

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

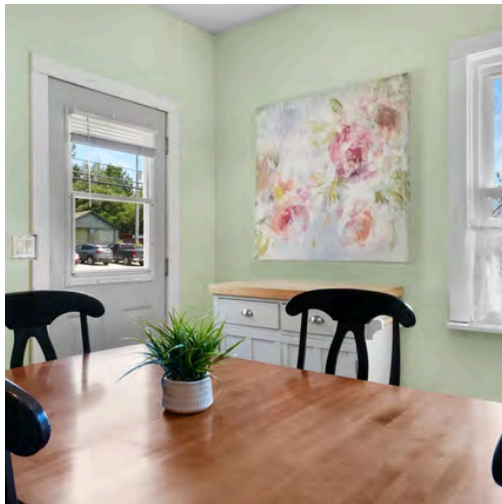


\$369,000

Welcome to 2279 Loop Road
Wilberforce



Cheryl Bolger
Sales Representative



CONTACT DETAILS:

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Located in the heart of Wilberforce, Ontario, this unique and versatile property offers the perfect blend of commercial opportunity and residential comfort. The front portion of the building is zoned and ready for commercial use, ideal for a storefront, studio, office, or small business—right on a well-traveled route with excellent visibility. Behind the commercial space is a private and well-maintained 2-bedroom, 2-bathroom residence, thoughtfully designed for comfortable living. Inside, you'll find a spacious kitchen, bright living areas, main floor laundry, and a cozy atmosphere that feels like home. Step out to the screened-in porch with western exposure—the perfect place to unwind while enjoying peaceful views and evening sunsets, all while protected from the bugs. The property also features an oversized double car garage offering ample space for parking, tools, or workshop use, plus a fully fenced backyard—ideal for entertaining, pets, or simply relaxing in your own private outdoor space. Situated in a vibrant village community, Wilberforce has everything you need within walking distance: a grocery store, LCBO, post office, curling club, and more. And best of all—just across the street is a fabulous new beach! Pack a towel, invite your guests, and enjoy the sand and sun without ever needing to drive. Whether you're looking to live where you work, invest in a mixed-use property, or enjoy small-town living with incredible convenience, this property offers endless potential in a beautiful four-season destination.

Property Client Full

2279 Loop Road, Highlands East, Ontario K0L 3C0

Listing

2279 Loop Rd Highlands East

Active / Residential Freehold / Detached

MLS®#: X12300964

List Price: \$369,000

New Listing



Haliburton/Highlands East/Monmouth

Tax Amt/Yr: **\$954.57/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 33-34 CON 16 MONMOUTH AS IN H271720; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **6+3**
Fractional Ownership: BR BR+: **2(2+0)**
Assignment: Baths (F+H): **2(1+1)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres:
Lot Front: **99.08** Fronting On: **W**
Lot Depth: **203.22**
Lot Size Code: **Feet**

Zoning: **GC1**

Dir/Cross St: **From Haliburton - ON 118-E to Essonville Line to Loop Road**

PIN #: **392760316**

Holdover: **60**

Possession: **Flexible**

ARN #: **460160200040300**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **No**
Basement: **Yes/Partial Basement, Unfinished**
Fireplace/Stv: **No**
Interior Feat: **Primary Bedroom - Main Floor, Separate Hydro Meter, Water Heater Owned**

Heat: **Forced Air, Propane**
A/C: **Yes/Central Air**
Central Vac: **No**
Property Feat: **Beach, Lake Access, Park, Rec Centre, School**
Roof: **Asphalt Shingle, Metal Block**

Foundation: **Block**
Soil Type:
Waterfront Y/N: **No**
Water Struct:
Under Contract:
Access To Property: **Yr Rnd Municipal Rd**

Exterior: **Vinyl Siding**
Drive: **Private**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/2.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **8.00**
Pool: **None**
Room Size:
Rural Services: **Electrical, Telephone**
Security Feat:

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**

Waterfront:
Easements/Restr:
Dev Charges Paid:
Waterfront Frontage (M):
HST App To SP: **Included In**

Remarks/Directions

Client Rmks: **Located in the heart of Wilberforce, Ontario, this unique and versatile property offers the perfect blend of commercial opportunity and residential comfort. The front portion of the building is zoned and ready for commercial use, ideal for a storefront, studio, office, or small business right on a well-traveled route with excellent visibility. Behind the commercial space is a private and well-maintained 2-bedroom, 2-bathroom residence, thoughtfully designed for comfortable living. Inside, you'll find a spacious kitchen, bright living areas, main floor laundry, and a cozy atmosphere that feels like home. Step out to the screened-in porch with western exposure -- the perfect place to unwind while enjoying peaceful views and evening sunsets, all while protected from the bugs. The property also features an oversized double car garage offering ample space for parking, tools, or workshop use, plus a fully fenced backyard ideal for entertaining, pets, or simply relaxing in your own private outdoor space. Situated in a vibrant village community, Wilberforce has everything you need within walking distance: a grocery store, LCBO, post office, curling club, and more. And best of all, just across the street is a fabulous new beach! Pack a towel, invite your guests, and enjoy the sand and sun without ever needing to drive. Whether you're looking to live where you work, invest in a mixed-use property, or enjoy small-town living with incredible convenience, this property offers endless potential in a beautiful four-season destination.**

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

Prepared By: **CHERYL BOLGER, REALTOR Salesperson**

Date Prepared: **07/22/2025**

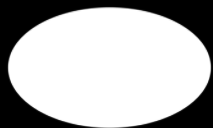
Chattels

Included

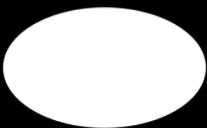
- Fridge
- Stove
- Washer
- Dryer

Excluded

- Personal Stuff
- Staging Items



Seller



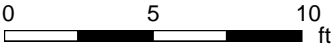
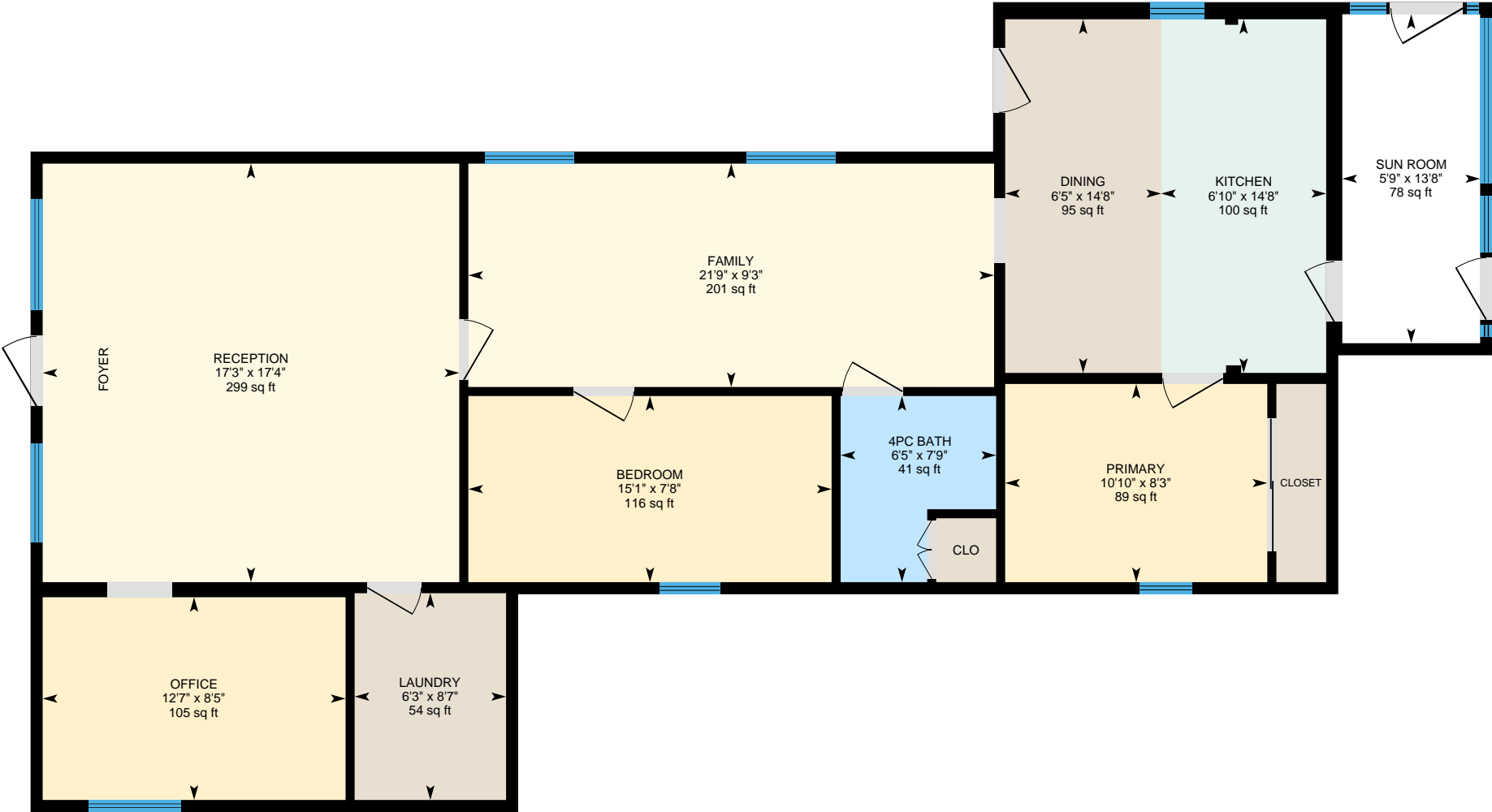
Buyer

Additional Information

- Propane Supplier - Kellys
 - Rental - Propane Tank
- Satellite Provider - Shaw
- Internet Provider - Bell
- Cell Service - Yes
- Age of Roof - 2025
- Insurance Company - Co-operator
- Driveway Plowing Cost - \$75

2279 Loop Road, Wilberforce , ON

Main Floor Exterior Area 1262.65 sq ft
Interior Area 1173.87 sq ft
Excluded Area 91.12 sq ft



PREPARED: 2025/07/16



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.

2279 Loop Road, Wilberforce , 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

- 4pc Bath: 7'9" x 6'5" | 41 sq ft
- Bedroom: 7'8" x 15'1" | 116 sq ft
- Dining: 14'8" x 6'5" | 95 sq ft
- Family: 9'3" x 21'9" | 201 sq ft
- Kitchen: 14'8" x 6'10" | 100 sq ft
- Laundry: 8'7" x 6'3" | 54 sq ft
- Office: 8'5" x 12'7" | 105 sq ft
- Primary: 8'3" x 10'10" | 89 sq ft
- Reception: 17'4" x 17'3" | 299 sq ft
- Sun Room: 13'8" x 5'9" | 78 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

MAIN FLOOR

- Interior Area: 1173.87 sq ft
- Excluded Area: 91.12 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 1262.65 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1173.87 sq ft
- Excluded Area: 91.12 sq ft
- Exterior Area: 1262.65 sq ft

2279 Loop Road, Wilberforce , 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>

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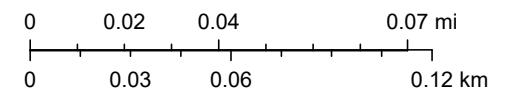
July 2, 2025

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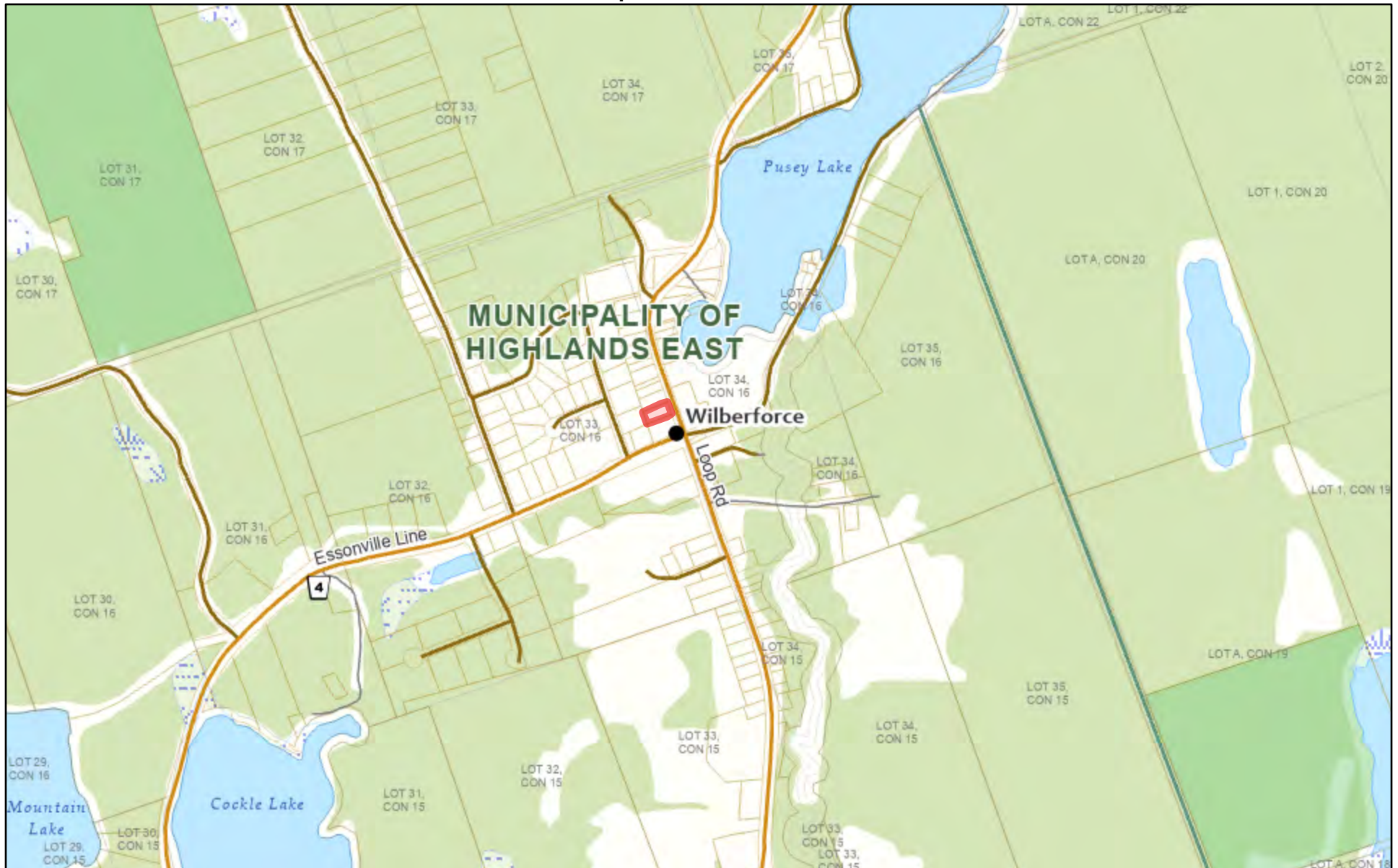
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2279 Loop Road, Wilberforce



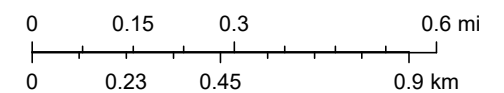
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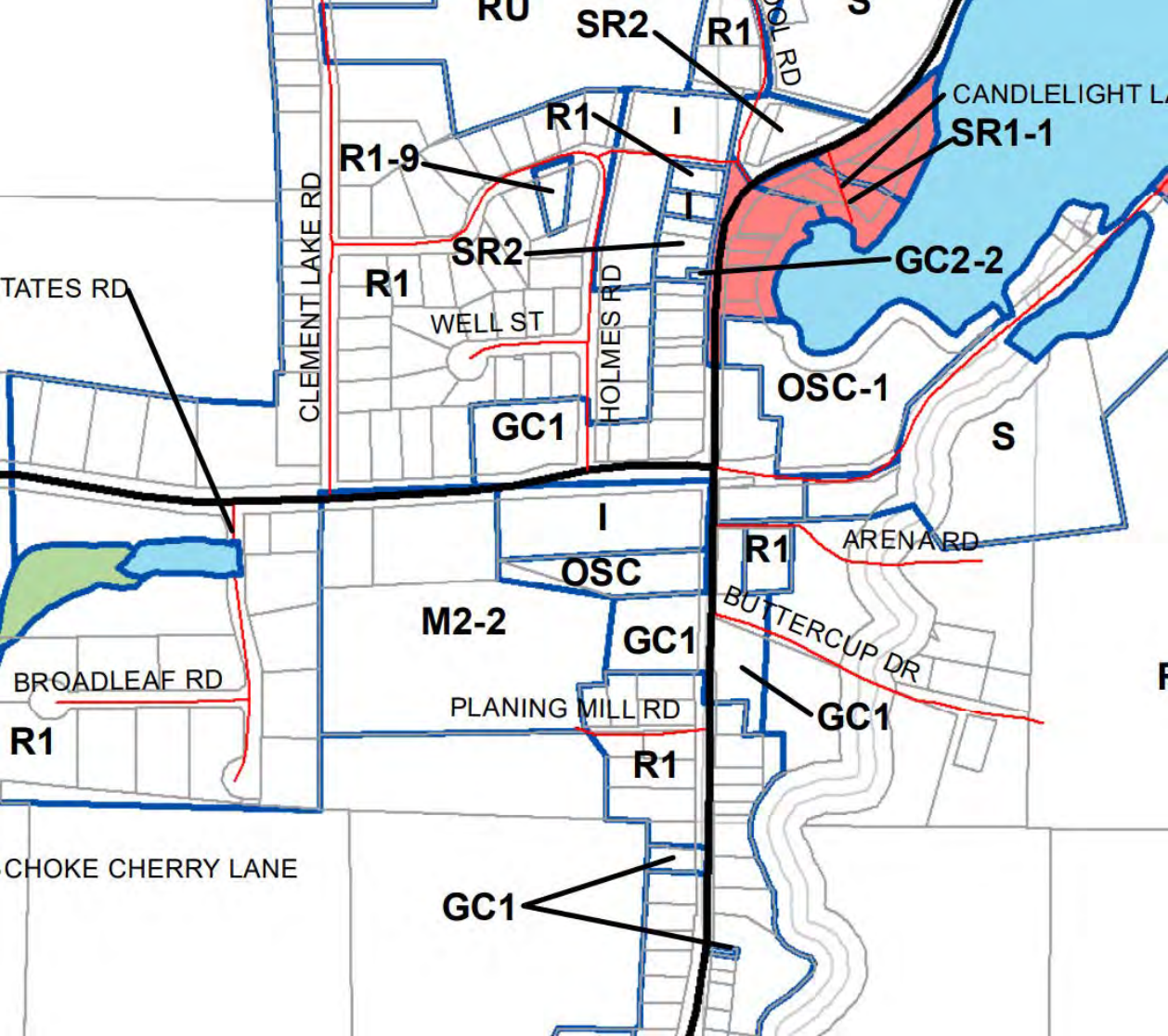
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4.10 GENERAL COMMERCIAL ONE (GC1) ZONE

No person shall within any General Commercial One (GC1) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.10.1 Permitted Uses

- i) bank or financial institutions
- ii) business, professional and administrative offices
- iii) clinic
- iv) commercial nursery and/or greenhouse
- v) country market/ flea market
- vi) day nursery
- vii) light equipment sales and rental establishment
- viii) marine sales and service establishment
- ix) motel
- x) hotel
- xi) motor vehicle dealership
- xii) motor vehicle repair garage
- xiii) motor vehicle service station
- xiv) personal service shop
- xv) parking lot
- xvi) post office
- xvii) public or private club
- xviii) restaurant or tavern
- xix) retail store
- xx) residential dwelling units located on the second storey of a building or to the rear of the main building

4.10.2 Regulations for Permitted Uses

	Metric
i) Minimum Lot Area	- 0.6 ha
ii) Minimum Lot Frontage	- 30 m
iii) Minimum Front Yard	- 8 m
iv) Minimum Interior Side Yard	- 6 m
v) Minimum Exterior Side Yard	- 8m
vi) Minimum Rear Yard	- 8 m
vii) Maximum Lot Coverage	- 30%
viii) Maximum Height	- 10 m
ix) Minimum Setback from HWM	- See Section 3.31

4.10.3 Setbacks from Residential Lot

Where a commercial use abuts any lot used for residential purposes, the minimum setback from any residential lot boundary shall be 10.0 metres.