

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$175,000**

*Welcome to*

North Drive  
Eagle Lake



*Troy Austen*

Sales Representative

Spacious 2-acre building lot with hydro available at the lot line and a driveway already installed. The cleared building site offers a great head start for your future plans. Located just minutes from the Eagle Lake Country Market and only 15 minutes from Haliburton Village, with convenient access to schools, shopping, dining, and other amenities. Year-round recreational opportunities nearby, including skiing at Sir Sam's. An excellent opportunity to build your home or getaway in a private, natural setting with modern conveniences close by.

**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



## Property Client Full

# TBD North Drive, Dysart, Ontario K0M 1M0

Listing

**TBD North Dr Dysart**

**Active / Residential Freehold / Vacant Land**

**MLS®#: X12069071**

**List Price: \$175,000**

**New Listing**



### Haliburton/Dysart et al/Dysart

Tax Amt/Yr:	<b>\$197.00/2024</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<b>0</b>
Legal Desc:	<b>LT 7 PL 580; DYSART ET AL</b>		
Style:		Rooms Rooms+:	<b>+0</b>
Fractional Ownership:		BR BR+:	<b>0(0+0)</b>
Assignment:		Baths (F+H):	<b>0(0+0)</b>
Link:		SF Range:	<b>&lt; 700</b>
Storeys:		SF Source:	
Lot Irreg:		Lot Acres:	<b>2 - 4.99</b>
Lot Front:	<b>218.00</b>	Fronting On:	<b>N</b>
Lot Depth:	<b>404.65</b>		
Lot Size Code:	<b>Feet</b>		
Zoning:	<b>WR4L</b>		
Dir/Cross St:	<b>Bushwolf Lake Road</b>		

PIN #: **392910165**  
Holdover: **60**  
Possession: **Flexible**

ARN #: **462404000009600**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **(0+)**  
Island YN:  
Interior Feat: **None**  
Central Vac: **No**  
Property Feat:  
Soil Type:

Garage: **No**  
Room Size:  
Rural Services:  
Security Feat:

Utilities: **No Gas, Hydro Available, Sewers Available, Cable Available, Telephone Available**  
**None**

Water:  
Water Meter:  
Waterfront Feat::  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **None**  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Waterfront Y/N: **No**  
Water Struct:  
Under Contract:

Waterfront: **None**  
Easements/Restr:  
Dev Charges Paid:

Waterfront Frontage (M):  
HST App To SP: **Included In**

Remarks/Directions

Client Rmks: **Spacious 2-acre building lot with hydro available at the lot line and a driveway already installed. The cleared building site offers a great head start for your future plans. Located just minutes from the Eagle Lake Country Market and only 15 minutes from Haliburton Village, with convenient access to schools, shopping, dining, and other amenities. Year-round recreational opportunities nearby, including skiing at Sir Sam's. An excellent opportunity to build your home or getaway in a private, natural setting with modern conveniences close by.**

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

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

**Date Prepared: 04/08/2025**

Photos

**MLS®#: X12069071**

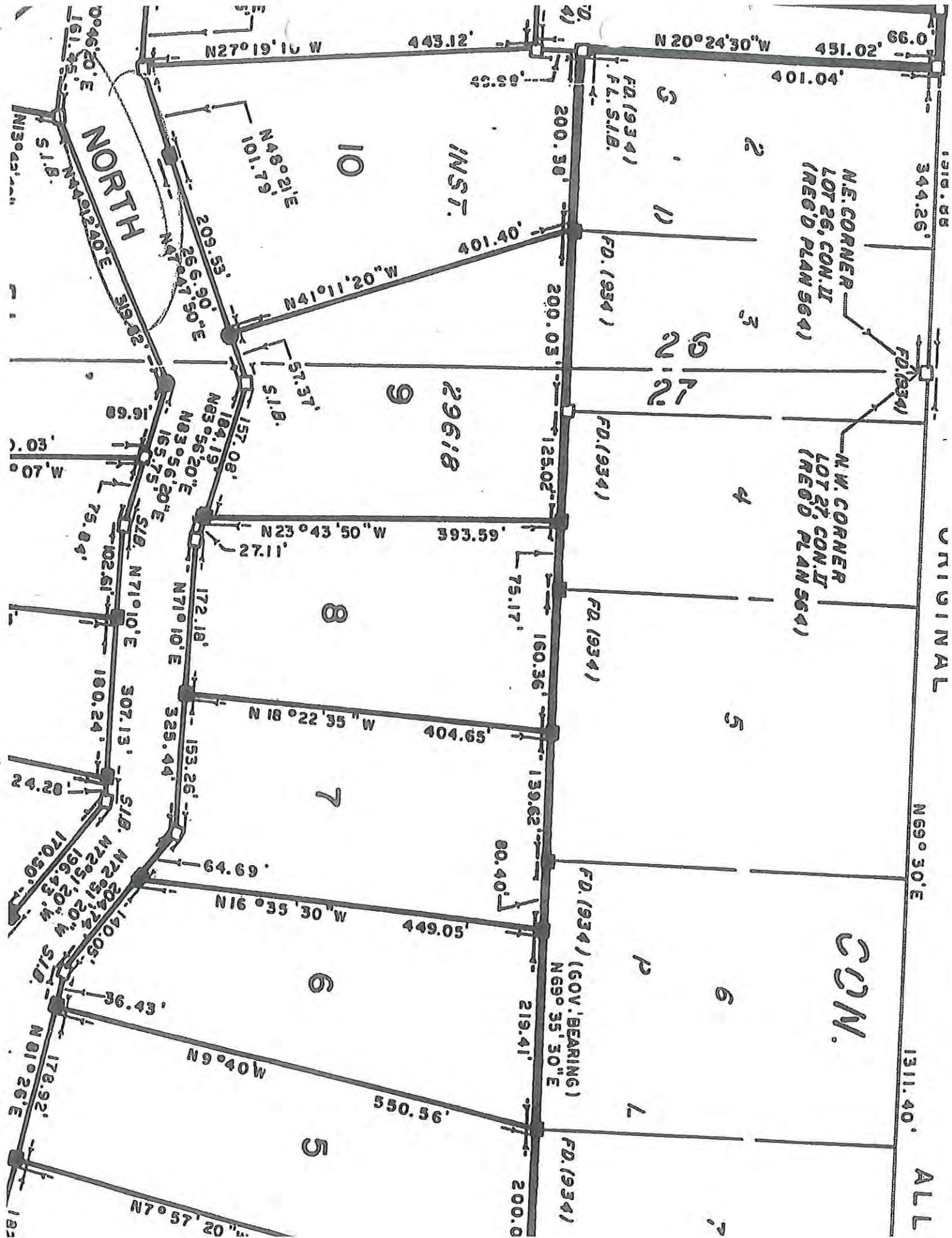
**TBD North Drive, Dysart, Ontario K0M 1M0**





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104688  
Feb 21/80  
NOTICE OF RESTRICTIONS AND ROAD AGREEMENT

4  
Restrictions, agreements and covenants to which the lots on Registered Plan 580, 581 & 582 in the Township of Guilford, in the Provisional County of Haliburton are subject.

This document is provided in order to ensure notice to each and every owner of lots within the Registered Plan of Subdivision of restrictions and conditions to which the ownership of the said lands are subject.

1. No dwelling shall be erected on any one lot other than that of a single family dwelling.
2. No dwelling shall be erected on any one lot other than a dwelling that is supported by a full wall foundation and is a minimum of 720 square feet and contains a complete indoor plumbing service with septic tank system that complies with all Municipal and Public Health regulations.
3. No use shall be made of lands other than that of private seasonal-residential use which complies with all Municipal By-laws and regulations.
4. No dwelling shall be erected on any one lot other than a dwelling the plans, specifications and contractor for which have been approved by and consented to by Haliburton Highlands Properties Limited, its successors and assigns.
5. Haliburton Highlands Properties Limited its successors and assigns, may, by agreement with any purchaser or owner amend, vary or cancel and remove any restrictions hereinbefore contained and substitute any other restriction in respect of the said lands.
6. In order to comply with the regulations of the Ministry of Environment in connection with the erection of a building on any of the lands in compliance with existing Municipal regulations and zoning by-laws it may be required that the said lots or any one of them may require the importation of fill to a standard to satisfy the regulations of such Ministry for the installation of any septic or sewage disposal system.
7. The Purchaser acknowledges that although access to the property is gained in, over, along and upon a roadway, which is designated on the plan as a public roadway, the same is not entitled to be maintained and improved by Municipal authority notwithstanding that it may be conveyed to such Municipal authority, and that all maintenance and improvements beyond the calendar year of 1979 shall be done under the supervision of Haliburton Highlands Properties Limited, its successors and assigns and the cost of such maintenance and improvements shall be shared by the owners of the lots within the plan of subdivision on a pro-rata basis upon production of invoices and the purchaser agrees to pay his, her or their pro-rated expenses within 30 days of demand by Haliburton Highlands Properties Limited its successors and assigns.
8. The Purchaser acknowledges that travelling access roads to each of the lands within the plan of subdivision is made at the purchaser's risk.
9. The Purchaser acknowledges that in the event that owners within the plan of subdivision affected by this notice, want the roadways encompassed therein to be assumed by Municipal authority it is required that the said roadways be improved to a state acceptable to the Municipal authority as determined by the Ministry of Transportation and Communications and that the cost of such improvements to the roadways to be so assumed will be pro-rated equally among the owners of the lands from time to time and each owner shall pay a pro-rated amount of such cost of improvement for assumption purposes within 30 days of the date of demand of Haliburton Highlands Properties Limited, its successors and assigns.



10. In the event that any purchaser or owner of the said lands does not pay the sums of money that are due and owing from time to time with respect of items 7 and 9 of this notice such charge as then owing shall constitute a charge against the lands against which this notice is registered.

11. If any owner of a lot within the plan of subdivision who has purchased the same from Haliburton Highlands Properties Limited receives a bona fide Offer to Purchase with respect of such lot within five years of the date of conveyance to him, her or it and which the owner is willing to accept, Haliburton Highlands Properties Limited shall have the first right to re-purchase the lot upon equal terms of the said Offer. The owner shall provide to Haliburton Highlands Properties Limited at P.O. Box 180, Haliburton, Ontario, KOM 1S0 notice of such offer and the terms of the same and Haliburton Highlands Properties Limited shall have three days of receipt of such notice to advise the owner in writing of whether or not it wishes to repurchase the said lands. In the event that Haliburton Highlands Properties Limited does not exercise such right of repurchase, the owner may proceed with the original sale but in the event that such original agreement shall not complete in accordance with the terms thereof, the first right of refusal reserved to Haliburton Highlands Properties Limited shall not be extinguished, notwithstanding its non-exercise of the above set forth right of repurchase.

In the event that Haliburton Highlands Properties Limited does exercise such right of repurchase, it shall notify the owner in writing of its acceptance of the same and provided that the title to the lands is free and clear of all encumbrances, such transaction shall complete within thirty days of acceptance by Haliburton Highlands Properties Limited.

12. The Purchaser acknowledges and agrees that he will be responsible for the cost of the collection and transportation of all solid waste to a solid waste disposal site licenced and approved by the Minister of Environment.

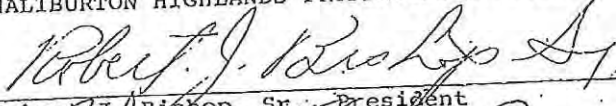
13. Items 1 to 5 included in the Notice of Restrictions and Road Agreement shall remain in full force and effect for a period of twenty years from the date of registration of the within document.

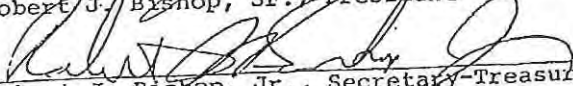
14. Items 7, 8, 9 and 10 of this Notice shall remain in full force and effect until such roadways are assumed by the Municipal authority under a proper assumption by-law.

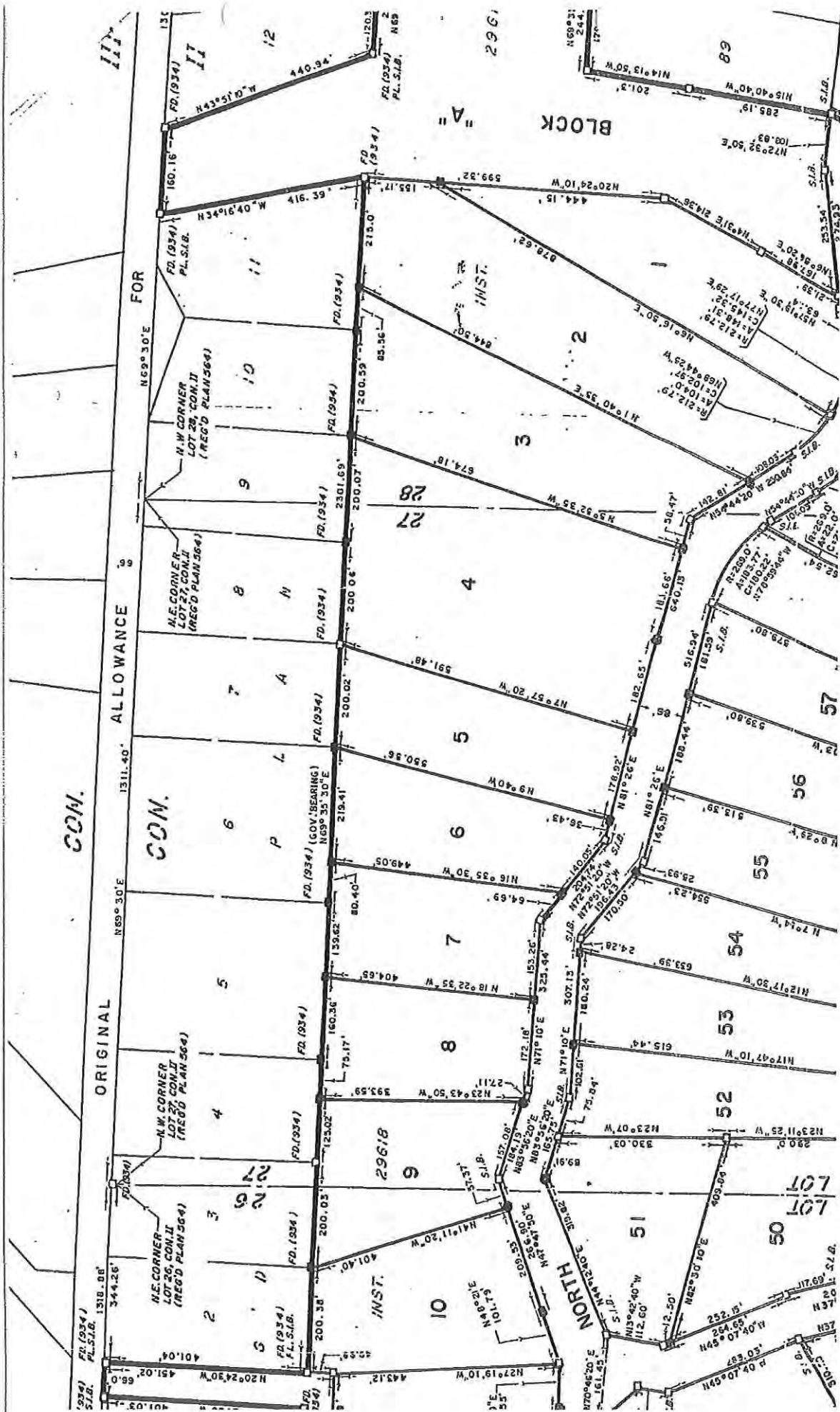
DATED at Haliburton, Ontario this 20<sup>th</sup> day of February,

1980.

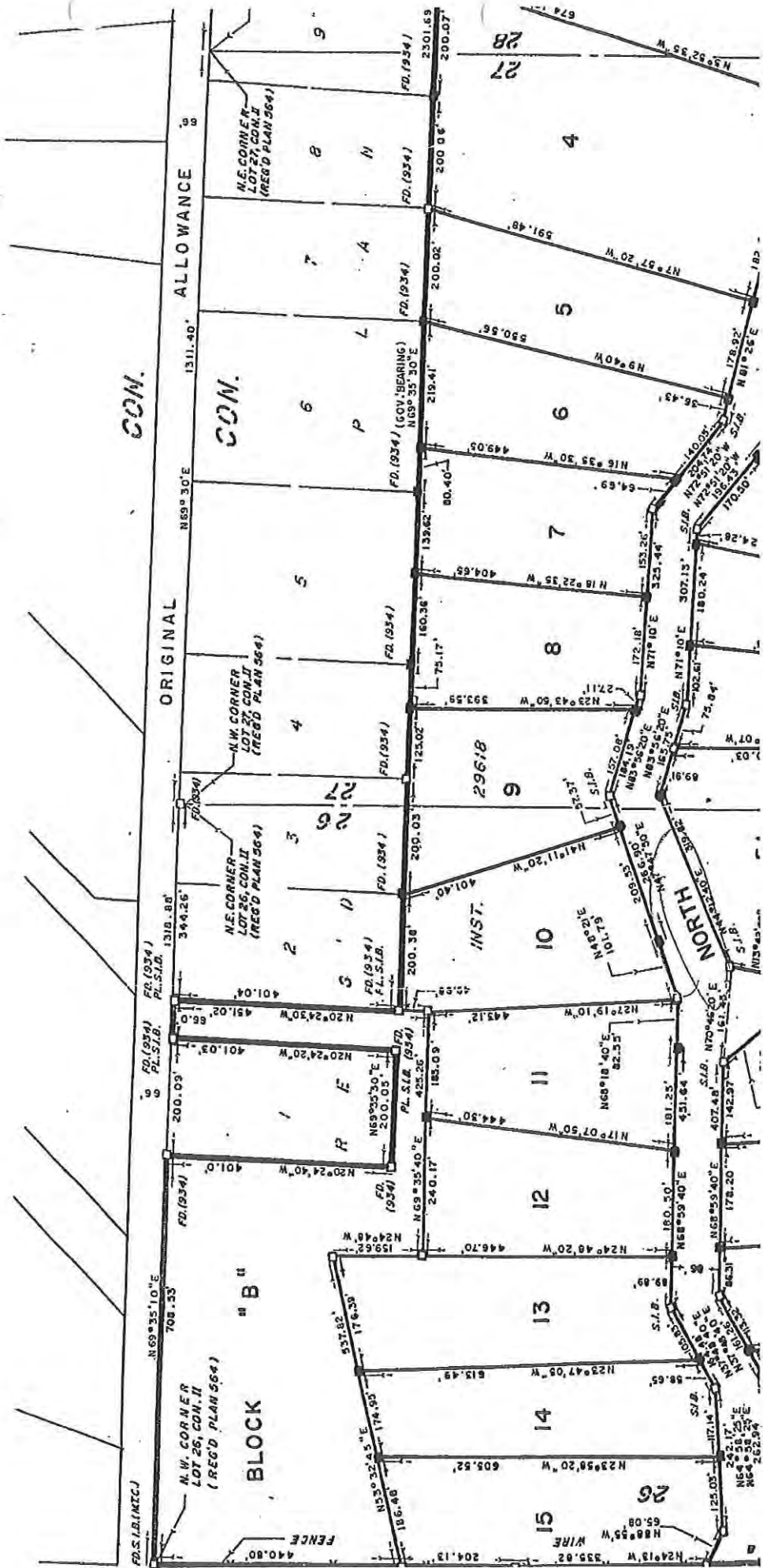
HALIBURTON HIGHLANDS PROPERTIES LIMITED

  
Robert J. Bishop, Sr., President

  
Robert J. Bishop, Jr., Secretary-Treasurer



2480





# North Road, Plan 580 Lot 7



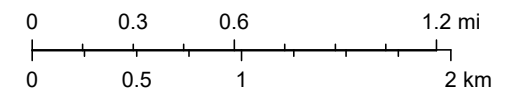
April 18, 2024

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Published by the County of Haliburton, 2023.



Scale: 1:36,112



The map displays a rural landscape with green fields and yellow roads. A red-outlined polygon is labeled "MUNICIPALITY DYSART ET AL". The map includes lot numbers (e.g., 1031, 1043, 1055, 1062, 1076, 1089, 1100, 1130, 1156, 1190, 1165, 1175, 1188, 1138, 1122, 1114, 1039, 1038, 1032, 1022, 1029) and road names (Youngs Rd, Angel Rd, North Dr, Basshaunt Lake Rd). A blue hatched area on the right represents a lake.



