

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$539,000

Welcome to 18917 Highway 118
Tory Hill



Troy Austen

Sales Representative

Welcome to this two-storey brick home on 12.8 private acres just minutes from Wilberforce. Set well back from the road, it offers peaceful rural living with nearby conveniences. The home features a spacious layout ready for your updates, and a 60' x 32' barn ideal for storage, hobbies, or small-scale farming. With a mix of open land and forest, there's plenty of space to explore. Conveniently located between Haliburton and Bancroft, this is a great opportunity to make a country property your own.

CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

18917 Highway 118, Highlands East, Ontario K0L 2Y0

Listing

18917 Highway 118 Highlands East

Active / Residential Freehold / Detached

MLS® #: X12155733

List Price: \$539,000

New Listing

Haliburton/Highlands East/Monmouth



Tax Amt/Yr: **\$1,429.88/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 21 CON 11 MONMOUTH PT 1 19R9326**
MUNICIPALITY OF HIGHLANDS EAST

Style: **2 Storey** Rooms Rooms+: **11+0**
Fractional Ownership: **3(3+0)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **1500-2000**
Storeys: **2.0** SF Source:
Lot Irreg: **10 - 24.99**
Lot Front: **329.18** Fronting On: **N**
Lot Depth: **412.36**
Lot Size Code: **Feet**
Zoning: **RR**
Dir/Cross St: **ON-118E**

PIN #: **392370207**

Holdover: **60**

Possession: **Flexible**

ARN #: **460160100059114**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **Yes/Full, Unfinished**
Fireplace/Stv: **Yes**
Fireplace Feat: **Wood Stove**
Interior Feat: **None**
Heat: **Forced Air, Propane**
A/C: **No/None**
Central Vac: **No**
Property Feat:
Roof: **Asphalt Shingle, Metal**
Foundation: **Stone**
Soil Type:
Waterfront Y/N: **No**
Water Struct:
Under Contract:
View: **Trees/Woods**

Exterior: **Brick, Other**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/2.0**
Drive Pk Spcs: **5.00**
Tot Pk Spcs: **5.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

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

Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Waterfront Frontage (M):
HST App To SP: **Included In**
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to this charming two-storey brick home, set on 12.8 acres of private countryside just minutes from the friendly community of Wilberforce. Tucked well back from the road, this property offers the peace and privacy of rural living with the convenience of nearby amenities. Inside, you'll find a spacious and timeless layout ready for your vision and updates. A 60' x 32' barn on the property provides plenty of room for storage, hobbies, or small-scale farming. The acreage features a mix of open space and forest, perfect for those who enjoy exploring the outdoors or want room to grow. Located just a short drive from Wilberforce, where you'll find essential amenities including groceries, a public school, library, community centre, and more. Centrally positioned between Haliburton and Bancroft, this home offers easy access to additional services, shopping, and recreational opportunities. Being sold as is, where is, this is a great opportunity for those looking to put down roots in the country and make this property their own.**

Listing Contracted With: **RE/MAX Professionals North 705-457-9994**

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **05/16/2025**

Rooms

MLS® #: X12155733

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.03 M X 5 M	6.66 Ft x 16.40 Ft		
Dining Room	Main	3.45 M X 3.51 M	11.31 Ft x 11.51 Ft		
Kitchen	Main	3.52 M X 3.46 M	11.54 Ft x 11.35 Ft		
Family Room	Main	6.52 M X 4.52 M	21.39 Ft x 14.82 Ft		
Den	Main	2.07 M X 2.01 M	6.79 Ft x 6.59 Ft		
Living Room	Main	3.21 M X 5.4 M	10.53 Ft x 17.71 Ft		
Primary Bedroom	Second	3.51 M X 4.39 M	11.51 Ft x 14.40 Ft		

Bedroom	Second	3.29 M X 2.91 M	10.79 Ft x 9.54 Ft	
Bedroom	Second	3.21 M X 3.32 M	10.53 Ft x 10.89 Ft	
Bathroom	Main			4
Bathroom	Second			3
Photos				

MLS®#: X12155733

18917 Highway 118, Highlands East, Ontario K0L 2Y0



Chattels

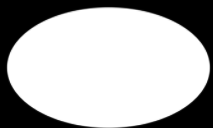
Included

- All Large kitchen appliances

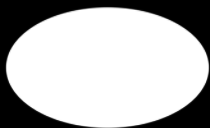
Excluded

- Fridge in addition
- All small appliances
- All building materials
- Personal belongings.

Some items may be negotiable.



Seller

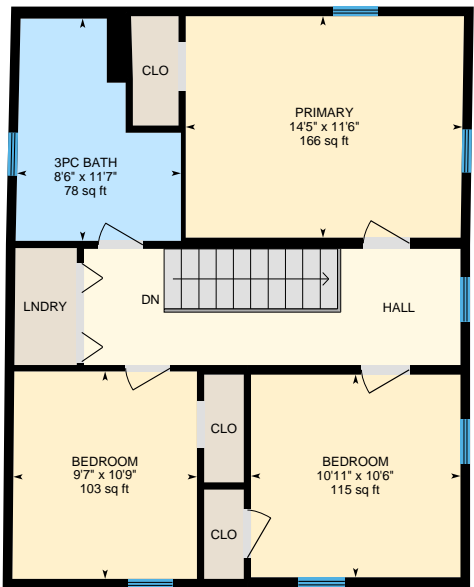


Buyer

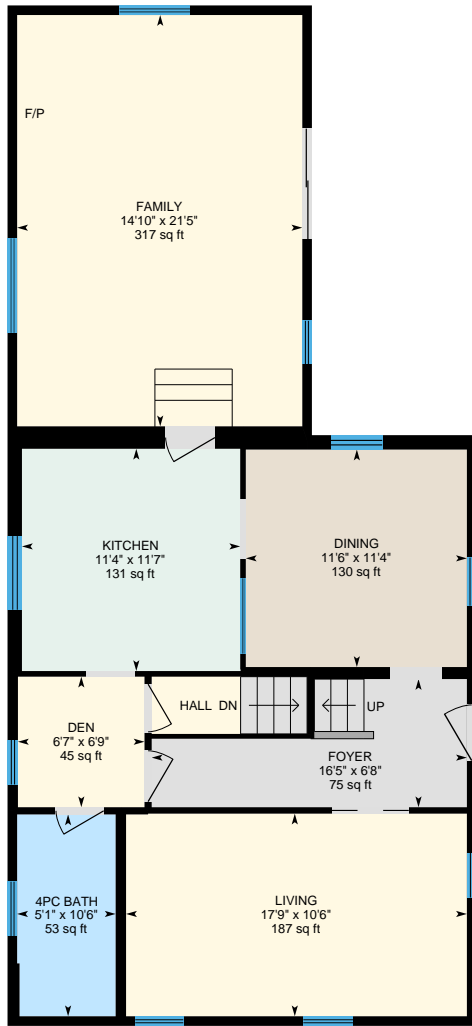
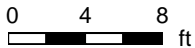


18917 Highway 118, Tory Hill

Main Building: Total Exterior Area Above Grade 1828.01 sq ft



2nd Floor
Exterior Area 730.30 sq ft



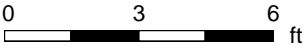
Main Floor
Exterior Area 1097.70 sq ft



PREPARED: 2025/05/15

18917 Highway 118, Tory Hill

2nd Floor Exterior Area 730.30 sq ft
Interior Area 676.94 sq ft

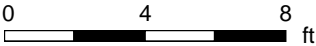
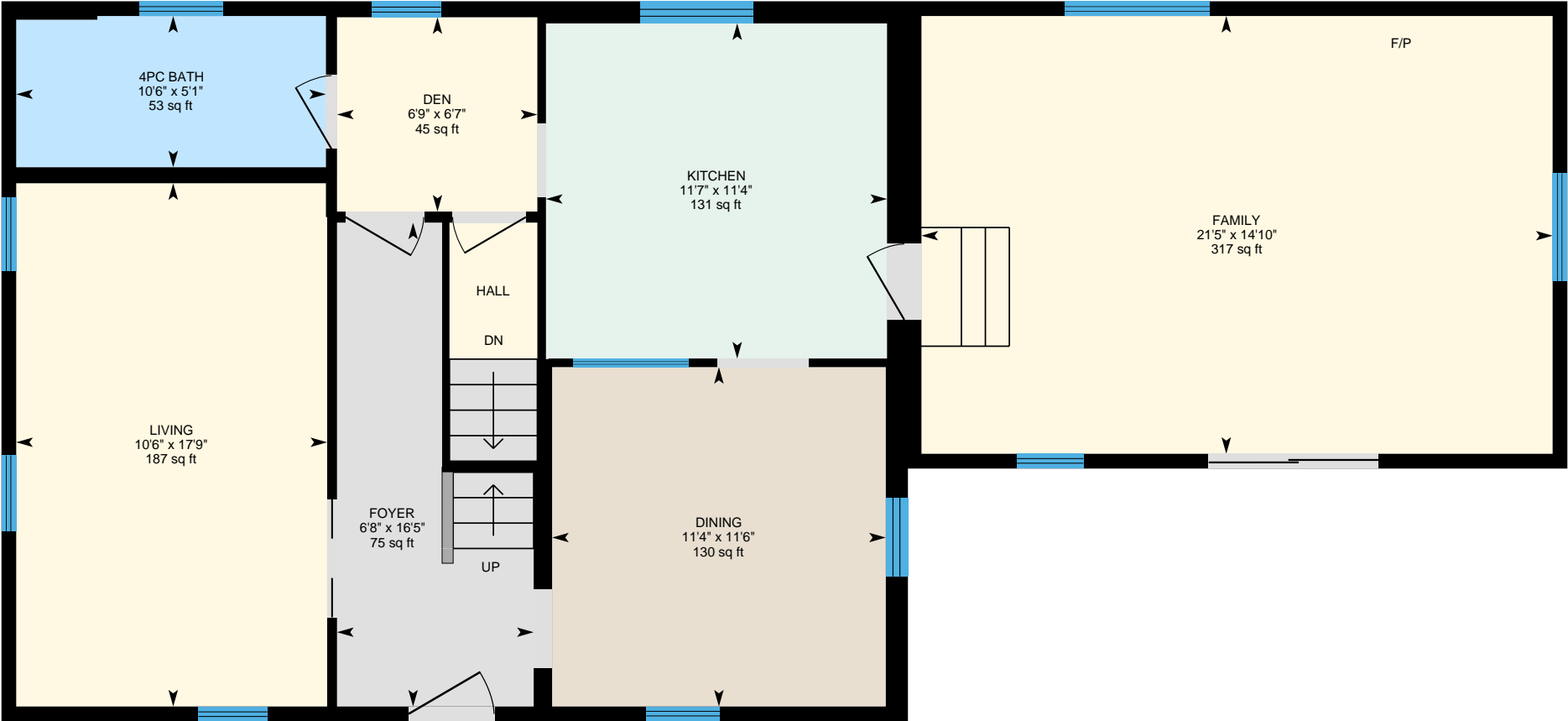


PREPARED: 2025/05/15



18917 Highway 118, Tory Hill

Main Floor Exterior Area 1097.70 sq ft
Interior Area 1021.42 sq ft



PREPARED: 2025/05/15



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.

18917 Highway 118, Tory Hill

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

2ND FLOOR

- 3pc Bath: 8'6" x 11'7" | 78 sq ft
- Bedroom: 10'11" x 10'6" | 115 sq ft
- Bedroom: 9'7" x 10'9" | 103 sq ft
- Primary: 14'5" x 11'6" | 166 sq ft

MAIN FLOOR

- 4pc Bath: 5'1" x 10'6" | 53 sq ft
- Den: 6'7" x 6'9" | 45 sq ft
- Dining: 11'6" x 11'4" | 130 sq ft
- Family: 14'10" x 21'5" | 317 sq ft
- Foyer: 16'5" x 6'8" | 75 sq ft
- Kitchen: 11'4" x 11'7" | 131 sq ft
- Living: 17'9" x 10'6" | 187 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

2ND FLOOR

- Interior Area: 676.94 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 730.30 sq ft

MAIN FLOOR

- Interior Area: 1021.42 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 1097.70 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1698.37 sq ft
- Exterior Area: 1828.01 sq ft

18917 Highway 118, Tory Hill

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>



Your account number is:

2001 8003 1967

This statement is issued on:

April 15, 2025

Your Electricity Statement

For the period of: March 12, 2025 - April 9, 2025

What do I owe?

\$53.12

See reverse for a
summary of your charges

How much did I use?

You powered your home with



109 kWh
of electricity this period

When will my payment be withdrawn?

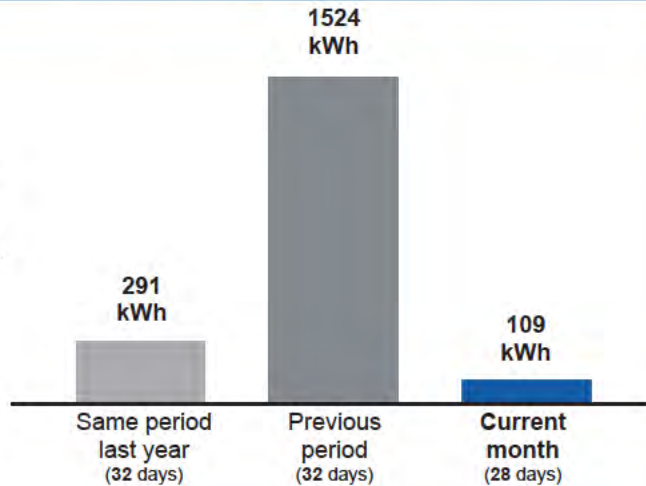
\$53.12 will be withdrawn on

**May 5,
2025**

What does my electricity usage look like?

Your average
daily usage has
decreased by 57%
compared to the
same period last year.

Find out more
by logging into
myAccount at
www.HydroOne.com



What do I need to know?

Total Ontario support: \$102.70. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.



For billing, quick answers
and much more, visit
www.HydroOne.com



For emergencies or reporting
outages
1-800-434-1235 (24 hrs)



For service inquiries
and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.



Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Your account number: 2001 8003 1967



1891 / HWY 118
TORY HILL ON K0L 2Y0



What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$245.27
Amount we received on Apr 7/25	-\$245.27
Your electricity charges	\$53.12
Total amount to be withdrawn on May 5/25	\$53.12



Powering 18917 HWY 118

Point of Delivery: 10026354

Residential - Low Density

Electricity	\$10.89
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
Delivery	\$41.34
This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.	
Regulatory Charges	\$0.95
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.	
HST (87086-5821-RT0001)	\$6.91
Ontario Electricity Rebate	-\$6.97
Total of your electricity charges	\$53.12

Meter reading details



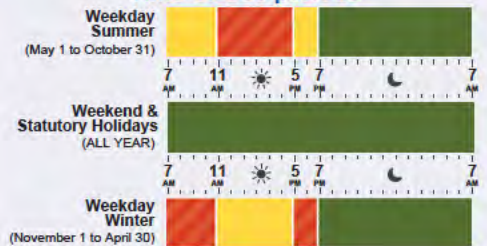
Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3320188	Apr 9/25 10559.6834	Mar 12/25 10451.2736	108.4098	(x1) = 108.4098

You are currently enrolled on Pre-Authorized Payment.

What is my Time-of-Use breakdown?

Mar 12/25 to Apr 9/25	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	24.4920	15.8	\$3.87
TOU Mid-Peak	13.9656	12.2	\$1.70
TOU Off-Peak	69.9522	7.6	\$5.32

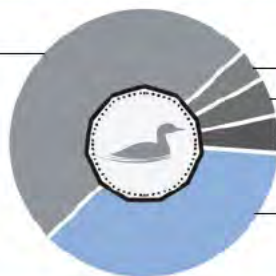
Time-of-Use periods



Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs
Taxes
Other delivery costs
Hydro One's delivery costs

Energy Saving Tip

Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.





Kelly's
Fuel

P.O. Box# 1447
Peterborough, On
K9J 7H6
705-745-4629 or toll free 888-313-4328
HST# 897917498
www.kellysfuel.com

P.O. Box# 119
Bancroft, On
K0L 1C0
613-332-2294 or toll free 877-395-4328
www.kellysfuel.com

INVOICE
CUSTOMER: 32753
PAGE: 1
DATE: 31 Jan 23

INVOICE	DESCRIPTION	Quantity	Amount
991393	RENEWAL 01 Feb 2023 TO 01 Feb 2024 120 GAL PROPANE TANK ANNUAL RENTAL	1.00	85.00

HWY 118 - #18917 TORY HILL

991394	RENEWAL 01 Feb 2023 TO 01 Feb 2024 ADDITIONAL ANNUAL TANK RENTAL	1.00	35.00
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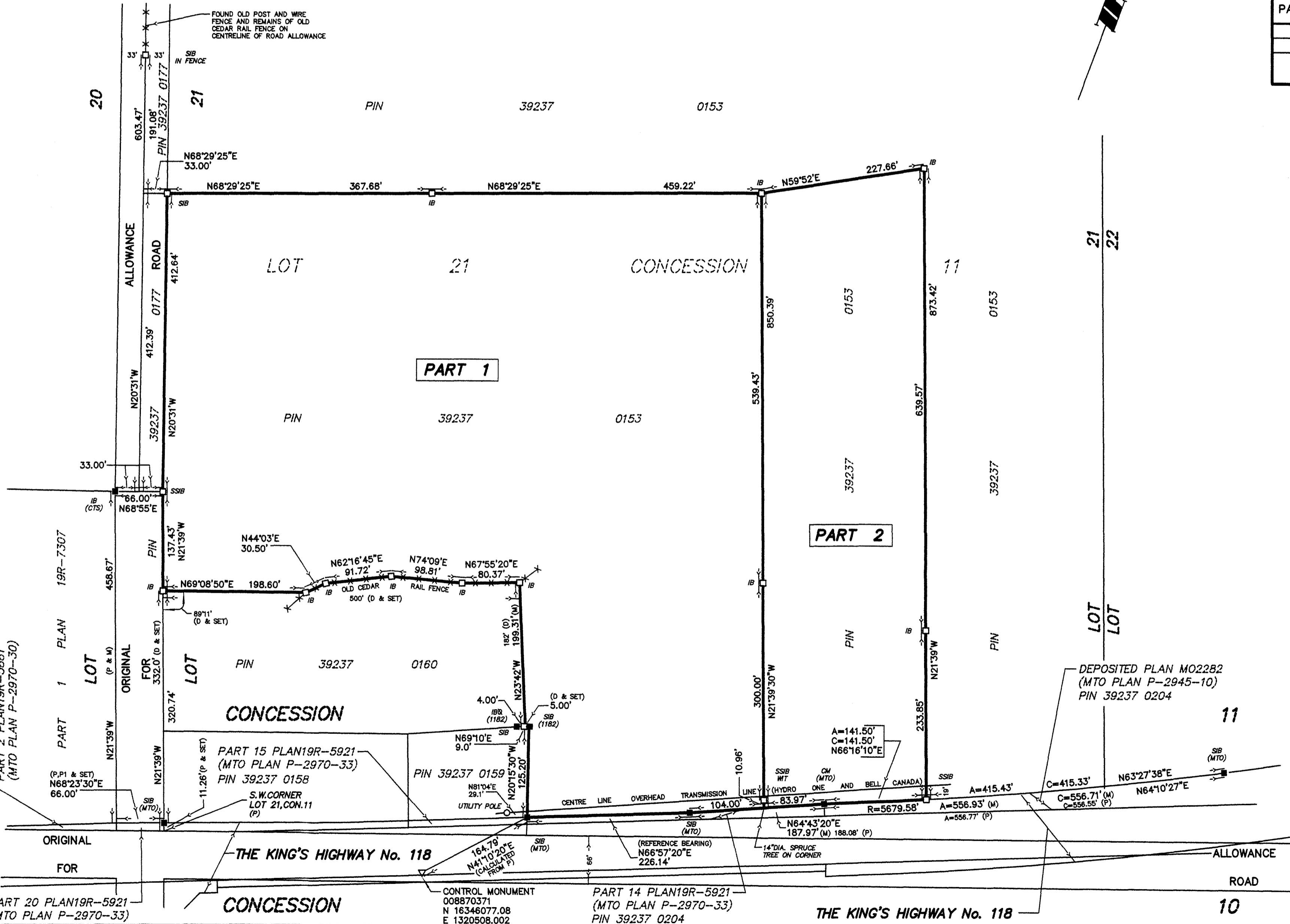
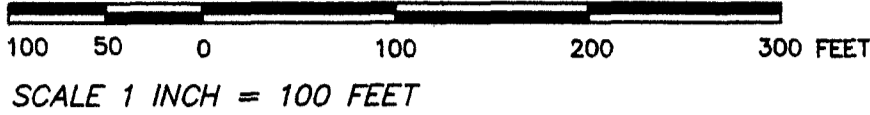
HWY 118 - #18917 TORY HILL

	HST	15.60
INVOICE TOTAL -->	TOTAL	135.60

*** IMPORTANT ***

Note: after 16 years without any increases, we find it necessary to raise the rates of tank rentals effective immediately. These increases are primarily due to the costs associated with regulatory compliance and unprecedented inflation. As always, we are committed to providing a premium service while making sure that we meet all regulatory and compliance requirements.

PLAN OF SURVEY OF
PART OF LOT 21, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF MONMOUTH
TOWNSHIP OF HIGHLANDS EAST
COUNTY OF HALIBURTON
PAUL WILSON O.L.S.



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.

AUGUST 16, 2011
DATE

PAUL WILSON
LAND SURVEYOR

PLAN19R-9326

RECEIVED AND DEPOSITED

AUG. 17, 2011

IMPERIAL: DISTANCES SHOWN
HEREON ARE IN FEET AND CAN
BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048.

K. Roberts, A. DEP.
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
HALIBURTON (No. 19)

SCHEDULE

PART	LOCATION	PART OF PIN	AREA
1	PART OF LOT 21, CONCESSION 11	39237 0153	12.776 Acs.
2			4.454 Acs.

BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS, DERIVED FROM THE NORTHERLY LIMIT
OF PART 14 PLAN19R-5921 HAVING A BEARING OF N66°57'20"E AS SHOWN
THEREON AND ARE BASED ON THE ONTARIO CO-ORDINATE SYSTEM, ZONE 10,
CENTRAL MERIDIAN 79°30' WEST LONGITUDE (1974 ADJUSTMENT).

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND.
□	DENOTES	SURVEY MONUMENT PLANTED.
SIB	DENOTES	STANDARD IRON BAR.
SSIB	DENOTES	SHORT STANDARD IRON BAR.
IB	DENOTES	IRON BAR.
RP	DENOTES	ROCK POST.
IBR	DENOTES	3/4" DIA. ROUND IRON BAR.
CM	DENOTES	CONCRETE MONUMENT.
WT	DENOTES	WITNESS.
(PW)	DENOTES	PAUL WILSON O.L.S..
(B&W)	DENOTES	BISHOP & WILSON LTD. O.L.S..
(CTS)	DENOTES	C.T.STRONGMAN O.L.S..
(1182)	DENOTES	R.B.PARR O.L.S..
(D&S)	DENOTES	DEARDEN,STANTON,STONES & STRONGMAN LTD. O.L.S..
(MTO)	DENOTES	MINISTRY OF TRANSPORTATION OF ONTARIO.
(M)	DENOTES	MEASURED.
(P)	DENOTES	PLAN19R-5921 (MTO PLAN P-2970-33).
(P1)	DENOTES	PLAN19R-7307.
(O)	DENOTES	H276948.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED MAY 6, 2010.

HALIBURTON, ONTARIO.
JUNE 24, 2010.

PAUL WILSON
ONTARIO LAND SURVEYOR

PAUL WILSON CONSULTING LTD.
ONTARIO LAND SURVEYORS
ENGINEERS - PLANNERS

2134 WIGAMOG ROAD
BOX 368, HALIBURTON,
ONTARIO, K0M 1S0
(705) 457-3163
email: paulwilsonconsulting@bellnet.ca

3 NEWCASTLE STREET
BOX 151, MINDEN,
ONTARIO, K0M 2K0
(705) 286-3400

18917 Highway 118, Tory Hill

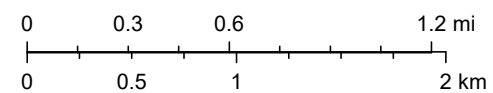


March 25, 2025

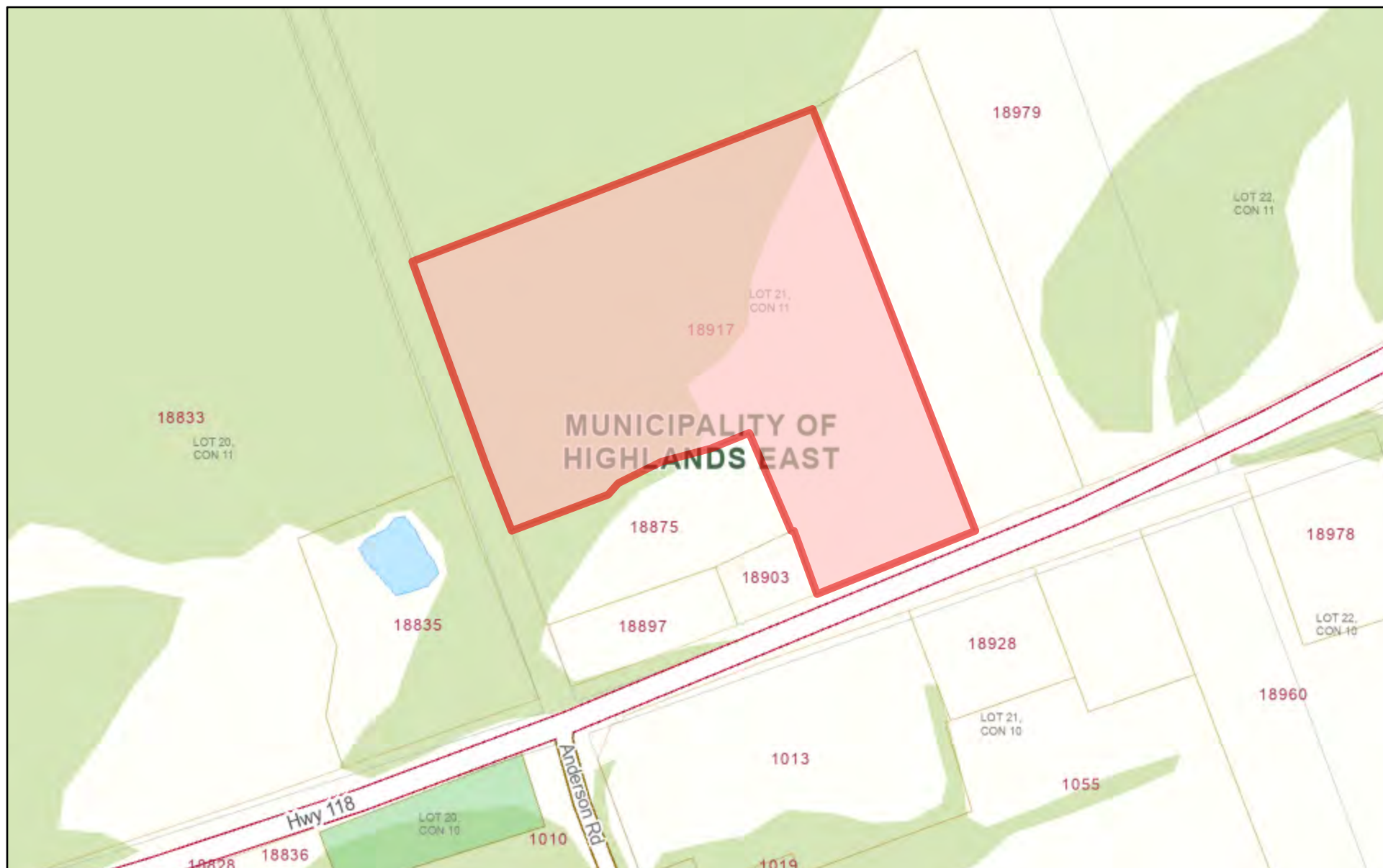
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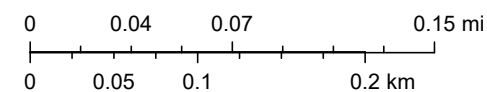
18917 Highway 118, Tory Hill



March 25, 2025



Scale: 1:4,514



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