



# 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

 705-457-9994

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

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

# TROY/AUSTEN

## 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**  
 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**  
 Basement Fin: **Unfinished**  
 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

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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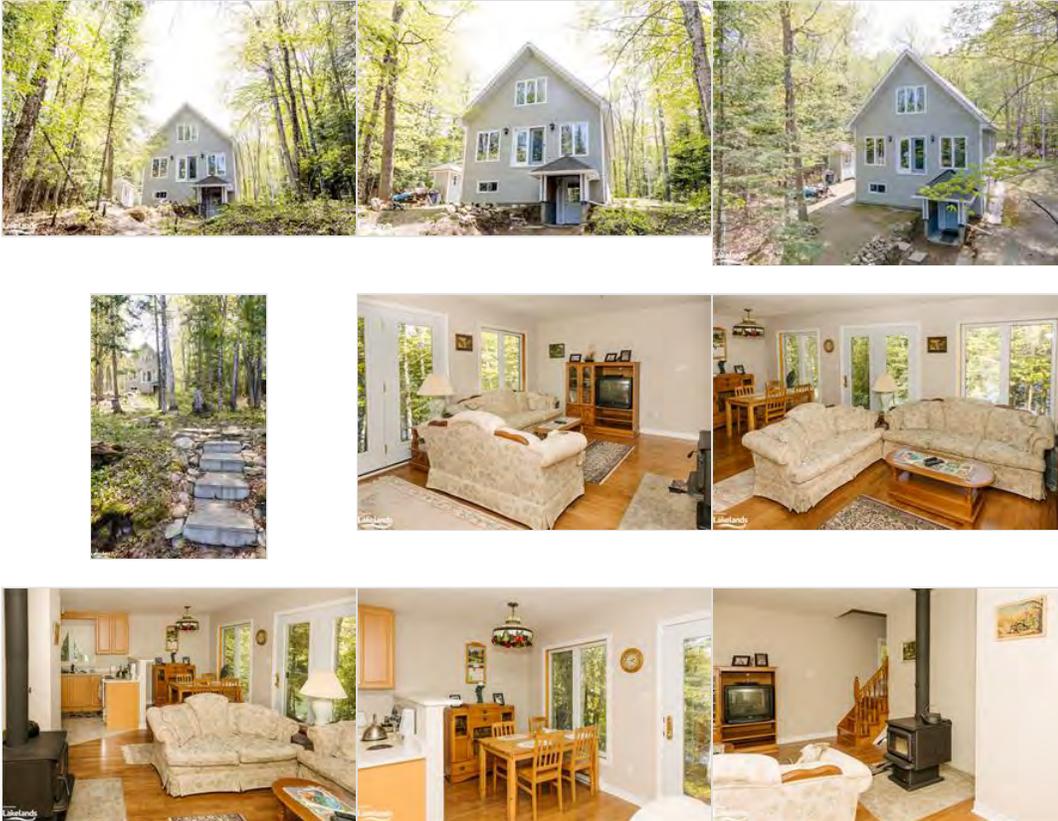
**Rooms**

**MLS®#: 40425466**

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

**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

○ ○

**TROY/AUSTEN**  
REAL ESTATE TEAM

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

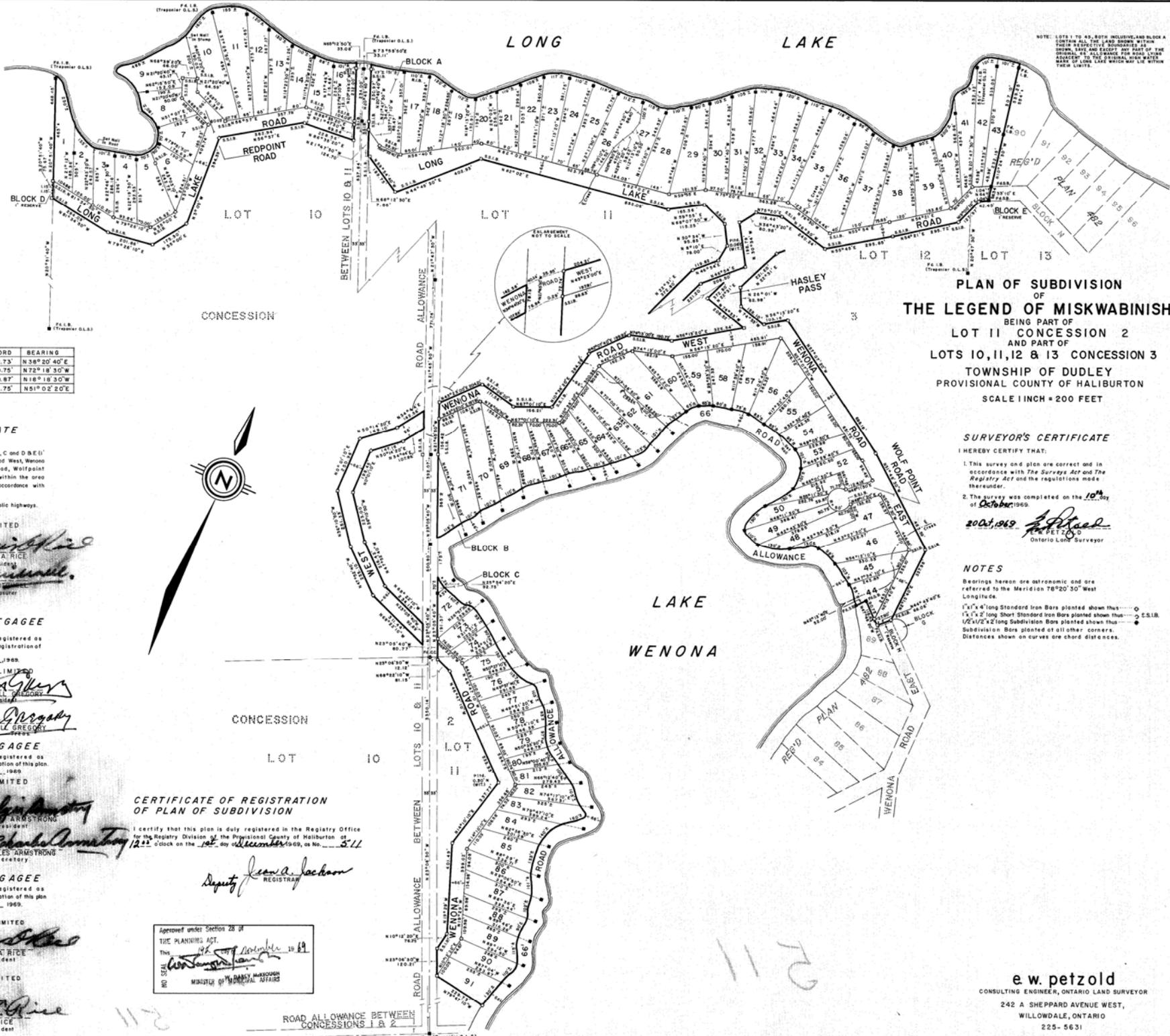
Water Filtration system: 5 Micron in-line Whole Home Filter

05/29/2023

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

LONG LAKE

NOTE: LOTS 1 TO 49, BOTH INCLUSIVE, AND BLOCK A CONTAIN ALL THE LAND SHOWN WITHIN THESE RESPECTIVE SUBDIVISIONS AS SHOWN, LOTS AND BLOCKS NOT PART OF THE ABOVE, SO THE ORIGINAL SURVEY WATER 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  
PROVISIONAL COUNTY OF HALIBURTON  
SCALE 1 INCH = 200 FEET

**CURVE DATA**

LOT	RADIUS	ARC	CHORD	BEARING
48	50.00'	67.80'	62.73'	N38°20'40"E
49	50.00'	53.23'	50.75'	N72°18'30"W
50	50.00'	41.02'	39.87'	N18°18'30"W
51	50.00'	80.02'	71.75'	N51°02'20"E

**OWNER'S CERTIFICATE**

1. This is to certify that:  
Lots 1 to 91 both inclusive, Block A, B, C and D & E (if reserved), the streets namely Wenona Road West, Wenona Road East, Hasley Pass, 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  
*E. A. Mitchell*  
E. A. Mitchell  
Treasurer

**CONSENT OF MORTGAGEE**

The mortgagee under mortgage registered as No. 24720, hereby consents to the registration of this plan.  
Dated the 27th day of October, 1969.

HALIBURTON LAKESHORE LIMITED  
*Arthur G. Gyles*  
Arthur G. Gyles  
President  
*Neil G. Gregory*  
Neil G. Gregory  
Secretary

**CONSENT OF MORTGAGEE**

The mortgagee under mortgage registered as No. 28856, hereby consents to the registration of this plan.  
Dated the 27th day of October, 1969.

ARMBO DEVELOPMENTS LIMITED  
*John E. Armstrong*  
John E. Armstrong  
President  
*Charles Armstrong*  
Charles Armstrong  
Secretary

**CONSENT OF MORTGAGEE**

The mortgagee under mortgage registered as No. 29858, hereby consents to the registration of this plan.  
Dated the 27th day of October, 1969.

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 Provisional County of Haliburton at 12 o'clock on the 27th day of October, 1969, as No. 511

*Jean A. Jackson*  
Jean A. Jackson  
REGISTRAR

Approved under Section 28 of THE PLANNING ACT.  
This 19th day of November 1969.  
*Louis A. Rice*  
Louis A. Rice  
MINISTER OF MUNICIPAL AFFAIRS

**SURVEYOR'S CERTIFICATE**

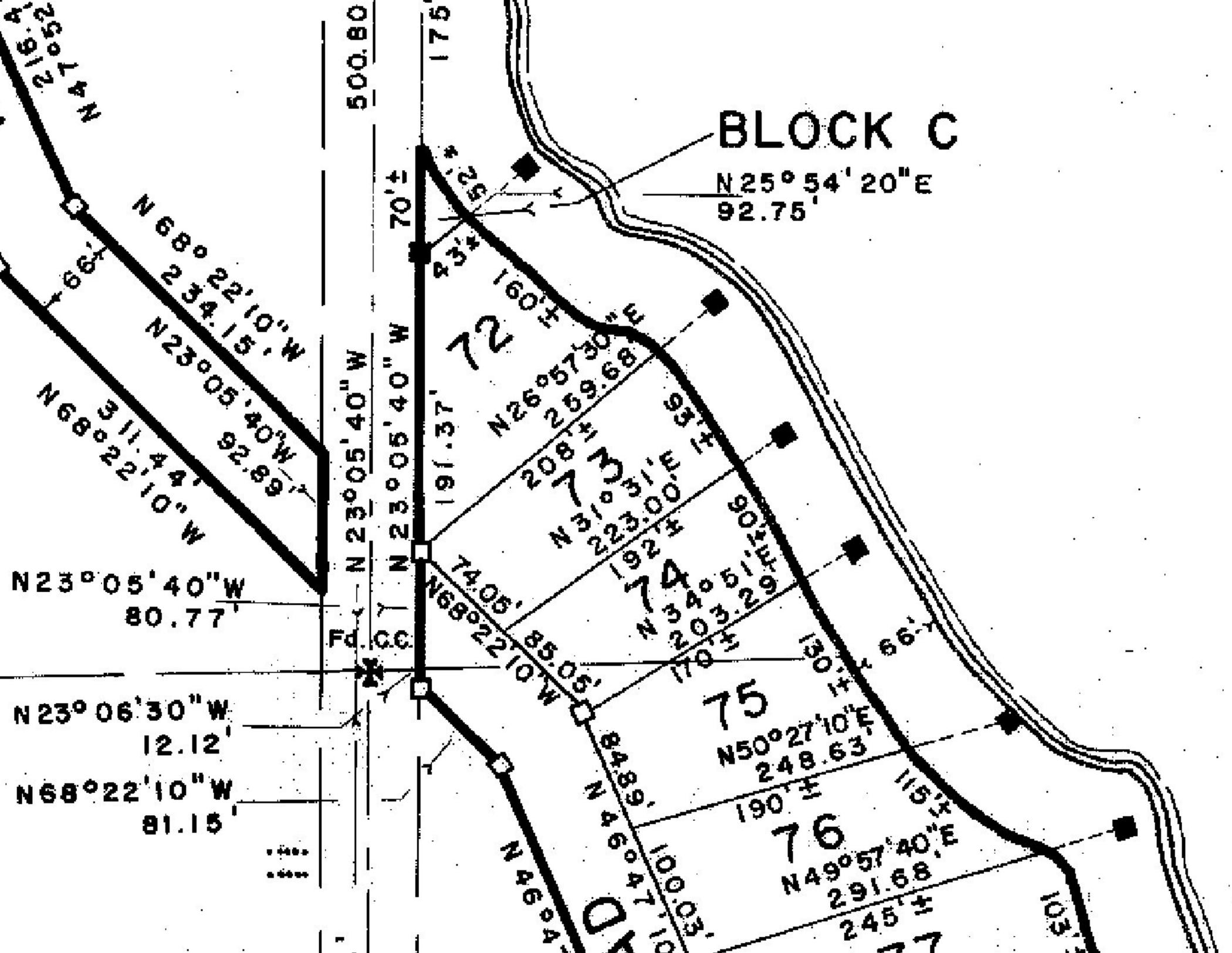
I HEREBY CERTIFY THAT:  
1. This survey and plan are correct and in accordance with The Survey Act and The Registry Act and the regulations made thereunder.  
2. The survey was completed on the 10th day of October, 1969.

2001-069  
*E. W. Petzold*  
E. W. Petzold  
Ontario Land Surveyor

**NOTES**

Bearings hereon are astronomic and are referred to the Meridian 78°20'50" West Longitude.  
1" x 4" long Standard Iron Bars planted shown thus: C.S.I.B.  
1/2" x 1/2" long Short Standard Iron Bars planted shown thus: C.S.I.B.  
Subdivision Bars planted at all other corners.  
Distances shown on curves are chord distances.

e. w. petzold  
CONSULTING ENGINEER, ONTARIO LAND SURVEYOR  
242 A SHEPPARD AVENUE WEST,  
WILLOWDALE, ONTARIO  
225-5631



**BLOCK C**

N 25° 54' 20" E  
92.75'

72

73

74

75

76

77

500.80

175

70'±

N 23° 05' 40" W

191.37'

160'±

N 26° 05' 30" E  
208'±

N 31° 03' E  
223.00'

192'±

90'±

130'±

66'

N 50° 27' 10" E  
248.63'

190'±

115'±

N 49° 57' 40" E  
291.68'

245'±

101'±

N 21° 52' 44" W  
216.52'

N 68° 22' 10" W  
234.15'

N 23° 05' 40" W  
92.89'

N 68° 22' 10" W  
311.44'

N 23° 05' 40" W  
80.77'

N 23° 06' 30" W  
12.12'

N 68° 22' 10" W  
81.15'

.....  
.....

Fd. CC

ROAD  
N 46° 04' 10" E  
100.00'

N 49° 46' 04" E  
848.94'

N 68° 22' 10" W  
74.05'

N 31° 03' E  
223.00'

N 34° 51' 19" E  
203.29'

93'±

90'±

175

# 1721 Wenona Lake, Wenona Lake



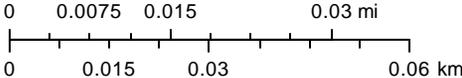
May 15, 2023

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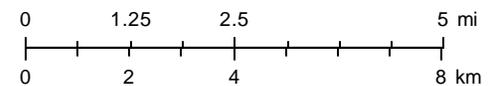
May 15, 2023

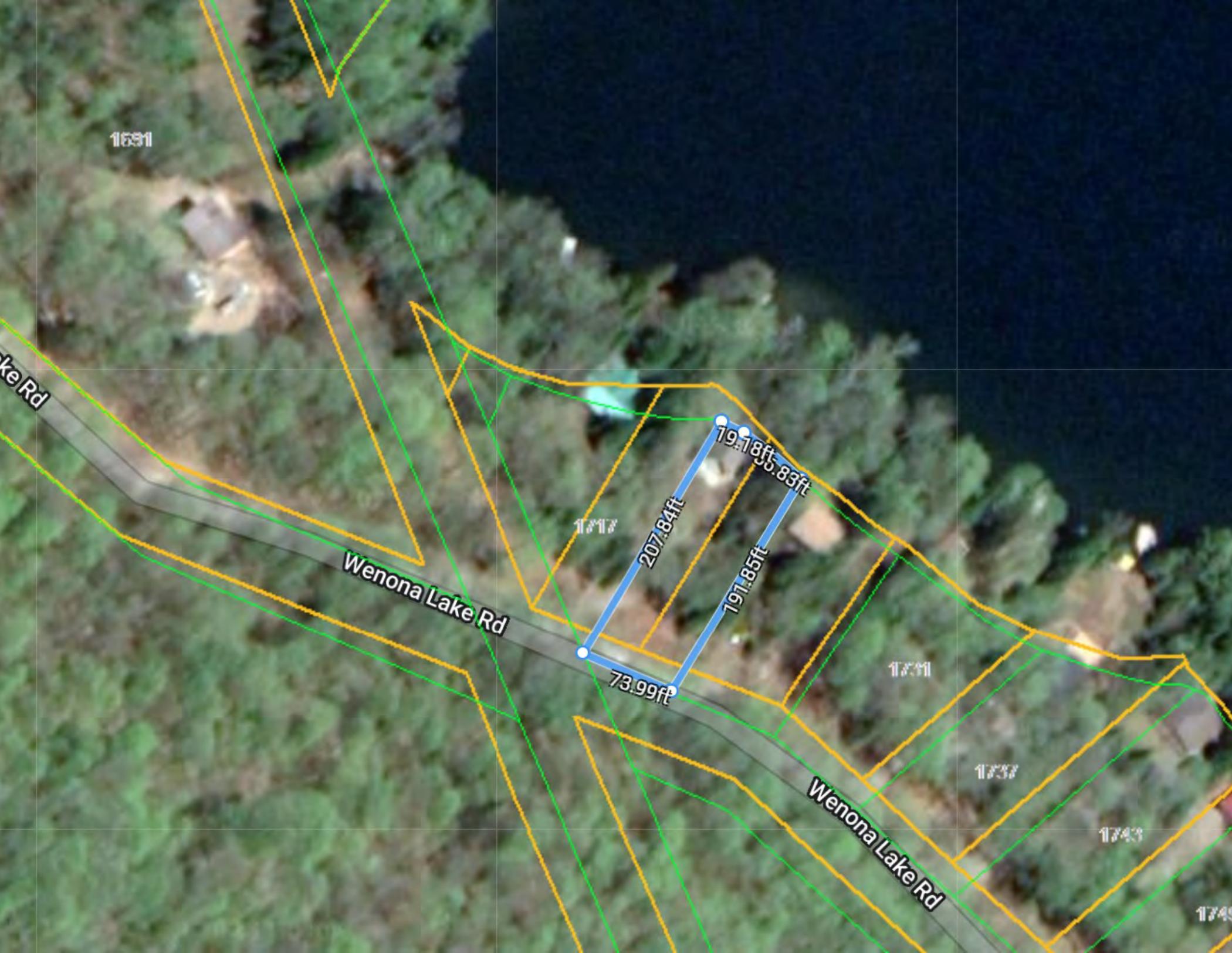
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1:144,448





1691

ke Rd

Wenona Lake Rd

1717

207.84ft

79.18ft

55.83ft

197.85ft

73.99ft

1731

1737

1743

Wenona Lake Rd

1745

