$399,900

Welcome to 171 Sunnyside Street
Haliburton

Troy Austen
Sales Representative

CONTACT DETAILS:

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705-455-7653
info@troyausten.ca
troyausten.ca

Property Client Full

171 Sunnyside Street, Dysart, Ontario K0M 1S0

Listing

171 Sunnyside St Dysart
Active / Residential Freehold / Detached

MLS®#: X13824942
List Price: **$399,900**
New Listing

Haliburton/Dysart et al/Dysart

Tax Amt/Yr:	**$1,778.91/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
Legal Desc:	**LT 5 BLK 5 PL 1 DYSART; DYSART ET AL**		
Style:	**Bungalow Raised**	Rooms Rooms+:	**8+6**
Fractional Ownership:		BR BR+:	**3(3+0)**
Assignment:		Baths (F+H):	**2(1+1)**
Link:	**No**	SF Range:	**1100-1500**
Storeys:		SF Source:	**LBO Provided**
Lot Irreg:		Lot Acres:	
Lot Front:	**143.00**	Fronting On:	**N**
Lot Depth:	**176.00**	Builder Name:	
Lot Size Code:	**Feet**		
Dir/Cross St:	**maple ave to sunnyside street and follow to sign**		

PIN #:	**391800008**	ARN #:	**462401200057300**	Contact After Exp:	**No**
Holdover:	**60**			Survey Year/Type:	**None**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Wood**	Water:	**Well**
Fam Rm:	**No**	Garage:	**Yes**	Water Supply Type:	**Drilled Well**
Basement:	**Yes/Full, Walk Out**	Gar/Gar Spcs:	**Detached Garage/1.0**	Water Meter:	
Fireplace/Stv:	**No**	Drive Pk Spcs:	**4.00**	Waterfront Feat:	
Interior Feat:	**Central Vacuum, Primary Bedroom - Main Floor**	Tot Pk Spcs:	**5.00**	Waterfront Struc:	
		Pool:	**None**	Well Capacity:	
Parking Feat:	**Private**	Room Size:		Well Depth:	
Heat:	**Baseboard, Radiant, Water**	Rural Services:	**Cell Services, Electrical**	Sewers:	**Septic**
Heat Source:	**Oil**			Special Desig:	**Unknown**
A/C:	**/None**	Security Feat:		Farm Features:	
Central Vac:	**Yes**			Winterized:	**Fully**
Property Feat:	**Hospital, Place of Worship, Rec Centre, School, School Bus Route**				
Exterior Feat:	**Deck**				
Roof:	**Metal**				
Foundation:	**Concrete Block**				
Soil Type:					

Waterfront Y/N:	**No**	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	**Included In**
Access To Property:	**Yr Rnd Municpal Rd**				
View:	**Trees/Woods**	Lot Shape:		Lot Size Source:	**GeoWarehouse**

Remarks/Directions

Client Rmks: **A great opportunity to make your mark in the Village of Haliburton. Set on just over half an acre, this family home offers generous indoor and outdoor space, a detached garage, and plenty of potential to create a home that works for you. The main level offers just over 1,200 sq ft with an open-concept kitchen and dining area that connects to a large living room. A 14' x 16' sunroom adds valuable additional space and provides a bright place to enjoy the changing seasons. Three bedrooms and two bathrooms complete the main floor, offering a practical layout for family living. Downstairs, the full walkout basement provides another 1,200+ sq ft to work with. Whether you need a recreation room, workshop, home office, storage, or additional finished living space, there's plenty of room to adapt the lower level to your needs. Outside, the oversized 30' x 24' detached garage provides excellent space for vehicles, tools, recreational equipment, or a workshop. The generous lot also leaves plenty of room for gardening, outdoor activities, and future improvements. The location puts you close to everything Haliburton Village has to offer, including grocery stores, restaurants, local shops, the library, parks, schools, healthcare services, and recreation. With nearly 2,500 sq ft of space between both levels, a large lot, detached garage, and walkout basement, this is an opportunity to create a home with room to grow in the heart of the community.**

Inclusions: **Appliances**

Listing Contracted With: **RE/MAX Professionals North**

Prepared By: TROY AUSTEN, REALTOR Salesperson **Date Prepared: 09/24/2026**

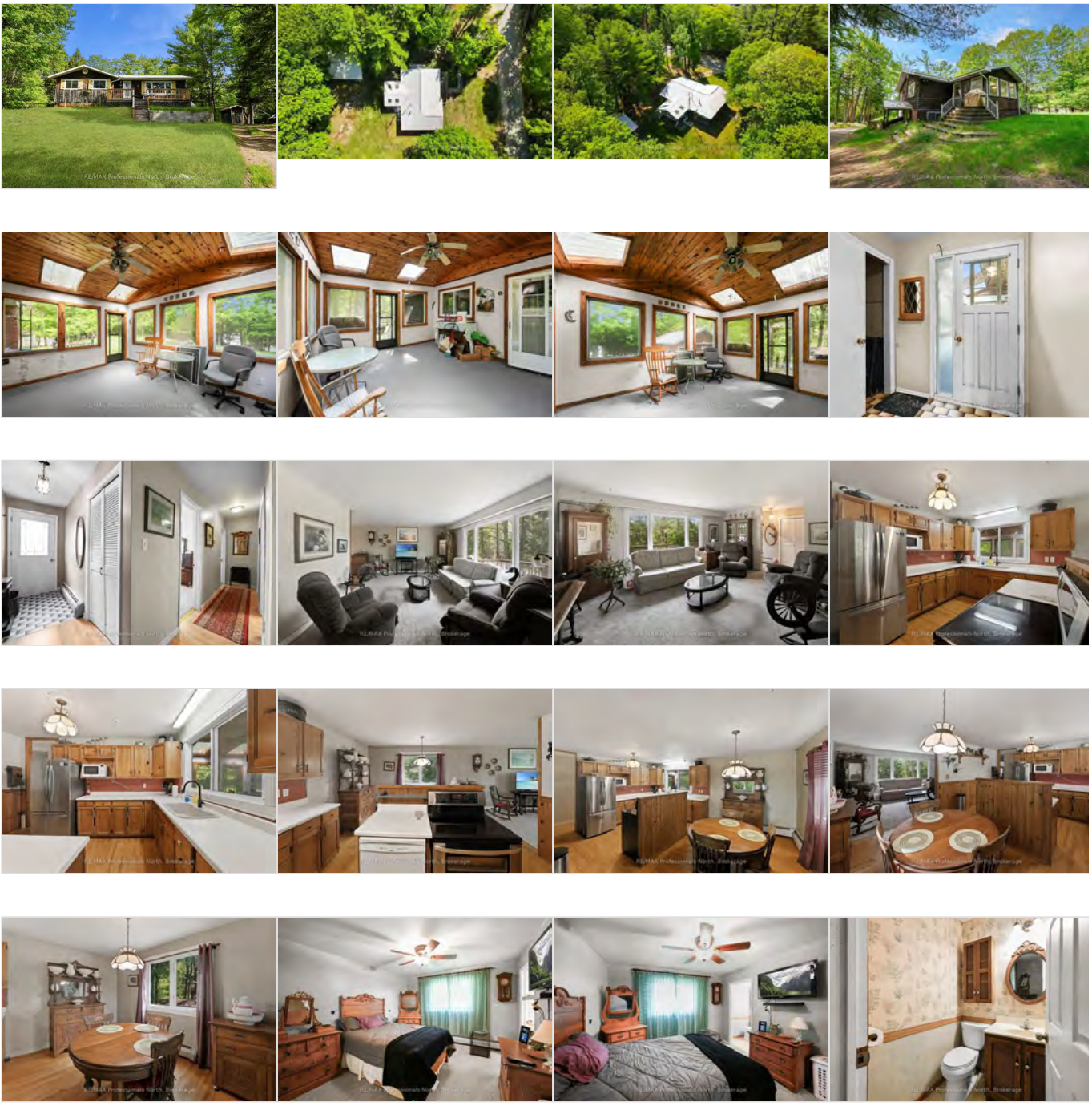
Rooms

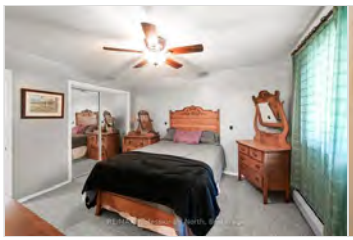
MLS®#: X13824942

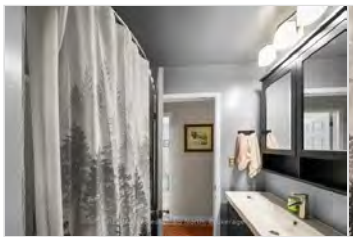
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	**Main**	**4.11 M X 2.96 M**	**13.48 Ft x 9.71 Ft**		
Dining Room	**Main**	**2.86 M X 4.15 M**	**9.38 Ft x 13.62 Ft**		
Living Room	**Main**	**4.11 M X 5.73 M**	**13.48 Ft x 18.80 Ft**		
Bedroom	**Main**	**3.69 M X 2.47 M**	**12.11 Ft x 8.10 Ft**		
Bedroom	**Main**	**3.69 M X 3.05 M**	**12.11 Ft x 10.01 Ft**		
Primary Bedroom	**Main**	**3.99 M X 3.6 M**	**13.09 Ft x 11.81 Ft**		
Sunroom	**Main**	**4.15 M X 4.69 M**	**13.62 Ft x 15.39 Ft**		
Mudroom	**Lower**	**3.87 M X 2.17 M**	**12.70 Ft x 7.12 Ft**		
Workshop	**Lower**	**2.46 M X 3.08 M**	**8.07 Ft x 10.10 Ft**		
Workshop	**Lower**	**3.93 M X 3.9 M**	**12.89 Ft x 12.80 Ft**		
Office	**Lower**	**2.71 M X 3.84 M**	**8.89 Ft x 12.60 Ft**		
Recreation	**Lower**	**6 M X 3.78 M**	**19.69 Ft x 12.40 Ft**		
Laundry	**Lower**	**3.69 M X 2.92 M**	**12.11 Ft x 9.58 Ft**		
Utility Room	**Lower**	**3.68 M X 2.65 M**	**12.07 Ft x 8.69 Ft**		
Bathroom	**Main**			**4**	
Bathroom	**Main**			**2**	

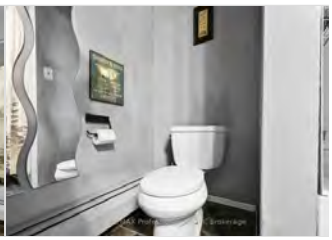
Photos

MLS®#: X13824942 **171 Sunnyside Street, Dysart, Ontario K0M 1S0**









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Schedule “C”

171 Sunnyside Street - Chattels

Included

- Appliances

Excluded

- Personal Belongings
- Anything not listed as an inclusion

Seller

Buyer

Additional Information

- Hydro Costs per year: $2000/yr approx
- Oil Cost per year: $3000/yr approx
- Cell Service: Yes
- Septic last pumped by: Total Site Services
- Date: 2025/06/25
- Water Treatment System: No
- Winterized: Yes
- Age of Roof: 20 Years

171 Sunnyside Street, Haliburton

July 17, 2024

N

Scale: 1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

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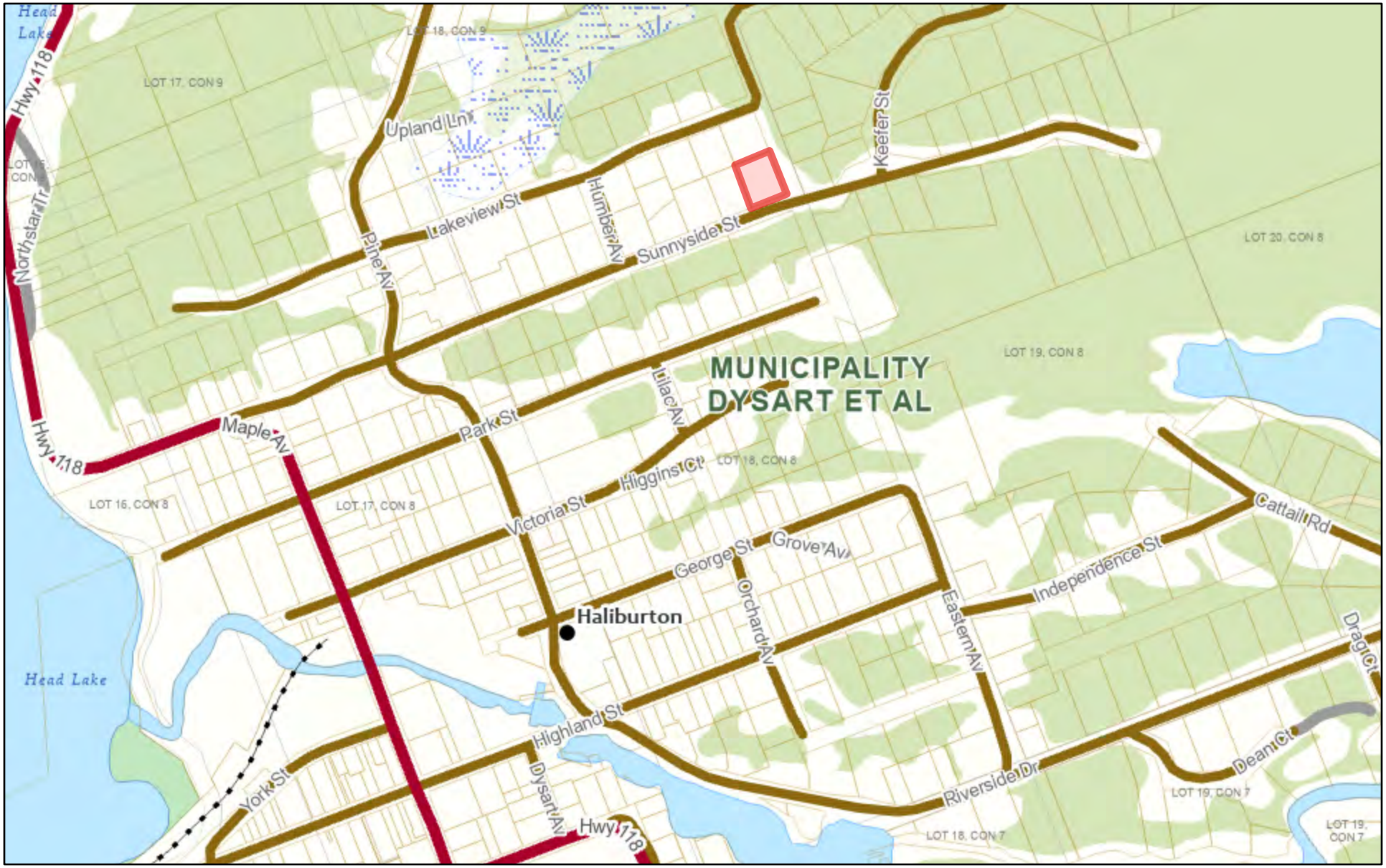

July 17, 2024

N

Scale: 1:9,028

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

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143.40ft
177.79ft
176.44ft
143.02ft
171
165
Sunnyside St
Sunnyside St
Sunnyside St
Sunnyside St

R1
RU1
R1-3L
IR
OS
Lakeview St
Park St
Sunnyside St
Keeler St
18
172
170
160
107
115
119
131
135
144
112
15
157
165
171
186
19
40
146
193
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111
130