



Just Listed

1721 WENONA LAKE RD,
HALIBURTON

\$899,000



OVERVIEW



ABOUT THIS PROPERTY

This delightful home or cottage sits on the pristine shores of Wenona Lake. It boasts 3 spacious bedrooms equipped with large closets and 2 comfortable bathrooms, as well as a convenient walkout basement.

FEATURES



Wenona Lake

CONTACT DETAILS

📞 705-457-9994

✉ info@troyausten.ca

🌐 troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

1721 WENONA LAKE Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

1721 WENONA LAKE Rd Haliburton

MLS®#: 40425466

Price: **\$899,000**



Haliburton/Dysart et al/Dudley 1.5 Storey/House



Water Body: **Wenona Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **2 (1 + 1)**
SF Fin Total: **1,008**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,008/LBO provided**
DOM/CDOM: **0/0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,818.65/2023**

Remarks/Directions

Public Rmks: **This delightful home or cottage sits on the pristine shores of Wenona Lake. It boasts 3 spacious bedrooms equipped with large closets and 2 comfortable bathrooms, as well as a convenient walkout basement. Situated just a short 10-15 minute drive from the town of Haliburton, it enjoys a northeastern exposure that bathes the property in morning light. The house, set on a flat, level lot, features a warm woodstove in the living room and an open-concept design that encourages connectivity and conversation. The exterior is characterized by a low-maintenance lot that blends seamlessly into the natural setting, with a shoreline composed of rock and sand adding a touch of rugged charm. Wenona Lake is notably clean, enhancing the allure of this lakeside haven.**

Directions: **From Haliburton take Hwy 118 E to Trappers Trail to Wenona Lake Road follow road to signs**

Common Elements

Waterfront

Features: **Beach Front, Water Access**
Dock Type: **Private Docking**
Shoreline: **Clean, Rocky, Sandy**
Shore Rd Allow: **Not Owned**
Channel Name:

Boat House:
Frontage: **93.00**
Exposure: **North, East**
Island Y/N: **No**

Exterior

Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Seasonal Road**
Garage & Parking: **Outside/Surface/Open**
Parking Spaces:
Services: **Cell Service, Electricity**
Water Source: **Lake/River**
Lot Size Area/Units: **/**
Lot Front (Ft): **93.00**
Location: **Rural**
Area Influences: **Lake Access, Lake/Pond, Quiet Area, Schools, Trails**
View: **Lake, Trees/Woods**
Topography: **Flat, Wooded/Treed**
Restrictions:
School District: **Trillium Lakelands District School Board**

Foundation: **Block**
Driveway Spaces: **6.0**
Water Tmnt: **Sediment Filter**
Acres Range: **< 0.5**
Lot Depth (Ft): **223.00**
Lot Irregularities:

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Rd Acc Fee:

Garage Spaces:
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:

Retire Com:
Fronting On:
Exposure: **North**

Interior

Interior Feat: **Water Heater Owned**
Basement: **Full Basement**
Basement Feat: **Walk-Out**
Cooling: **None**
Heating: **Baseboard, Woodstove**
Fireplace: **/Wood Stove**
Inclusions: **Refrigerator, Stove, Other**
Add Inclusions: **Living room furniture, Kitchen table and chairs, upstairs beds**
Exclusions: **Tiffany overhead light fixture in dinette, Pine bedroom set including headboard, tools, personal items**

FP Stove Op:

Property Information

Common Elem Fee: **No**
Legal Desc: **CON 3 PT LOT 11 PLAN 511 LOT 73**
Zoning: **WR4L**
Assess Val/Year: **\$258,000/2023**
PIN: **391630153**
DOI: **462402000046700**

Local Improvements Fee:

Survey: **Available/ 1969**
Hold Over Days:
Occupant Type: **Owner**

Possession/Date: **Other/**

Deposit: **min 5%**

Brokerage Information

List Date: **05/29/2023**

List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 05/29/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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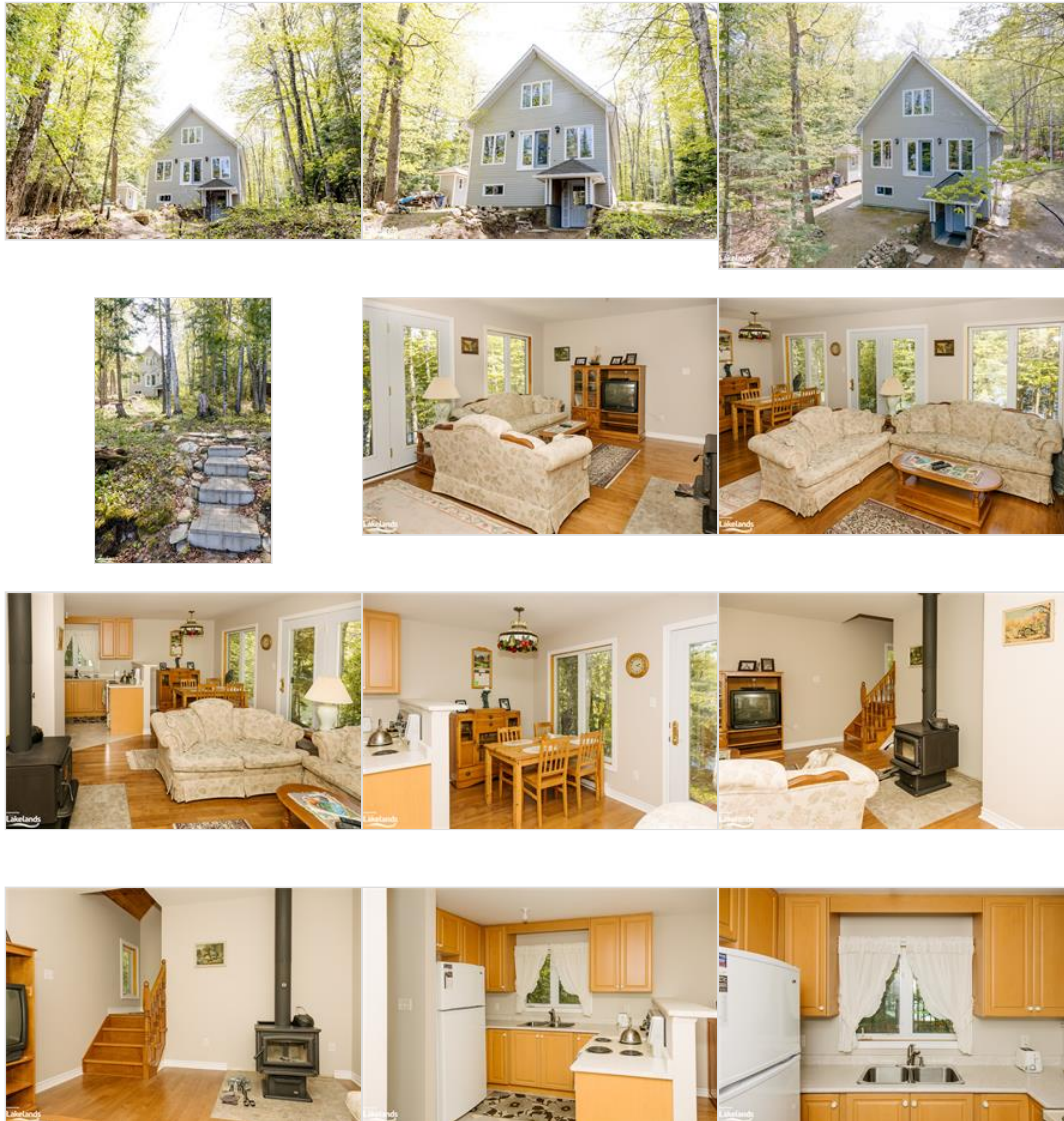
Rooms

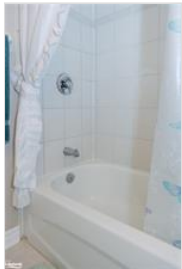
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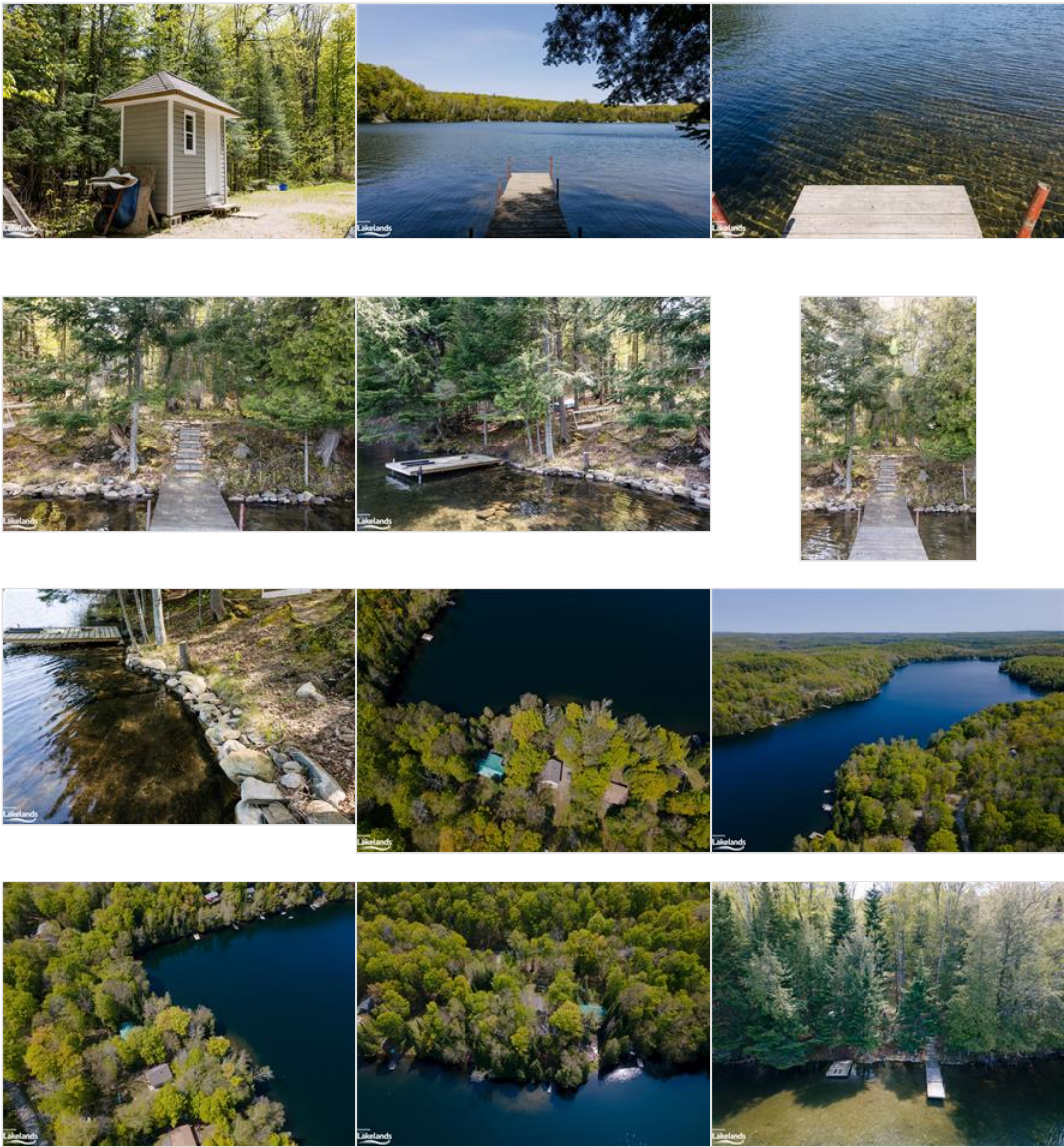
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	6' 10" X 4' 7"	2.08 X 1.40	
Living Room	Main	14' 0" X 14' 0"	4.27 X 4.27	
Kitchen/Dining Room	Main	17' 0" X 9' 2"	5.18 X 2.79	
Bedroom	Main	13' 3" X 12' 0"	4.04 X 3.66	
Bathroom	Main	5' 5" X 4' 9"	1.65 X 1.45	2-Piece
Bedroom	Second	15' 0" X 9' 3"	4.57 X 2.82	
Bathroom	Second	10' 2" X 6' 1"	3.10 X 1.85	4-Piece
Bedroom	Second	11' 0" X 9' 0"	3.35 X 2.74	

Photos

MLS® #: 40425466







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INCLUDED

Refrigerator
Stove
Living room furniture
Kitchen table & Chairs
Upstairs Beds

EXCLUSIONS

Tiffany overhead light in Dinette
Pine bedroom set including headboard
Tools
Personal Items

INITIALS SELLER



INITIALS BUYER



ADDITIONAL NOTES FOR

Address: 1721 Wenona Lake Road,
Haliburton

Hydro Costs per Year - \$750/year average
200 Amp hydro with buried feed to cottage

Cell Service – YES

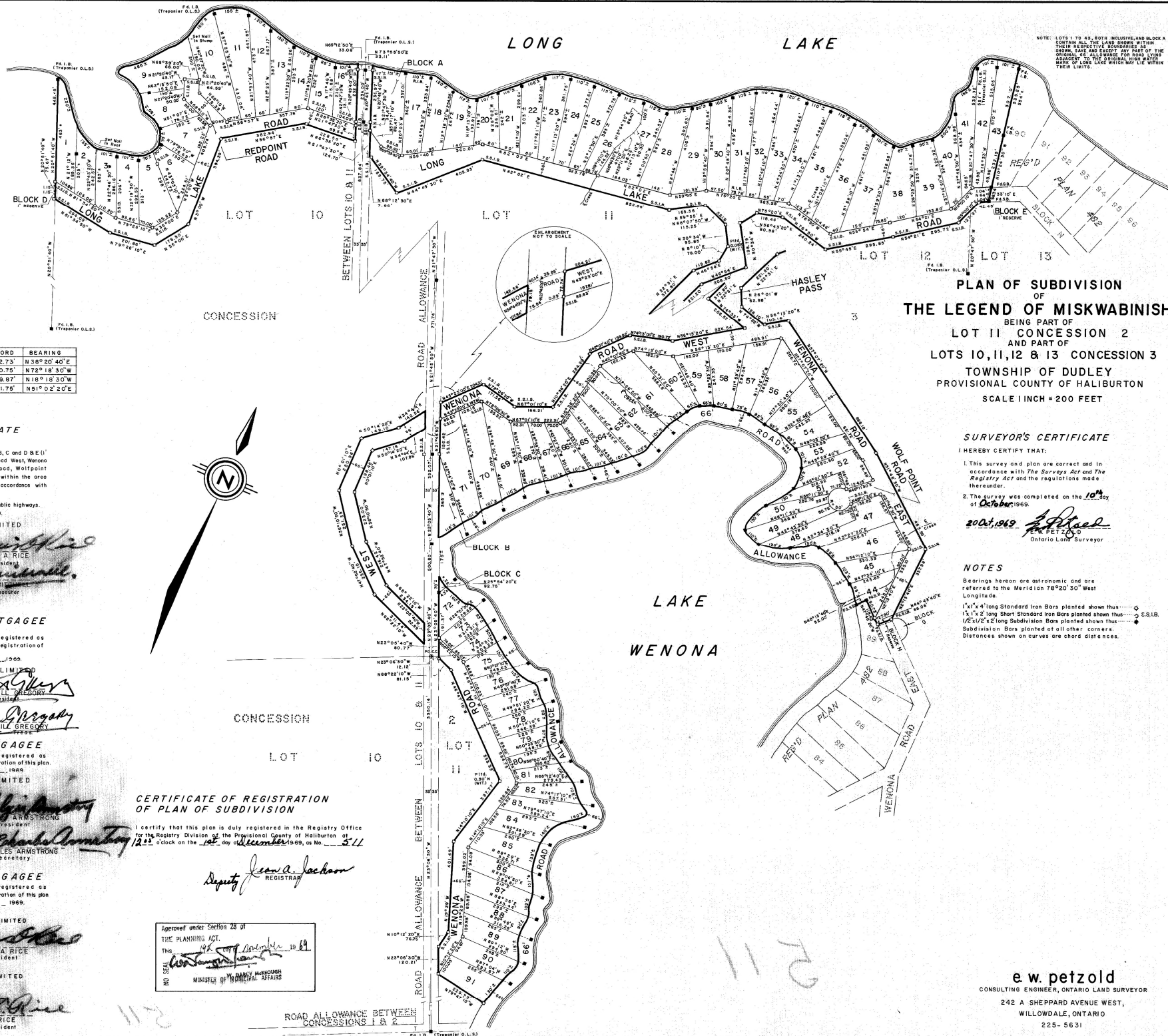
Septic Installer – Hawk River

MAIBEC Siding

Water Filtration system: 5 Micron in-line Whole Home Filter

05/29/2023

***Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.***



NOTE: LOTS 1 TO 43, BOTH INCLUSIVE, AND BLOCK A CONTAIN ALL THE LAND SHOWN WITHIN THEIR RESPECTIVE SUBDIVISIONS AS SHOWN, LOTS AND BLOCKS NOT PART OF THE ALLOTMENT TO THE ORIGINAL KING WATER MARK OF LONG LAKE WHICH MAY BE WITHIN THEIR LIMITS.

**PLAN OF SUBDIVISION
OF
THE LEGEND OF MISKWABINISH**
BEING PART OF
LOT 11 CONCESSION 2
AND PART OF
LOTS 10, 11, 12 & 13 CONCESSION 3
TOWNSHIP OF DUDLEY
PROVINCIAL COUNTY OF HALIBURTON
SCALE 1 INCH = 200 FEET

CURVE DATA

LOT	RADIUS	ARC	CHORD	BEARING
48	50.00'	67.80'	62.73'	N 38° 20' 40" E
49	50.00'	53.23'	50.75'	N 72° 18' 30" W
50	50.00'	41.02'	39.87'	N 18° 18' 30" W
51	50.00'	80.02'	71.75'	N 51° 02' 20" E

OWNER'S CERTIFICATE

I, This is to certify that:
Lots 1 to 91 both inclusive, Block A, B, C and D & E (1' reserved), the streets namely Wenona Road, West Wenona Road, East Wenona Road, Long Lake Road, Wolfpoint Road and Redpoint Road as designated within the area of survey outlined have been laid out in accordance with my instructions.

2. The streets are hereby dedicated as public highways.
Dated the 24th day of October, 1969.

HASLEY DEVELOPMENTS LIMITED

Louis A. Rice
Louis A. Rice
President
C.A. Mink
Treasurer

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 34725, hereby consents to the registration of this plan.
Dated the 27th day of October, 1969.

HALIBURTON LAKESHORE LIMITED

Arthur J. Gregory
Arthur J. Gregory
President
Neil Gregory
Secretary

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 39656, hereby consents to the registration of this plan.
Dated the 27th day of October, 1969.

ARMBO DEVELOPMENTS LIMITED

Charles Armstrong
Charles Armstrong
President
Neil Gregory
Secretary

CONSENT OF MORTGAGEE

The mortgagee under mortgage registered as No. 39656, hereby consents to the registration of this plan.
Dated the 27th day of October, 1969.

BY RICE DEVELOPMENT CO.

BY WILLOWBROOK ESTATES LIMITED

Louis A. Rice
Louis A. Rice
President

BY PARKEND ESTATES LIMITED

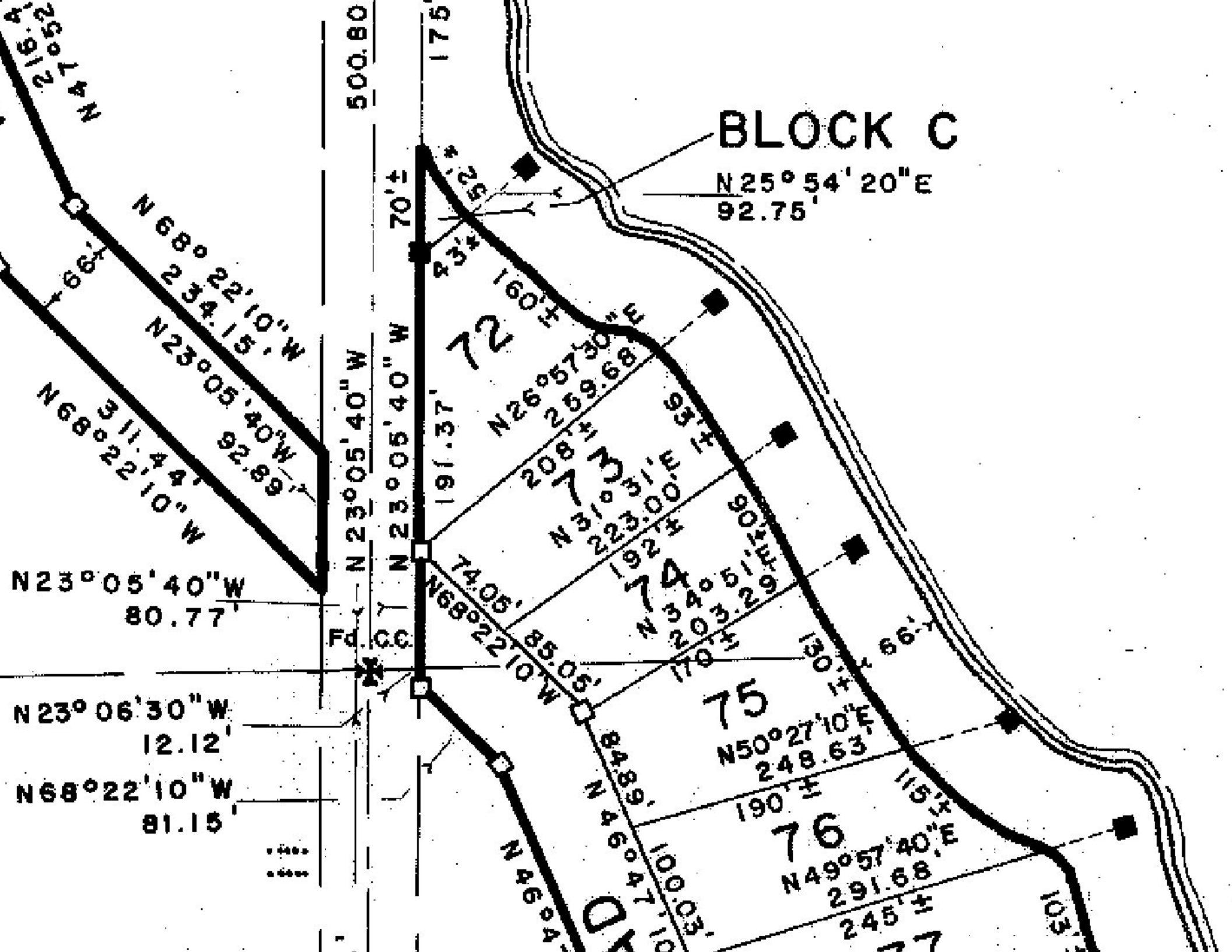
Louis A. Rice
Louis A. Rice
President

**CERTIFICATE OF REGISTRATION
OF PLAN OF SUBDIVISION**

I certify that this plan is duly registered in the Registry Office for the Registry Division of the Provincial County of Haliburton at 12:05 o'clock on the 27th day of October, 1969, as No. 511.

John A. Jackson
John A. Jackson
Deputy Registrar

Approved under Section 28 of
THE PLANNING ACT.
The *Louis A. Rice* 19 69
Minister of Municipal Affairs



1721 Wenona Lake, Wenona Lake



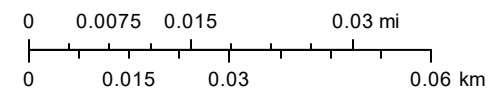
May 15, 2023

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May 15, 2023

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