

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$525,000

Welcome to

301 - 4 Lake Ave
Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to Granite View, a well-maintained condo building located in the heart of Haliburton, offering convenient access to shops, dining, healthcare, and everyday essentials. This third-floor unit is thoughtfully designed for comfortable, low-maintenance living-ideal for those looking to simplify without sacrificing space or lifestyle. Enjoy views of Head Lake from the covered balcony, a perfect spot for your morning coffee or a quiet afternoon.

Inside, the open-concept living, dining, and kitchen area is filled with natural light and flows seamlessly to the balcony, creating an inviting space to relax or entertain. The primary bedroom is bright and welcoming with morning sun, a walk-in closet, and a private 3-piece ensuite. A second bedroom, currently used as an office, offers flexibility for guests or hobbies. A full bathroom is conveniently located just off the foyer, and in-suite laundry hook-up adds to the ease of day-to-day living. Additional features include an indoor parking space, storage locker, and the benefit of snow removal-allowing you to enjoy a lock-and-leave lifestyle year-round.

Property Client Full

4 LAKE Avenue Unit #301, Dysart, Ontario K0M 1S0

Listing

4 LAKE Ave #301 Dysart

Active / Residential Condo & Other / Condo Apartment

MLS®#: X12944722

List Price: \$525,000

New Listing



Haliburton/Dysart et al/Dysart

Tax Amt/Yr:	\$3,169.50/2025	Transaction:	Sale
SPIS:	No	DOM	0
Legal Level:	3	Legal Unit:	1
Style:	Apartment	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	2 (2+0)
Corp #:	8	SF Range:	1200-1399
Reg Office:	Unknown	SF Source:	LBO Provided
Locker:	Exclusive	Lot Acres:	
Locker Level:	Parking Level	Fronting On:	
Locker #:	208		
Zoning:	R3-12		
Dir/Cross St: Highland Street to Cedar Street to Mountain Street then at the corner of Lake and Mountain.			
Prop Mgmt: Percel			

PIN #: **398080017** ARN #: **462401200018119** Contact After Exp: **No**
 Holdover: **60**
 Possession: **Flexible** Possession Date:
 Bldg Name:

Kitchens:	1 (1+0)	Pets Allowed:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	No	Maintenance:	\$719.14	Laundry Acc:	In-Suite Laundry, Laundry Closet
Basement:	/None	A/C:	No/None	Exterior:	Stone, Vinyl Siding
Fireplace/Stv:	No	Central Vac:	No	Gar/Gar Spcs:	Underground/1.0
Interior Feat:	Primary Bedroom - Main Floor	Elev/Lift:	Yes	Park Type:	Owned
Heat Source:	Propane	Included:	Heating, Water, Building Insurance, Parking, Common Elements	Drive Pk Spcs:	1.00
Sqft Source:	LBO Provided			Tot Pk Spcs:	1.00
Exposure:	N				
Assessment:	2025				
Special Design:	Unknown				
Bldg Amen:	Party/Meeting Room, Visitor Parking				
Property Feat:	Golf, Hospital, Lake/Pond, Library, Park				
Waterfront Y/N:	No	Waterfront:	None	Island YN:	
Water Struct:		Easements/Restr:		HST App To SP:	Included In
Under Contract:	Hot Water Tank-Electric	Dev Charges Paid:			
Access To Property:	Yr Rnd Municipal Rd	Lot Shape:		Lot Size Source:	
View:	Lake, Trees/Woods				

Remarks/Directions

Client Rmks: **Welcome to Granite View, a well-maintained condo building located in the heart of Haliburton, offering convenient access to shops, dining, healthcare, and everyday essentials. This third-floor unit is thoughtfully designed for comfortable, low-maintenance living-ideal for those looking to simplify without sacrificing space or lifestyle. Enjoy views of Head Lake from the covered balcony, a perfect spot for your morning coffee or a quiet afternoon. Inside, the open-concept living, dining, and kitchen area is filled with natural light and flows seamlessly to the balcony, creating an inviting space to relax or entertain. The primary bedroom is bright and welcoming with morning sun, a walk-in closet, and a private 3-piece ensuite. A second bedroom, currently used as an office, offers flexibility for guests or hobbies. A full bathroom is conveniently located just off the foyer, and in-suite laundry hook-up adds to the ease of day-to-day living. Additional features include an indoor parking space, storage locker, and the benefit of snow removal-allowing you to enjoy a lock-and-leave lifestyle year-round.**

Inclusions: **Appliances, Window Coverings**

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

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

Date Prepared: **04/01/2026**

Rooms

MLS®#: X12944722

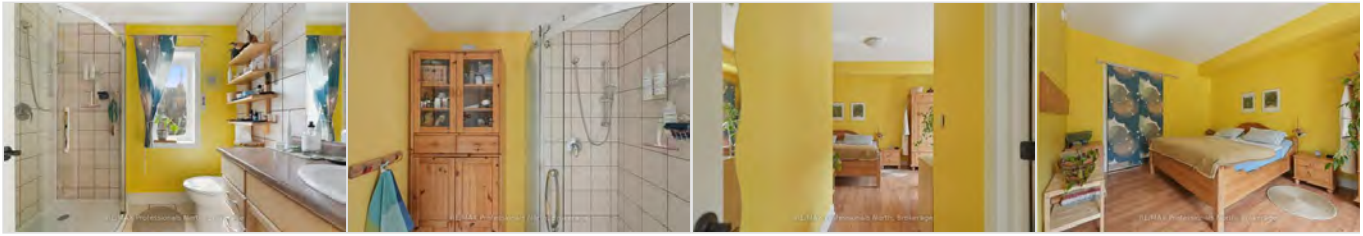
<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Office	Main	3.85 M X 3.25 M	12.63 Ft x 10.66 Ft		

Kitchen	Main	3.46 M X 3.66 M	11.35 Ft x 12.00 Ft	
Living Room	Main	5.39 M X 6.69 M	17.68 Ft x 21.94 Ft	Combined w/Dining
Dining Room	Main	3.16 M X 2.05 M	10.36 Ft x 6.72 Ft	
Primary Bedroom	Main	6.57 M X 4.96 M	21.55 Ft x 16.27 Ft	
Bathroom	Main			3
Bathroom	Main			4

Photos

MLS®#: X12944722

4 LAKE Avenue #301, Dysart, Ontario K0M 1S0





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Chattels

Included

- Appliances
- Window Coverings

Excluded

- Personal Belongings
- Washer
- Dryer
- TV & Wall Mount
- Wall Art



Seller



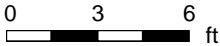
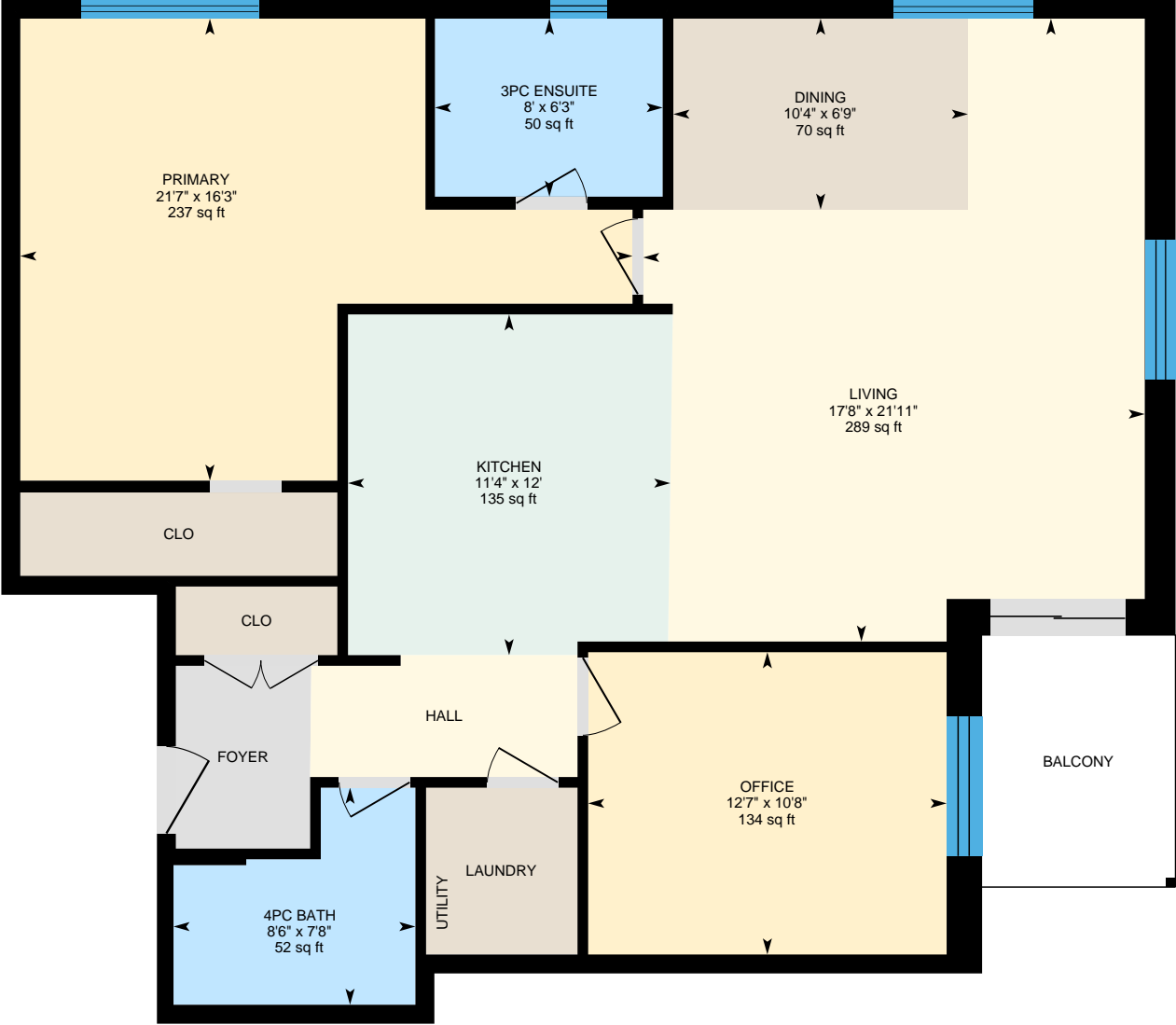
Buyer

Additional Information

- Hydro Cost Per Year: \$1200/yr approx
- Hot Water Tank Rental - \$320/year
- Internet Provider - Bell
- Cell Service - Yes
- Age of building - 11 Years
- Insurance Company - Intact Insurance
- Condo Fees - \$719.14/month

301-4 Lake Ave, Haliburton, ON

Main Floor Exterior Area 1261.00 sq ft
Interior Area 1160.35 sq ft



PREPARED: 2026/03/30



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.

301-4 Lake Ave, 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

MAIN FLOOR

3pc Ensuite: 6'3" x 8' | 50 sq ft
4pc Bath: 7'8" x 8'6" | 52 sq ft
Dining: 6'9" x 10'4" | 70 sq ft
Kitchen: 12' x 11'4" | 135 sq ft
Living: 21'11" x 17'8" | 289 sq ft
Office: 10'8" x 12'7" | 134 sq ft
Primary: 16'3" x 21'7" | 237 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

MAIN FLOOR

Interior Area: 1160.35 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1261.00 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1160.35 sq ft
Exterior Area: 1261.00 sq ft

301-4 Lake Ave, 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>



Your account number is: 2001 6016 8791
This statement is issued on: February 11, 2026

Your Electricity Statement

For the period of: January 5, 2026 - February 1, 2026

What do I owe?

\$43.66

See reverse for a summary of your charges

How much did I use?

You powered your home with

81 kWh

of electricity this period

When will my payment be withdrawn?

\$43.66 will be withdrawn on

Mar 3, 2026

What does my electricity usage look like?

Your average daily usage has **decreased by 73%** compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com

Period	Usage (kWh)
Same period last year (25 days)	275
Previous period (36 days)	513
Current month (27 days)	81

What do I need to know?

Total Ontario support: \$39.65. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

For billing, quick answers and much more, visit www.HydroOne.com

For emergencies or reporting outages **1-800-434-1235** (24 hrs)

For service inquiries and payment **1-888-664-9376**
Mon to Fri 7:30 a.m. - 8 p.m.

Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Your account number: **2001 6016 8791**



301-4 LAKE AVE
HALIBURTON ON K0M 1S0



Your account number is: **2001 6016 8791**
This statement is issued on: **January 12, 2026**

Your Electricity Statement

For the period of: **December 1, 2025 - January 5, 2026**

What do I owe?

\$115.59

See reverse for a summary of your charges

How much did I use?

You powered your home with



513 kWh
of electricity this period

When will my payment be withdrawn?

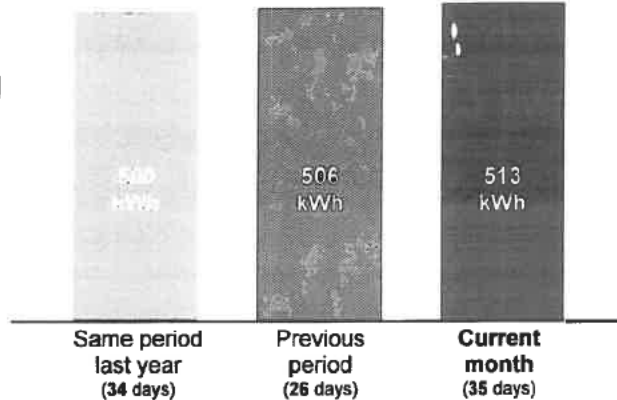
\$115.59 will be withdrawn on

Feb 1, 2026

What does my electricity usage look like?

Your average daily usage has **decreased by 25%** compared to the previous period.

Find out more by logging into **myAccount** at www.HydroOne.com



What do I need to know?

- Total Ontario support: \$63.36. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.
- Important notice: 2026 delivery rates are now in effect and are reflected on this bill. To learn more, visit HydroOne.com/2026Rates.

For billing, quick answers and much more, visit www.HydroOne.com

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Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Your account number: **2001 6016 8791**



301-4 LAKE AVE
HALIBURTON ON K0M 1S0



Your account number is: **2001 6016 8791**
This statement is issued on: **December 10, 2025**

Your Electricity Statement

For the period of: **November 5, 2025 - December 1, 2025**


What do I owe?

\$98.70

See reverse for a summary of your charges

How much did I use?

You powered your home with



506 kWh
of electricity this period

When will my payment be withdrawn?

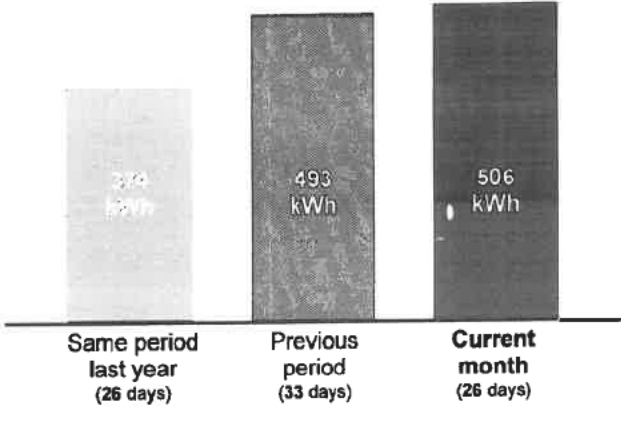
\$98.70 will be withdrawn on

Dec 30, 2025

What does my electricity usage look like?

Your average daily usage has **increased by 35%** compared to the same period last year.


Find out more by logging into **myAccount** at www.HydroOne.com




Period	Days	kWh
Same period last year	26 days	374
Previous period	33 days	493
Current month	26 days	506


What do I need to know?

- Total Ontario support: \$51.28. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.
- Hydro One is looking for your feedback on our draft investment plans for 2028 to 2032 to ensure we make spending decisions that matter to you, the customer. To participate in Hydro One's Customer Engagement Survey, visit HydroOne.com/InvestmentPlan.

 For billing, quick answers and much more, visit www.HydroOne.com

 For emergencies or reporting outages **1-800-434-1235** (24 hrs)

 For service inquiries and payment **1-888-664-9376**
Mon to Fri 7:30 a.m. - 8 p.m.

 Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Your account number: **2001 6016 8791**



301-4 LAKE AVE
HALIBURTON ON K0M 1S0



Measurements recorded in: Metric Imperial

Tag #: A171746

Page ___ of ___

Well Owner's Information

First Name: 1802367 ONLINE, Last Name / Organization: GRANITE VIEW CONDOS, E-mail Address: [blank], Mailing Address: 190 HOTCHKISS ST., Municipality: GRAVENHURST ON, Postal Code: P1P 1H6, Telephone No.: [blank]

Well Location

Address of Well Location: 4 LAKE AVE., Township: DYSART, Lot: 16, Concession: 8, County/District/Municipality: HALIBURTON, City/Town/Village: HALIBURTON, Province: Ontario, Postal Code: [blank], UTM Coordinates: NAD 83 176957914990841, Municipal Plan and Sublot Number: [blank]

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

Table with 5 columns: General Colour, Most Common Material, Other Materials, General Description, Depth (m/ft) From/To. Handwritten text: WELL UPGRADE, HISTORY ON CONSTRUCTION NOT KNOWN, EXTENDED 6" CASING 4.5' NOW IS +2 FEET ABOVE NEW GRADE

Annular Space table with columns: Depth Set at (m/ft) From/To, Type of Sealant Used (Material and Type), Volume Placed (m³/ft³)

Method of Construction and Well Use checkboxes. Method of Construction includes Cable Tool, Rotary, Boring, etc. Well Use includes Public, Commercial, Domestic, etc.

Construction Record - Casing table with columns: Inside Diameter (cm/in), Open Hole OR Material, Wall Thickness (cm/in), Depth (m/ft) From/To, Status of Well. Handwritten: 6 1/4" STEEL, .188, +2, ?

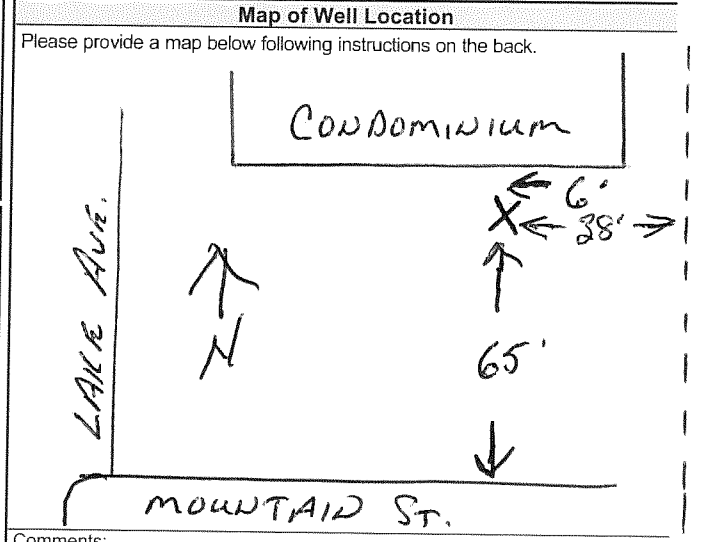
Construction Record - Screen table with columns: Outside Diameter (cm/in), Material, Slot No., Depth (m/ft) From/To, Status of Well

Water Details and Hole Diameter tables. Water Details includes Water found at Depth, Kind of Water. Hole Diameter includes Depth (m/ft) From/To, Diameter (cm/in)

Well Contractor and Well Technician Information. Business Name: NEIL BROWN WELL DRILLING, Well Contractor's Licence No.: 7062, Business Address: 142 BAY LAKE RD., Municipality: EMSDALE

Well Technician Information. Name of Well Technician: NEIL BROWN, Signature: [Signature], Date Submitted: 20150822

Results of Well Yield Testing table with columns: After test of well yield, water was; Draw Down (Time, Water Level); Recovery (Time, Water Level). Includes pumping rate, duration, and final water level.



Ministry Use Only section. Audit No.: 196438, Date Work Completed: 20150731, Received: JAN 19 2016



Municipality of Dysart et al

P.O. Box 389
 135 Maple Ave
 Haliburton ON K0M 1S0
 (705) 457-1740
 Email: tax@dysartetal.ca

Group Code:

TAX NOTICE

Interim	2026
Billing Date	January 8, 2026

Mortgage Company	Bill No. 520784
Roll No. 012-000-18119-0000	Mortgage No.
Name and Address	Municipal Address/Legal Description
301-4 LAKE AVENUE HALIBURTON ON K0M 1S0	301 4 LAKE AVE HSCP 8 LEVEL 3 UNIT 1
012-000-18119-0000	

Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount
RTEP	\$ 297,000.00	Res/Farm Tx.Full - EPubSup	0.00352175	\$ 522.98	0.00268732	\$ 399.07	0.00153000 \$ 227.21

Sub Totals >>>	Municipal Levy \$ 522.98	County Levy \$ 399.07	Education Levy \$ 227.21
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By Law #	Description	Special Charges		Installments		Summary	
		Amt	Exp Year	Due Date	Amount		
SEWER RES	SEWER RESIDENTIAL	\$ 435.50	9999	3/11/2026	\$ 792.76	Sub-Total - Tax Levy	\$ 1,149.26
				4/8/2026	\$ 792.00	Special Charges/Credits	\$ 435.50
						2026 Tax Cap Adjustment	\$ 0.00
						Interim 2026 Levies	\$ 1,584.76
						Past Due Taxes/Credit	\$ 0.00
Total Special Charges		\$ 435.50				Total Amount Due	\$ 1,584.76

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

9871 - yr.