

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$2,225,000

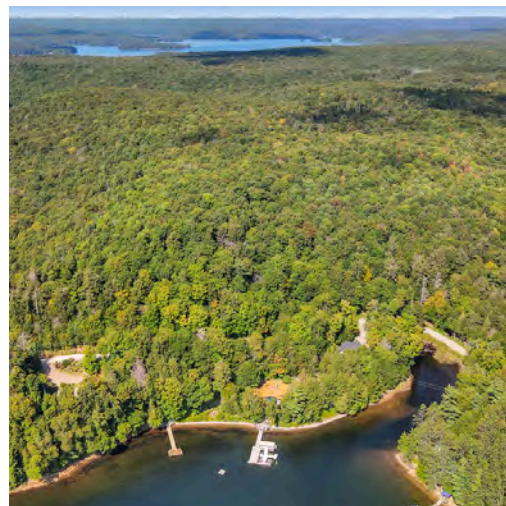
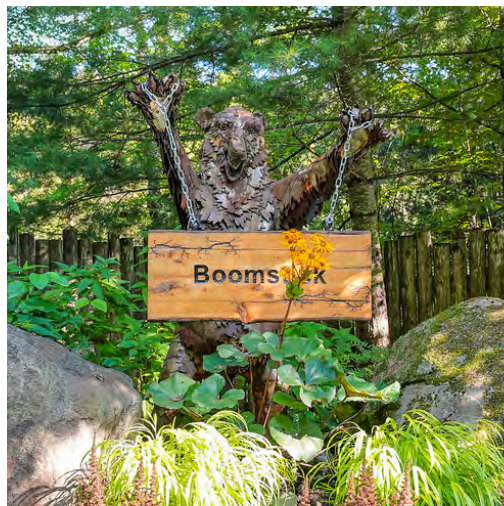
Welcome to The Boomstick

2718 Wilkinson Road on Kennisis Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Introducing The Boomstick, an extraordinary property nestled along the serene shores of Kennisis Lake. Originally a cherished hunt camp established by the former owners of Haliburton Forest, this historic treasure seamlessly merges timeless charm with contemporary comforts. With an impressive 546 feet of sandy waterfront, this sanctuary beckons you to immerse yourself in the tranquil allure of the lake. Enjoy sunsets with its southwesterly exposure.

The main residence boasts five bedrooms and two bathrooms, finished with bamboo floors and kitchen cabinets featuring intricate marquetry. A striking double-sided stone fireplace serves as the heart of the home, radiating warmth and character throughout the living space and leading gracefully to the second-story bedrooms. Prepared for every season, The Boomstick is equipped with a Generac backup system and a new furnace, ensuring year-round comfort and peace of mind.

Encompassing 1.98 acres, this property is a haven for nature enthusiasts, offering meandering trails and captivating local artwork amidst its picturesque landscape. Embark on aquatic adventures with ease using the private boat launch, while a 16' x 32' insulated toy shed/workshop, a 320 sq ft bunkie with a compostable toilet, and a spacious garage transformed into an indoor pickleball court with second-floor storage promise boundless entertainment and leisure pursuits.

Experience a harmonious blend of history, natural splendor, and recreational delights at The Boomstick, an unparalleled retreat for those seeking the quintessential lakeside lifestyle.

(70 acre back acreage also available to purchase with this property, contact us today for more info!)

Property Client Full

2718 Wilkinson Road, Dysart, Ontario K0M 1S0

Listing

2718 Wilkinson Rd Dysart

Active / Residential Freehold / Detached

MLS®#: X12337438

List Price: \$2,225,000

New Listing

Haliburton/Dysart et al/Guilford



Tax Amt/Yr: **\$9,016.02/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **FIRSTLY: LT 34-36 PL 386; SECONDLY: PT RDAL IN FRONT OF LT 9 CON 13 GUILFORD PT 1 & 2 19R9695; PT RDAL IN FRONT OF LT 9 & 10 CON 13 GUILFORD PT 3 19R9695 (CLOSED BY HA36164) SUBJECT TO AN EASEMENT IN GROSS OVER PART OF THE RDAL IN FRONT OF LT 9 CON 13 GUILFORD PT 2 19R9695 (CLOSED BY HA36164) AS IN HA36966 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Style: **1 1/2 Storey** Rooms Rooms+: **9+0**
 Fractional Ownership: **BR BR+: 5(5+0)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **1.5** SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **546.00** Fronting On: **S**
 Lot Depth: **167.35**
 Lot Size Code: **Feet**
 Zoning: **WR**
 Dir/Cross St: **HWY 118W to Kennis Lake Road to Wilkinson Road, follow to #2718**

PIN #: **391370295**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462404100082300** 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: **Generator - Full, Primary Bedroom - Main Floor Forced Air, Propane**
 Heat: **No/None**
 A/C: **No**
 Central Vac:
 Property Feat:
 Exterior Feat: **Deck**
 Roof: **Metal**
 Foundation: **Stone**
 Soil Type:
 Water Name: **Kennis Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Bunkie**
 Water Features: **Beachfront, Boat Launch, Winterized**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Sandy**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Lake**

Exterior: **Log**
 Drive: **Private**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/4.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **14.00**
 Pool: **None**
 Room Size:
 Energy Gener: **Generator-Wired**
 Rural Services:
 Security Feat:

Water: **Well**
 Water Sup Type: **Drilled Well**
 Water Supply: **UV System**
 Water Meter:
 Waterfront Feat: **Beachfront, Boat Launch, Winterized**
 Waterfront Struc: **Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront: **Direct**
 Easements/Restr: **Unknown**
 Dev Charges Paid:

Waterfront Frontage (M): **166.42**

HST App To SP: **Included In**

Shoreline Exposure: **South/West**

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to Boomstick, an exceptional property located on the pristine shores of Kennis Lake. This historic gem, originally a hunt camp built by the owners of the Haliburton Forest at the time, offers a distinctive blend of heritage and modern amenities. With an impressive 546 feet of sandy waterfrontage, this property invites you to savor the tranquil beauty of the lake. The southwesterly exposure ensures breathtaking sunsets that grace your daily horizon. The main residence comprises five bedrooms and two bathrooms, with bamboo floors and marquetry on the kitchen cabinets. A standout feature is the large double-sided stone fireplace that graces the interior, providing warmth and character to the living space while leading to the second-story bedrooms. The property is equipped for all seasons, with a Generac backup system and a new furnace ensuring comfort and peace of mind. Spanning 1.98 acres plus the option**

to purchase an additional 69.5 acres across the road, Boomstick is a nature lover's paradise, featuring winding trails and local artwork that adorn the landscape. Convenience and recreation are seamlessly integrated with a private boat launch, allowing you to explore the pristine waters at your leisure. The property also boasts a 16' x 32' insulated toy shed/workshop, a 320 sq ft bunkie with a compostable toilet, and a large garage that was recently transformed into an indoor pickleball court with second-floor storage, offering endless opportunities for entertainment and hobbies. Boomstick offers a unique blend of history, natural beauty, and recreational opportunities, making it an unparalleled retreat for those who seek a truly exceptional lakeside lifestyle.

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

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

Date Prepared: **08/11/2025**

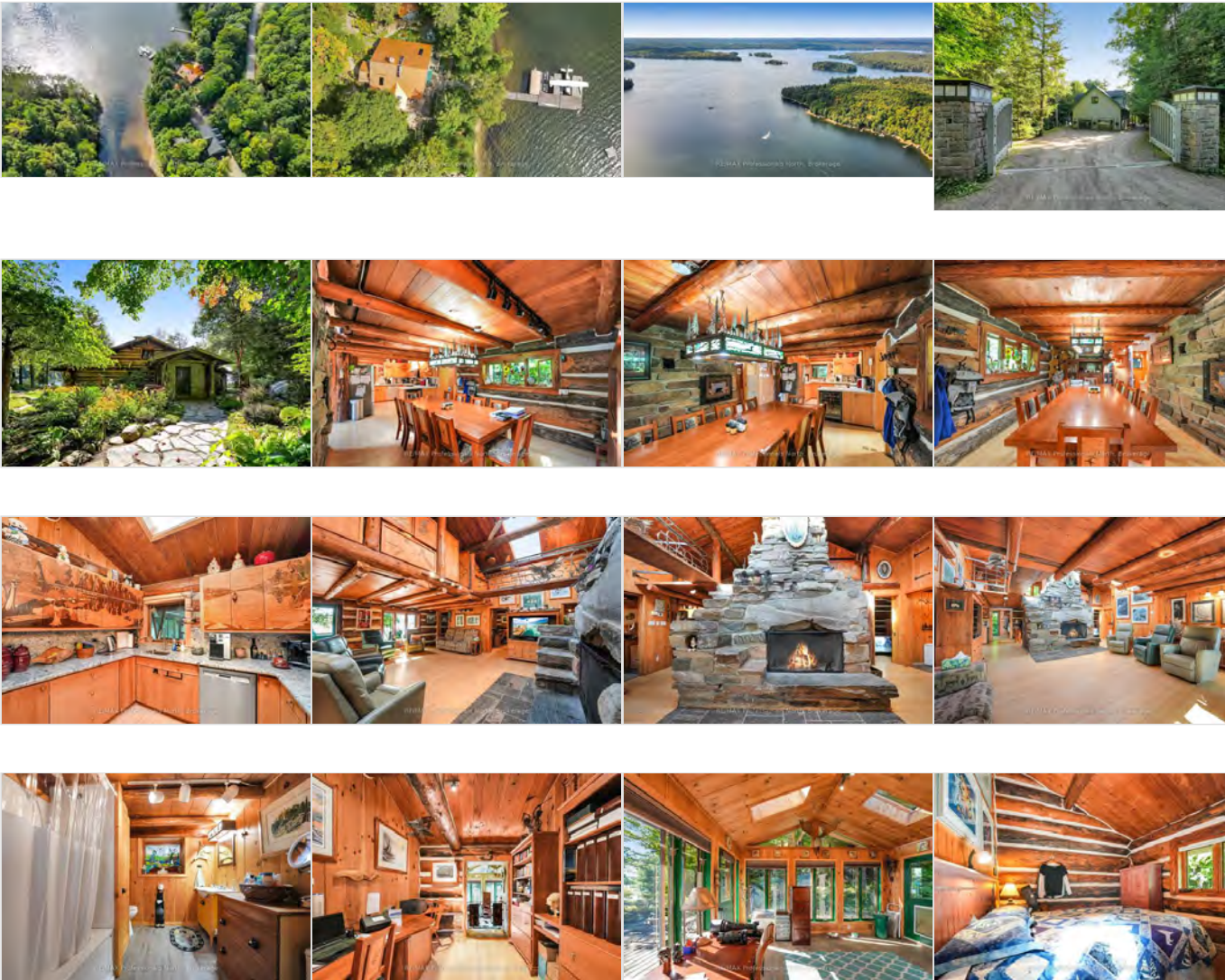
Rooms

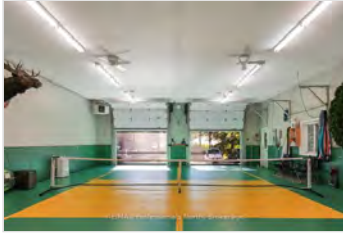
MLS® #: **X12337438**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.35 M X 2.13 M	10.99 Ft x 6.98 Ft		Heated Floor, Stone Floor
Sunroom	Main	3.81 M X 4.57 M	12.49 Ft x 14.99 Ft		Combined w/Laundry, Heated Floor, Stone Floor
Office	Main	3.05 M X 2.64 M	10.00 Ft x 8.66 Ft		
Kitchen	Main	3.3 M X 8.84 M	10.82 Ft x 29.00 Ft		Combined w/Dining
Bedroom	Main	3.2 M X 2.95 M	10.49 Ft x 9.67 Ft		
Primary Bedroom	Main	3.23 M X 5.49 M	10.59 Ft x 18.01 Ft		
Bedroom	Main	2.95 M X 2.34 M	9.67 Ft x 7.67 Ft		
Living Room	Main	5.79 M X 7.62 M	18.99 Ft x 24.99 Ft		
Bedroom	Second	5.66 M X 3.05 M	18.56 Ft x 10.00 Ft		
Bedroom	Second	3.35 M X 5.79 M	10.99 Ft x 18.99 Ft		
Bathroom	Main			4	
Bathroom	Main			3	

Photos

MLS® #: **X12337438** **2718 Wilkinson Road,** Dysart, Ontario K0M 1S0





2718 Wilkinson Road, Haliburton

Chattels

Included

- Appliances in home
- Marquetry Cupboard and panels in loft
- Green chairs around outdoor table/sculpture
- Stone Sculpture
- Boomstick Sign Only
- Office Furniture
- Hot Tub
- Main Bedroom Furniture
- Built in Bedroom Furniture in Front bedroom
- Built in towel cupboard for hot tub area
- Dining Room Light



Seller



Buyer

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 8, 1957 and superimposed upon this survey.
- 4 Iron Pipe are indicated thus: — 0 —
- 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
Sworn before me at PETERBOROUGH ONT.
this 18th day of July 1958
[Signature]
Commissioner (195)

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 25th 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 25th day of June 1958

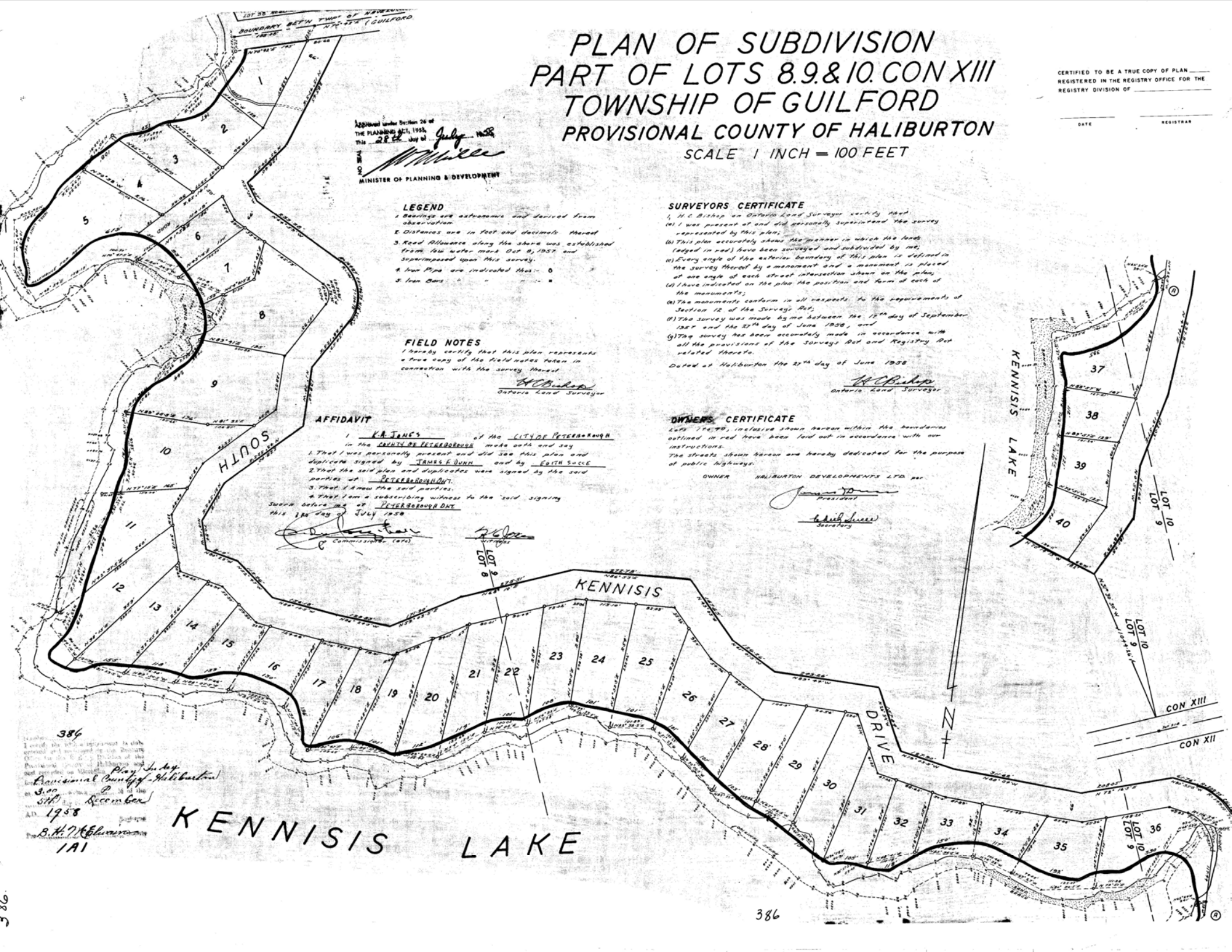
[Signature]
Ontario Land Surveyor

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.

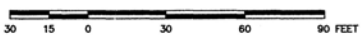
OWNER HALIBURTON DEVELOPMENTS LTD. INC.

[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 registered in the Registry Office for the Registry Division of the Provisional County of Haliburton and that the same is a true and correct copy of the original plan and duplicate signed by the said parties at Peterborough Ont.
Sworn before me at Peterborough Ont.
this 18th day of July 1958
[Signature]
Commissioner (195)



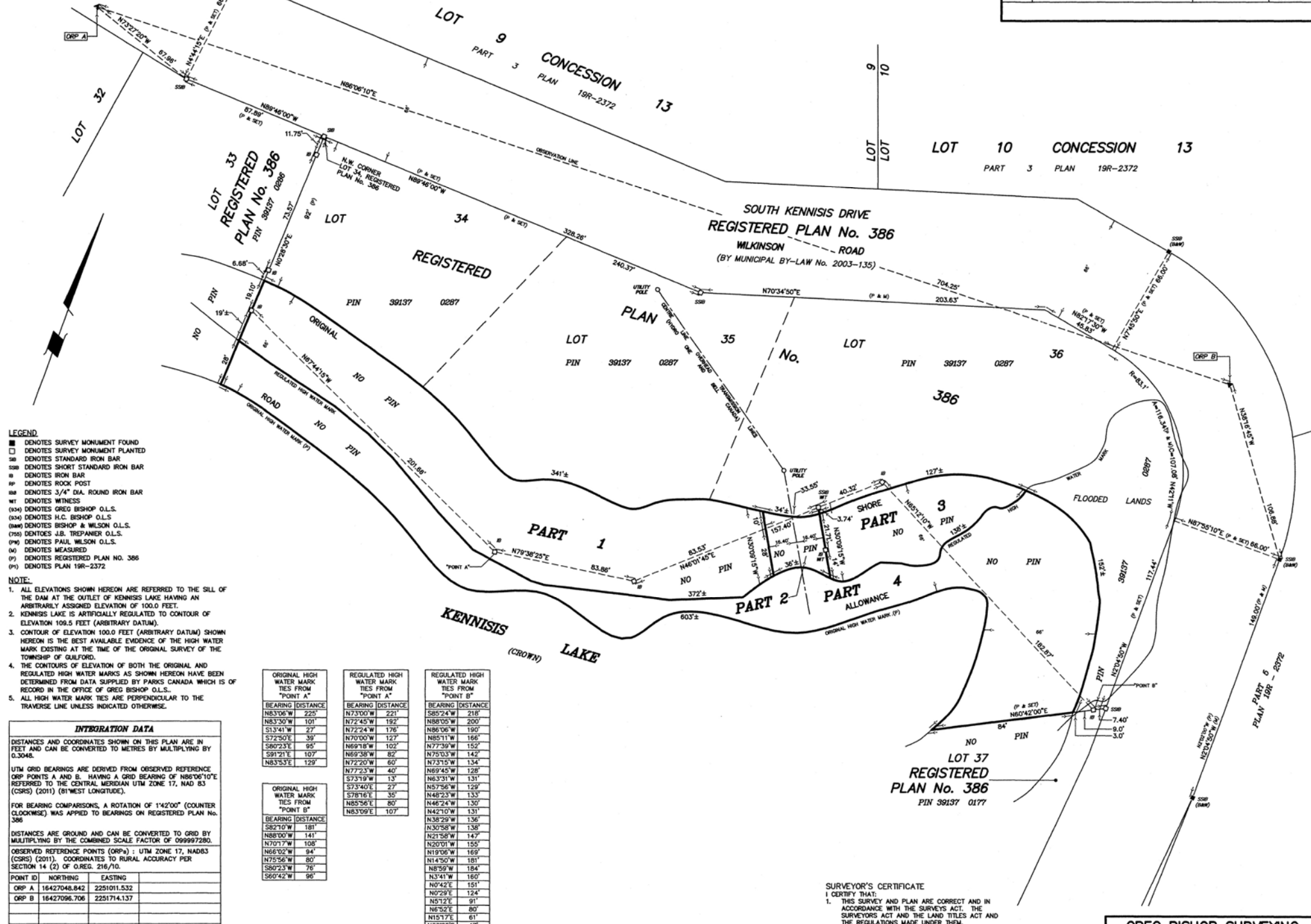
GREG BISHOP O.L.S.

IMPERIAL: DISTANCES AND
COORDINATES ARE IN FEET AND
CAN BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048.

REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF HALIBURTON (No. 19)

SCHEDULE

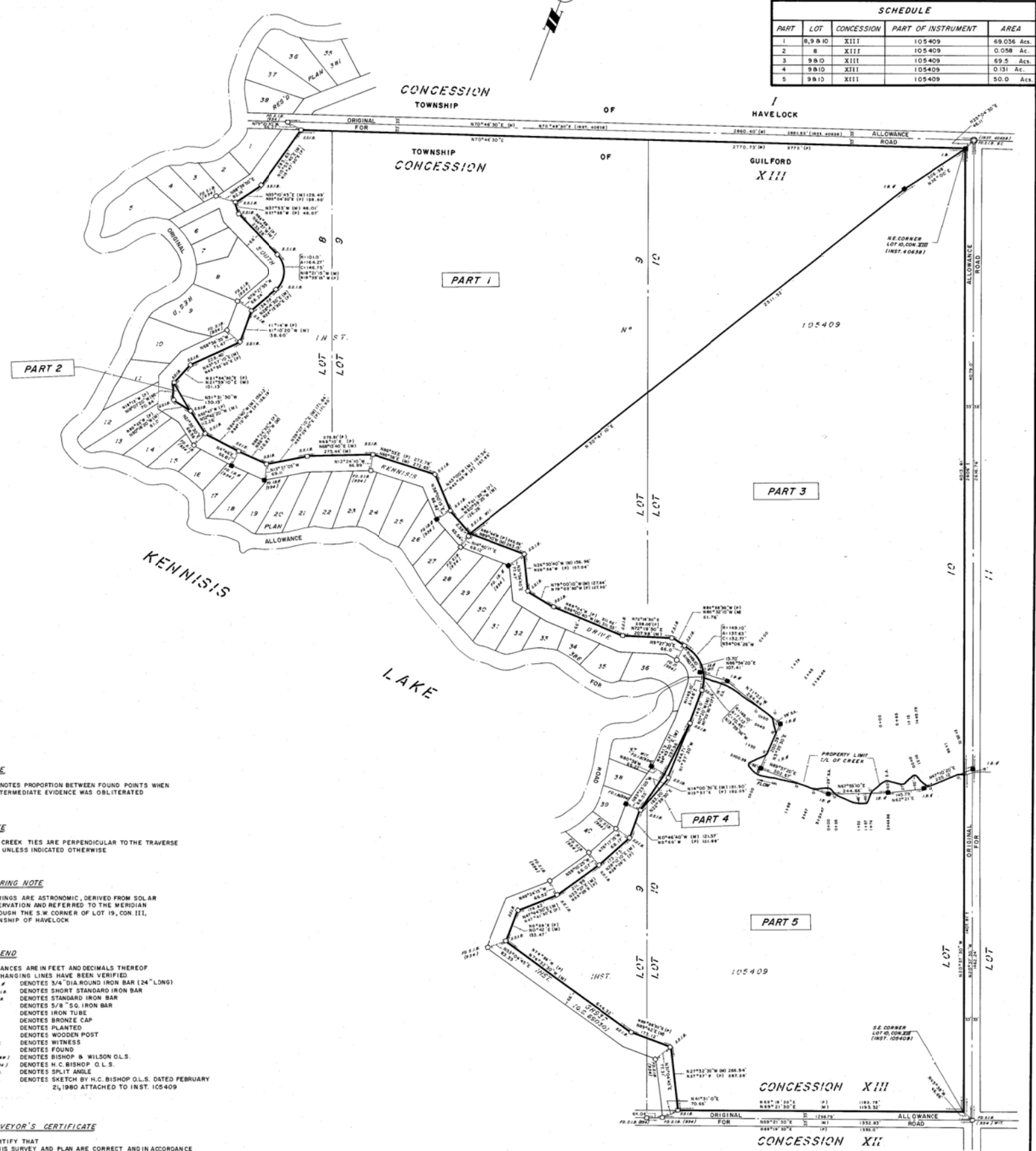
PART	LOCATION	PIN	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 9 CONCESSION 13	NO PIN	0.39 Acs.±
2			0.03 Acs.±
3	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOTS 9 & 10 CONCESSION 13		0.10 Acs.±
4			0.44 Acs.±



PLAN OF SURVEY
 PART OF LOTS 8, 9 & 10, CONCESSION XIII
 TOWNSHIP OF GUILFORD
 PROVISIONAL COUNTY OF HALIBURTON
 SCALE: 1 INCH = 200 FEET
 H. CURRY BISHOP O.L.S.
 1981

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 MAY 5, 1981 H.C.B.
 DATE H. C. BISHOP
 CAUTION: THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT
 5th May 1981
 Jean A. Jackson
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N°19)

SCHEDULE				
PART	LOT	CONCESSION	PART OF INSTRUMENT	AREA
1	8, 9 & 10	XIII	105409	69.036 Acs.
2	8	XIII	105409	0.058 Ac.
3	9 & 10	XIII	105409	69.5 Acs.
4	9 & 10	XIII	105409	0.131 Ac.
5	9 & 10	XIII	105409	50.0 Acs.



NOTE
 ALL CRICK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE

BEARING NOTE
 BEARINGS ARE ASTROMOMIC, DERIVED FROM SOLAR OBSERVATION AND REFERRED TO THE MERIDIAN THROUGH THE S.W. CORNER OF LOT 19, CON. XII, TOWNSHIP OF HAVELOCK

LEGEND
 DISTANCES ARE IN FEET AND DECIMALS THEREOF
 ALL HANGING LINES HAVE BEEN VERIFIED
 S.I.B. DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
 S.I.B. DENOTES SHORT STANDARD IRON BAR
 S.I.B. DENOTES STANDARD IRON BAR
 S.I.B. DENOTES 5/8" S.G. IRON BAR
 S.I.B. DENOTES IRON TUBE
 S.I.B. DENOTES BRONZE CAP
 S.I.B. DENOTES PLANTED
 S.I.B. DENOTES WOODEN POST
 S.I.B. DENOTES WITNESS
 S.I.B. DENOTES FOUND
 S.I.B. DENOTES BISHOP & WILSON O.L.S.
 S.I.B. DENOTES H.C. BISHOP O.L.S.
 S.I.B. DENOTES SPLIT ANGLE
 S.I.B. DENOTES SKETCH BY H.C. BISHOP O.L.S. DATED FEBRUARY 2, 1980 ATTACHED TO INST. 105409

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
 2. THIS SURVEY WAS COMPLETED APRIL 2, 1981
 H. CURRY BISHOP
 ONTARIO LAND SURVEYOR

BISHOP & WILSON
 BOX 309, HALIBURTON, ONTARIO, ROM 1S0
 PHONE: (705) 457-2811
 BOX 311, MINDEN, ONTARIO, ROM 2K0
 PHONE: (705) 286-2811

gis map_2718 wilkinson road_location



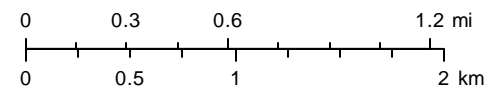
September 7, 2023

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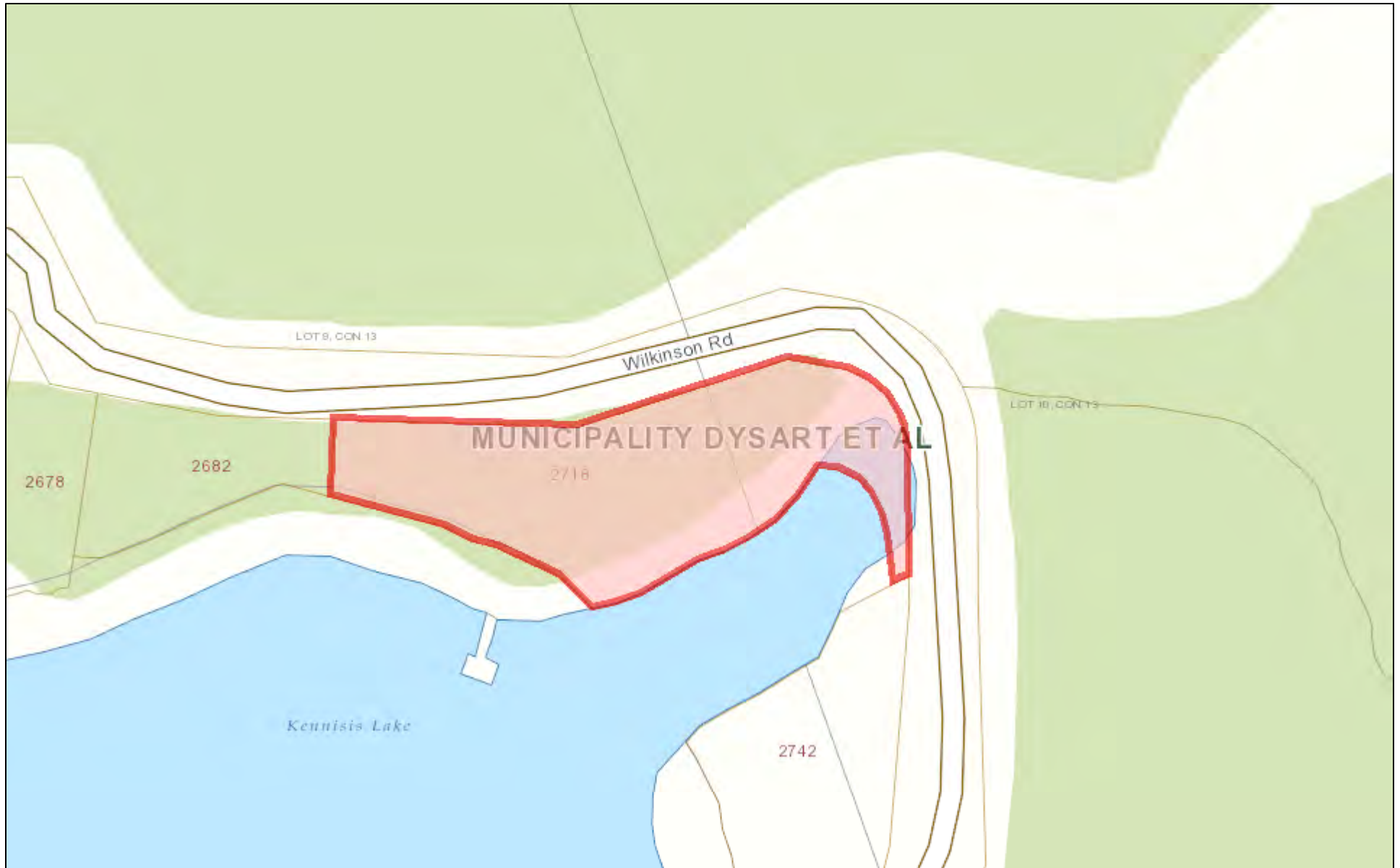
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gis map_2718 wilkinson road_property



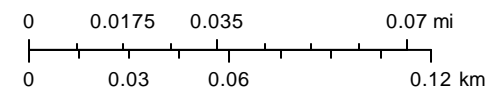
September 7, 2023

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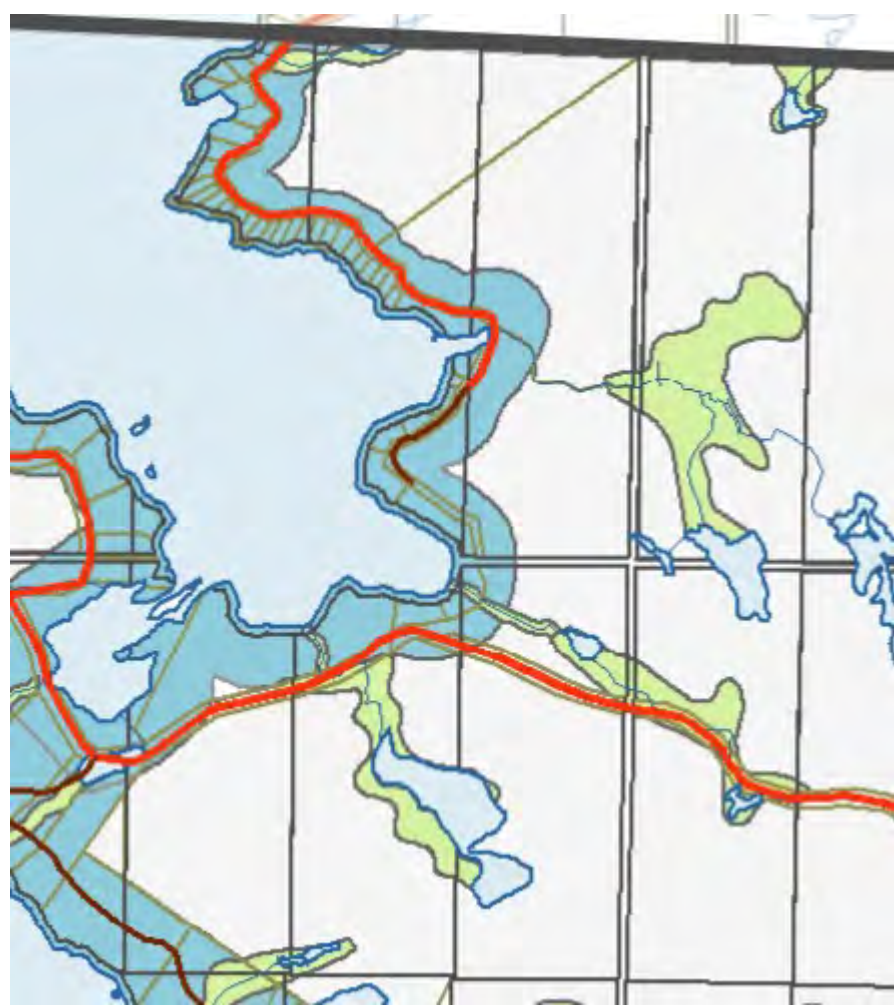
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1:2,257







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)

