

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



Welcome to

2307 Loop Road
Wilberforce



Cheryl Bolger
Sales Representative



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Whether you're entering the market, looking to downsize, or searching for your next investment opportunity, this charming 2-bedroom, 1-bathroom home in the heart of Wilberforce offers an excellent combination of affordability, convenience, and lifestyle. Inside, the open-concept layout is complemented by soaring 12-foot ceilings that create a bright and spacious atmosphere. Main-floor laundry adds everyday convenience, while the large deck provides the perfect place to enjoy your morning coffee, host family and friends, or unwind under the stars after a day outdoors. The location is hard to beat. Just steps from Foodland, the arena, curling club, and other everyday amenities, you'll love the convenience of village living. Walk over to Agnes' General Store to grab an ice cream, then follow the path to Wilberforce's new public beach for an afternoon of swimming, paddling, or relaxing by the water. Public docks and lake access are also nearby, making it easy to enjoy everything this vibrant community has to offer. The property has also proven itself as a successful income-producing rental, making it an attractive option for investors looking to expand their portfolio. With low carrying costs, a functional layout, and a location that puts recreation and amenities within walking distance, this is an excellent opportunity to own a home in one of Haliburton County's welcoming communities.

Property Client Full

2307 Loop Road, Highlands East, Ontario K0L 3C0

Listing

[2307 Loop Rd Highlands East](#)**Active / Residential Freehold / Detached****MLS® #: X13659348****List Price: \$199,000****New Listing****Haliburton/Highlands East/Monmouth**

Tax Amt/Yr: **\$1,103.05/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 33-34 CON 16 MONMOUTH AS IN H48731; HIGHLANDS EAST**

Style: **Bungalow Raised** Rooms Rooms+: **3+3**
 Fractional Ownership: **BR BR+: 2(0+2)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres:**
 Lot Front: **40.00** Fronting On: **W**
 Lot Depth: **75.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **GC2-2**Dir/Cross St: **ON-118 E towards Tory Hill to Essonville line to Loop road and property on left.**

PIN #: **392760310**
 Holdover: **60**
 Possession: **Immediate**

ARN #: **460160200041500**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full, Partially Finished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Pellet Stove**
 Interior Feat: **None**
 Parking Feat: **Front Yard Parking, Private**
 Heat Source: **Other**
 A/C: **Yes/Window Unit**
 Central Vac: **No**
 Laundry Lev: **Main**
 Property Feat: **Asphalt Shingle**
 Roof: **Block**
 Foundation:
 Soil Type:
 Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**

Exterior: **Board/Batten, Brick**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Well**
 Water Supply Type: **Sand Point Well**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Tank**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

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

Island YN:
 HST App To SP: **Included In**

Remarks/Directions

Client Rmks: **Whether you're entering the market, looking to downsize, or searching for your next investment opportunity, this charming 2-bedroom, 1-bathroom home in the heart of Wilberforce offers an excellent combination of affordability, convenience, and lifestyle. Inside, the open-concept layout is complemented by soaring 12-foot ceilings that create a bright and spacious atmosphere. Main-floor laundry adds everyday convenience, while the large deck provides the perfect place to enjoy your morning coffee, host family and friends, or unwind under the stars after a day outdoors. The location is hard to beat. Just steps from Foodland, the arena, curling club, and other everyday amenities, you'll love the convenience of village living. Walk over to Agnes' General Store to grab an ice cream, then follow the path to Wilberforce's new public beach for an afternoon of swimming, paddling, or relaxing by the water. Public docks and lake access are also nearby, making it easy to enjoy everything this vibrant community has to offer. The property has also proven itself as a successful income-producing rental, making it an attractive option for investors looking to expand their portfolio. With low carrying costs, a functional layout, and a location that puts recreation and amenities within walking distance, this is an excellent opportunity to own a home in one of Haliburton County's welcoming communities.**

Inclusions: **Appliances**Listing Contracted With: **RE/MAX Professionals North**Prepared By: **CHERYL BOLGER, REALTOR Salesperson**Date Prepared: **08/10/2026**

Rooms

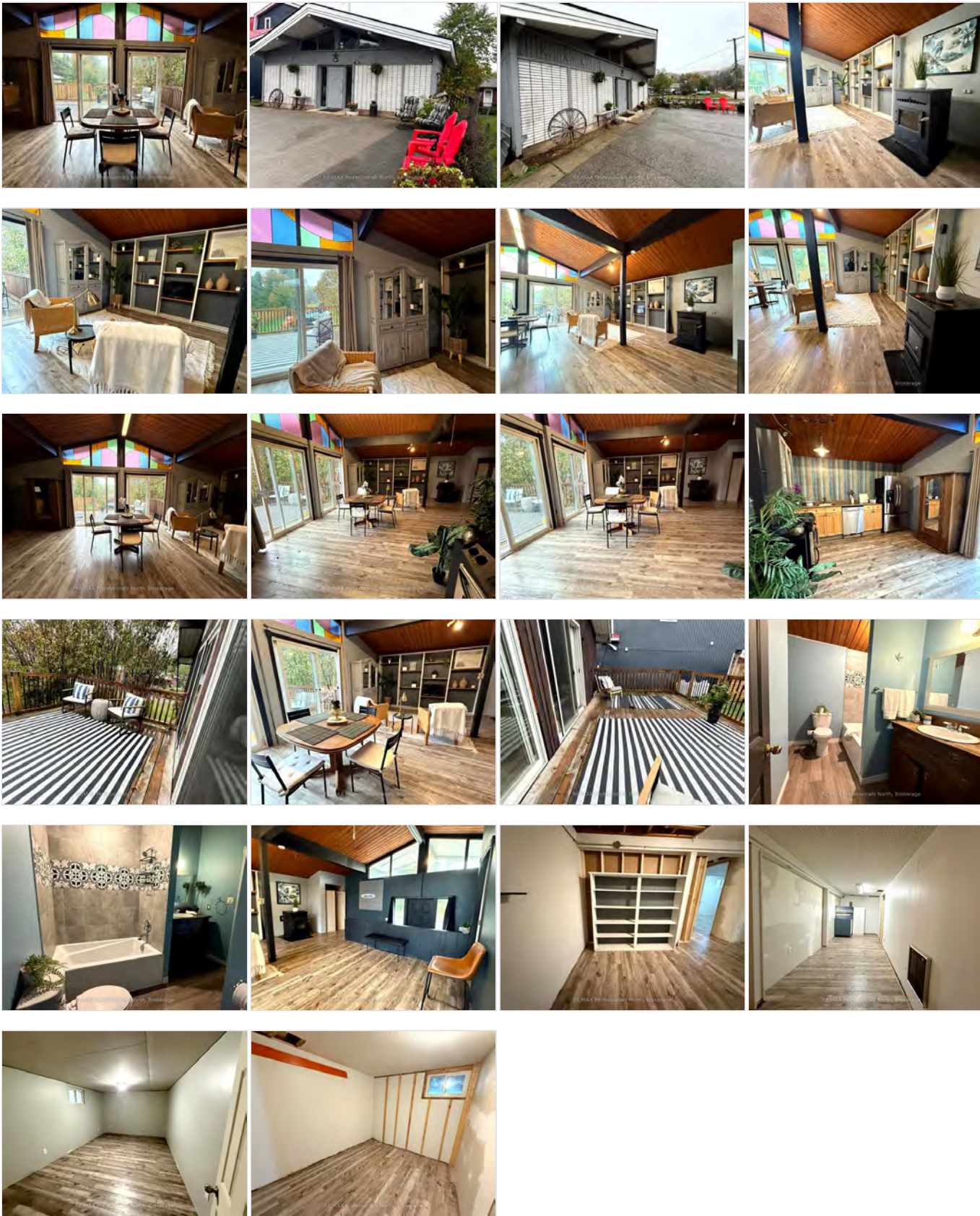
MLS® #: X13659348

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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Living Room	Main	6.88 M X 5.79 M	22.57 Ft x 19.00 Ft	Combined w/Dining
Kitchen	Main	3.78 M X 3.08 M	12.40 Ft x 10.10 Ft	
Bedroom	Basement	4.6 M X 3.17 M	15.09 Ft x 10.40 Ft	
Bedroom	Basement	2.5 M X 2.5 M	8.20 Ft x 8.20 Ft	
Recreation	Basement	8.66 M X 2.16 M	28.41 Ft x 7.09 Ft	
Bathroom	Main			4

Photos

MLS®#: X13659348 [2307 Loop Road](#), Highlands East, Ontario K0L 3C0



Additional Information

- Hydro Costs per Year: \$2500-\$3000/yr approx
- Pellet Supplier: Timber Mart - \$10/bag
 - Pellet cost: Under \$700 for entire winter
- Internet Provider: Xplornet
 - Highspeed: Yes
- Cell Service: Yes
- Septic Installer: Stoughton
 - Year: 2021
- Well installed by: Wyatt Barnes
 - Year: 2021
- Water Treatment - No
- Winterized - Yes
- Age of building - 1971
- Age of roof - 2015
- Insurance Company - Greensides & Breen

2307 Loop Road, Wilberforce

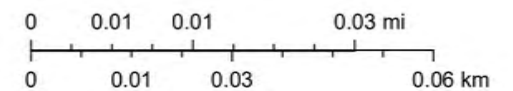


September 2, 2025



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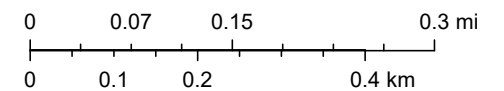
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2313

648

Loop Rd

2307

75.80ft

40.07ft

2305

75.31ft

39.92ft

648

2302

2304

2301

2303

Loop Rd

648

