

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$499,000

Welcome to

22 Mulholland Drive
Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



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troyausten.ca



Located in the heart of Haliburton Village, this updated 3-bedroom bungalow offers a blend of modern upgrades and everyday functionality. Recent improvements include new windows, a fully renovated bathroom, and new roofing on both the home and detached garage, offering peace of mind for years to come. The main level features an open-concept layout that combines the kitchen, living, and dining areas—ideal for family living or entertaining. A new propane furnace provides efficient, year-round comfort. The lower level offers additional living space, perfect for a family room, games area, or hobby zone, and includes a convenient laundry area.

Outside, you'll find a 24' x 18' insulated garage—great for vehicle storage, tools, or a workshop. The flat, treed lot is well-maintained and features a paved driveway, combining curb appeal with practicality. Enjoy the benefits of village living with municipal services and close proximity to shops, schools, restaurants, and other amenities.

This property is well-suited for families, retirees, or anyone looking for a move-in-ready home in a central location.

Property Client Full

22 Mulholland Drive, Dysart, Ontario K0M 1S0

Listing

22 Mulholland Dr Dysart

Active / Residential Freehold / Detached

MLS®#: X12077132

List Price: \$499,000

New Listing



Haliburton/Dysart et al/Dysart

Tax Amt/Yr:	\$1,558.85/2024	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LOT 4 PLAN 610; DYSART ET AL		
Style:	Bungalow	Rooms Rooms+:	7+5
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	108.00	Fronting On:	S
Lot Depth:	165.00		
Lot Size Code:	Feet		
Zoning:	R1		
Dir/Cross St:	Pine Ave		

PIN #: **391760005**

Holdover: **60**

Possession: **60-89 Days**

ARN #: **462401200085004**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + Island YN: **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full, Partially Finished**
 Fireplace/Stv: **No**
 Interior Feat: **Primary Bedroom - Main Floor**
 Heat: **Forced Air, Propane**
 A/C: **No/None**
 Central Vac: **No**
 Property Feat: **No**
 Exterior Feat: **Privacy, Recreational Area, Year Round Living**

Exterior: **Alum Siding, Vinyl Siding**
 Drive: **Pvt Double**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

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

Roof: **Asphalt Shingle**
 Foundation: **Block, Concrete**
 Soil Type:
 Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Propane Tank**
 View: **Forest**

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

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

Remarks/Directions

Client Rmks: **Located in the heart of Haliburton Village, this updated 3-bedroom bungalow offers a blend of modern upgrades and everyday functionality. Recent improvements include new windows, a fully renovated bathroom, and new roofing on both the home and detached garage, offering peace of mind for years to come. The main level features an open-concept layout that combines the kitchen, living, and dining areas ideal for family living or entertaining. A new propane furnace provides efficient, year-round comfort. The lower level offers additional living space, perfect for a family room, games area, or hobby zone, and includes a convenient laundry area. Outside, you'll find a 24' x 18' insulated garage great for vehicle storage, tools, or a workshop. The flat, treed lot is well-maintained and features a paved driveway, combining curb appeal with practicality. Enjoy the benefits of village living with municipal services and close proximity to shops, schools, restaurants, and other amenities. This property is well-suited for families, retirees, or anyone looking for a move-in-ready home in a central location.**

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

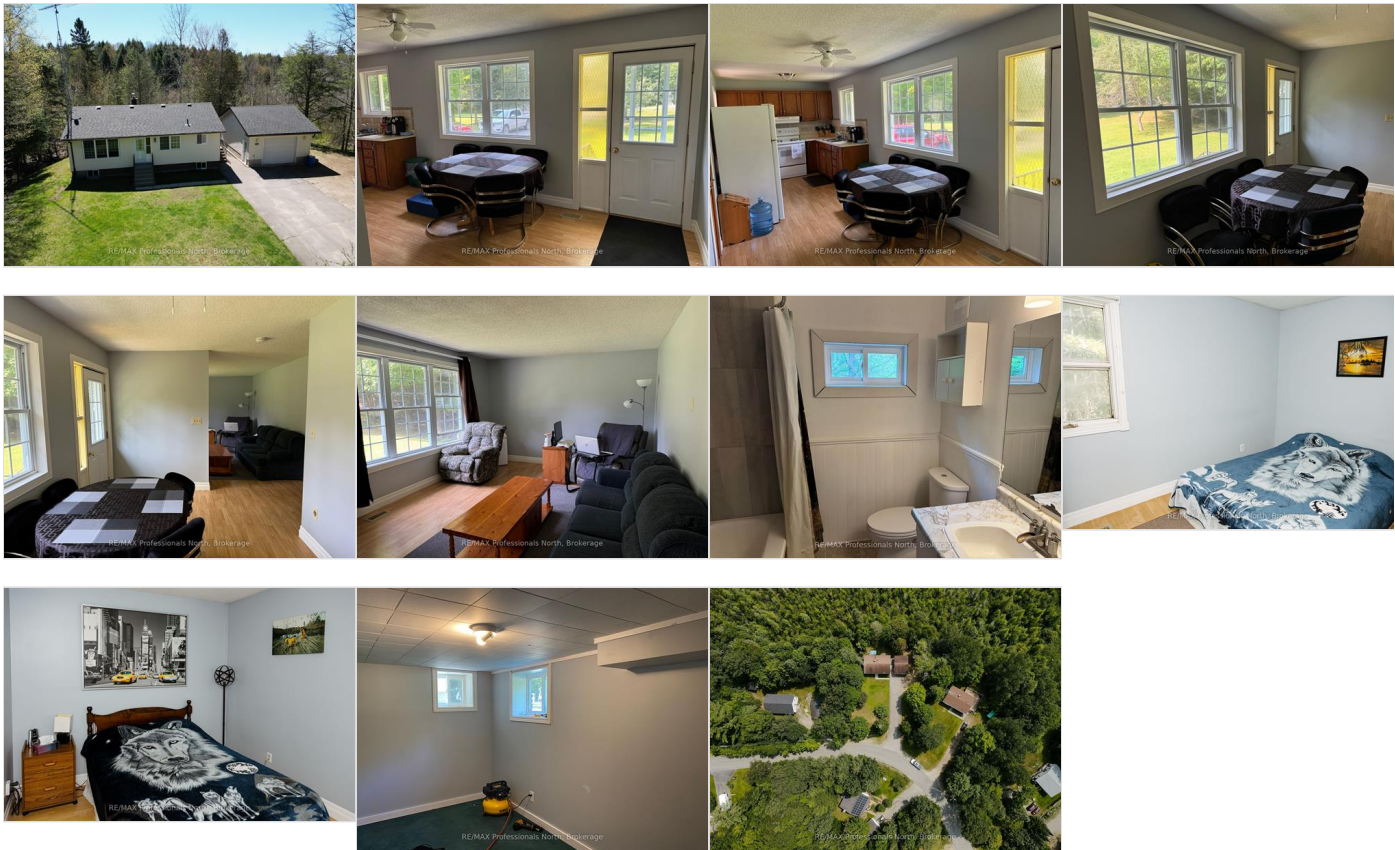
Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **04/11/2025**

Photos

MLS®#: X12077132

22 Mulholland Drive, Dysart, Ontario K0M 1S0



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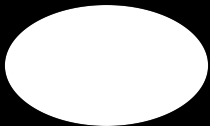
Chattels

Included

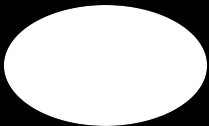
- Refrigerator
- Stove

Excluded

- Personal Items
- Tenants Belongings
- Washer
- Dryer
- Freezer



Seller



Buyer

Additional Information

- Hydro Cost Per Year: \$2028.14/yr approx
- New Propane Furnace
- Satellite Provider: NFTV
- Internet Provider: NFTC
 - Highspeed Available: Yes
- Cell Service: Yes
- Fully Winterized
- Age of Roof: 1 Year
- Insurance Company: Floyd Hall Insurance
- Road Type: Municipal Year Round

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

REVISED
04-31-82

FILE NUMBER

REPORT

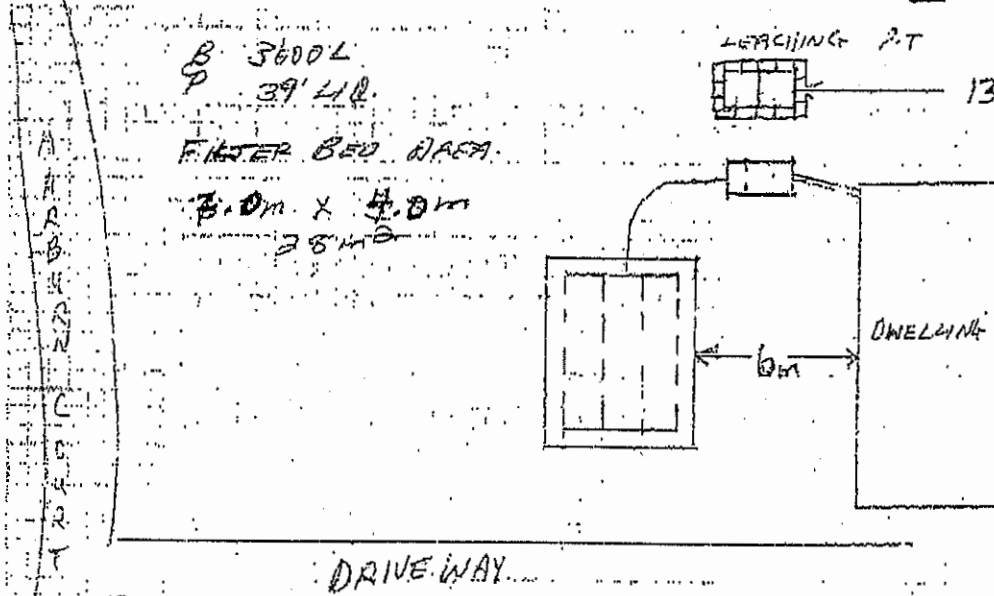
DATE: 87-5-26

INSTALLED BY: HIGHLAND HARDWOOD

Work authorized by certificate of approval has been satisfactorily completed and includes:

- A. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☒ to serve 3 bedrooms
- B. Distribution Pipe: Type - PVC ☒ Clay Tile ☐ Other ☐; Absorption Trench System ☐; Filter Bed System ☒:
Total 24 lineal meters in 4 runs of 6 meters and fed by gravity ☒; Siphon ☐ or Pump ☐;
- C. Other Details CLASS 2 SYSTEM ALSO INSTALLED FOR GREY WATER

Actual location and orientation of components of sewage system are as shown hereunder ☒ or as outlined on the Certificate of Approval form ☐



SCALE: 1 square equals approx. 1 meter

The following work remains to be completed: Backfill system and sod or seed ☒; Stabilize all sloped surfaces ☐; Finish grading to shed run-off and divert water around leaching bed ☐; Other ☐

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

ROY & JOAN SCOTT

for the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # 04-31-82

such system being located on Lot 8 Conc. 11 Plan 610 Sub. lot 4

Township/Municipality ONSART County HALIBURTON

Inspected and Recommended by Joe Frank

DATE 87-5-26 Issued by R. J. MacNeill (Director)

NOTE: Section 64 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

22 Mulholland Dr, Haliburton



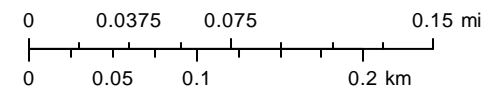
July 14, 2023

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