

**TROYAUSTEN**

**REAL ESTATE TEAM**

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,665,000**

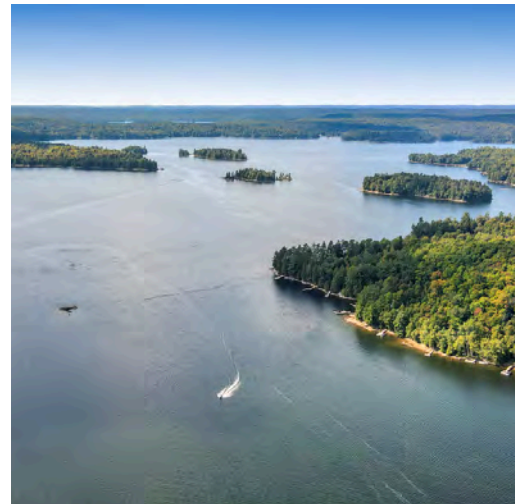
# Welcome to Bluebeary Hill

2682 Wilkinson Road on Kennisis Lake, Haliburton



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Welcome to Bluebeary Hill, a captivating Ontario property where history, artistry, and contemporary luxury harmonize effortlessly. Situated on 0.81 acres with 268 feet of shoreline along the scenic Kennisis Lake, this singular residence is a treasure trove of charm.

Step into Ontario's oldest 2 and a half storey log home, meticulously dismantled and expertly reconstructed. The stonework and fireplace, sourced from a church in Montreal, infuse the living spaces with character and warmth. Boasting 3 bedrooms and 2 bathrooms, this dwelling provides ample space for both family and visitors. The open-concept main floor seamlessly integrates a spacious kitchen, ideal for entertaining, with a generous sunroom and covered front porch offering panoramic lake vistas. A three-story loft space awaits the imagination of youngsters and the young at heart, ensuring boundless hours of play and creativity. Stay snug year-round with a new furnace and the added assurance of a Generac backup system.

As twilight falls, gather around the lakeside firepit. Embrace the serenity of Kennisis Lake, relish in the historical tapestry, and transform this distinctive property into your personal haven. Seize the opportunity to own a piece of Ontario's heritage, complete with all the contemporary comforts you desire. Welcome to Bluebeary Hill, where the past converges with the present to craft an enduring sanctuary.



## Property Client Full

2682 Wilkinson Road, Dysart, Ontario K0M 1S0

Listing

**2682 Wilkinson Rd Dysart**

**Active / Residential Freehold / Detached**

**MLS®#: X12336989**

**List Price: \$1,665,000**

**New Listing**



### Haliburton/Dysart et al/Guilford

Tax Amt/Yr: **\$5,904.91/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **LT 32-33 PL 386 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Style: **2 1/2 Storey** Rooms Rooms+: **11+0**  
Fractional Ownership: **BR BR+: 3(3+0)**  
Assignment: **Baths (F+H): 2(1+1)**  
Link: **No** SF Range: **2000-2500**  
Storeys: **2.5** SF Source:  
Lot Irreg: Lot Acres: **< 0.50**  
Lot Front: **268.00** Fronting On: **S**  
Lot Depth: **156.00**  
Lot Size Code: **Feet**

Zoning: **WR**  
Dir/Cross St: **HWY 118W to Kennisis Lake Road to Wilkinson Road and follow to #2682**

PIN #: **391370286**  
Holdover: **60**  
Possession: **Flexible**

ARN #: **462404100082000** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN:  
Fam Rm: **No**  
Basement: **Yes/Crawl Space, Unfinished**  
Fireplace/Stv: **Yes**  
Fireplace Feat: **Wood**  
Interior Feat: **Water Treatment**  
Heat: **Forced Air, Propane**  
A/C: **Yes/Central Air**  
Central Vac: **No**  
Property Feat: **Lake Access, Lake/Pond, Marina, Skiing**  
Exterior Feat: **Deck, Porch Enclosed**  
Roof: **Cedar**  
Foundation: **Concrete Block**  
Soil Type:  
Alternate Power: **Unknown**

Exterior: **Log, Stone**  
Drive: **Private**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **4.00**  
Tot Pk Spcs: **4.00**  
Pool: **None**  
Room Size:  
Rural Services: **Electrical**  
Security Feat:

Water: **Other**  
Water Sup Type: **Lake/River**  
Water Supply: **Heatd Waterline**  
Water Meter:  
Waterfront Feat: **Dock, Stairs to Waterfront**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Water Name: **Kennisis Lake**  
Waterfront Y/N: **Yes**  
Water Struct:  
Water Features: **Dock, Stairs to Waterfront**  
Under Contract:  
Access To Property: **Yr Rnd Municipal Rd**  
Shoreline: **Clean**  
Shoreline Road Allowance: **Not Owned**  
Docking Type: **Private**  
View: **Garden, Lake, Trees/Woods**

Waterfront: **Direct**  
Easements/Restr: **Unknown**  
Dev Charges Paid:  
Shoreline Exposure:  
Water View: **Direct**  
Lot Shape:

Waterfront Frontage (M): **81.68**  
HST App To SP: **Included In**  
Channel Name:  
Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to Bluebeary Hill, a captivating Ontario property where history, artistry, and contemporary luxury harmonize effortlessly. Situated on 0.81 acres with 268 feet of shoreline along the scenic Kennisis Lake, this singular residence is a treasure trove of charm. Step into Ontario's oldest 2 and a half storey log home, meticulously dismantled and expertly reconstructed. The stonework and fireplace, sourced from a church in Montreal, infuse the living spaces with character and warmth. Boasting 3 bedrooms and 2 bathrooms, this dwelling provides ample space for both family and visitors. The open-concept main floor seamlessly integrates a spacious kitchen, ideal for entertaining, with a generous sunroom and covered front porch offering panoramic lake vistas. A three-story loft space awaits the imagination of youngsters and the young at heart, ensuring boundless hours of play and creativity. Stay snug year-round with a new furnace and the added assurance of a Generac backup system. As twilight falls, gather around the lakeside firepit. Embrace the serenity of Kennisis Lake, relish in the historical tapestry, and transform this distinctive property into your personal haven. Seize the opportunity to own a piece of Ontario's heritage, complete with all the contemporary comforts you desire. Welcome to Bluebeary Hill, where the past converges with the present to craft an enduring sanctuary.**

## Rooms

**MLS® #: X12336989**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Mudroom	Main	2.34 M X 2.08 M	7.67 Ft x 6.82 Ft		
Kitchen	Main	7.21 M X 4.19 M	23.65 Ft x 13.74 Ft		
Living Room	Main	5.74 M X 8.69 M	18.83 Ft x 28.51 Ft		Combined w/Dining
Sunroom	Main	2.39 M X 7.06 M	7.84 Ft x 23.16 Ft		
Laundry	Main	0.91 M X 0.91 M	2.98 Ft x 2.98 Ft		
Bedroom	Second	3.96 M X 2.54 M	12.99 Ft x 8.33 Ft		
Bedroom	Second	3.05 M X 5.28 M	10.00 Ft x 17.32 Ft		
Bedroom	Second	4.14 M X 3.2 M	13.58 Ft x 10.49 Ft		
Loft	Third	8.84 M X 3.05 M	29.00 Ft x 10.00 Ft		
Bathroom	Main			2	
Bathroom	Second			3	

## Photos

**MLS® #: X12336989****[2682 Wilkinson Road, Dysart, Ontario K0M 1S0](#)**







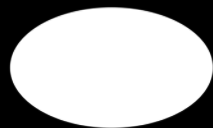
# Chattels

## Included

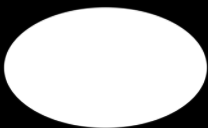
- Furniture
- Appliances
- Most Dishes
- Most Serving Dishes
- All Metal Railings
- Dock

## Excluded

- Personal Items
- Art
- Blueberry Pottery (just a few pieces)
- Fridge and Freezer on porch
- Table in front of fireplace
- Outdoor furniture



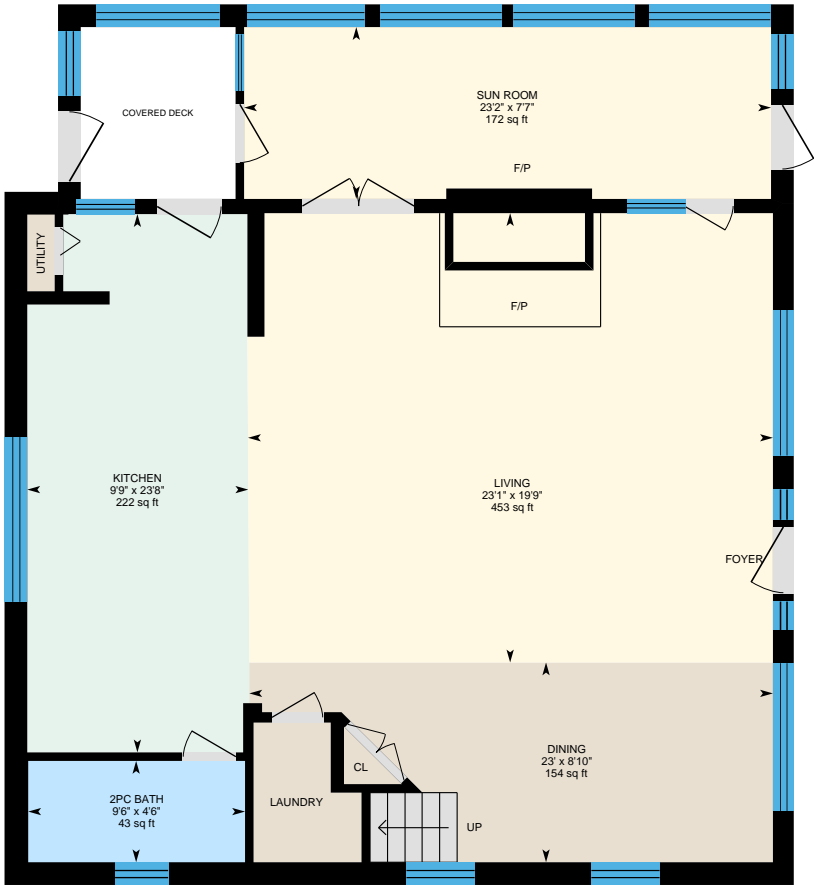
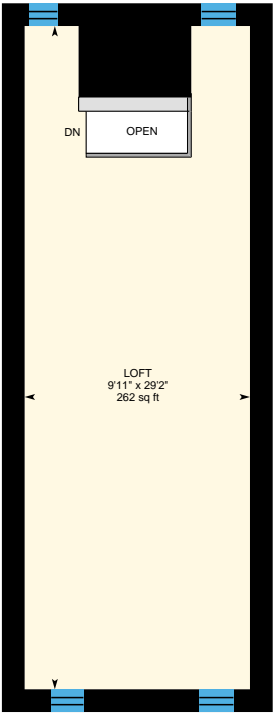
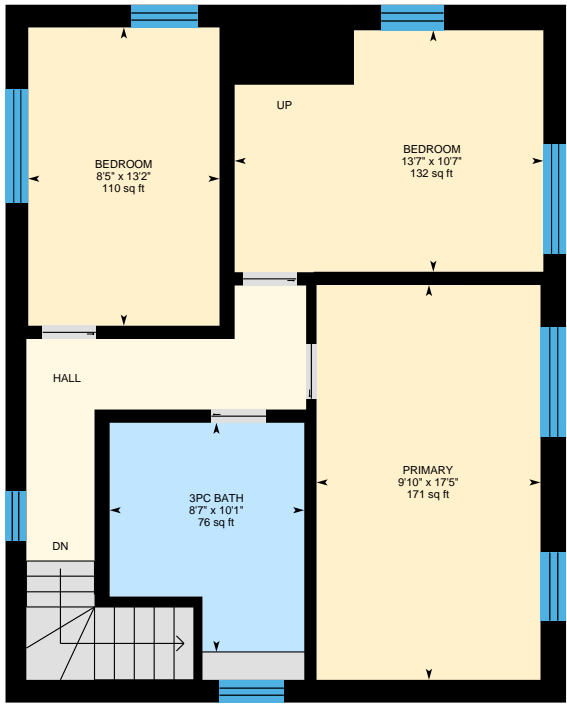
Seller



Buyer

2682 Wilkinson Road, Haliburton, ON

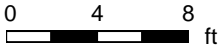
Main Building: Total Exterior Area Above Grade 2388.38 sq ft



2nd Floor  
Exterior Area 755.29 sq ft

Loft  
Exterior Area 363.10 sq ft

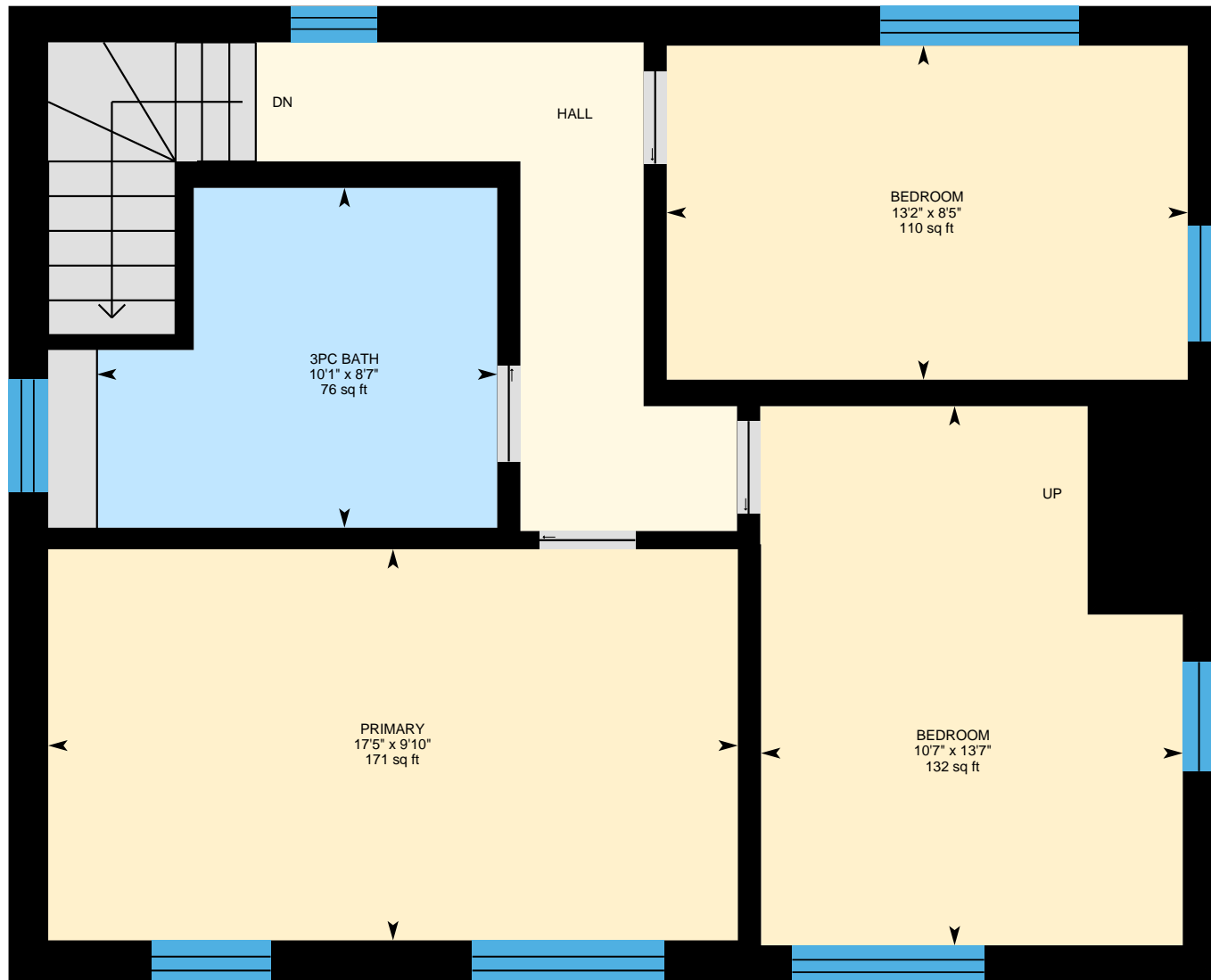
Main Floor  
Exterior Area 1269.98 sq ft



PREPARED: 2025/07/16

# 2682 Wilkinson Road, Haliburton, ON

**2nd Floor** Exterior Area 755.29 sq ft  
Interior Area 648.72 sq ft



0 3 6 ft

PREPARED: 2025/07/16

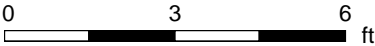
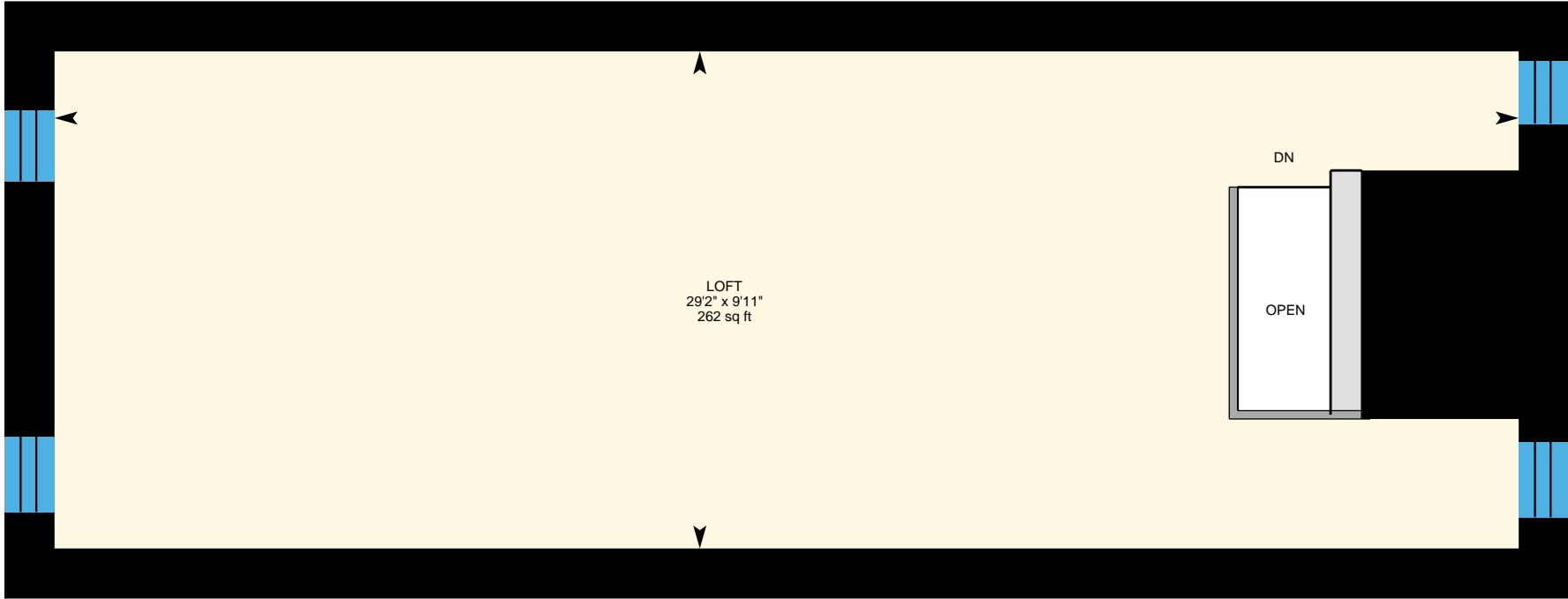


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2682 Wilkinson Road, Haliburton, ON

Loft Exterior Area 363.10 sq ft  
Interior Area 281.18 sq ft  
Excluded Area 8.27 sq ft



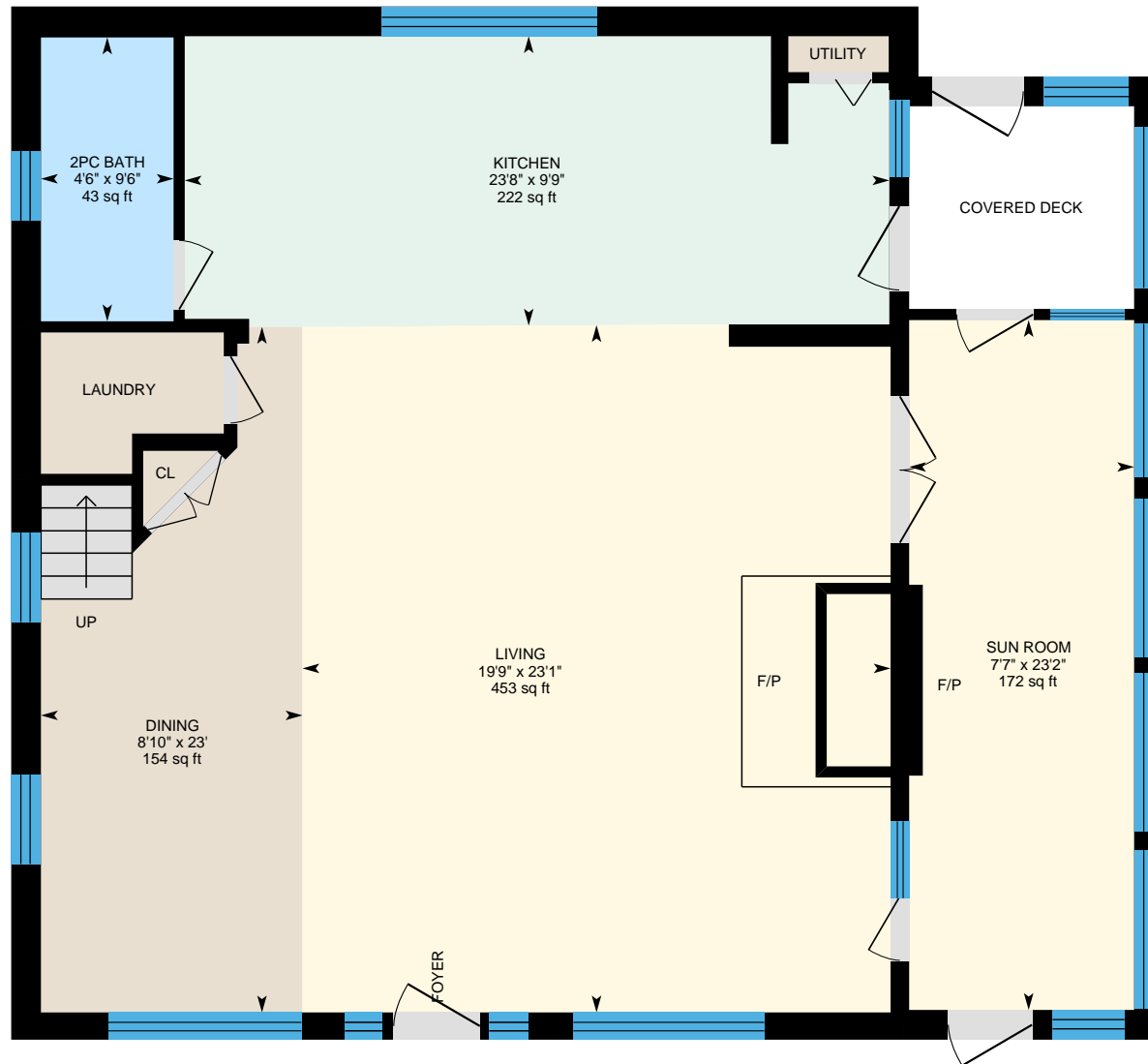
PREPARED: 2025/07/16





# 2682 Wilkinson Road, Haliburton, ON

**Main Floor** Exterior Area 1269.98 sq ft  
Interior Area 1126.51 sq ft



0 3 6 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.



# 2682 Wilkinson Road, Haliburton, 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

##### 2ND FLOOR

- 3pc Bath: 8'7" x 10'1" | 76 sq ft
- Bedroom: 8'5" x 13'2" | 110 sq ft
- Bedroom: 13'7" x 10'7" | 132 sq ft
- Primary: 9'10" x 17'5" | 171 sq ft

##### LOFT

- Loft: 9'11" x 29'2" | 262 sq ft

##### MAIN FLOOR

- 2pc Bath: 9'6" x 4'6" | 43 sq ft
- Dining: 23' x 8'10" | 154 sq ft
- Kitchen: 9'9" x 23'8" | 222 sq ft
- Living: 23'1" x 19'9" | 453 sq ft
- Sun Room: 23'2" x 7'7" | 172 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

##### 2ND FLOOR

- Interior Area: 648.72 sq ft
- Perimeter Wall Thickness: 12.0 in
- Exterior Area: 755.29 sq ft

##### LOFT

- Interior Area: 281.18 sq ft
- Excluded Area: 8.27 sq ft
- Perimeter Wall Thickness: 12.0 in
- Exterior Area: 363.10 sq ft

##### MAIN FLOOR

- Interior Area: 1126.51 sq ft
- Perimeter Wall Thickness: 12.0 in
- Exterior Area: 1269.98 sq ft

#### Total Above Grade Floor Area, Main Building

- Interior Area: 2056.41 sq ft
- Excluded Area: 8.27 sq ft
- Exterior Area: 2388.38 sq ft



# 2682 Wilkinson Road, Haliburton, 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>



File Number

Gu-5-04Per: [Redacted]Date: April 28/04County/City/Twp.: GuilfordLot#: 32/32 Conc.#: 13Plan# 386Sub Lot# 9Roll# 4624041 Emergency #911 00082100820000001. **Assessment of Property:** (circle one)

- a) Surface drainage: good fair poor  
b) Slope of ground: level gradual steep  
c) Clearances (horiz): satisfactory unsatisfactory  
d) Percolation rate: 2.5 min/cm ☐ measured ☐ estimated

2. **Decision: On the basis of your application the property is:**

- a) Acceptable if system is installed as outlined in item 3 below ☒  
b) Not acceptable; Reason recorded under item 3 ☐

**An applicant may appeal a decision by writing to:**

The Building Code Commission

777 Bay St. 2nd Floor, Toronto, Ontario, M5G 2E5

**SOIL CONDITION**

Depth (metres) Soil Type

0 organics clayed  
0.5 fine sandy silt  
1.0 water clay  
1.5

Show rock elevation

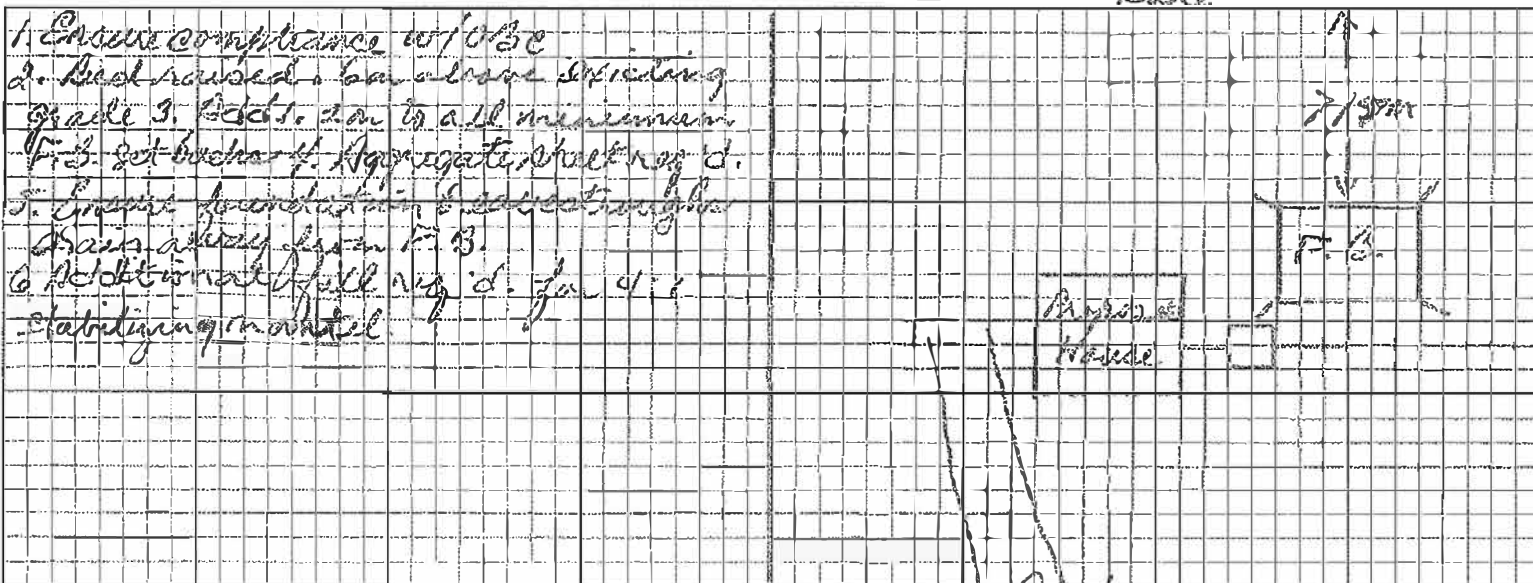
Show water table

W

3. **Requirements of Sewage System:**

- a) Working capacity of Septic Tank: 3600 litres Holding Tank: N/A litres  
b) Length of absorption trench required metres  
c) Filter bed area: 21.3 sq. metre contact area: 47 sq. metre  
d) Size of system is based on 3 bedrooms and/or 2.5 fixture units (15)  
Area of building: 162 m<sup>2</sup> Commercial details: N/A  
Total Daily Design Sewage Flow: 1600 L  
e) Proposed layout of sewage system, as below ☒ or, as per attached drawing(s) ☐

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

4. Registered under Ontario New Home Warranties Plan Act. YES ☐ NO ☐

NOTES: 1) If a reserve area is indicated in the above-mentioned comments/drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required.  
2) It is an offense to use a system without a Permit. In order to issue a Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3

Inspected and Recommended by: B. ColpittsDate: April 28/04Issued: Tom Ullrich

(Appointed Inspector - Part B)

(Designated Sewage Inspector - Part B)

OFFICES: 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6  
22 Dossie Ave. S., Campbellford, Ontario K0L 1L0  
35 Alice St., Brighton, Ontario K0K 1H0

Phone: (905) 885-9100  
Phone: (705) 653-1550  
Phone: (613) 475-0933

One York Lane, Top Floor, Haliburton, Ontario K0M 1S0  
108 Angeline St., Lindsay, Ontario K9V 3L5

Phone: (705) 457-1391  
Phone: (705) 324-3569



one

Hydro One Networks Inc.  
[INSERT ADDRESS]CUSTOMER SERVICE CONTRACT  
For Customer Owned Equipment

## A. Customer and Property Information:

Customer Name:

Mailing Address:

Service Location:

Lot: 10

Con.: 13

Township: GUILFORD

Date Prepared:

MARCH 31, 2004

Home Phone:

Cell Phone:

Fax:

905-295-294-9525

## B. Description of Work and Authorization:

Authorization to proceed with the work:

☒ I hereby authorize Hydro One Networks Inc. to perform the following work for the following fees:

Work Description:

RELOCATE EXISTING HYDRO ONE PORTION OF  
LINE ON ROAD ALLOWANCE-INCLUDING  
FORESTRY ON HYDRO RIGHT OF WAY AND  
ALL LINE WORK

Fees Payable:

\$ 5998.44

\$

\$

Subtotal:

\$ 5998.44

Goods and Services Tax @ 7%:

\$ 419.89

GST # 870865821RT0001

Total Fees Payable:

\$ 6418.33

Payment:



Invoice to be issued for Total Fees Payable

Purchase Order # (where applicable)

OR



Payment required upfront



Payment authorized as follows where payment required upfront:

## C.

The Customer and Hydro One Networks Inc. agree that this form, when signed by the Customer and accepted for Hydro One Networks Inc. by the signature of its authorized staff, shall be a contract (the "Contract") between the Customer and Hydro One Networks Inc. for the work described above (the "Work"). that the Terms and Conditions set out on page 2 hereof shall form part of and shall govern the Contract and that they shall observe the said Terms and Conditions in respect of the Work. The parties acknowledge and agree that the above-noted fees payable are valid for a period of 180 days from the date shown above.

The undersigned have read and agree to comply with and be bound by the Terms and Conditions on page 2 hereof in respect of the Work described above and the Customer (or Cardholder, as the case may be) hereby authorizes Hydro One Networks Inc. to charge the above-noted credit card with the above-stated fees payable. This Contract duly executed by the undersigned, together with the payment (unless an invoice is to be issued for the total fees payable), must be received by Hydro One Networks Inc. at the above address within 180 days after the date shown above, failing which the Contract is null and void and Hydro One Networks Inc. shall have no liability or obligations in respect thereof.

Customer Signature:

Hydro One Networks Inc.:

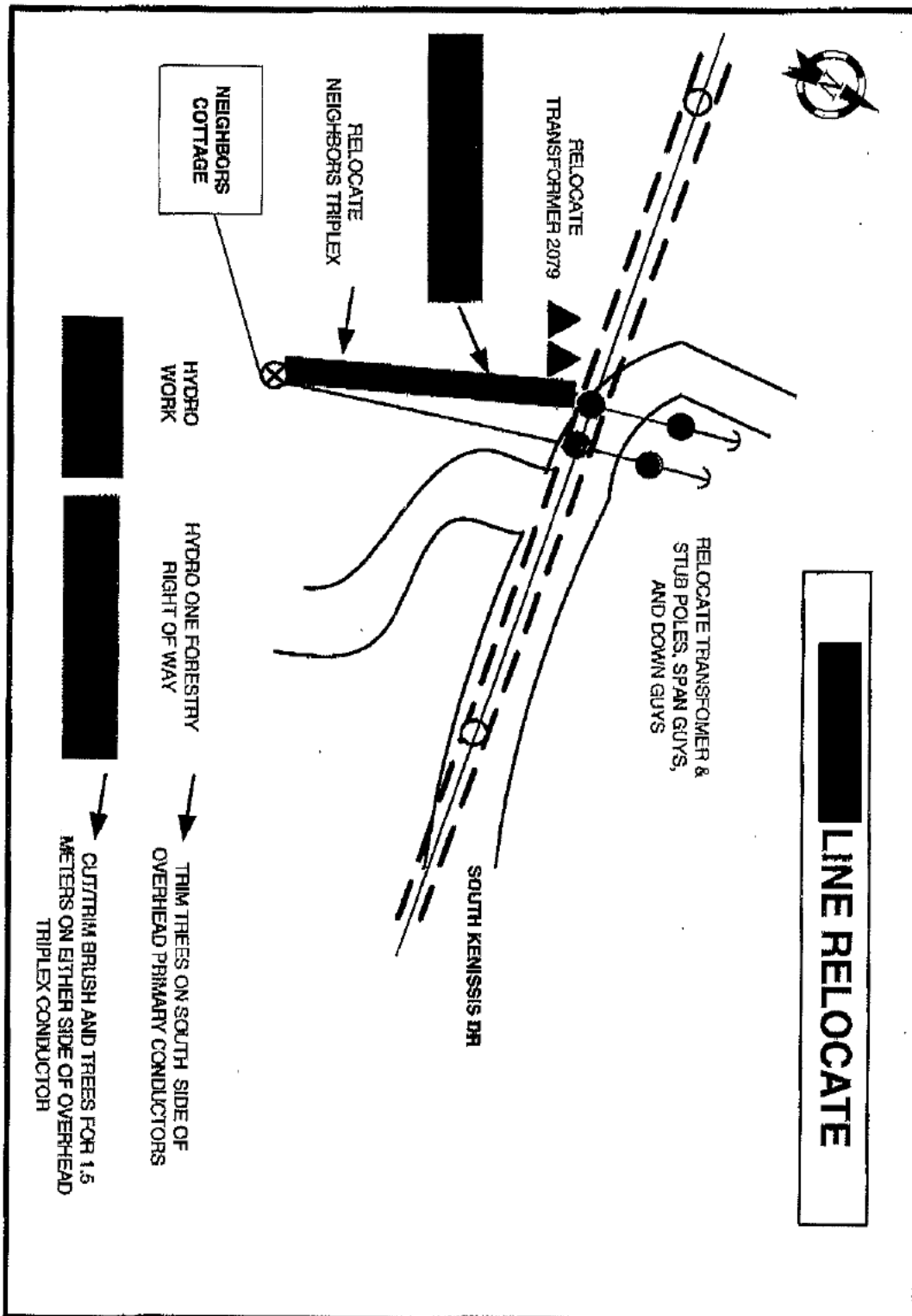
Cardholder name and signature (if different from Customer):

Name:

PETER AUSTIN (\$6418.33)

Signature:

\* Please confirm DATE  
ASAP





# 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 28<sup>th</sup> 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 8, 1957 and superimposed upon this survey.
- 4 Iron Pipe are indicated thus: 
- 5 Iron Bars 

## 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. JANE'S 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 SUZCE  
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  
Subscribed before me at PETERBOROUGH ONT.  
this 18<sup>th</sup> day of July 1958  
*[Signature]*  
Commissioner (1958)

## SURVEYORS CERTIFICATE

1. I, 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 15<sup>th</sup> day of September 1957 and the 25<sup>th</sup> 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 25<sup>th</sup> day of June 1958

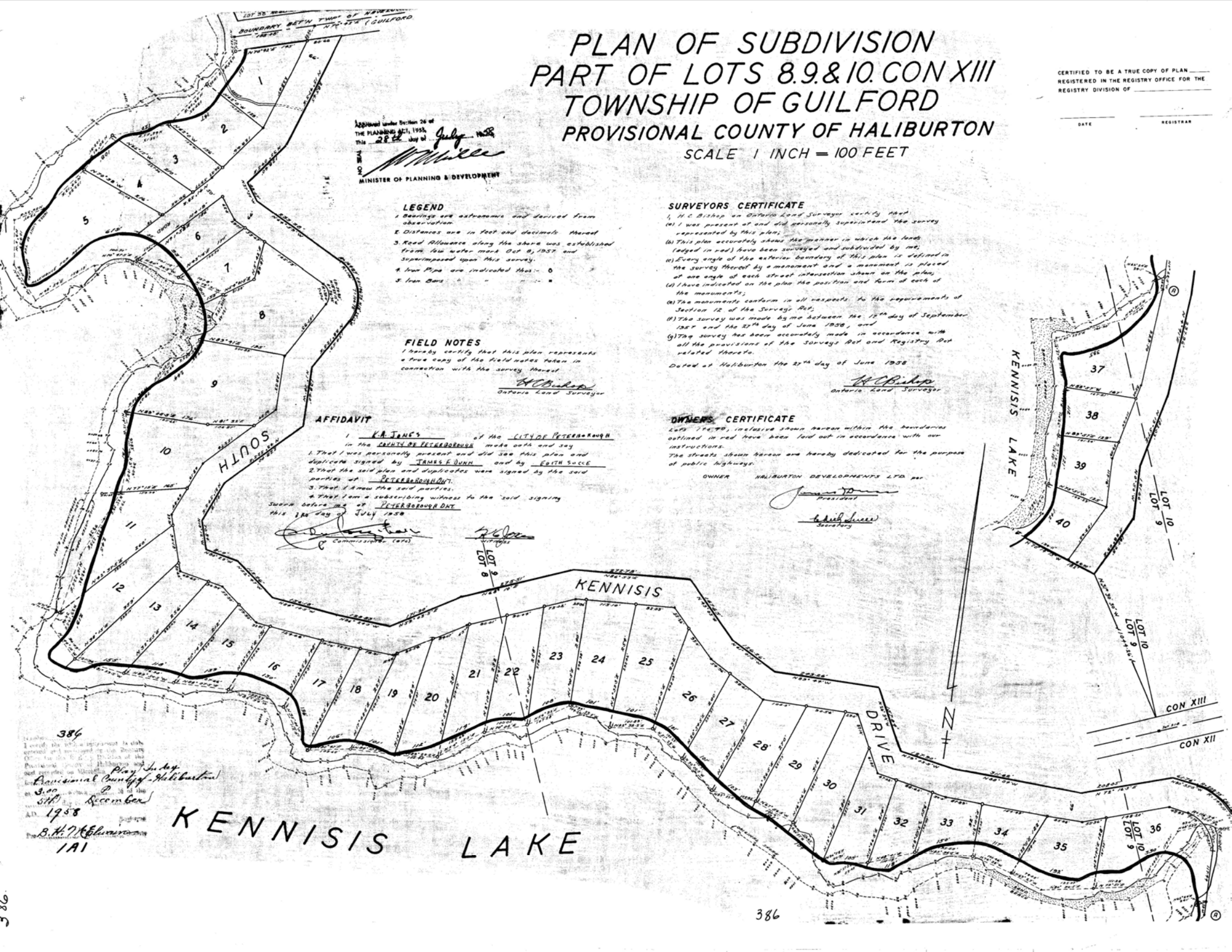
*[Signature]*  
Ontario Land Surveyor

## OWNERS CERTIFICATE

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, inclusive shown herein within the boundaries outlined in red have been laid out in accordance with our instructions.  
The streets shown herein are hereby dedicated for the purpose of public highways.

OWNER HALIBURTON DEVELOPMENTS LTD. per

*[Signature]*  
President  
*[Signature]*  
Secretary



KENNISIS LAKE

386  
I certify that this is a true and correct copy of the original plan and duplicate signed by the Ontario Land Surveyor and the owners of the land shown herein.  
Provisional County of Haliburton  
at 3.00 P.M. on the 31<sup>st</sup> day of July 1958  
B. H. McEwen  
1A1

# gis map\_2682 wilkinson road\_location



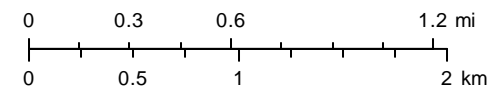
September 7, 2023

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Published by the County of Haliburton, 2022.



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# gis map\_2682 wilkinson road\_property



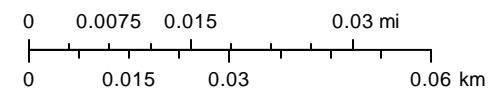
September 7, 2023

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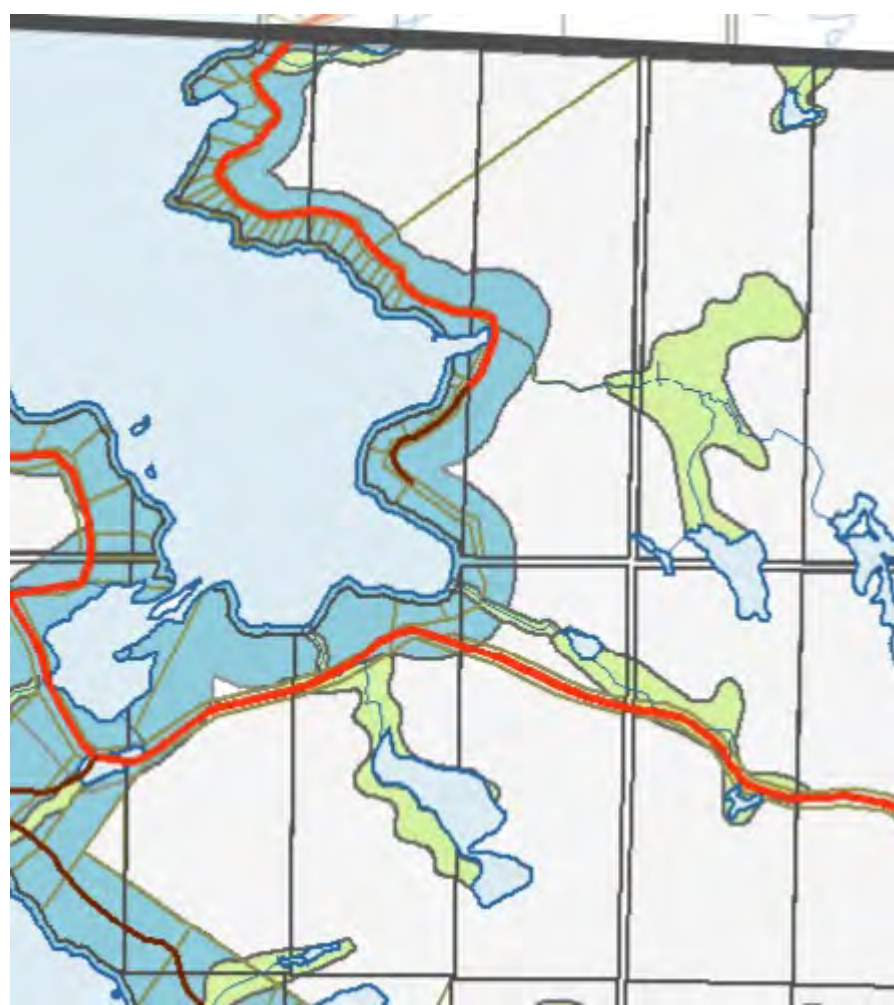


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## Kennesis Lake

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)

