

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$995,000

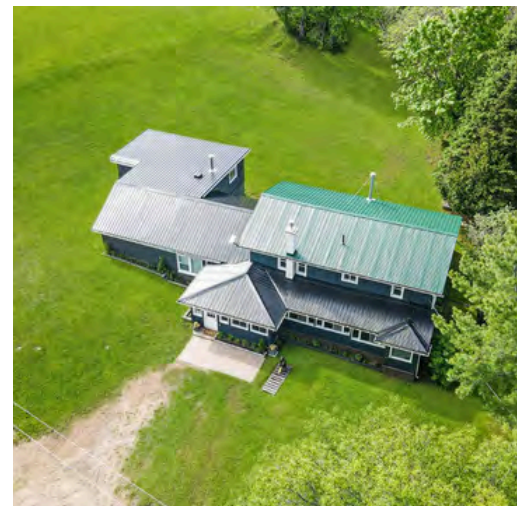
Welcome to

1896 Paynes Road
Haliburton





Troy Austen

Sales Representative



CONTACT DETAILS:

 705-457-9994

 705-455-7653

 info@troyausten.ca

 troyausten.ca



Classic homestead farm property set on 77 acres, offering expansive views of stunning sunrises, sunsets, and star-filled nights. From the moment you walk through the door, this home welcomes you with a warm, family-oriented atmosphere that truly feels like home.

The fully refinished 2,500 sq ft interior features an updated kitchen and an open-concept main floor combining kitchen, dining, and living areas. Also on the main level are a 3-piece bathroom, laundry room, mudroom, plus two additional rooms ideal for guests, an office, or a den. A sunroom with a fireplace provides a cozy space for cooler evenings. Attached to the home are a wood shed and garage. The second floor offers six spacious bedrooms and a large 3-piece bathroom, perfect for accommodating family and guests.

Outside, multiple outbuildings enhance the property's functionality, including a sawmill, a barn with a hayloft, and dedicated snowmobile and toy storage. Across the road behind the property, there is potential to purchase additional land with three recently severed lots available: Part 1 is 14.6 acres, Part 2 is 31.8 acres, and Part 3 is 40 acres—providing opportunities for expansion or investment.

This is a rare opportunity to own a classic family farm with room to grow and create lasting memories.

Property Client Full

1896 Paynes Road, Highlands East, Ontario K0L 2Y0

Listing

1896 Paynes Rd Highlands East

Active / Residential Freehold / Detached

MLS® #: X12201789

List Price: \$995,000

New Listing

Haliburton/Highlands East/Monmouth



Tax Amt/Yr: **\$1,618.28/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 8-9 CON 16 MONMOUTH PT 4 19R6389, AS IN H11779 S OF MISC209 EXCEPT PT 1 H80349, PT 1, 2 19R5871; S/T MO1833; HIGHLANDS EAST**

Style: **2 Storey** Rooms Rooms+: **18+0**
Fractional Ownership: **BR BR+: 6(6+0)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **2000-2500**
Storeys: **2.0** SF Source:
Lot Irreg: Lot Acres: **50 - 99.99**
Lot Front: **3,526.00** Fronting On: **N**
Lot Depth: **1,919.00**
Lot Size Code: **Feet**

Zoning: **RU**

Dir/Cross St: **ON-118E to Paynes road**

PIN #: **392320125**

ARN #: **460160200023700**

Contact After Exp: **No**

Holdover: **60**

Possession: **Flexible**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **Yes/Crawl Space**
Basement: **Yes**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Other, Wood Stove**

Exterior: **Wood**
Drive: **Private**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/1.0**
Drive Pk Spcs: **8.00**
Tot Pk Spcs: **8.00**
Pool: **None**

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

Interior Feat: **Other**
Heat: **Forced Air, Propane**
A/C: **No/None**
Central Vac: **No**

Room Size:
Rural Services:
Security Feat:

Property Feat: **Metal**
Roof: **Poured Concrete**
Foundation:
Soil Type:

Waterfront Y/N: **No**

Waterfront:

Waterfront Frontage (M):

Water Struct:

Easements/Restr:

Under Contract:

Dev Charges Paid:

View: **Forest, Hills, Trees/Woods**

Lot Shape: **Irregular**

HST App To SP: **Included In**

Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Classic homestead farm property set on 77 acres, offering expansive views of stunning sunrises, sunsets, and star-filled nights. From the moment you walk through the door, this home welcomes you with a warm, family-oriented atmosphere that truly feels like home. The fully refinished 2,500 sq ft interior features an updated kitchen and an open-concept main floor combining kitchen, dining, and living areas. Also on the main level are a 3-piece bathroom, laundry room, mudroom, plus two additional rooms ideal for guests, an office, or a den. A sunroom with a fireplace provides a cozy space for cooler evenings. Attached to the home are a wood shed and garage. The second floor offers six spacious bedrooms and a large 3-piece bathroom, perfect for accommodating family and guests. Outside, multiple outbuildings enhance the property's functionality, including a sawmill, a barn with a hayloft, and dedicated snowmobile and toy storage. Across the road behind the property, there is potential to purchase additional land with three recently severed lots available: Part 1 is 14.6 acres, Part 2 is 31.8 acres, and Part 3 is 40 acres providing opportunities for expansion or investment. This is a rare opportunity to own a classic family farm with room to grow and create lasting memories.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 06/06/2025

Rooms

MLS® #: X12201789

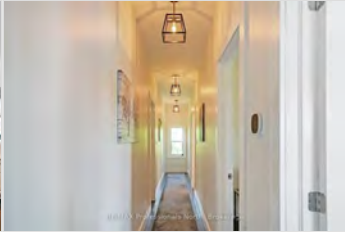
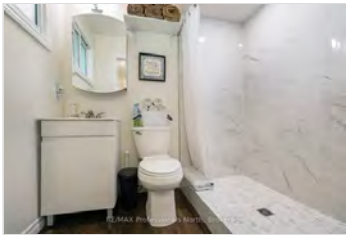
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Sunroom	Main	4.92 M X 3.4 M	16.14 Ft x 11.15 Ft		Wood Stove
Sunroom	Main	8.15 M X 1.69 M	26.73 Ft x 5.54 Ft		

Mudroom	Main	3.88 M X 1.2 M	12.72 Ft x 3.93 Ft	
Living Room	Main	5.63 M X 5.21 M	18.47 Ft x 17.09 Ft	
Kitchen	Main	5.4 M X 3.54 M	17.71 Ft x 11.61 Ft	
Dining Room	Main	4.4 M X 2.9 M	14.43 Ft x 9.51 Ft	
Laundry	Main	1.98 M X 3.52 M	6.49 Ft x 11.54 Ft	
Den	Main	3.95 M X 3.18 M	12.95 Ft x 10.43 Ft	
Office	Main	3.96 M X 2.13 M	12.99 Ft x 6.98 Ft	
Primary Bedroom	Second	4.32 M X 2.62 M	14.17 Ft x 8.59 Ft	
Bedroom	Second	2.69 M X 2.7 M	8.82 Ft x 8.85 Ft	
Bedroom	Second	2.68 M X 2.75 M	8.79 Ft x 9.02 Ft	
Bedroom	Second	2.55 M X 2.67 M	8.36 Ft x 8.75 Ft	
Bedroom	Second	2.71 M X 2.74 M	8.89 Ft x 8.98 Ft	
Bedroom	Second	2.63 M X 2.75 M	8.62 Ft x 9.02 Ft	
Bathroom	Second			3
Bathroom	Main			3
Photos				

MLS® #: X12201789

[1896 Paynes Road](#), Highlands East, Ontario K0L 2Y0







PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025

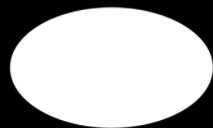
Chattels

Included

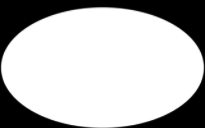
- All Appliances

Excluded

- Personal Items
- Everything except noted inclusions



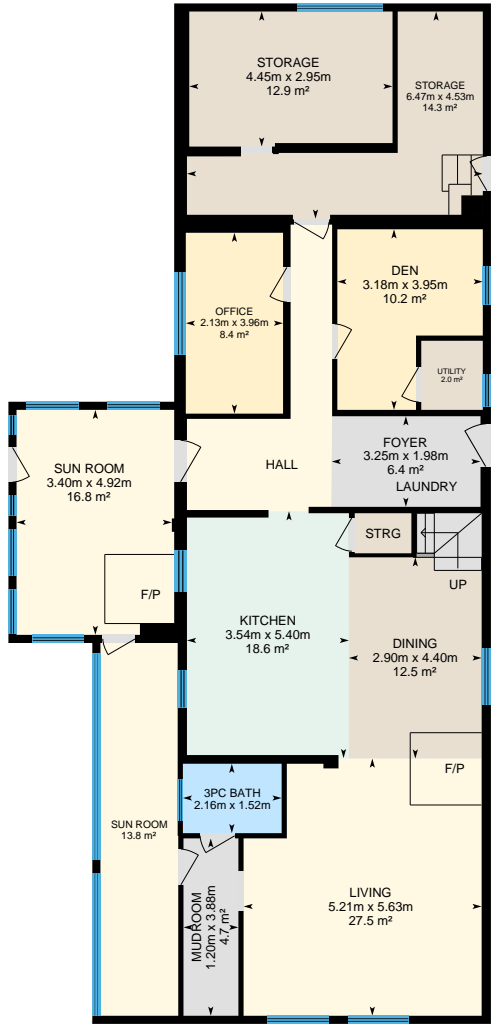
Seller



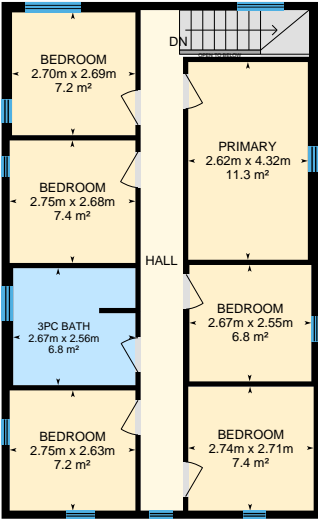
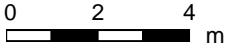
Buyer

1896 Paynes Road, Haliburton, ON

Main Building: Total Interior Area Above Grade 247.21 m²



Main Floor
Interior Area 175.82 m²



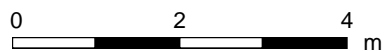
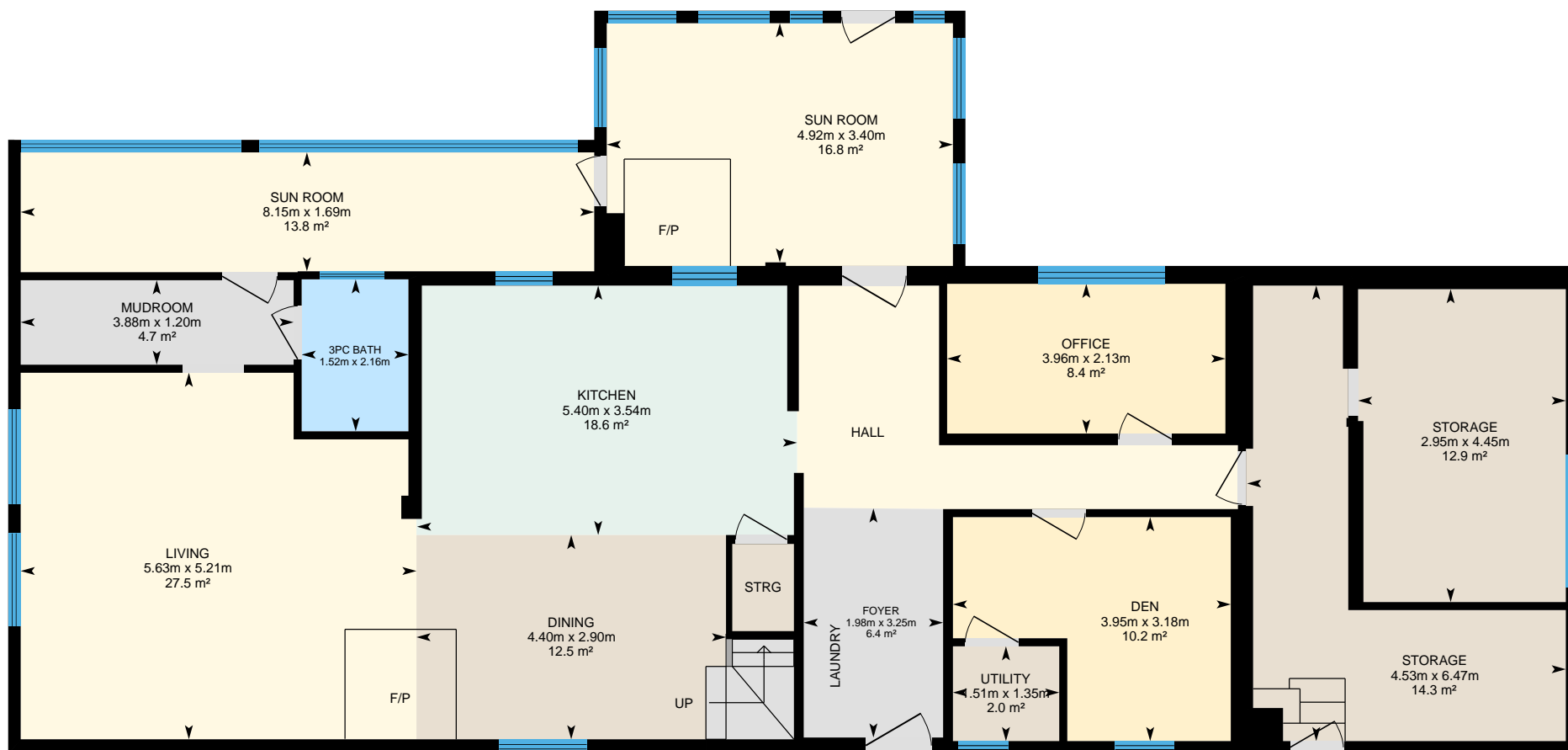
2nd Floor
Interior Area 71.39 m²



PREPARED: 2025/06/02

1896 Paynes Road, Haliburton, ON

Main Floor Interior Area 175.82 m²



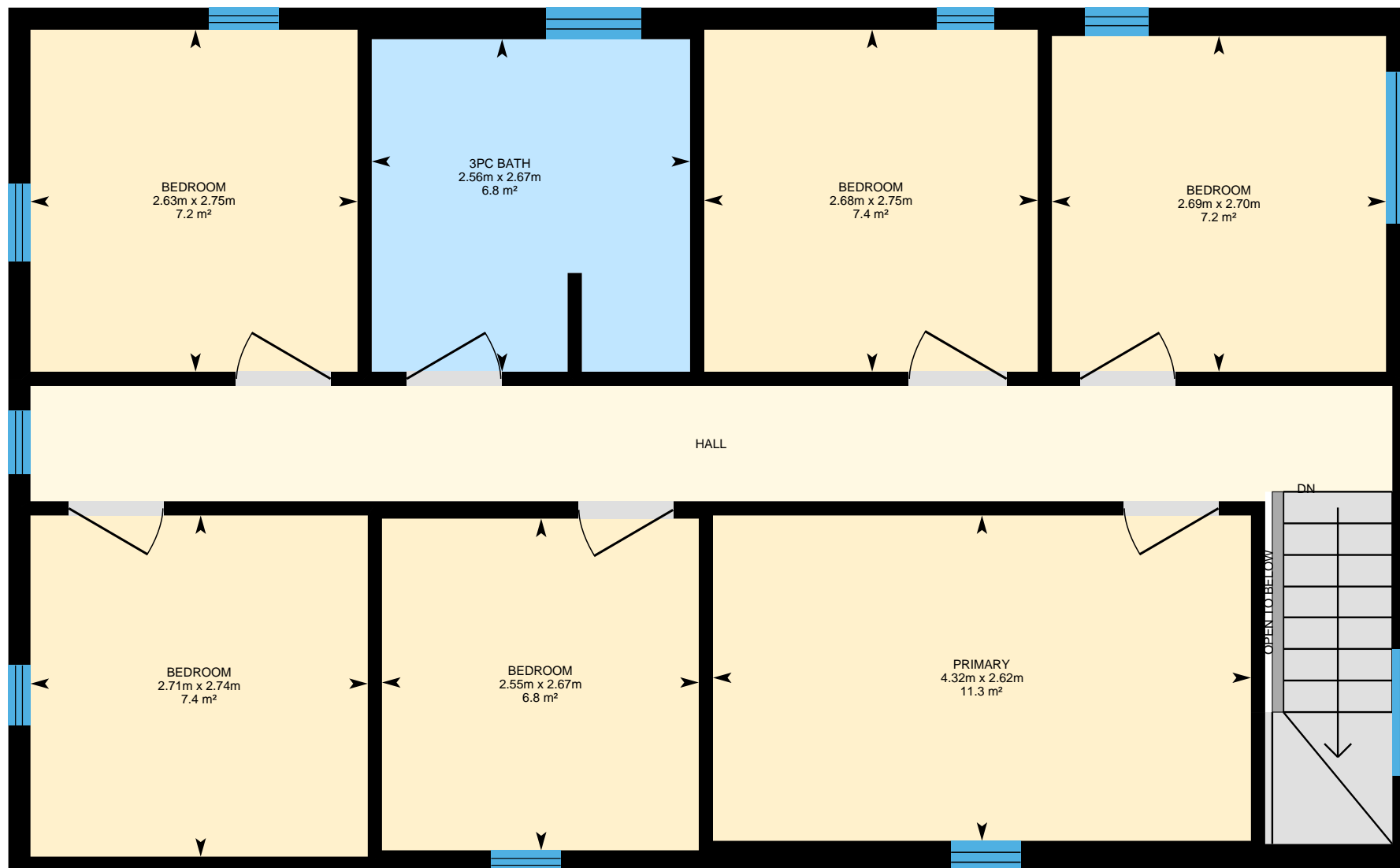
PREPARED: 2025/06/02



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.

1896 Paynes Road, Haliburton, ON

2nd Floor Interior Area 71.39 m²
Excluded Area 0.10 m²



0 1 2 m

PREPARED: 2025/06/02



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.

1896 Paynes Road, Haliburton, ON

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

MAIN FLOOR

3pc Bath: 2.16m x 1.52m | 3.3 m²
Den: 3.18m x 3.95m | 10.2 m²
Dining: 2.90m x 4.40m | 12.5 m²
Foyer: 3.25m x 1.98m | 6.4 m²
Kitchen: 3.54m x 5.40m | 18.6 m²
Living: 5.21m x 5.63m | 27.5 m²
Mudroom: 1.20m x 3.88m | 4.7 m²
Office: 2.13m x 3.96m | 8.4 m²
Storage: 6.47m x 4.53m | 14.3 m²
Storage: 4.45m x 2.95m | 12.9 m²
Sun Room: 1.69m x 8.15m | 13.8 m²
Sun Room: 3.40m x 4.92m | 16.8 m²
Utility: 1.35m x 1.51m | 2.0 m²

2ND FLOOR

3pc Bath: 2.67m x 2.56m | 6.8 m²
Bedroom: 2.75m x 2.68m | 7.4 m²
Bedroom: 2.70m x 2.69m | 7.2 m²
Bedroom: 2.74m x 2.71m | 7.4 m²
Bedroom: 2.67m x 2.55m | 6.8 m²
Bedroom: 2.75m x 2.63m | 7.2 m²
Primary: 2.62m x 4.32m | 11.3 m²

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

MAIN FLOOR

Interior Area: 175.82 m²

2ND FLOOR

Interior Area: 71.39 m²
Excluded Area: 0.10 m²

Total Above Grade Floor Area, Main Building

Interior Area: 247.21 m²
Excluded Area: 0.10 m²

1896 Paynes Road, Haliburton, ON

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.

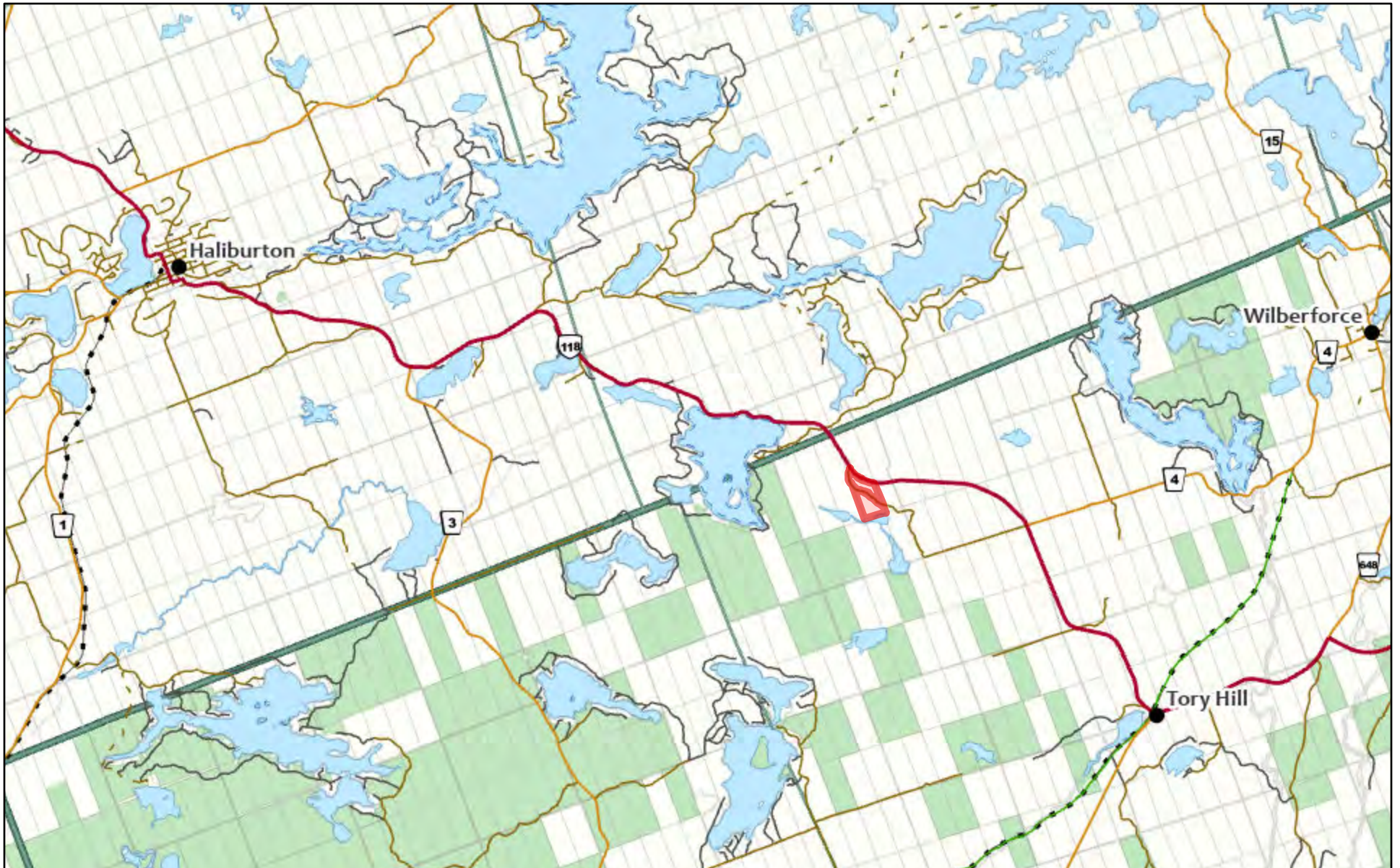
B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

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>

1896 Paynes Road off Hwy 118E



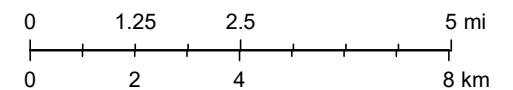
March 20, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2024.
This publication may not be reproduced in any form, in part or in whole, without written permission.

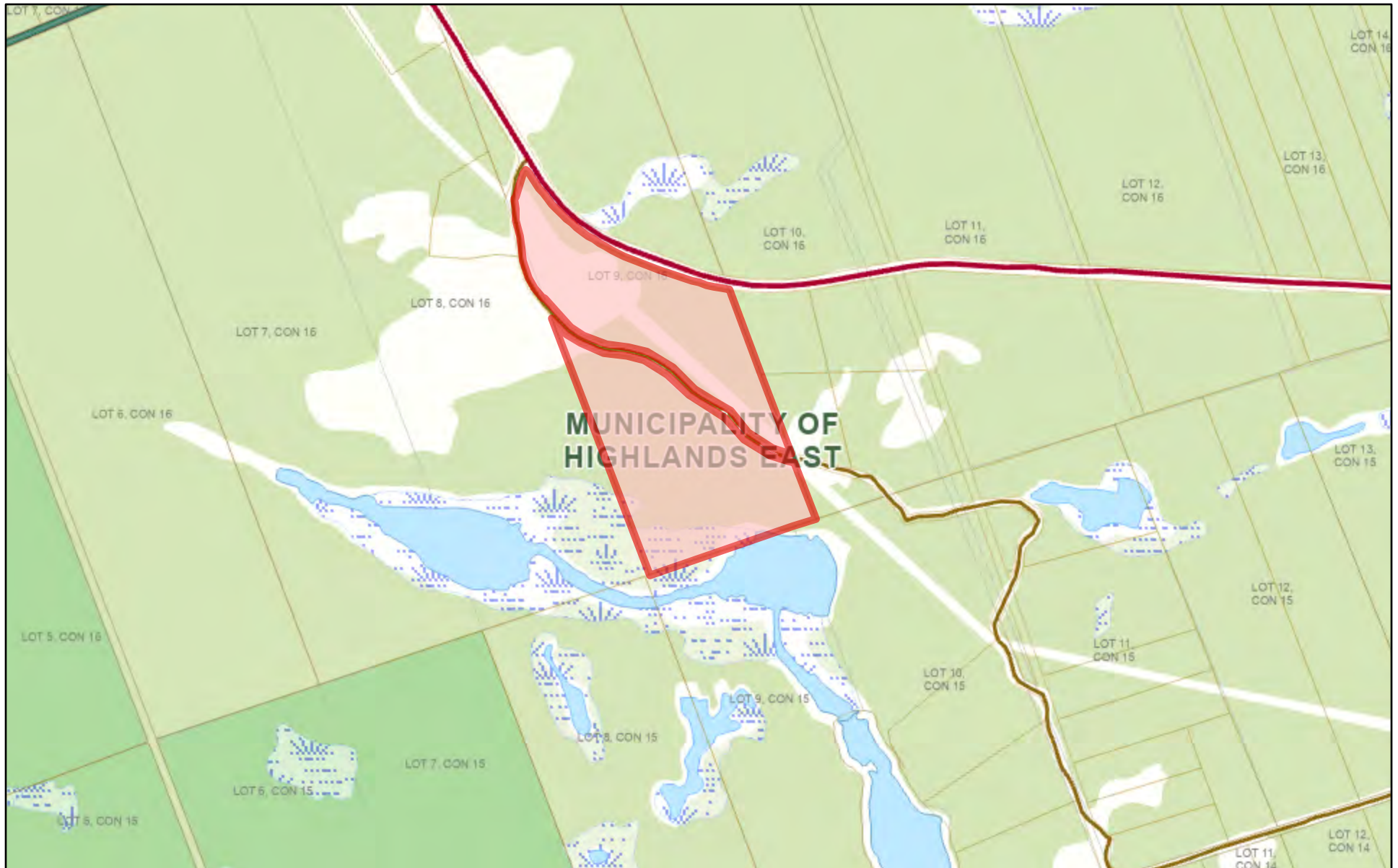
Published by the County of Haliburton, 2024.



Scale: 1:144,448



1896 Paynes Road off Hwy 118E



March 20, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2024.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2024.



Scale: 1:18,056

