



Just Listed

1721 WENONA LAKE RD,
HALIBURTON

\$849,000



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

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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: **\$849,000**



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: **1,040**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,040/LBO provided**
DOM/CDOM: **16/16**
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: **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**
ROLL: **462402000046700**
Possession/Date: **Other/**

Local Improvements Fee:

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

Deposit: **min 5%**

Brokerage Information

List Date: **05/29/2023**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

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Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 06/14/2023

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Rooms

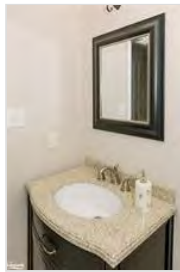
MLS® #: 40425466

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



Address: 1721 Wenona Lake Road,
Haliburton

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

Cell Service – YES

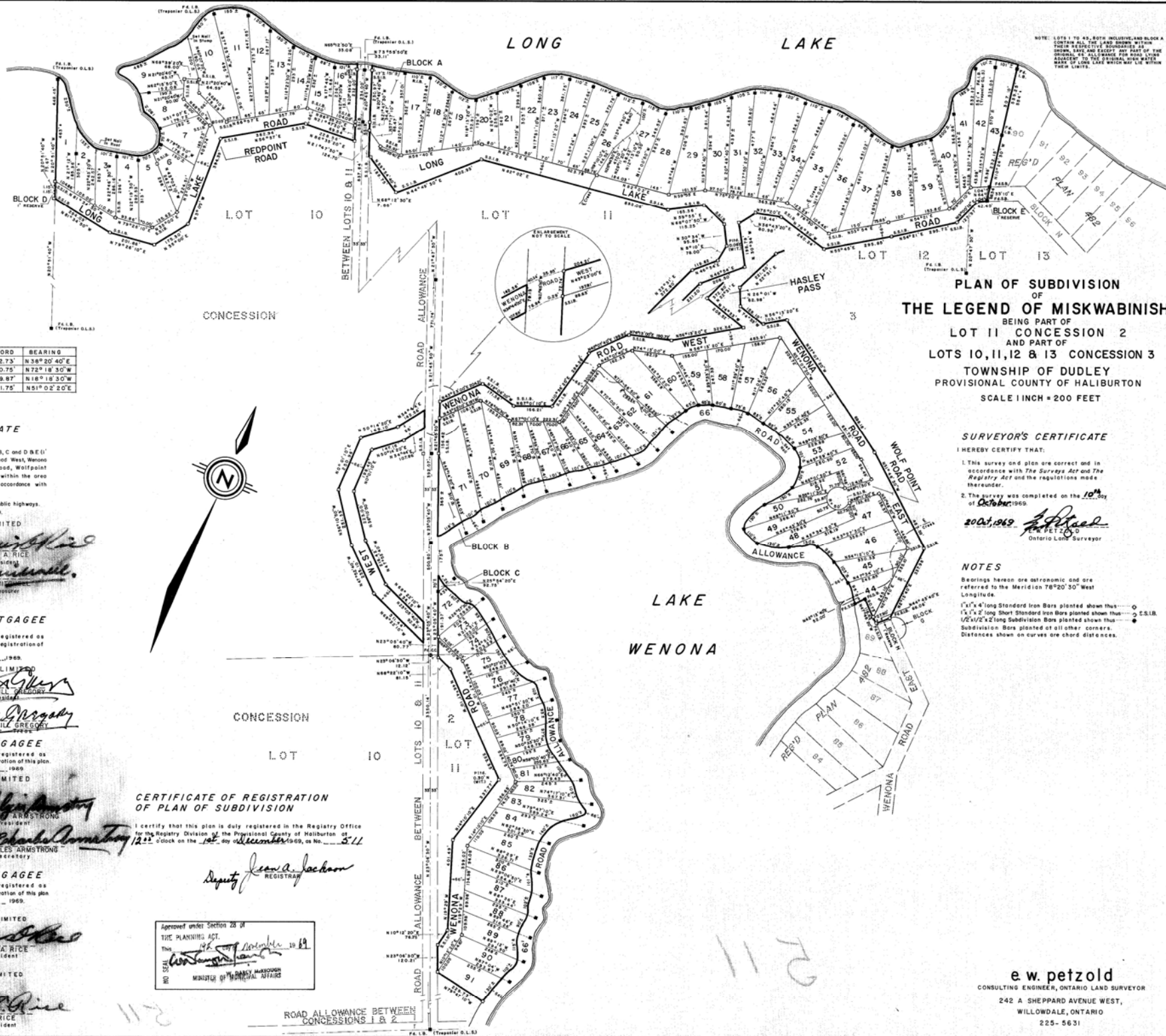
Septic Installer – Hawk River

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.***



1721 Wenona Lake, Wenona Lake



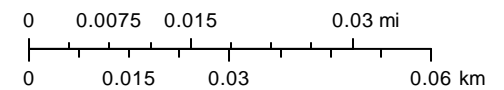
May 15, 2023

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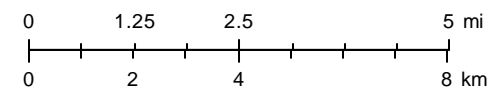
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1:144,448





1691

ke Rd

Wenona Lake Rd

1717

207.84ft

19.18ft

191.85ft

73.99ft

1731

1737

1743

Wenona Lake Rd

1749

