

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



Welcome to

2307 Loop Road
Wilberforce



Cheryl Bolger

Sales Representative



CONTACT DETAILS:



705-457-9994



cheryl@cherylbolger.ca



705-306-9450



troyausten.ca



Looking to get into the market, downsize, or add to your investment portfolio? This charming 2-bedroom, 1-bath home in the heart of Wilberforce is the perfect fit.

Set on a manageable footprint with low carrying costs, this property offers both comfort and convenience. Inside, you'll find an open-concept layout with soaring 12-foot ceilings, main floor laundry, and a space filled with natural light. Step outside to enjoy your morning coffee or stargaze at night from a potential spacious deck—an ideal spot for relaxing or entertaining. The location couldn't be better. Just across the street from the lake and beach, you can swim, paddle, or cast a line from the public docks. Everyday amenities are only steps away—Foodland, the curling club, arena, and Agnes' General Store—giving you the best of cottage country living with small-town convenience.

This home has also been a high-income rental property, making it an attractive opportunity for investors. Whether you're buying your first home, scaling down for retirement, or looking for an income-generating property, this is a rare find at an incredible price point.

Property Client Full

2307 Loop Road, Highlands East, Ontario K0L 3C0

Listing

2307 Loop Rd Highlands East

Active / Residential Freehold / Detached

MLS® #: X12428309

List Price: \$260,000

New Listing



Haliburton/Highlands East/Monmouth

Tax Amt/Yr: **\$1,056.17/2025** 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: **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:
Lot Depth: **75.00**
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** Contact After Exp: **No**
Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **Yes/Full, Partially Finished**
Basement: **Yes**
Fireplace/Stv: **Living Room, Pellet Stove**
Fireplace Feat: **None**
Interior Feat: **Front Yard Parking**
Parking Feat: **Other**
Heat: **Yes/Window Unit**
A/C: **No**
Central Vac: **Main**
Laundry Lev: **Asphalt Shingle**
Property Feat: **Block**
Roof: **Block**
Foundation: **Block**
Soil Type:

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: **Cell Services, Electrical**
Rural Services: **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 Y/N: **No** Waterfront: **None** Waterfront Frontage (M):
Water Struct: **Easements/Restr:**
Under Contract: **Dev Charges Paid:** HST App To SP: **Included In**
Access To Property: **Yr Rnd Municipal Rd**

Remarks/Directions

Client Rmks: **Looking to get into the market, downsize, or add to your investment portfolio? This charming 2-bedroom, 1-bath home in the heart of Wilberforce is the perfect fit. Set on a manageable footprint with low carrying costs, this property offers both comfort and convenience. Inside, you'll find an open-concept layout with soaring 12-foot ceilings, main floor laundry, and a space filled with natural light. Step outside to enjoy your morning coffee or stargaze at night from a potential spacious deck - an ideal spot for relaxing or entertaining. The location couldn't be better. Just across the street from the lake and beach, you can swim, paddle, or cast a line from the public docks. Everyday amenities are only steps away - Foodland, the curling club, arena, and Agnes General Store - giving you the best of cottage country living with small-town convenience. This home has also been a high-income rental property, making it an attractive opportunity for investors. Whether you're buying your first home, scaling down for retirement, or looking for an income-generating property, this is a rare find at an incredible price point.**

Inclusions: **Fridge, stove and dishwasher**

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

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

Date Prepared: **09/26/2025**

Rooms

MLS® #: X12428309

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.88 M X 5.79 M	22.57 Ft x 18.99 Ft		Combined w/Dining
Kitchen	Main	3.78 M X 3.08 M	12.40 Ft x 10.10 Ft		

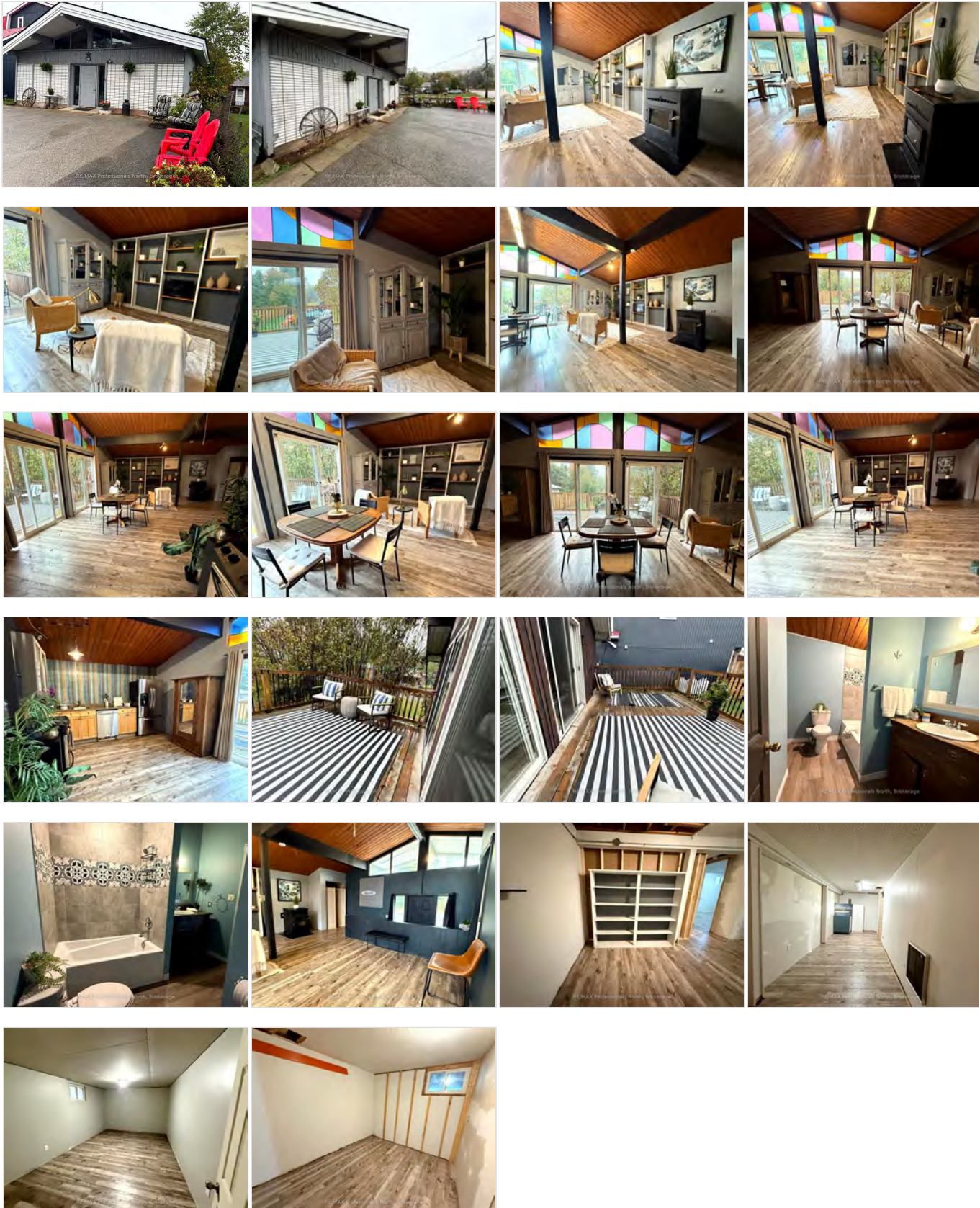
Bedroom	Basement	4.6 M X 3.17 M	15.09 Ft x 10.40 Ft
Bedroom	Basement	2.5 M X 2.5 M	8.20 Ft x 8.20 Ft
Recreation	Basement	8.66 M X 2.16 M	28.41 Ft x 7.08 Ft
Bathroom	Main		

4

Photos

MLS®#: X12428309

[2307 Loop Road, Highlands East, Ontario K0L 3C0](#)



Chattels

Included

- Fridge
- Stove
- Dishwasher

Excluded

- Personal Items
- Staging Items



Seller



Buyer

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
 - Last pumped by: Sheppards
 - Last pumped on: 03/15/2025
- 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

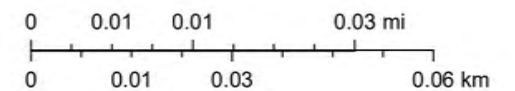


September 2, 2025

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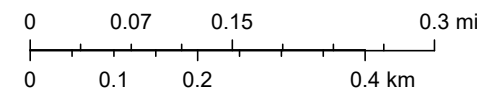
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2313

648

Loop Rd

2307

75.80ft

40.07ft

39.92ft

75.31ft

2305

648

2302

2304

2301

2303

Loop Rd

648

Cross Outpost Historic...

