

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$649,000

Welcome to

2612 Wilkinson Road
on Kennisis Lake, Haliburton



Troy Austen

Sales Representative

Build-ready waterfront lot on Kennisis Lake! This prime property features 114 feet of clean shoreline with deep water off the dock, a stone retaining wall, and a marine rail system. Site prep is complete with a driveway in place and hydro available. Enjoy southern exposure, crystal-clear waters, and access to boating, fishing, a marina, hiking trails, and Haliburton Forest. A rare opportunity to create your dream retreat on one of Haliburton's top lakes.

CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

2612 Wilkinson Road, Dysart, Ontario K0M 1S0

Listing

2612 Wilkinson Rd Dysart

Active / Residential Freehold / Vacant Land

MLS®#: X12164739

List Price: \$649,000

New Listing



Haliburton/Dysart et al/Havelock

Tax Amt/Yr: **\$2,151.46/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LT 21 PL 386; S/T EXECUTION 07-0000179, IF ENFORCEABLE; DYSART ET AL**

Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(0+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range: **< 700**
Storeys: SF Source:
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **114.00** Fronting On: **S**
Lot Depth: **252.00**
Lot Size Code: **Feet**

Zoning: **WR4**

Dir/Cross St: **Kennisis Lake Road turn left on to Wilkinson Road**

PIN #: **391370168**
Holdover: **60**
Possession: **Flexible**

ARN #: **462404100080800**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **(0+)**
Island YN:
Interior Feat: **None**
Central Vac: **No**
Property Feat:
Soil Type:
Alternate Power: **None**

Garage: **No**
Room Size:
Rural Services:
Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, No Telephone**
Water: **Well**
Water Inc: **Drilled Well**
Water Meter:
Waterfront Feat: **Dock, Marine Rail**
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **None**
Special Desig: **Unknown**
Farm Features:
Winterized:

Water Name: **Kennisis Lake**
Waterfront Y/N: **Yes**
Water Struc:
Water Features: **Dock, Marine Rail**
Under Contract:
Access To Property: **Yr Rnd Municipal Rd**
Shoreline: **Clean, Deep**
Shoreline Road Allowance: **Not Owned**
Docking Type: **Private**

Waterfront: **Direct**
Easements/Restr: **Unknown**

Waterfront Frontage (M):

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Channel Name:

Remarks/Directions

Client Rmks: **Build your dream getaway on one of Haliburton's premier lakes! This stunning waterfront building lot on Kennisis Lake offers everything you need to get started site preparation has been completed, the driveway is installed, and hydro is available. With 114 feet of clean shoreline and deep water off the dock, this property is perfect for swimming, boating, and relaxing by the lake. The shoreline features a beautiful stone retaining wall and a marine rail system, adding both functionality and charm to the landscape. Enjoy southern exposure for sun-filled days and picturesque views across the water. Kennisis Lake is known for its crystal-clear waters, excellent boating and fishing, and vibrant cottaging community. The lake also offers access to a marina, hiking trails, and nearby Haliburton Forest for year-round outdoor adventures. This is a rare opportunity to secure a turn-key lot on one of Haliburton's most desirable lakes come build the waterfront retreat you've been dreaming of.**

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 05/22/2025

Photos

MLS®#: X12164739

2612 Wilkinson Road, Dysart, Ontario K0M 1S0



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PLAN OF SUBDIVISION PART OF LOTS 8, 9 & 10, CON XIII TOWNSHIP OF GUILFORD PROVISIONAL COUNTY OF HALIBURTON



SCALE 1 INCH = 100 FEET

CERTIFIED TO BE A TRUE COPY OF PLAN
REGISTERED IN THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF

DATE _____ REGISTRAR _____

Approved under Section 26 of
THE PLANNING ACT, 1953,
this 28th day of July 1958
[Signature]
MINISTER OF PLANNING & DEVELOPMENT

LEGEND

1. Bearings are astronomic and derived from observation.
2. Distances are in feet and decimals thereof.
3. Road Allowance along the shore was established from low water mark Oct 9, 1957 and superimposed upon this survey.
4. Iron Pipe are indicated thus:  0
5. Iron Bars  0

FIELD NOTES

I hereby certify that this plan represents a true copy of the field notes taken in connection with the survey thereof.

[Signature]
Ontario Land Surveyor

AFFIDAVIT

I, K. J. JONES of the CITY OF PETERBOROUGH in the COUNTY OF PETERBOROUGH make oath and say:
1. That I was personally present and did see this plan and duplicate signed by JAMES E. QUINN and by EDITH SUCCO.
2. That the said plan and duplicates were signed by the said parties at PETERBOROUGH, ONT..
3. That I know the said parties.
4. That I am a subscribing witness to the said signing sworn before me at PETERBOROUGH, ONT. this 18th day of July 1958.

[Signature]
Commissioner (1958)

[Signature]
Lot 8

SURVEYORS CERTIFICATE

1. H. C. Bishop an Ontario Land Surveyor certify that (a) I was present at and did personally superintend the survey represented by this plan;
- (b) This plan accurately shows the manner in which the lands (shaded in red) have been surveyed and subdivided by me;
- (c) Every angle of the exterior boundary of this plan is defined in the survey thereof by a monument and a monument is placed at one angle of each street intersection shown on the plan;
- (d) I have indicated on the plan the position and form of each of the monuments;
- (e) The monuments conform in all respects to the requirements of Section 12 of the Surveyors Act;
- (f) The survey was made by me between the 15th day of September 1957 and the 27th day of June 1958; and
- (g) The survey has been accurately made in accordance with all the provisions of the Surveyors Act and Registry Act related thereto.

Dated at Haliburton the 27th day of June 1958

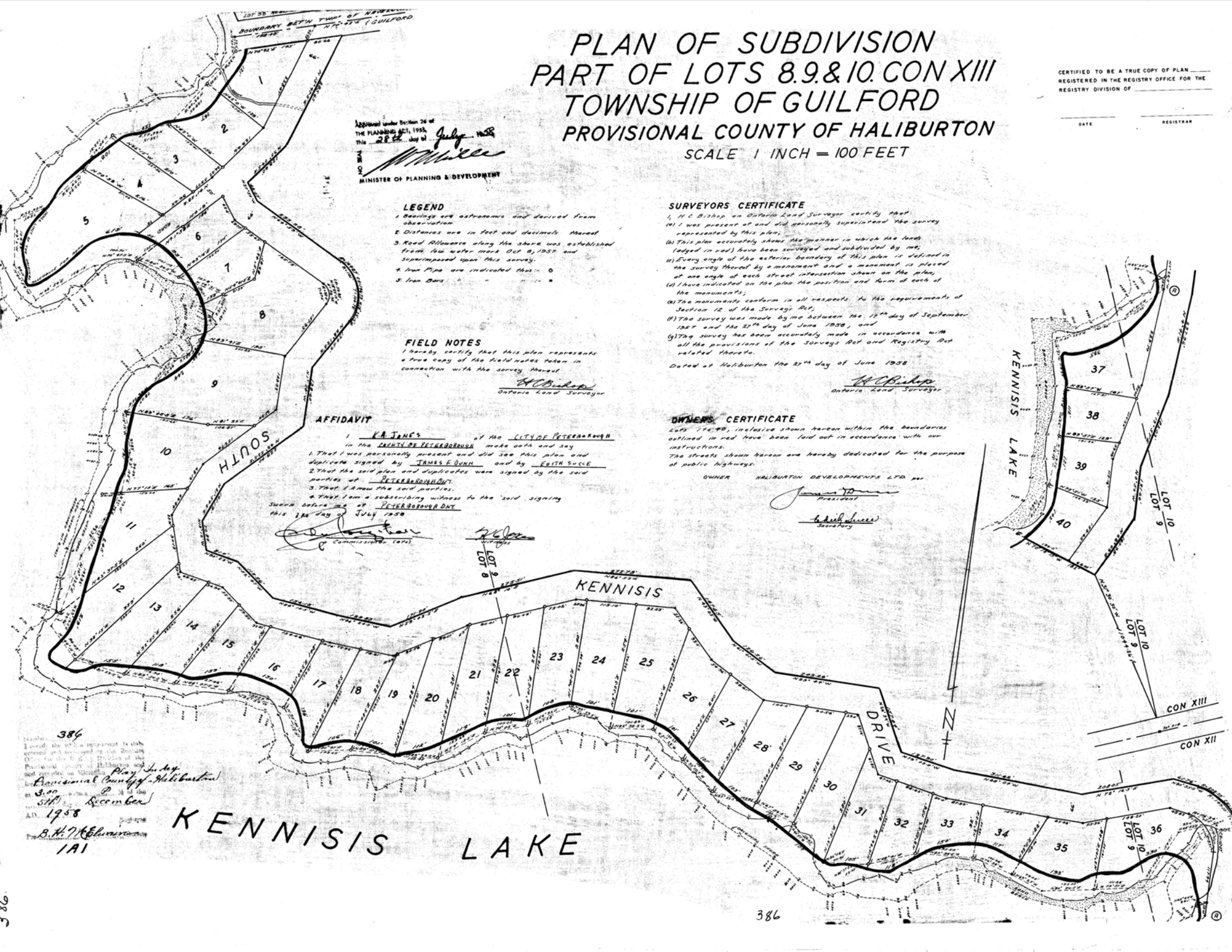
[Signature]
Ontario Land Surveyor

OWNERS CERTIFICATE

Lot 8, 9 & 10, inclusive shown hereon within the boundaries outlined in red have been laid out in accordance with our instructions. The streets shown hereon are hereby dedicated for the purpose of public highways.

OWNER: HALIBURTON DEVELOPMENTS LTD. per

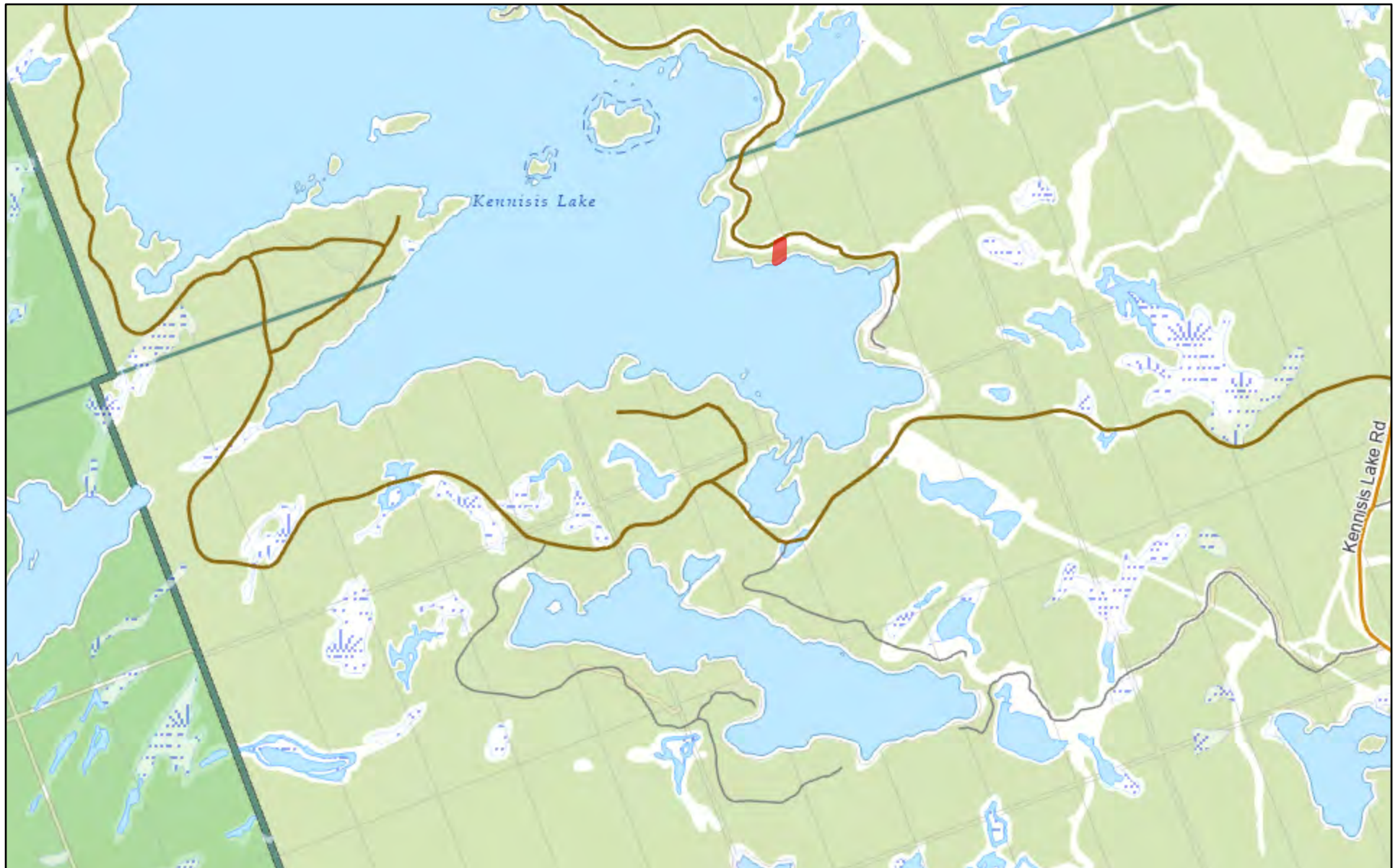
[Signature] President
[Signature] Secretary



386
I certify that the plan is a true and correct copy of the original plan as shown to me by the Ontario Land Surveyor, H.C. Bishop, and that the plan is a true and correct copy of the original plan as shown to me by the Ontario Land Surveyor, H.C. Bishop, and that the plan is a true and correct copy of the original plan as shown to me by the Ontario Land Surveyor, H.C. Bishop.
Provisional County of Haliburton
300
1958
B.H. Haliburton
1A1

KENNISIS LAKE

2612 Wilkinson Road, Kennisis Lake

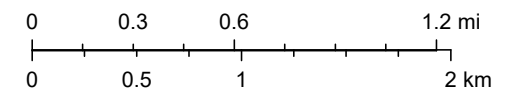


May 5, 2025

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Scale: 1:36,112



2612 Wilkinson Road, Kennisis Lake

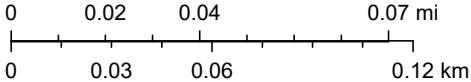


May 5, 2025

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Scale: 1:2,257



RU1

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

WR4

Kennesis Lake

County of Haliburton Havelock and Guilford Townships
Lot 10 Con III

Physical Data

Surface Area - 3,502 acres Perimeter - 25.8 miles
Maximum Depth - 223 ft Mean Depth - 77.1 ft

Lake Characteristics

Secchi disc disappeared 30.5 ft below the surface.

Fish Species Present

Lake trout, yellow perch, white sucker, brown bullhead, smallmouth bass.

Fishing

Primarily a lake trout fishery. Very popular winter angling lake. Trout are caught by the use of minnow and jigging with artificial lures. During the open water angling, trolling with light spinning gear and steel line trolling using artificial lures are used. The angling locations are varied.

Access

Accessible by standard vehicle and snowmobile. Public access. Follow County Rd 7 north from West Guilford to Kennesis Lake.

(Refer to Havelock Township map - page 216)

