

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

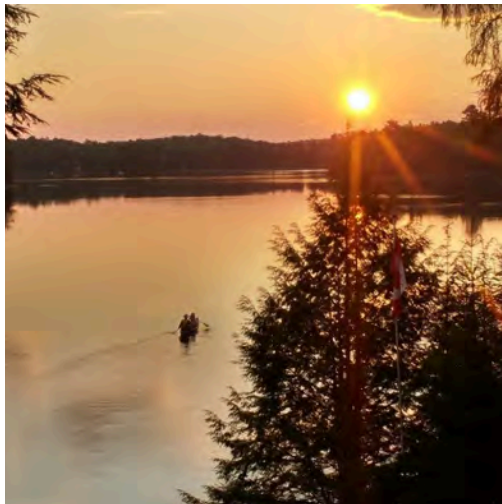


\$1,025,000

Welcome to 2598 Glamorgan Road
on Stormy Lake, Highlands East



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to Stormy Lake in Highlands East - an ideal waterfront property offering 212 feet of shoreline and a lifestyle centered around the lake. Known for excellent fishing, swimming, and watersports, Stormy Lake is a sought-after destination for year-round enjoyment.

Situated on a municipal year-round road, this property is just 10 minutes from the Village of Haliburton, where you'll find grocery stores, restaurants, healthcare services, and local schools everything you need for comfortable, full-time living or a weekend escape.

This 3-bedroom, 2-bathroom home features an open-concept kitchen, dining, and living area with stunning views of the lake. A bright sunroom leads to a spacious deck overlooking the water, while a dedicated laundry room adds everyday convenience. Outside, you'll find a lakeside firepit for relaxing evenings, a dry boathouse at the waters edge, and an 18' x 14' bunkie for extra guests or flexible space. An oversized garage offers ample storage for vehicles, tools, or recreational gear.

A well-rounded property with both comfort and recreational appeal - ready for your next chapter on the lake.

Property Client Full

2598 Glamorgan Road, Highlands East, Ontario K0M 1S0

Listing

2598 Glamorgan Rd Highlands East

Active / Residential Freehold / Detached

MLS®#: X12214769

List Price: \$1,025,000

Price Decrease



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$4,347.62/2024** Transaction: **Sale**
SPIS: **No** DOM: **14**
Legal Desc: **PT LT 25 CON 13 GLAMORGAN AS IN H199446; HIGHLAS**

Style: **Bungalow** Rooms Rooms+: **10+0**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 2(1+1)**
Link: **No** SF Range: **1100-1500**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres:
Lot Front: **212.00** Fronting On: **E**
Lot Depth: **217.00**
Lot Size Code: **Feet**

Zoning: **LSR**

Dir/Cross St: **ON-118 E to Glamorgan Road**

PIN #: **392310114**

Holdover: **60**

Possession: **Flexible**

ARN #: **460190200081400**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **No**
Basement: **Yes/Partial Basement, Unfinished**

Fireplace/Stv: **Yes**
Fireplace Feat: **Freestanding, Living Room, Propane**

Interior Feat: **Water Heater Owned**
Heat: **Forced Air, Oil**
A/C: **No/None**
Central Vac: **No**

Property Feat: **Deck**
Exterior Feat: **Asphalt Shingle**
Roof: **Concrete Block**

Foundation: **Concrete Block**
Soil Type:
Alternate Power: **None**

Water Name: **Stormy Lake**
Waterfront Y/N: **Yes**
Water Struct: **Dry Boathouse-Single Boathouse, Dock**

Water Features:
Under Contract:
Access To Property: **Yr Rnd Municipal Rd**
Shoreline: **Clean, Deep, Shallow**
Shoreline Road Allowance: **Not Owned**
Docking Type: **Private**
View: **Lake, Trees/Woods**

Exterior: **Vinyl Siding**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/1.0**
Drive Pk Spcs: **5.00**
Tot Pk Spcs: **6.00**
Pool: **None**

Room Size:
Rural Services: **Electrical, Internet High Speed**

Security Feat:

Water: **Well**
Water Sup Type: **Drilled Well**
Water Meter:
Waterfront Feat: **Boathouse, Dock**
Waterfront Struc: **Dry Boathouse-Single**
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Waterfront: **Direct**
Easements/Restr: **Easement**

Waterfront Frontage (M): **64.62**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
Lot Shape:

Channel Name:
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to Stormy Lake in Highlands East - an ideal waterfront property offering 212 feet of shoreline and a lifestyle centered around the lake. Known for excellent fishing, swimming, and watersports, Stormy Lake is a sought-after destination for year-round enjoyment. Situated on a municipal year-round road, this property is just 10 minutes from the Village of Haliburton, where you'll find grocery stores, restaurants, healthcare services, and local schools everything you need for comfortable, full-time living or a weekend escape. This 3-bedroom, 2-bathroom home features an open-concept kitchen, dining, and living area with stunning views of the lake. A bright sunroom leads to a spacious deck overlooking the water, while a dedicated laundry room adds everyday convenience. Outside, you'll find a lakeside firepit for relaxing evenings, a dry boathouse at the waters edge, and an 18' x 14' bunkie for extra guests or flexible space. An oversized garage offers ample storage for vehicles, tools, or recreational gear. A well-rounded property with both comfort and recreational appeal - ready for your next chapter on the lake.**

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

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

Date Prepared: **06/26/2025**

Rooms

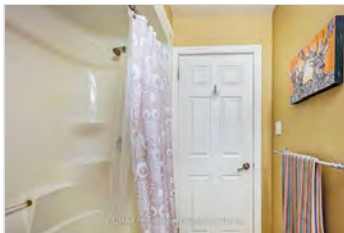
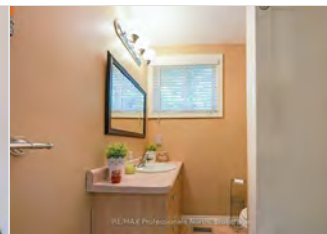
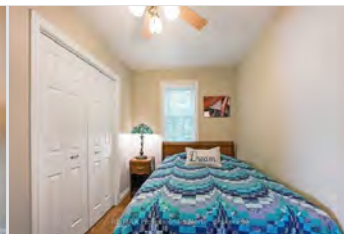
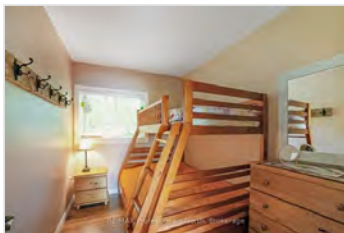
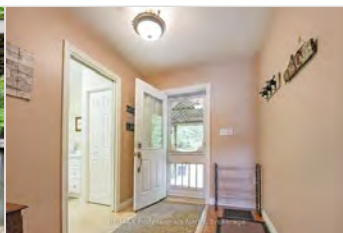
MLS® #: X12214769

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.12 M X 2.52 M	6.95 Ft x 8.26 Ft		
Laundry	Main	2.53 M X 2.5 M	8.30 Ft x 8.20 Ft		
Bedroom	Main	2.22 M X 2.99 M	7.28 Ft x 9.80 Ft		
Primary Bedroom	Main	4.15 M X 4.11 M	13.61 Ft x 13.48 Ft		
Bedroom	Main	3.73 M X 2.67 M	12.23 Ft x 8.75 Ft		
Dining Room	Main	4.43 M X 4.67 M	14.53 Ft x 15.32 Ft		
Kitchen	Main	2.66 M X 2.7 M	8.72 Ft x 8.85 Ft		
Living Room	Main	4.15 M X 4.67 M	13.61 Ft x 15.32 Ft		
Sunroom	Main	2.39 M X 5.43 M	7.84 Ft x 17.81 Ft		
Bathroom	Main			2	
Bathroom	Main			4	

Photos

MLS® #: X12214769

[2598 Glamorgan Road,](#) Highlands East, Ontario K0M 1S0







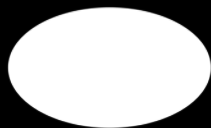
Chattels

Included

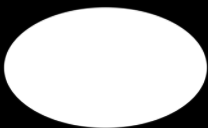
- Turn Key (except noted exclusions)

Excluded

- Personal Items
- 3 Wood tables in Haliburton Room
- 2 Red Adirondack Chairs
- Some Family Artwork



Seller



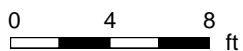
Buyer

Additional Information

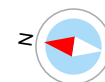
- Hydro Costs Per Year - \$1000/yr approx
- Propane Supplier - Kelly's
- Propane Costs per Year - \$150/yr approx
- Satellite Provider - Xplore
- Internet Provider - Xplore
- Cell Service - Yes
- Septic Last Pumped by - Haliburton Septic
 - Date: 21/09/2021
- Well Installed by - Joe Legge
 - Date: 11/27/2013
- Water Treatment System - Yes
- Winterized - Yes
- Age of Building - 1965
- Age of Roof - 2006
- Insurance Company - Avivia
- Road Type - Municipal Year Round

2598 Glamorgan Road, Highlands East, ON

Main Floor Exterior Area 1325.25 sq ft
Interior Area 1232.92 sq ft
Excluded Area 163.05 sq ft



PREPARED: 2025/06/11



2598 Glamorgan Road, Highlands East, 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

- 2pc Ensuite: 3'5" x 5'6" | 19 sq ft
- 4pc Bath: 6'1" x 8'4" | 49 sq ft
- Bedroom: 9'10" x 7'4" | 71 sq ft
- Bedroom: 8'9" x 12'3" | 91 sq ft
- Dining: 15'4" x 14'6" | 223 sq ft
- Foyer: 8'3" x 6'11" | 57 sq ft
- Kitchen: 8'10" x 8'9" | 77 sq ft
- Laundry: 8'3" x 8'3" | 62 sq ft
- Living: 15'4" x 13'8" | 209 sq ft
- Primary: 13'6" x 13'8" | 162 sq ft
- Sun Room: 17'10" x 7'10" | 140 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: 1232.92 sq ft
- Excluded Area: 163.05 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1325.25 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1232.92 sq ft
- Excluded Area: 163.05 sq ft
- Exterior Area: 1325.25 sq ft

2598 Glamorgan Road, Highlands East, 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>

Address of Well Location (Street Number/Name)				Township		Lot		Concession	
2598 GLAMORGAN ROAD				GLAMORGAN		25		13	
County/District/Municipality				City/Town/Village				Province	
HALLBURTON				GOODREHAM.				Ontario	
UTM Coordinates		Zone	Eastings	Northings		Municipal Plan and Sublot Number		Other	
NAD 83		17	703628	4983095					

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

[illegible]

Annular Space			
Depth Set at (mlft)		Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From	To		
0	20	BENTONITE	5 ft ³

Method of Construction		Well Use		
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning	
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial		
<input type="checkbox"/> Other, specify _____		<input type="checkbox"/> Other, specify _____		

Construction Record - Casing					Status of Well
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned,
			From	To	
6 1/4"	STEEL	.188	0	22	
6"	OPEN HOLE		20	120	

Construction Record - Screen				
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

☐ Insufficient Supply

☐ Abandoned, Poor Water Quality

☐ Abandoned, other, specify _____

☐ Other, specify _____

Water Details		Hole Diameter		
Water found at Depth 19 (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft) From	To	Diameter (cm/in)
Water found at Depth 73 (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	0	20	9"
Water found at Depth 14 (m/ft) <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	20	120	6"

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
TOE LEGGER & SONS		7 0 5 2	
Business Address (Street Number/Name)		Municipality	
RR#3		BANLUROFT	
Province	Postal Code	Business E-mail Address	

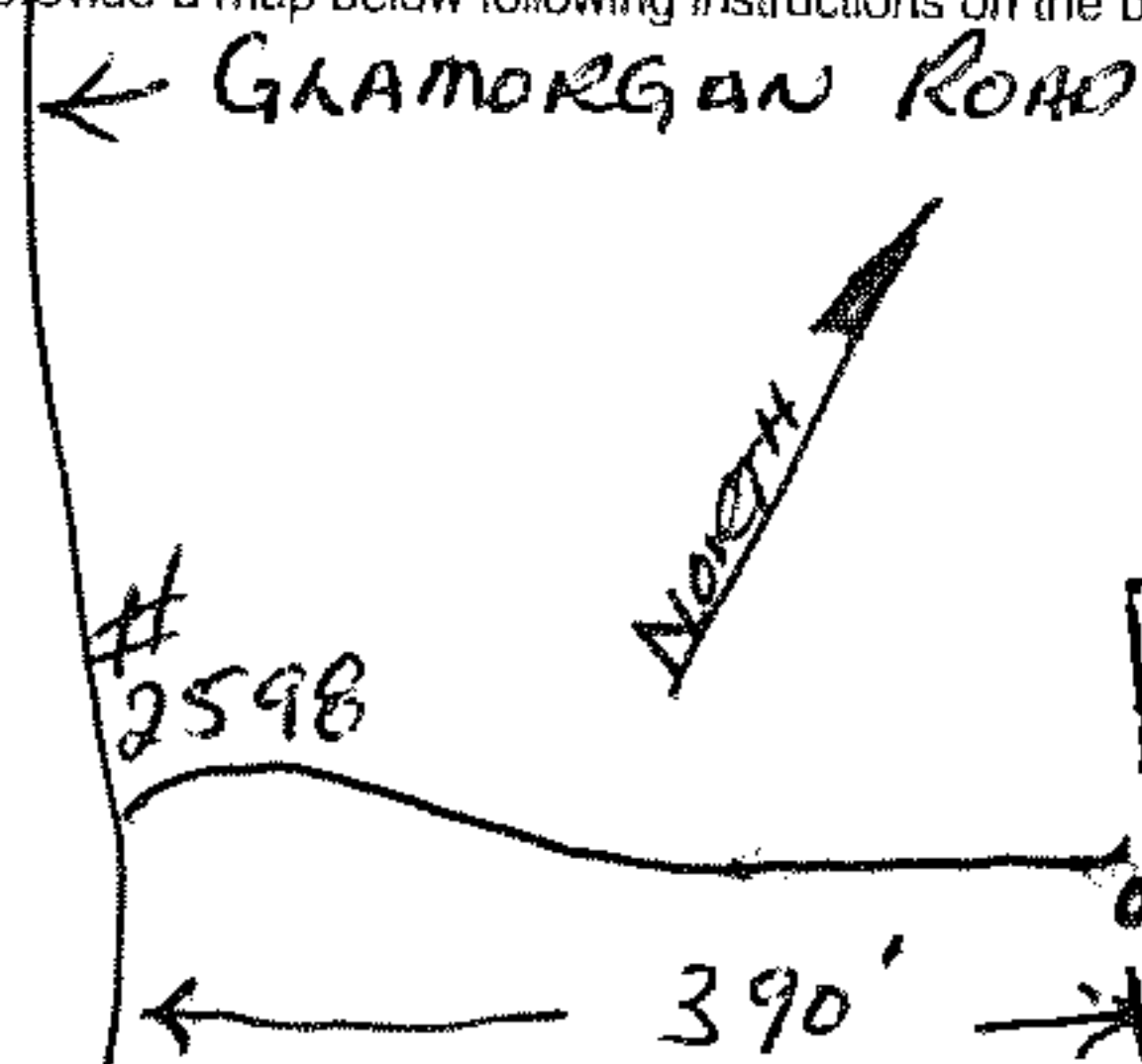
ONT K041CO									
Telephone No. (inc. area code)				Name of Well Technician (Last Name, First Name)					
133392025				LEGER JOE					
Well Technician's Licence No.				Signature of Technician and/or Contractor				Date Submitted	
1879				LEGER				Y Y Y Y N N D D	

Results of Well Yield Testing

After test of well yield, water was:		Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, <i>specify</i> _____		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	21.1		119.0
Pump intake set at (m/ft)		1	30.7	1	113.2
119.0		2	39.7	2	109.0
Pumping rate (l/min / <u>GPM</u>)		3	46.6	3	105.3
15		4	53.0	4	101.4
Duration of pumping		5	60.0	5	97.8
1 hrs + 0 min		10	94.4	10	76.7
Final water level end of pumping (m/ft)		15	129.0	15	61.6
119.0		20	"	20	46.7
If flowing give rate (l/min / <u>GPM</u>)		25	"	25	33.0
Recommended pump depth (m/ft)		30	"	30	27.1
110		40	"	40	24.6
Recommended pump rate		50	"	50	23.2
(l/min / <u>GPM</u>)		60	119.0	60	22.7
5					
Well production (l/min / <u>GPM</u>)					
5.0					
Disinfected?					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

Map of Well Location

Please provide a map below following instructions on the back.

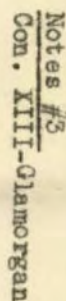


Comments:

Well owner's information package delivered	Date Package Delivered 2013 04 27 Y Y Y V V V M D D	Ministry Use Only Audit No. Z 173986 District
	Date Work Completed 2013 04 27 Y Y Y V V V M D D	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DEC 30 2013

52



J. B. Trepanier

ONTARIO LAND SURVEYOR
MINDEN SEPTEMBER 4, 1957.
PLAN REVISED AUGUST 21, 1962.

2598 Glamorgan Road, Stormy Lake



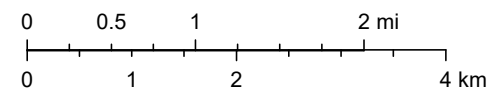
June 13, 2025

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Scale: 1:72,224



2598 Glamorgan Road, Stormy Lake

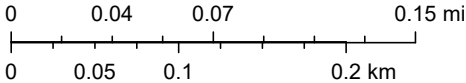


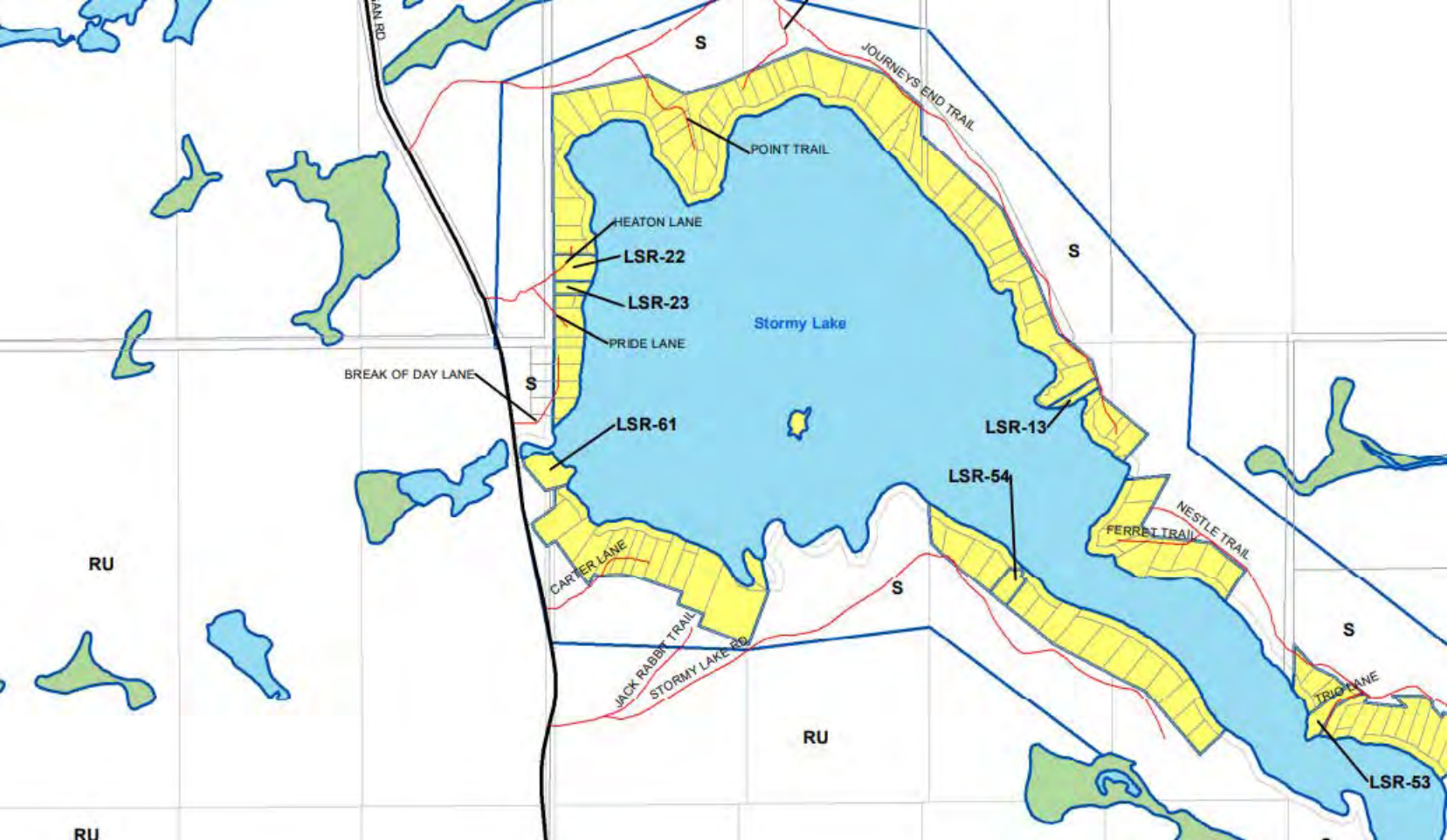
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Scale: 1:4,514





Stormy Lake

County of Haliburton

Glamorgan Township

Physical Data

Latitude - 44°58'	Surface Area - 124 acres
Maximum Depth - 80 ft.	Longitude - 78°24'
Volume - 5,486 acre ft.	Perimeter - 3.4 miles
Height Above Sea Level - 1,239 ft.	Mean Depth - 28 ft.

Lake Characteristics

Thermal stratification was evident at time of survey. The surface temperature was 70°F. The bottom temperature was 41°F. The thermocline occurred from 24 ft to 27 ft. Intermittent stocking of Lake Trout and Speckled Trout since 1925. Natural food source - minnows. No pollution or diseases observed. Clarity was indicated in this yellowish brown water by the disappearance of the secchi disc from view, 16 ft below the surface. Very little evidence of shore or emergent plant growth. The 1989 Acid Sensitivity study rated this as a Level 3 lake.

Fish Species Present

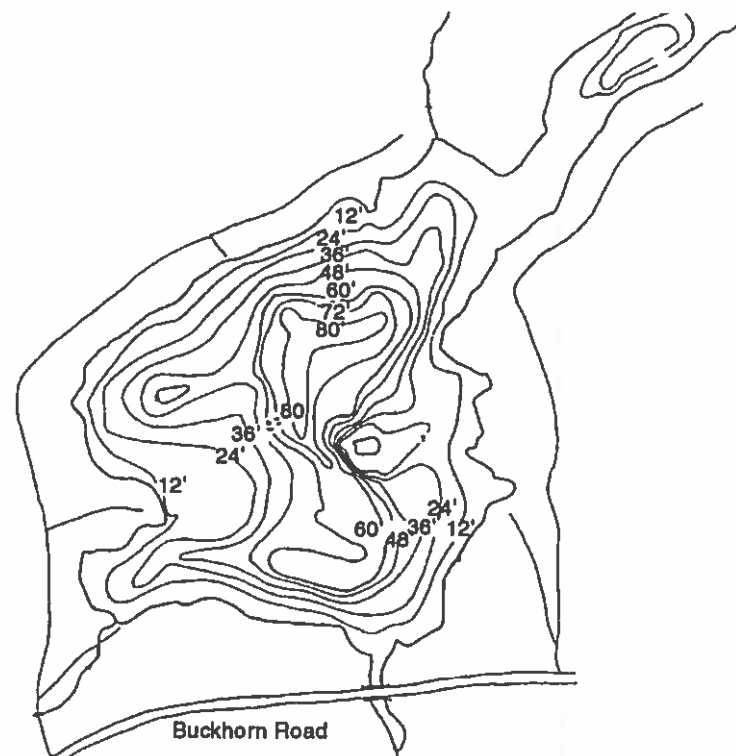
Lake Trout, speckled trout, rainbow trout, perch, bass.

Presently closed to winter fishing, check with MNR for current regulations.

Access and Facilities

Follow Hwy 121 east of Haliburton. Turn right at County Rd 3. (Buckhorn Rd.) Public access via south Stormy Lk Rd. off Buckhorn Rd.

Survey Date - July 25 - 1975



(Refer to Glamorgan Township map - page 215)