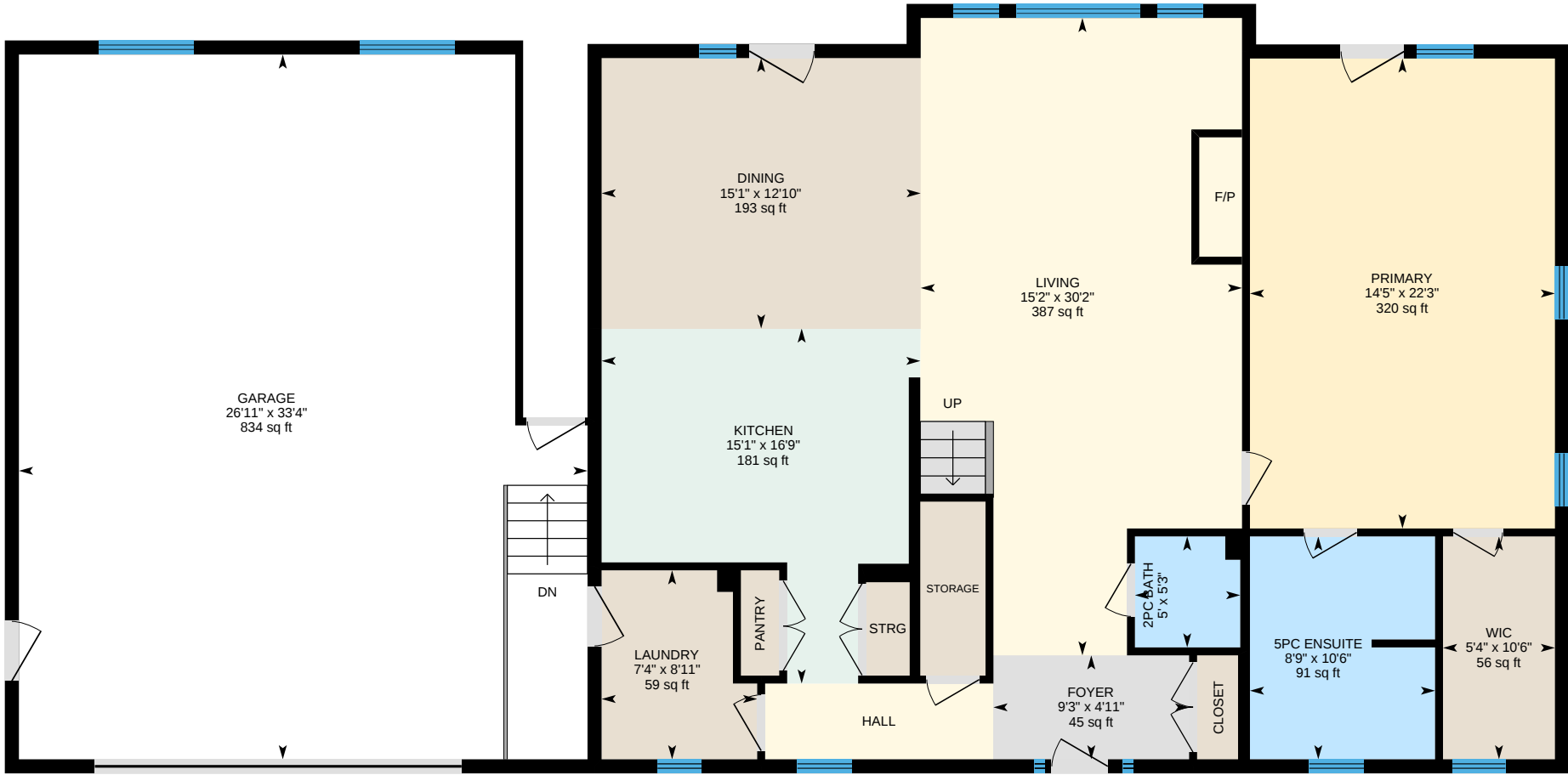
2nd Floor
Exterior Area 1405.57 sq ft



PREPARED: 2026/06/08

1677 Hospitality Road, Minden Hills, ON

Main Floor Exterior Area 1631.64 sq ft
Interior Area 1523.12 sq ft
Excluded Area 907.04 sq ft



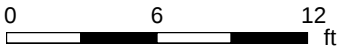
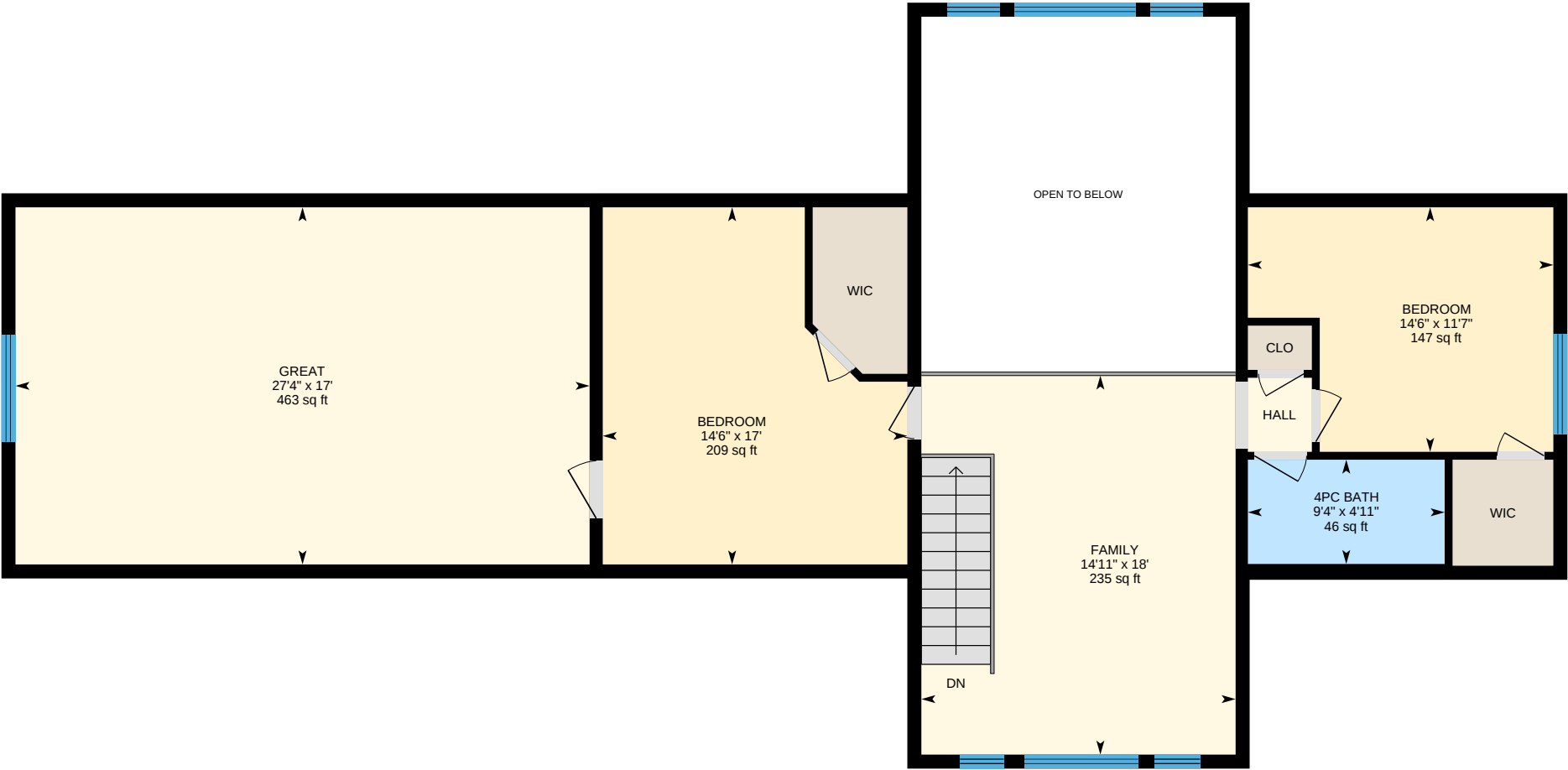
PREPARED: 2026/06/08



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.

1677 Hospitality Road, Minden Hills, ON

2nd Floor Exterior Area 1405.57 sq ft
Interior Area 1259.83 sq ft
Excluded Area 252.38 sq ft



PREPARED: 2026/06/08



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.

1677 Hospitality Road, 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

MAIN FLOOR

- 2pc Bath: 5'3" x 5' | 25 sq ft
- 5pc Ensuite: 10'6" x 8'9" | 91 sq ft
- Dining: 12'10" x 15'1" | 193 sq ft
- Foyer: 4'11" x 9'3" | 45 sq ft
- Garage: 33'4" x 26'11" | 834 sq ft
- Kitchen: 16'9" x 15'1" | 181 sq ft
- Laundry: 8'11" x 7'4" | 59 sq ft
- Living: 30'2" x 15'2" | 387 sq ft
- Primary: 22'3" x 14'5" | 320 sq ft
- Wic: 10'6" x 5'4" | 56 sq ft

2ND FLOOR

- 4pc Bath: 4'11" x 9'4" | 46 sq ft
- Bedroom: 17' x 14'6" | 209 sq ft
- Bedroom: 11'7" x 14'6" | 147 sq ft
- Family: 18' x 14'11" | 235 sq ft
- Great: 17' x 27'4" | 463 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: 1523.12 sq ft
- Excluded Area: 907.04 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1631.64 sq ft

2ND FLOOR

- Interior Area: 1259.83 sq ft
- Excluded Area: 252.38 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1405.57 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 2782.95 sq ft
- Excluded Area: 1159.42 sq ft
- Exterior Area: 3037.20 sq ft

1677 Hospitality Road, Minden Hills, 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>



Box 359, #7 Milne Street
Minden, Ontario KOM 2K0
Telephone: 705-286-1260 Ext. 209
Fax: 705-286-6005

NO 1754

Site Inspection Report and Sewage System Permit

Amount Received: 9875 Receipt #: 5319 File Number: 20-332
Owner: M. & L. Wilber Date: Dec 16, 20
County/City/Twp: Minden Hills Lot #: _____ Conc. #: _____
Plan #: _____ Sub Lot #: _____ Civic (Emergency, Fire, 911) #: 1577 Hospitality
Roll #: 42-03035

1. Assessment of Property: (circle one)

- a) Surface Drainage: ☒ good ☐ fair ☐ poor
b) Slope of ground: ☒ level ☐ gradual ☐ steep
c) Clearances (horiz): ☒ satisfactory ☐ unsatisfactory
d) Percolation rate: 15 min/cm ☐ measured ☐ estimated

2. Decision: On basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below ☒
b) Not acceptable; Reason recorded under item 3 ☐

An applicant may appeal a decision by writing to:

The Building Code Commission
777 Bay Street, 2nd Floor, Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	
0.5	
1.0	
1.5	
Show rock elevation <u>SHOWN</u>	
Show water table <u>Spring HWT</u>	

3. Approved Design of the sewage system includes:

- a) Working capacity of Septic Tank: 4000 litres Holding tank: _____ litres
b) Length of absorption trench required _____ metres
c) Filter bed area: 8.9 m² Filter sand Contact area: _____ m²
d) Loading Rate Area: 180 m² 15 metre constructed mantle required: Yes / No (circle)
e) Size of system is based on 3 bedrooms and/or 20 fixture units
Area of building: 280 m² Commercial details: _____
Total Daily Design Sewage Flow: 1800 litres

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: As noted for final
As by 11 may be required
But to be partially approved

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done. Permits to install a sewage system require review after 2 years from date of issue.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected and Recommended by: _____ (Appointed Inspector - Part 8) Date: Dec 16/20
Reviewed: _____ (Part 8 Coordinator) Date: _____

A304677

Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

Address of Well Location (Street Number/Name) **Hospitality Road** Township **Minden Hills** Lot **5** Concession **14**
County/District/Municipality **Haliburton** City/Town/Village **Minden** Province **Ontario** Postal Code **K0M2K0**
UTM Coordinates Zone **18** Easting **8317** Northing **682961** Municipal Plan and Sublot Number **19R4782**

General Colour	Most Common Material	Other Materials	General Description	Depth (m)
brown	sand	gravel	packed	0.5
grey	granite	red granite	hard	300

Annular Space
Depth Set at (m) **0** to **20** Type of Sealant Used (Material and Type) **Bentonite hole plug** Volume Placed (m³) **3.75**

Method of Construction
☐ Cable Tool ☐ Diamond ☐ Public ☐ Commercial ☐ Not used
☐ Rotary (Conventional) ☐ Jetting ☐ Domestic ☐ Municipal ☐ Dewatering
☐ Rotary (Reverse) ☐ Driving ☐ Livestock ☐ Test Hole ☐ Monitoring
☐ Boring ☐ Digging ☐ Irrigation ☐ Cooling & Air Conditioning
☒ Air percussion ☐ Industrial ☐ Other, specify

Construction Record - Casing
Inside Diameter (cm) **6.14** Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) **Steel** Wall Thickness (cm) **3/16** Depth (m) From **+2** To **20**
6.18 **open hole** **20** **300**

Construction Record - Screen
Outside Diameter (cm) **6.18** Material (Plastic, Galvanized, Steel) **Steel** Slot No. **3** Depth (m) From **20** To **300**

Water Details
Water found at Depth **80** (m) Kind of Water: ☐ Fresh ☒ Untested
Water found at Depth **20** (m) Kind of Water: ☐ Fresh ☐ Untested
Water found at Depth **300** (m) Kind of Water: ☐ Fresh ☐ Untested

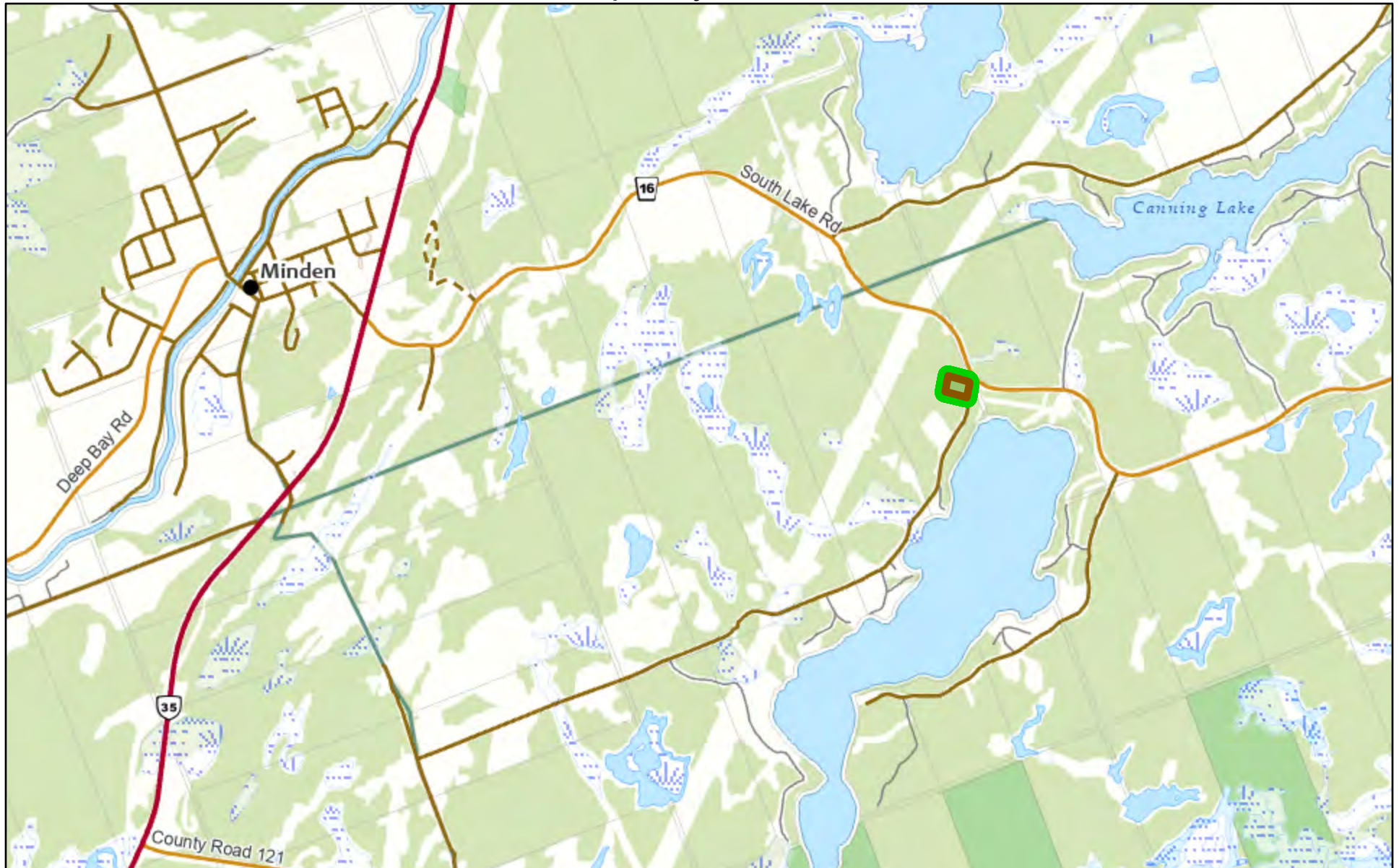
Well Contractor and Well Technician Information
Business Name of Well Contractor **Debler Well Drilling** Well Contractor's Licence No. **715102**
Business Address (Street Number/Name) **2369 Gelett Road** Municipality **Minden**
Province **ONT** Postal Code **K0M2K0** Business E-mail Address **svick2033@goi.com**
Bus. Telephone No. (inc. area code) **7054571426** Name of Well Technician (Last Name, First Name) **Vick Sean**
Well Technician's Licence No. **30319** Signature of Technician and/or Contractor **[Signature]** Date Submitted **2020/11/06**

Results of Well Yield Testing
After test of well yield, water was: ☒ Clear and sand free ☐ Other, specify
If pumping discontinued, give reason: **n/a**
Pump intake set at (m) **265**
Pumping rate (l/min/GPM) **7**
Duration of pumping **1** hrs + **0** min
Final water level end of pumping (m) **240.1**
If flowing give rate (l/min/GPM) **n/a**
Recommended pump depth (m) **290**
Recommended pump rate (l/min/GPM) **5**
Well production (l/min/GPM) **2.5**
Disinfected? ☒ Yes ☐ No

Map of Well Location
Please provide a map below following instructions on the back.
HWY 35 N
Well
Hospitality Rd
Gelett Road

Well owner's information package delivered ☒ Yes ☐ No
Date Package Delivered **2020/11/06**
Date Work Completed **2020/11/06**
Ministry Use Only
Audit No. **2346098**
Date **2020/11/06**

1677 Hospitality Road, Minden



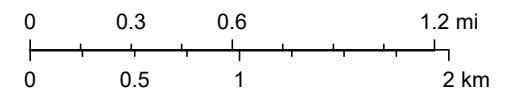
May 1, 2026

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



1677 Hospitality Road, Minden



May 1, 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

