

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,099,000**

*Welcome to* 2787 Watts Road

on Kennisis Lake, Haliburton



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



705-455-7653



info@troyausten.ca



troyausten.ca



Welcome to Little Kennisis Lake- part of the highly sought-after Kennisis Lake chain, known for its clean, deep waters, excellent swimming, boating, and close-knit cottage community. Enjoy access to a marina, pickleball courts, hiking trails, and community events, all while being surrounded by the natural beauty of Haliburton County.

This 3-bedroom, 2-bathroom cottage offers ample additional space for guests, making it ideal for hosting family and friends. The property sits on a private, gently sloping lot with a flat area perfect for kids to play and families to gather. Located on a year-round municipal road, it provides convenient access in all seasons. The open-concept main floor features a spacious layout with a cozy wood stove for cool evenings, while a newly built deck and sunroom expand your living space outdoors perfect for relaxing or entertaining. Currently used as a 3-season cottage, it could be easily converted for year-round use.

With a solid rental history since 2020 and plenty of room for everyone, this is a fantastic opportunity to own a turn-key property on one of Haliburton's most desirable lakes.

## Property Client Full

2787 Watts Road, Dysart, Ontario K0M 1S0

Listing

[2787 Watts Rd Dysart](#)

**Active / Residential Freehold / Detached**

MLS®#: **X12132874**

List Price: **\$1,099,000**

**New Listing**

### Haliburton/Dysart et al/Dysart



Tax Amt/Yr:	<b>\$3,536.75/2025</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<b>0</b>
Legal Desc:	<b>LT 68 PL 493; DYSART ET AL</b>		
Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>8+5</b>
Fractional Ownership:		BR BR+:	<b>3(2+1)</b>
Assignment:		Baths (F+H):	<b>2(1+1)</b>
Link:	<b>No</b>	SF Range:	<b>1100-1500</b>
Storeys:	<b>1.0</b>	SF Source:	
Lot Irreg:		Lot Acres:	<b>0.50 - 1.99</b>
Lot Front:	<b>140.00</b>	Fronting On:	<b>E</b>
Lot Depth:	<b>203.00</b>		
Lot Size Code:	<b>Feet</b>		
Zoning:	<b>WR4</b>		
Dir/Cross St:	<b>Kennisis Lake Road</b>		

PIN #: **391110117**  
Holdover: **60**  
Possession: **Flexible**

ARN #: **462406100018100** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN:  
Fam Rm: **No**  
Basement: **Yes/Finished W/O, Full**  
Fireplace/Stv: **Yes**  
Fireplace Feat: **Wood Stove**  
Interior Feat: **Water Heater Owned**  
Heat: **Woodburning, Other**  
A/C: **Yes/Window Unit**  
Central Vac: **No**  
Property Feat: **Deck, Seasonal Living**  
Exterior Feat: **Asphalt Shingle**  
Roof: **Concrete Block**  
Foundation:  
Soil Type:  
Alternate Power: **Unknown**  
Water Name: **Kennisis Lake**  
Waterfront Y/N: **Yes**  
Water Struct:  
Water Features: **Beachfront**  
Under Contract:  
Access To Property: **Yr Rnd Municipal Rd**  
Shoreline: **Deep, Sandy, Shallow**  
Shoreline Road Allowance: **Not Owned**  
Docking Type: **Private**  
View: **Trees/Woods, Water**

Exterior: **Vinyl Siding**  
Drive: **Pvt Double**  
Garage: **Yes**  
Gar/Gar Spcs: **Detached Garage/1.0**  
Drive Pk Spcs: **6.00**  
Tot Pk Spcs: **7.00**  
Pool: **None**  
Room Size:  
Rural Services:  
Security Feat:

Water: **Other**  
Water Inc: **Lake/River**  
Water Meter:  
Waterfront Feat: **Beachfront**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized: **Partial**

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

Waterfront Frontage (M): **42.67**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Unobstructive**  
Lot Shape:

Channel Name:  
Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to Little Kennisis Lake- part of the highly sought-after Kennisis Lake chain, known for its clean, deep waters, excellent swimming, boating, and close-knit cottage community. Enjoy access to a marina, pickleball courts, hiking trails, and community events, all while being surrounded by the natural beauty of Haliburton County. This 3-bedroom, 2-bathroom cottage offers ample additional space for guests, making it ideal for hosting family and friends. The property sits on a private, gently sloping lot with a flat area perfect for kids to play and families to gather. Located on a year-round municipal road, it provides convenient access in all seasons. The open-concept main floor features a spacious layout with a cozy wood stove for cool evenings, while a newly built deck and sunroom expand your living space outdoors perfect for relaxing or entertaining. Currently used as a 3-season cottage, it could be easily converted for year-round use. With a solid rental history since 2020 and plenty of room for everyone, this is a fantastic opportunity to own a turn-key property on one of Haliburton's most desirable lakes.**

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

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

Date Prepared: **05/08/2025**

Rooms

MLS®#: **X12132874**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
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Kitchen	Main	6.4 M X 6.1 M	20.99 Ft x 20.01 Ft
Game Room	Main	5.49 M X 6.4 M	18.01 Ft x 20.99 Ft
Dining Room	Main	3.05 M X 3.66 M	10.00 Ft x 12.00 Ft
Primary Bedroom	Main	2.44 M X 2.74 M	8.00 Ft x 8.98 Ft
Bedroom	Main	2.44 M X 2.74 M	8.00 Ft x 8.98 Ft
Office	Main	2.13 M X 2.44 M	6.98 Ft x 8.00 Ft
Den	Main	1.83 M X 2.44 M	6.00 Ft x 8.00 Ft
Family Room	Lower	4.57 M X 6.4 M	14.99 Ft x 20.99 Ft
Bedroom	Lower	3.66 M X 3.66 M	12.00 Ft x 12.00 Ft
Play	Lower	2.13 M X 3.05 M	6.98 Ft x 10.00 Ft
Laundry	Lower	5.79 M X 6 M	18.99 Ft x 19.68 Ft

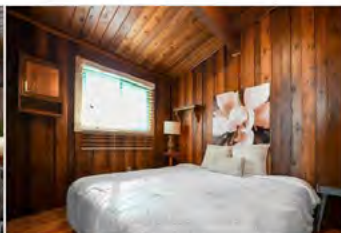
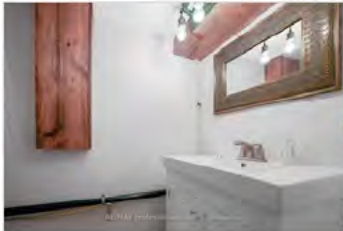
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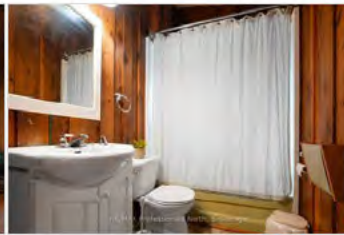
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Photos

MLS®#: X12132874

[2787 Watts Road](#), Dysart, Ontario K0M 1S0







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# Chattels

## Included

- All Appliances
- Floating Dock System
- Water Treatment System
- Electrical Light Fixtures
- Ceiling Fans
- Window Coverings

## Excluded

- Personal Belongings
- Indoor and Outdoor Furniture (Negotiable)



Seller



Buyer





## Municipality of Dysart et al

P.O. Box 389, 135 Maple Avenue

Haliburton, Ontario K0M 1S0

705-457-1740

Fax: 705-457-1964

[www.dysartetal.ca](http://www.dysartetal.ca)

"The Heart of the Highlands"

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April 16, 2020

Dear Home Owner,

**Owner:**

**Municipal Address:** 2787 WATTS RD

**Roll No.:** 46-24-061-000-18100-0000

**Legal Description:** CON 6 PT LOT 19 TO PT LOT 20 PLAN 493 LOT 68

As you are aware, the Municipality of Dysart et al has implemented a Septic Re-Inspection program. This program was introduced as a result of a commitment to protect and preserve our lakes.

Based on the results of a recent re-inspection of your property at the above stated address, your septic system is determined to be compliant with the *Building Code Act, 1992 s.o., Chapter 23* (Act), in accordance with the Septic Use Permit/Installation Report issued for your system.

**The Septic Use Permit/Installation Report was based on the following number of bedrooms: 3**

Please contact us if you have any questions with regards to this process.

Regards,

---

Stephanie Roberts

Plans Examiner/ Building Inspector

e-mail: [sroberts@dysartetal.ca](mailto:sroberts@dysartetal.ca)



### Septic System Re-Inspection Report

PROPERTY INFORMATION			
Owners Name:			
Municipal Address:	2787 Watts Road		
Phone Number:		E-mail:	
Type of Building('s) present: (select all that apply)			
<input type="checkbox"/> Primary Residence <input checked="" type="checkbox"/> Seasonal Dwelling <input type="checkbox"/> Private Cabin <input type="checkbox"/> Apartment or Duplex			
Number of Bedrooms:	Main Building <u>3</u> Private Cabin <u>    </u>		
SEPTIC TANK INFORMATION			
Type of System:	<input checked="" type="checkbox"/> Class 4 <input type="checkbox"/> Treatment Unit <input type="checkbox"/> Holding Tank		
Tank Accessible?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, why?	
Number of Chambers:	<u>2</u>		
Tank Pumped?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, why?	
Tank Size:	<u>3600L</u>		
Tank Material:	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Plastic <input type="checkbox"/> Steel <input type="checkbox"/> Other		
Condition:	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures <input type="checkbox"/> Recommend Replacement		
Inlet Condition	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures		
Outlet Condition:	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures		
Effluent Filter:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Condition:	<input type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures
Pump Chamber:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Condition:	<input type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures
TILE FIELD INFORMATION			
Approx. location determined?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, why?	
Visual evidence of seepage or failure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, where?	
Clearance to structures driveway, parking area	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures		
Clearance to nearest Lake, River or Pond	<u>75</u> ft	Clearance to nearest creek or stream (seasonal or permanent)	<u>    </u> ft
Other Observations:			
REPORT COMPLETED BY:			
Company Name:	InSight360 Home Inspections		
Company Address:	2825 IBO Rail Trail, Tory Hill, Ontario		
Technician's Name:	Frank Salaris	BCIN: 43965	

Signature of Technician

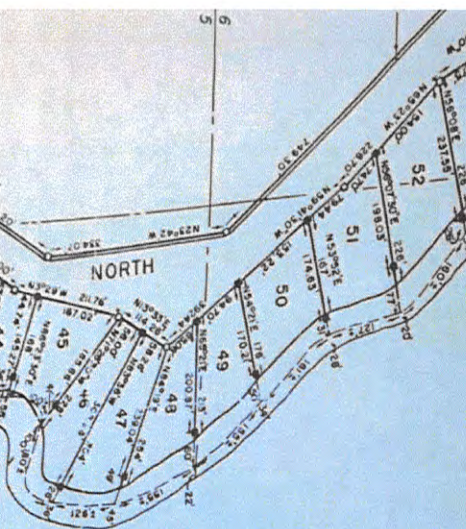
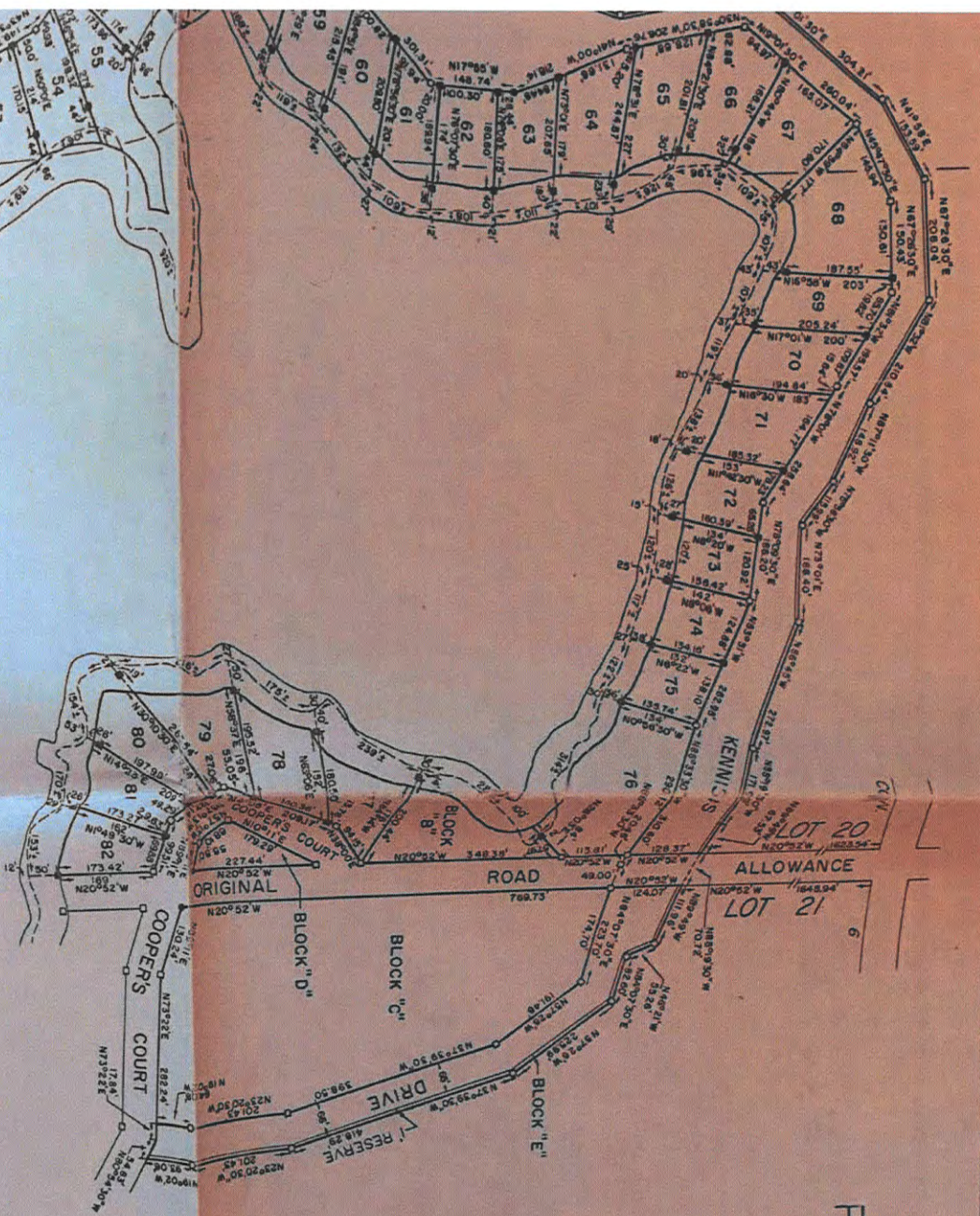
09 / 04 / 2019

Date (MM/DD/YYYY)

I certify that I have not participated in, or been employed by a company that designed or constructed this septic system and I have no professional or financial interest in the design, construction or improvement of this septic system.

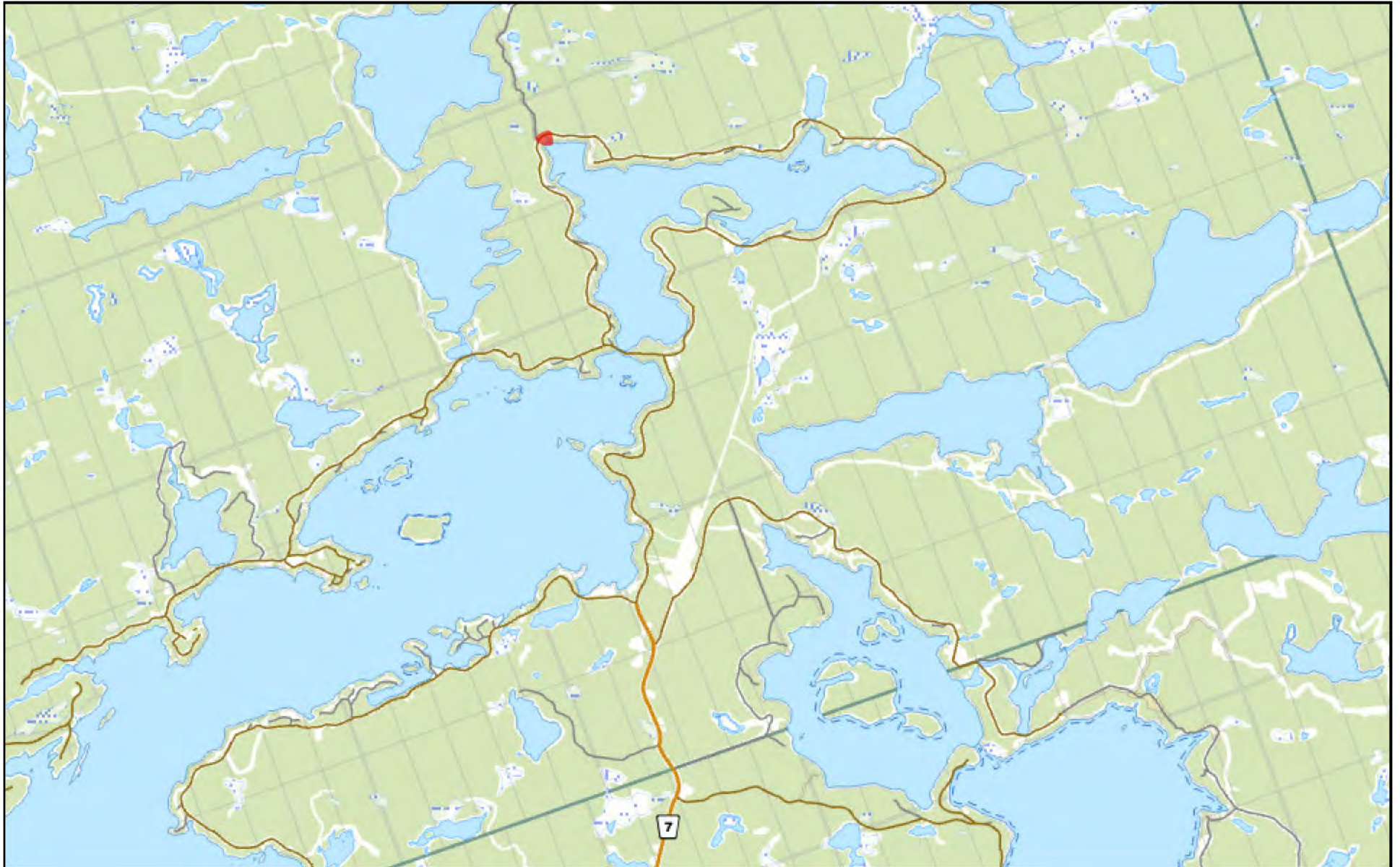
**PLAN OF SUBDIVISION**  
 PART OF LOTS 19 & 20, CON. IV, V & VI  
 PART OF LOT 21, CON. VI  
**TOWNSHIP OF HAVELOCK**  
 PROVISIONAL COUNTY OF HALIBURTON  
 SCALE 1" = 200'

493



KENNISIS

# 2787 Watts Road, Kennisis Lake



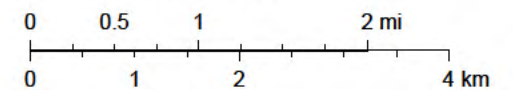
November 7, 2024

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Scale: 1:72,224



# 2787 Watts Road, Kennisis Lake

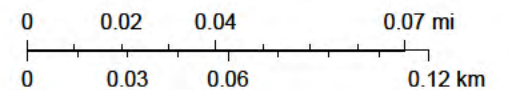


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Scale: 1:2,257







## LITTLE KENNISIS LAKE



LOCATION	
Alternate Name	
Municipality	Dysart et al
Latitude (DMS)	451515
Longitude (DMS)	783557
Watershed	Gull

DEVELOPMENT	
Number of Properties	280
Capacity Status (2016)	Not at Capacity
Lake Association	Kennisis Lake Cottage Owners' Association
Lake Partner Program	Yes
CHA Member	Yes

MORPHOMETRIC FEATURES	
Surface Area (ha)	231
Watershed Area (ha)	6530
Shoreline Length (km)	14.83
Maximum Depth (m)	43.9
Mean Depth (m)	15.1
Total Lake Volume (10 <sup>6</sup> m <sup>3</sup> )	34.87

FISH STOCKING	
FISH SPECIES	
Black Crappie	
Brook Trout	
Brown Bullhead	
Brown Trout	
Burbot	
Cisco	
Lake Trout	✓
Lake Whitefish	
Largemouth Bass	✓
Muskellunge	
Northern Pike	
Pumpkinseed	
Rainbow Smelt	
Rainbow Trout	
Rock Bass	
Round Whitefish	
Smallmouth Bass	✓
Splake	
Walleye	
White Sucker	
Yellow Perch	



# WATER QUALITY – MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS

## Total Phosphorus (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend	Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
Euphotic Zone (Surface)						Hypolimnetic Zone (Metre Over Bottom)					
1	< 0.01	0.009	0.005			1	< 0.01	0.005	0.006		
2	< 0.01	0.009	0.006			2	< 0.01	0.011	0.020		
Total	< 0.01	0.009	0.005			Total	< 0.01	0.007	0.012		

## Mean-Volume Weighted Hypolimnetic Dissolved Oxygen (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 7	8.98	7.49		
2	> 7	8.13	6.34		

## Water Clarity (m)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 1.2	4.6	4.6		
2	> 1.2	3.8	4.0		

## Calcium (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 2	2.0	2.0		
2	> 2	1.9	2.0		

## Nitrate (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	< 3	0.117	0.085		
2	< 3	0.067	0.094		

## Ph (no units)

Basin	Target	Average 2001 - 2009	Average 2014 - 2016	Current Status
Lake (average all basins)	6.5 - 8.5	6.6	6.5	