

**TROYAUSTEN**

**REAL ESTATE TEAM**

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$475,000**

*Welcome to*

**22 Mulholland Drive  
Haliburton**



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



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®#: X12315157**

**List Price: \$475,000**

**Price Decrease**



### Haliburton/Dysart et al/Dysart

Tax Amt/Yr:	<b>\$1,558.85/2024</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<b>78</b>
Legal Desc:	<b>LOT 4 PLAN 610; DYSART ET AL</b>		
Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>7+5</b>
Fractional Ownership:		BR BR+:	<b>3(3+0)</b>
Assignment:		Baths (F+H):	<b>1(1+0)</b>
Link:	<b>No</b>	SF Range:	<b>700-1100</b>
Storeys:	<b>1.0</b>	SF Source:	<b>LBO Provided</b>
Lot Irreg:		Lot Acres:	
Lot Front:	<b>108.00</b>	Fronting On:	<b>N</b>
Lot Depth:	<b>165.00</b>		
Lot Size Code:	<b>Feet</b>		
Zoning:	<b>R1</b>		
Dir/Cross St:	<b>Highland Street to Pine Ave to Mulholland Drive to Sign</b>		

PIN #: **391760005**  
 Holdover: **60**  
 Possession: **Immediate**

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**  
 Parking Feat: **Private Double**  
 Heat: **Forced Air, Propane**  
 A/C: **/None**  
 Central Vac: **No**  
 Property Feat: **Asphalt Shingle**  
 Roof: **Block, Concrete**  
 Foundation:  
 Soil Type:  
 Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract: **Propane Tank**  
 Access To Property: **Yr Rnd Municipal Rd**  
 View: **Forest**

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: **Cell Services, Electrical, Internet High Speed**  
 Security Feat:

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

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

Inclusions: **Refrigerator, Stove**

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

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

**Date Prepared: 10/15/2025**

Rooms

**MLS®#: X12315157**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	6.81 M X 2.62 M	22.34 Ft x 8.59 Ft		
Living Room	Main	4.34 M X 3.66 M	14.23 Ft x 12.00 Ft		
Bedroom	Main	3.53 M X 2.57 M	11.58 Ft x 8.43 Ft		
Bedroom	Main	2.74 M X 2.49 M	8.98 Ft x 8.16 Ft		

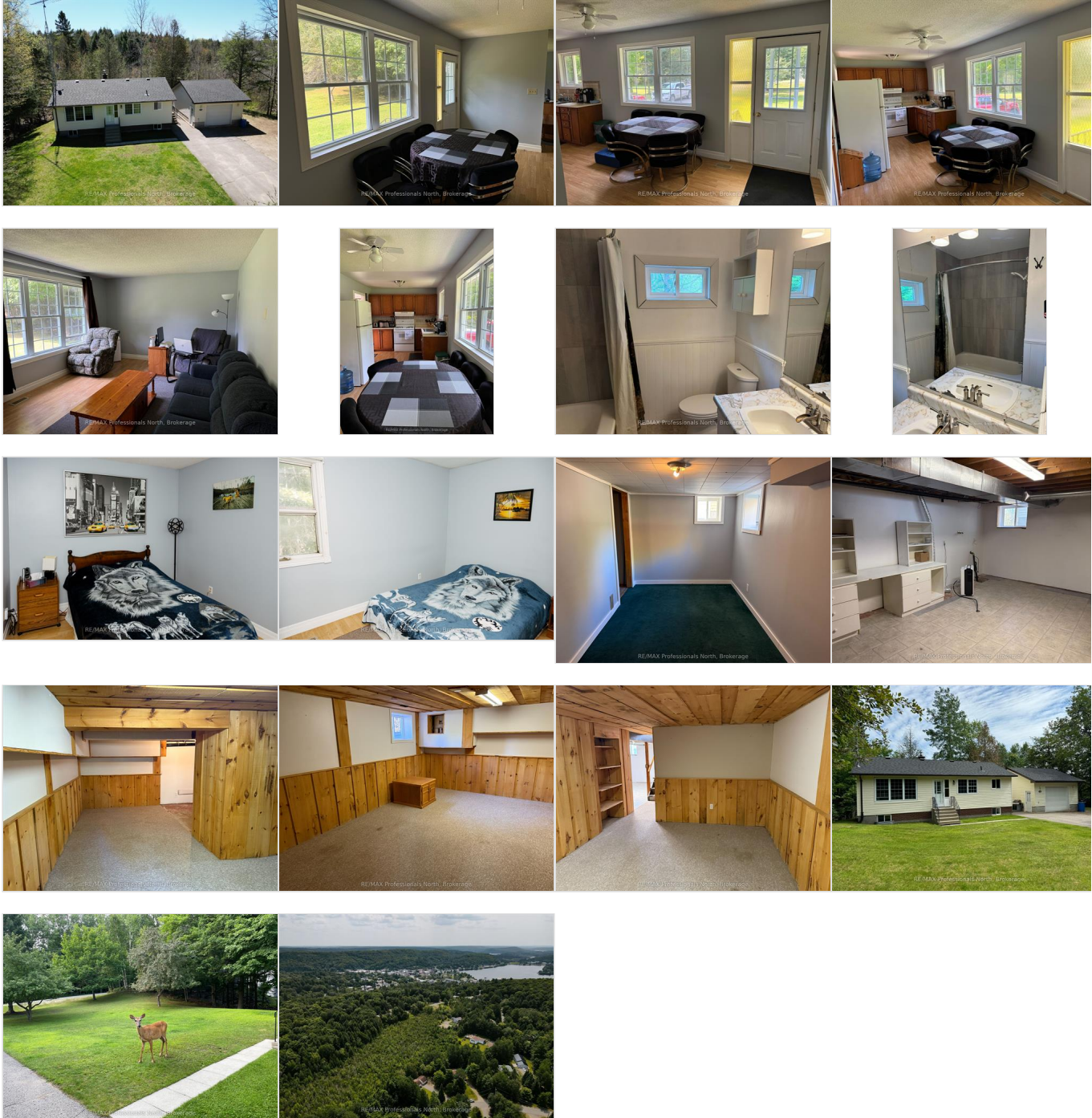
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.53 M X 2.82 M</b>	<b>11.58 Ft x 9.25 Ft</b>
<b>Foyer</b>	<b>Main</b>	<b>1.65 M X 0.91 M</b>	<b>5.41 Ft x 2.98 Ft</b>
<b>Laundry</b>	<b>Basement</b>	<b>5.08 M X 3.35 M</b>	<b>16.66 Ft x 10.99 Ft</b>
<b>Utility Room</b>	<b>Basement</b>	<b>3.05 M X 3.35 M</b>	<b>10.00 Ft x 10.99 Ft</b>
<b>Recreation</b>	<b>Basement</b>	<b>5.03 M X 3.3 M</b>	<b>16.50 Ft x 10.82 Ft</b>
<b>Den</b>	<b>Basement</b>	<b>3.35 M X 2.44 M</b>	<b>10.99 Ft x 8.00 Ft</b>
<b>Other</b>	<b>Basement</b>	<b>4.88 M X 2.34 M</b>	<b>16.01 Ft x 7.67 Ft</b>
<b>Bathroom</b>	<b>Main</b>		

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Photos

MLS®#: X12315157

**22 Mulholland Drive, Dysart, Ontario K0M 1S0**



# 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

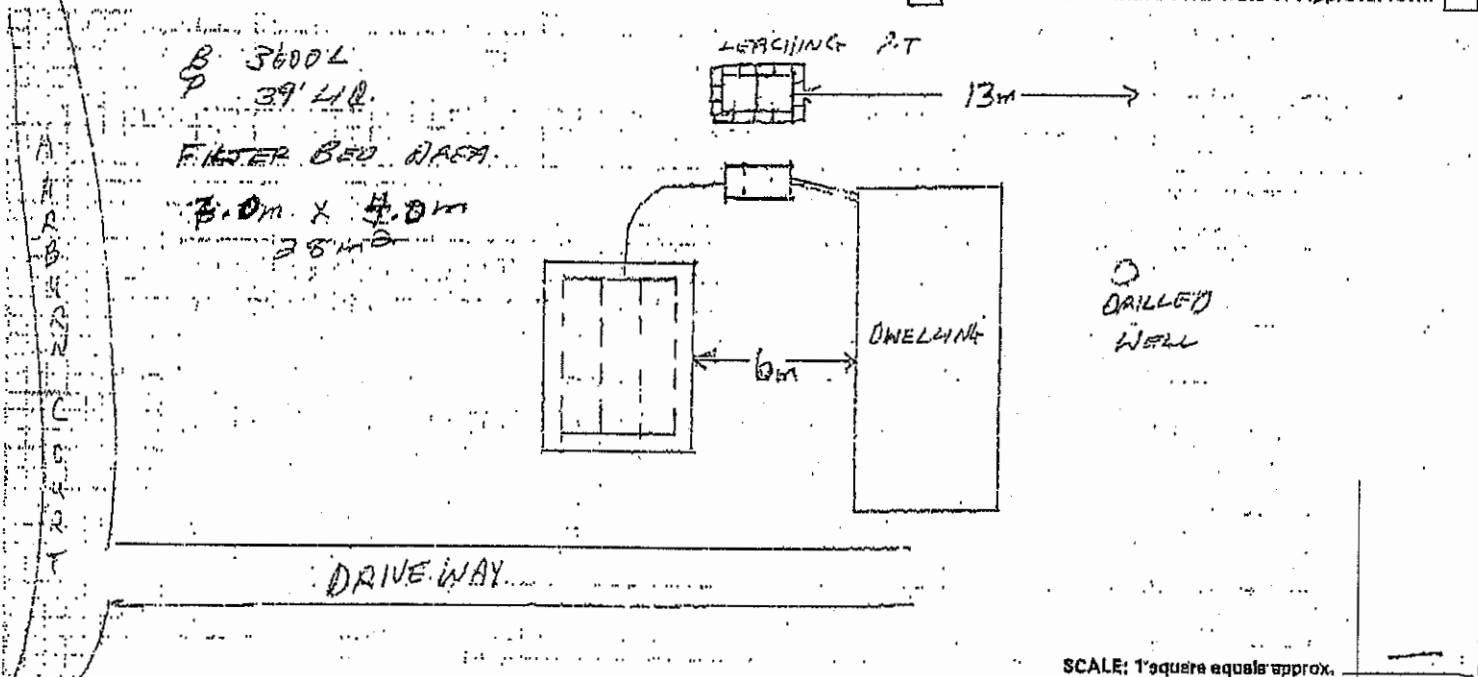
DATE: 87-5-26

INSTALLED BY: HIGHLAND HARDWOODS

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 OYSART County HALIBURTON

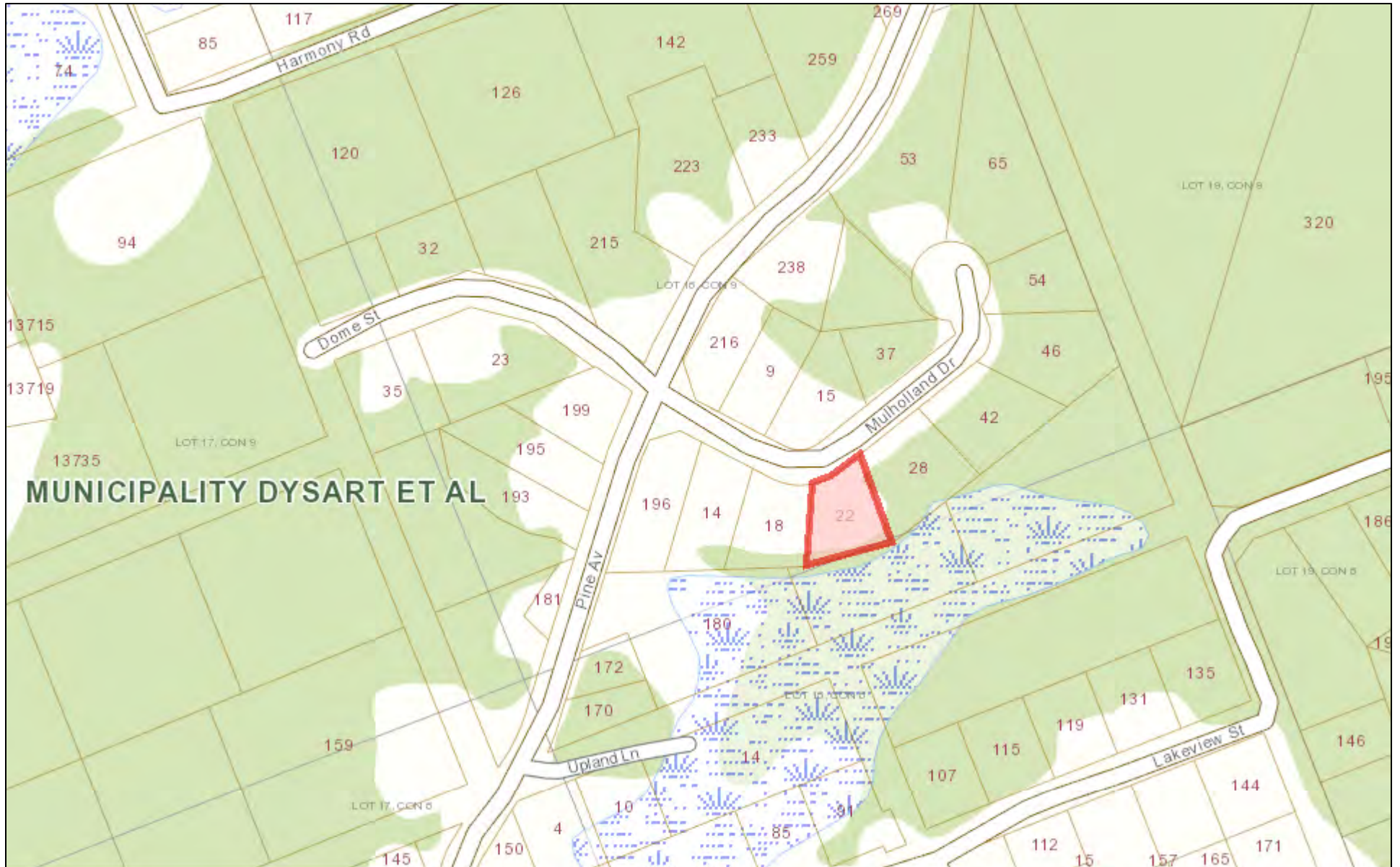
Inspected and Recommended by Joe M... (signature)

DATE 87-5-26 Issued by R. J. MacNeil (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



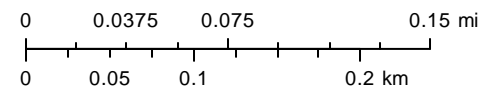
July 14, 2023

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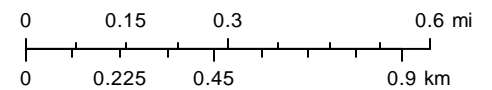
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Dome St

Dome St

Pine Ave

Mulholland Dr

Mulholland Dr

Mulholland Dr

Mulholland Dr

Pine Ave

64.63ft

158.52ft

169.80ft

130.45ft

41.72ft

ort

