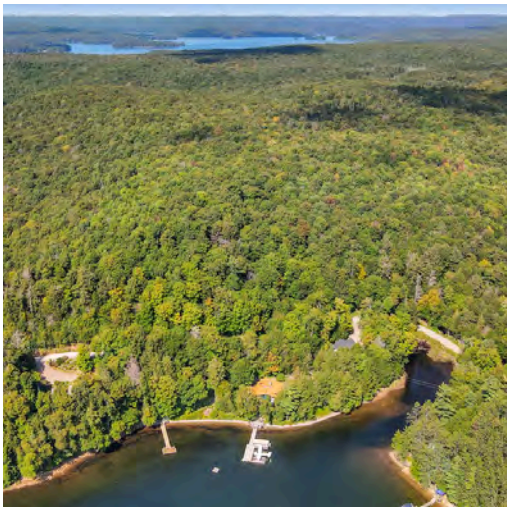
TROY AUSTEN
REAL ESTATE TEAM
RE/MAX Professionals North Brokerage
Independently Owned & Operated

$2,000,000

Welcome to The Boomstick

2718 Wilkinson Road on Kennisis Lake, Haliburton

Troy Austen
Sales Representative



CONTACT DETAILS:
705-457-9994
705-455-7653
info@troyausten.ca
troyausten.ca

Property Client Full

2718 Wilkinson Road, Dysart, Ontario K0M 1S0

Listing

2718 Wilkinson Rd Dysart
Active / Residential Freehold / Detached

MLS®#: X13019612
List Price: **$2,000,000**
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:	**LBO Provided**
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 Kennisis Lake Road to Wilkinson Road, follow to #2718**		

PIN #:	**391370295**	ARN #:	**462404100082300**	Contact After Exp:	**No**
Holdover:	**60**				
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Log**	Water:	**Well**
Fam Rm:	**No**	Garage:	**Yes**	Water Supply Type:	**Drilled Well**
Basement:	**Yes/Crawl Space, Unfinished**	Gar/Gar Spcs:	**Detached Garage/4.0**	Water Delivery Feat:	**UV System, Water Treatment**
		Drive Pk Spcs:	**10.00**		
Fireplace/Stv:	**Yes**	Tot Pk Spcs:	**14.00**	Water Meter:	
Fireplace Feat:	**Wood**	Pool:	**None**	Waterfront Feat:	**Beachfront, Boat Launch Winterized**
Interior Feat:	**Generator - Full, Primary Bedroom - Main Floor**	Room Size:			
		Rural Services:	**Cell Services, Electrical**	Waterfront Struc:	**Bunkie**
Parking Feat:	**Private**			Well Capacity:	
Heat:	**Forced Air**	Security Feat:		Well Depth:	
Heat Source:	**Propane**			Sewers:	**Septic**
A/C:	**/None**			Special Desig:	**Unknown**
Central Vac:	**No**			Farm Features:	
Laundry Lev:	**Main**			Winterized:	**Fully**
Property Feat:					
Exterior Feat:	**Deck**				
Roof:	**Metal**				
Foundation:	**Stone**				
Topography:	**Flat**				
Soil Type:					
Alternate Power:	**Generator – wired**				
Water Name:	**Kennisis Lake**				

Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Bunkie**	Easements/Restr:	**Unknown**		
Water Features:	**Beachfront, Boat Launch, Winterized**				
Under Contract:		Dev Charges Paid:		HST App To SP:	**Included In**
Access To Property:	**Yr Rnd Municpal Rd**				
Shoreline:	**Clean, Sandy**	Shoreline Exposure:	**South West**		
Shoreline Road Allowance:	**Owned**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:	**Lake**	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: **Welcome to "Boomstick" - a truly iconic property set along the pristine shores of Kennisis Lake. Originally built as a historic hunt camp by the owners of Haliburton Forest, this one-of-a-kind retreat blends rich heritage with thoughtful modern updates, creating a lakeside experience unlike any other. Boasting an impressive 546 feet of sandy waterfront and coveted southwesterly exposure, you'll enjoy all-day sun and unforgettable sunset views stretching across the lake. The main residence offers five bedrooms and two**

bathrooms, where warm bamboo flooring, custom marquetry cabinetry, and a striking double-sided stone fireplace create a space that is both inviting and full of character. Designed for year-round comfort, the home is equipped with a Generac backup system and a new furnace for added peace of mind. Set on 1.98 acres-with the rare opportunity to acquire an additional 69.5 acres across the road-this property is a private natural playground. Winding trails, curated outdoor art, and serene forested surroundings make every corner feel intentional and inspiring. A private boat launch provides effortless access to Kennisis Lake, while the property's outbuildings elevate both function and recreation. These include a 16' x 32' insulated workshop, a 320 sq ft bunkie with composting toilet, and a spacious garage reimagined as an indoor pickleball court with second-level storage. "Boomstick" is more than a property-it's a legacy retreat, offering an extraordinary blend of history, privacy, and lakeside living in the heart of Haliburton County.

Inclusions: **See attached chattels list.**

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

Prepared By: TROY AUSTEN, REALTOR Salesperson **Date Prepared: 04/20/2026**

Rooms

MLS®#: X13019612

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®#: X13019612 **2718 Wilkinson Road, Dysart, Ontario K0M 1S0**

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2718 Wilkinson Road, Haliburton

Chattels

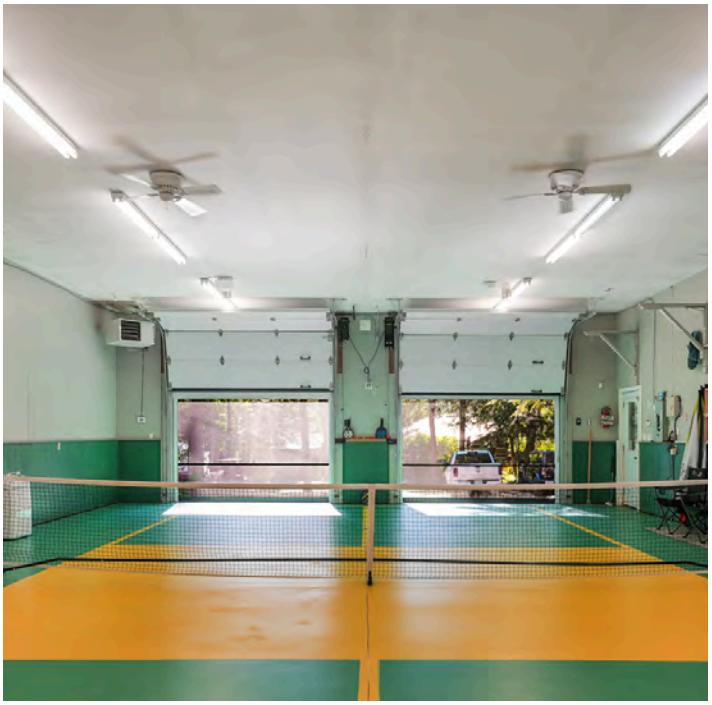
Included

- Appliances in home
- Built-in Office Furniture
- Master Bedroom with built in king furniture and mattress
- BBQ

Excluded

- Staging Items
- Army Trunk

Balance of furniture – is negotiable



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, 1955,
This 28th day of July 1958

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:- o
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.

H C Bishop
Ontario Land Surveyor

SURVEYORS CERTIFICATE
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 (edged 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 Surveys Act;
(f) The survey was made by me between the 17th 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 Surveys Act and Registry Act and related thereto.

Dated at Haliburton the 27th day of June 1958

H C Bishop
Ontario Land Surveyor

AFFIDAVIT
I K.A. 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 F. DUNN and by EDITH SOCCE
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 3rd day of JULY 1958

A Commissioner (etc.)

K A Jones
WITNESS

OWNERS CERTIFICATE
Lots 1 to 40, 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

President

Secretary

SOUTH

KENNISIS

KENNISIS LAKE

DRIVE

LOT 8 / LOT 9

LOT 9 / LOT 10

CON XIII

CON XII

KENNISIS LAKE

386

Plan No. 386
Provisional County of Haliburton
3.00 P.M.
5th December
A.D. 1958
B.H. McElwain
IAI

386

GEOGRAPHIC TOWNSHIP OF GUILFORD

TOWNSHIP OF DYSART et al
COUNTY OF HALIBURTON

SCALE 1 INCH = 30 FEET

30 15 0 30 60 90 FEET

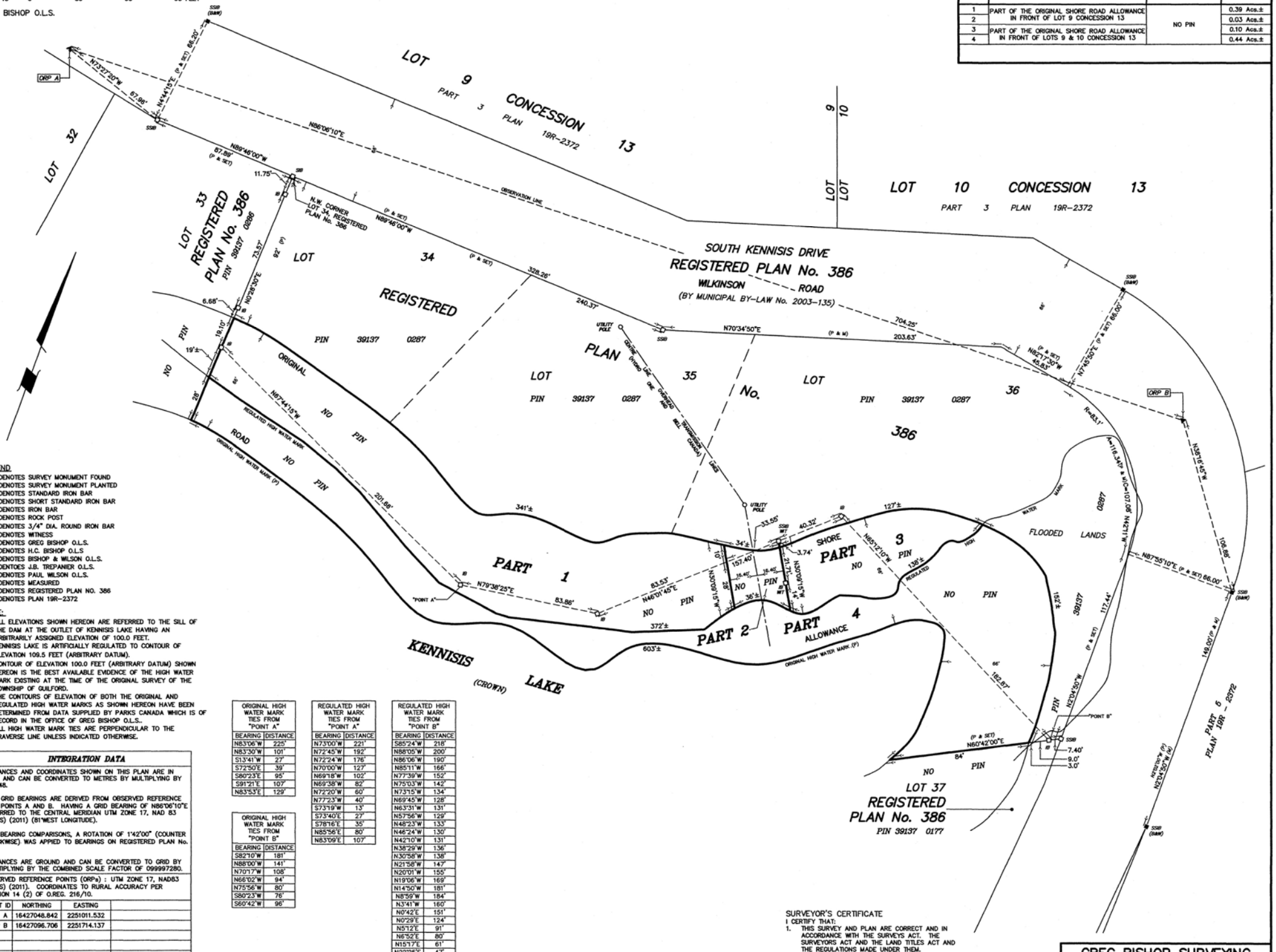
GREG BISHOP O.L.S.

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.±



LEGEND
- ■ DENOTES SURVEY MONUMENT FOUND
- □ DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES ROCK POST
- IBB DENOTES 3/4" DIA. ROUND IRON BAR
- WIT DENOTES WITNESS
- (G34) DENOTES GREG BISHOP O.L.S.
- (H34) DENOTES H.C. BISHOP O.L.S
- (BAW) DENOTES BISHOP & WILSON O.L.S.
- (TSS) DENTOES J.B. TREPANIER O.L.S.
- (PW) DENOTES PAUL WILSON O.L.S.
- (M) DENOTES MEASURED
- (P) DENOTES REGISTERED PLAN No. 386
- (P1) DENOTES PLAN 19R-2372

NOTE:
1. ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF KENNISIS LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FEET.
2. KENNISIS LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 109.5 FEET (ARBITRARY DATUM).
3. CONTOUR OF ELEVATION 100.0 FEET (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF GUILFORD.
4. THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICE OF GREG BISHOP O.L.S..
5. ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

INTEGRATION DATA

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE ORP POINTS A AND B. HAVING A GRID BEARING OF N86°06'10"E REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2011) (81°WEST LONGITUDE).

FOR BEARING COMPARISONS, A ROTATION OF 1°42'00" (COUNTER CLOCKWISE) WAS APPIED TO BEARINGS ON REGISTERED PLAN No. 386

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99997280.

OBSERVED REFERENCE POINTS (ORPs) : UTM ZONE 17, NAD83 (CSRS) (2011). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING	
ORP A	16427048.842	2251011.532	
ORP B	16427096.706	2251714.137	

ORIGINAL HIGH WATER MARK TIES FROM "POINT A"

BEARING	DISTANCE
N83°06'W	225'
N83°30'W	101'
S13°41'W	27'
S72°50'E	39'
S80°23'E	95'
S91°21'E	107'
N83°53'E	129'

ORIGINAL HIGH WATER MARK TIES FROM "POINT B"

BEARING	DISTANCE
S82°10'W	181'
N88°00'W	141'
N70°17'W	108'
N66°02'W	94'
N75°56'W	80'
S80°23'W	76'
S60°42'W	96'

REGULATED HIGH WATER MARK TIES FROM "POINT A"

BEARING	DISTANCE
N73°00'W	221'
N72°45'W	192'
N72°24'W	176'
N70°00'W	127'
N69°18'W	102'
N69°38'W	82'
N72°20'W	60'
N77°23'W	40'
S73°19'W	13'
S73°40'E	27'
S78°16'E	35'
N85°56'E	80'
N83°09'E	107'

REGULATED HIGH WATER MARK TIES FROM "POINT B"

BEARING	DISTANCE
S85°24'W	218'
N88°05'W	200'
N86°06'W	190'
N85°11'W	166'
N77°39'W	152'
N75°03'W	142'
N73°15'W	134'
N69°45'W	128'
N63°31'W	131'
N57°56'W	129'
N48°23'W	133'
N46°24'W	130'
N42°10'W	131'
N38°29'W	136'
N30°58'W	138'
N21°58'W	147'
N20°01'W	155'
N19°06'W	169'
N14°50'W	181'
N8°59'W	184'
N3°41'W	160'
N0°42'E	151'
N0°29'E	124'
N5°12'E	91'
N6°52'E	80'
N15°17'E	61'

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT. THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

GREG BISHOP SURVEYING

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.

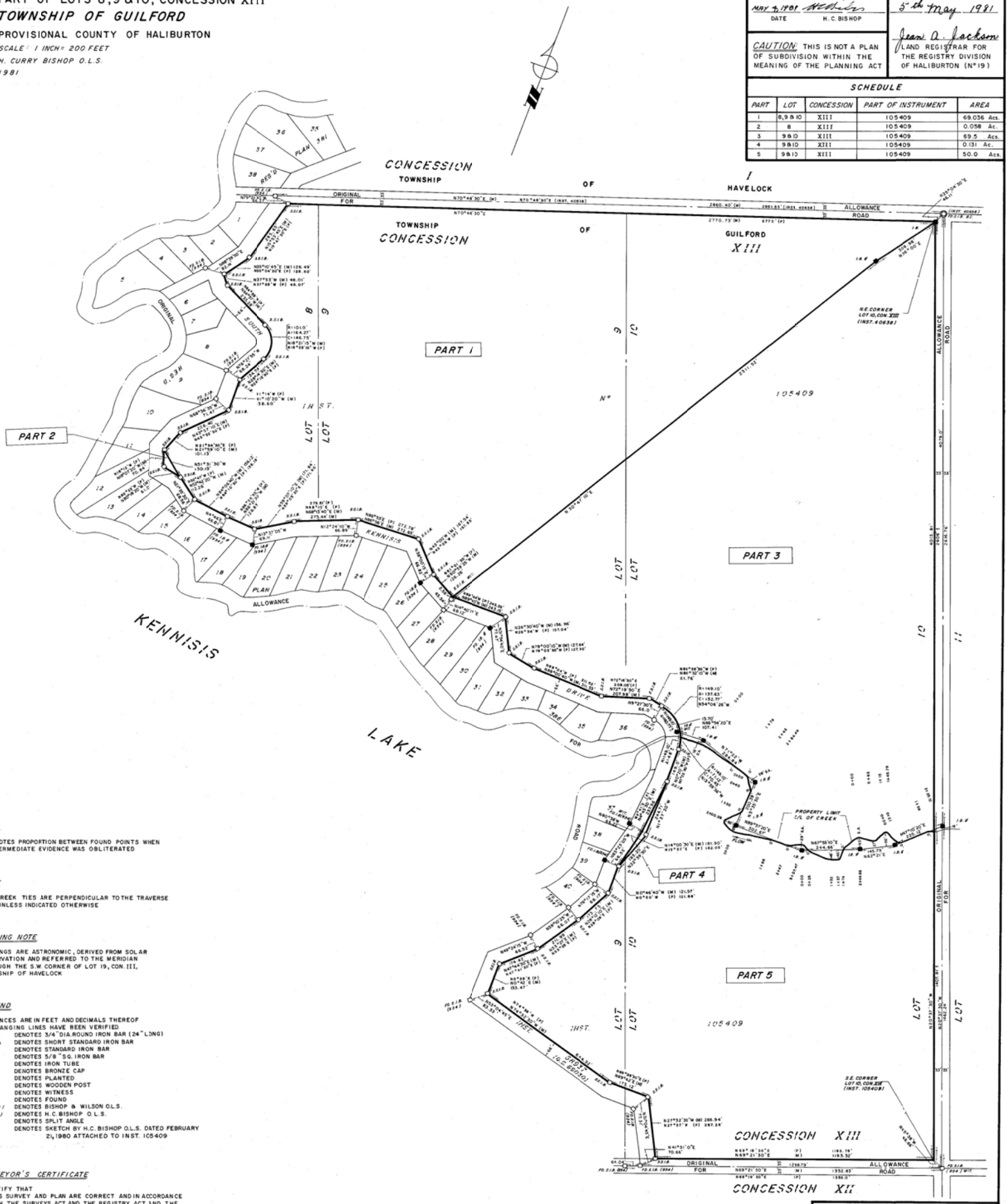
MAY 4, 1981 — H.C. BISHOP
DATE

CAUTION: THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

PLAN 19R-2372
RECEIVED AND DEPOSITED
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

N DENOTES PROPORTION BETWEEN FOUND POINTS WHEN INTERMEDIATE EVIDENCE WAS OBLITERATED

NOTE

ALL CREEK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE

BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM SOLAR OBSERVATION AND REFERRED TO THE MERIDIAN THROUGH THE S.W. CORNER OF LOT 19, CON. III, TOWNSHIP OF HAVELOCK

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED

- ■ I.B.M. DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
- □ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- ○ S.I.B. DENOTES STANDARD IRON BAR
- ■ I.B. DENOTES 5/8" SQ. IRON BAR
- ○ I.T. DENOTES IRON TUBE
- B.C. DENOTES BRONZE CAP
- PL. DENOTES PLANTED
- W.P. DENOTES WOODEN POST
- WIT. DENOTES WITNESS
- FD. DENOTES FOUND
- (B&W) DENOTES BISHOP & WILSON O.L.S.
- (394) DENOTES H.C. BISHOP O.L.S.
- S.A. DENOTES SPLIT ANGLE
- P DENOTES SKETCH BY H.C. BISHOP O.L.S. DATED FEBRUARY 24, 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

HALIBURTON, ONT.
APRIL 7, 1981

H. CURRY BISHOP
ONTARIO LAND SURVEYOR

BISHOP & WILSON
BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811

gis map_2718 wilkinson road_location

September 7, 2023

N

1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

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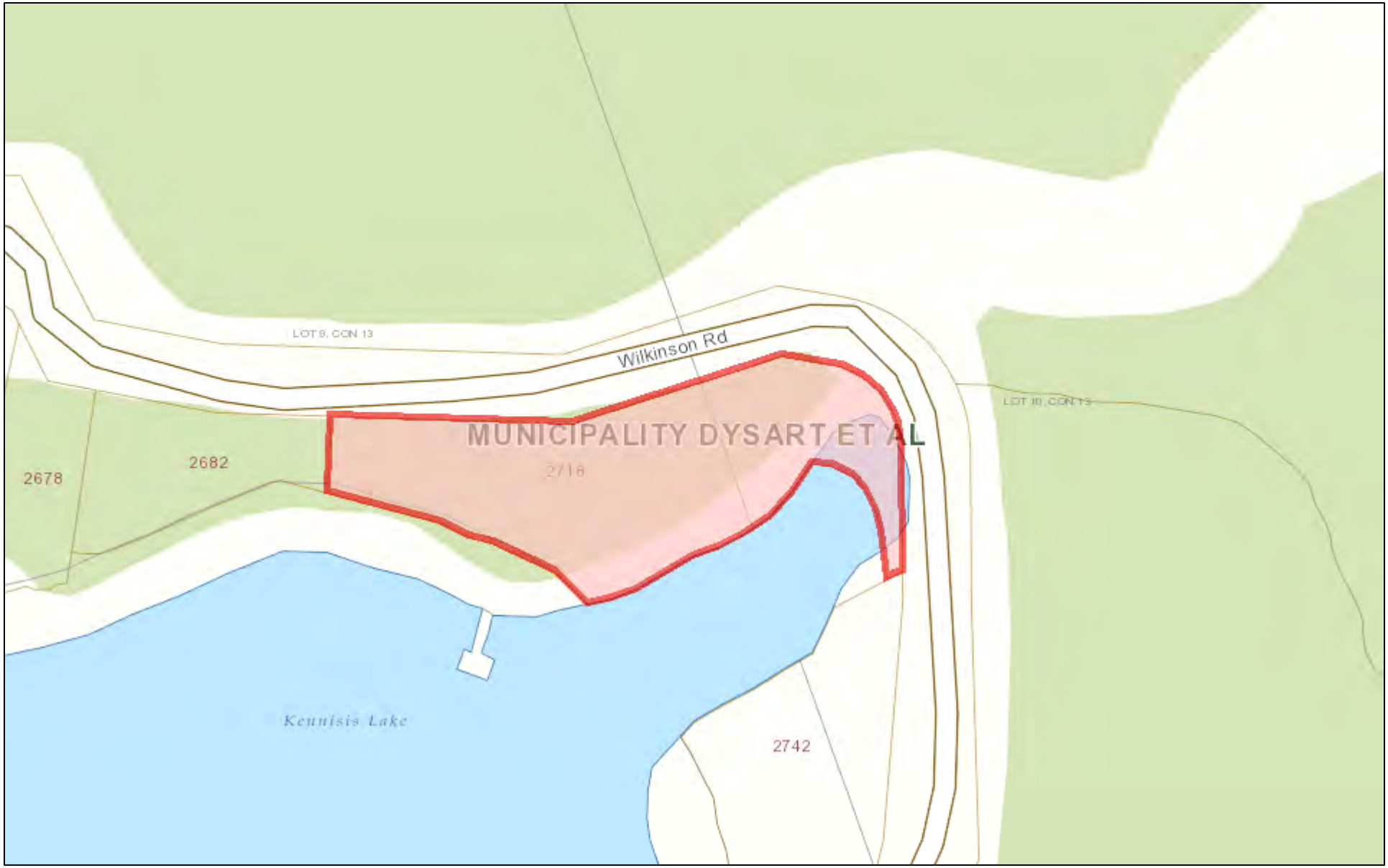
Published by the County of Haliburton, 2022.

gis map_2718 wilkinson road_property



September 7, 2023

N

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

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Published by the County of Haliburton, 2022.

Wilkinson Rd
Wilkinson Rd
Wilkinson Rd
Wilkinson Rd
Wilkinson Rd
Wilkinson Rd
Wilkinson Rd
240.14ft
203.43ft
56.99ft
135.87ft
91.53ft
54.21ft
3.51ft
60.68ft
93ft
72.68ft
43.44ft
16.39ft
2742
2765
2772

Kennisis 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.

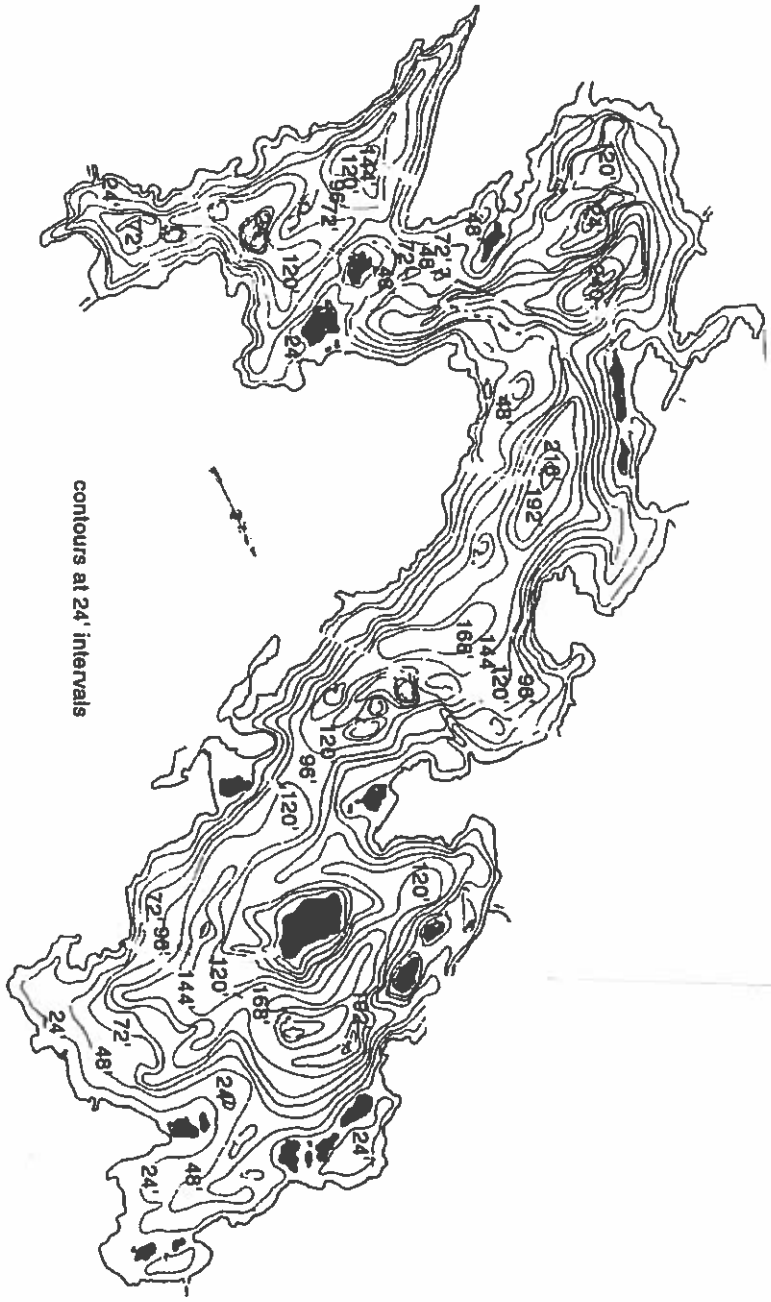
Fish Species Present

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 arificial 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)