



\$849,000

Welcome to 3382 Kushog Lk Rd

On Kushog Lake, Algonquin Highlands



Troy Austen
Sales Representative



CONTACT DETAILS:

 705-457-9994  info@troyausten.ca
 705-455-7653  troyausten.ca

Property Client Full

3382 Kushog Lake Road, Algonquin Highlands, Ontario K0M 1S0

Listing

[3382 Kushog Lake Rd Algonquin Highlands](#)**Active / Residential Freehold / Detached**MLS®#: **X13713018**List Price: **\$849,000**

New Listing

Haliburton/Algonquin Highlands/Stanhope



Tax Amt/Yr: **\$4,219.70/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PT LT 1 CON 10 STANHOPE PT 4-6 19R2991; S/T H127688; ALGONQUIN HIGHLANDS**

Style: **Bungalow Raised** Rooms Rooms+: **7+2**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres: < 0.50**
 Lot Front: **150.00** Fronting On: **E**
 Lot Depth: **127.88** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR1**
 Dir/Cross St: **Hwy 35 to Kushog Lake Road to #3382**

PIN #: **391340291**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462100300062905**

Contact After Exp: **No**
 Survey Year/Type: **Available**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Partial Basement, Partially Finished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Private**
 Heat: **Baseboard**
 Heat Source: **Electric**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **31-50**
 Property Feat:
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Topography: **Flat**
 Soil Type:
 Alternate Power: **None**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical, Internet High Speed**

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Delivery Feat: **Water Treatment**
 Water Meter:
 Waterfront Feat: **Beachfront**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Security Feat:

Water Name: **Kushog Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **45.72**
 Water Features: **Beachfront**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Sandy, Shallow**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Set on the shores of Kushog Lake, this 4-season cottage offers a family-friendly setting in Algonquin Highlands with year-round access via a municipal road. Located roughly 30 minutes to both Haliburton and Minden, it's a convenient spot for stocking up on essentials while still enjoying time at the lake. With 150 feet of shoreline, the property features a flat lot that's ideal for kids and outdoor activities, along with a gradual sandy entry into the water-perfect for swimming and wading. Deeper water off the dock allows for boating, jumping in, and making the most of long summer days on the lake. Inside, the cottage offers 3 bedrooms and 1 bathroom, with a comfortable layout suited for family use. The main level family room provides a central space to gather, while the walkout lower-level rec room adds extra room for games, movie nights, or accommodating guests. Additional features include a detached single-car garage (16' x 24') for storage or workspace, along with a garden shed for tools and seasonal items. With a layout that supports both indoor and outdoor living, and a property designed for all ages to enjoy, this Kushog Lake cottage is well-suited for families looking to spend time together in a relaxed, waterfront setting.**

Inclusions: **Furniture, Appliances**

Listing Contracted With: **RE/MAX Professionals North**Prepared By: **TROY AUSTEN, REALTOR Salesperson**Date Prepared: **08/26/2026**

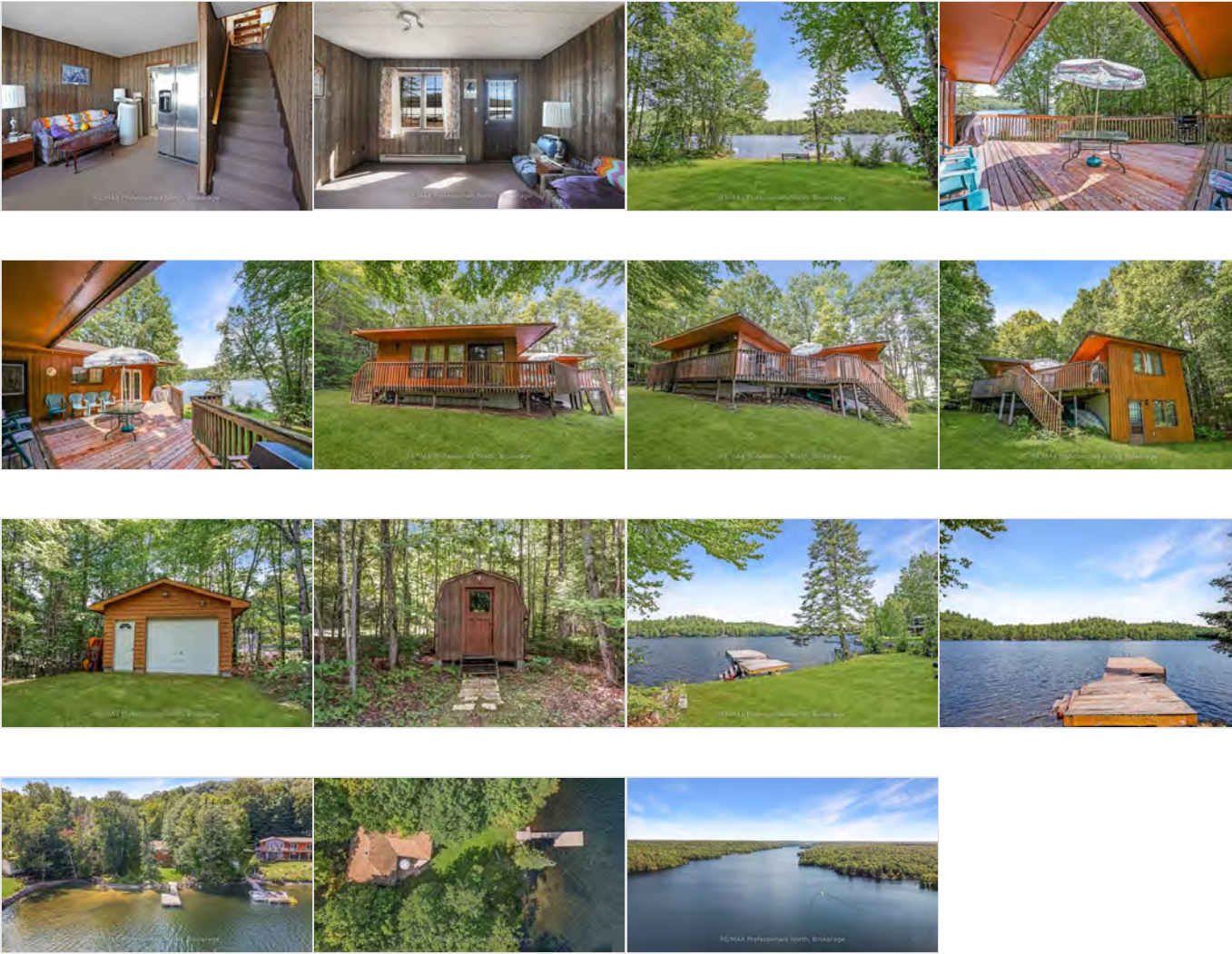
Rooms

MLS® #: X13713018

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.65 M X 3.35 M	11.98 Ft x 10.99 Ft		
Living Room	Main	3.53 M X 7.31 M	11.58 Ft x 23.98 Ft		
Bedroom	Main	2.86 M X 2.95 M	9.38 Ft x 9.68 Ft		
Primary Bedroom	Main	3.62 M X 3.29 M	11.88 Ft x 10.79 Ft		
Bedroom	Main	3.26 M X 2.29 M	10.70 Ft x 7.51 Ft		
Family Room	Main	5.97 M X 4.58 M	19.59 Ft x 15.03 Ft		
Recreation	Lower	4.18 M X 3.87 M	13.71 Ft x 12.70 Ft		
Utility Room	Lower	1.68 M X 3.17 M	5.51 Ft x 10.40 Ft		
Bathroom	Main			4	Walk-Out Combined w/Laundry

Photos

MLS® #: X13713018**[3382 Kushog Lake Road](#), Algonquin Highlands, Ontario K0M 1S0**



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Schedule "C"

3382 Kushog Lake Road - Chattels

Included

- Furniture
- Appliances

Excluded

- Personal Belongings
- All Garage contents
- Paddle boat
- All wall hangings/things mounted on the walls
- Fridge in Basement



Seller



Buyer

Additional Information

- Hydro costs per year: \$2500/yr approx
- Internet Provider: Bell
- Cell Service: Yes
- Septic Last Pumped: 2022
- Winterized: Yes
- Age of Building: 50 years
- Age of Roof: 3 years



PLAN OF SURVEY

PART OF LOT I, CONCESSION X
TOWNSHIP OF STANHOPE
COUNTY OF HALIBURTON

SCALE: 1 INCH = 50 FEET
H. CURRY BISHOP O.L.S.
1983

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

JAN 10, 1984 *H. Curry Bishop*
DATE H.C. BISHOP

PLAN 19R-2991

RECEIVED AND DEPOSITED

12 Jan 1984

Jean A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (N°19)

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

SCHEDULE

PART	LOT	CON.	PART OF INSTRUMENT	AREA
1			2132	1.274 Ac.
2			COUNTY ROAD BY PRESCRIPTION AND INST. 2132	0.610 Ac.
3				0.57 Ac. ±
4				0.48 Ac. ±
5			2132	0.033 Ac.
6				0.026 Ac.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE NORTHERLY
LIMIT OF INST. 54020 HAVING AN ASSUMED BEARING OF N69°08'E
AS SHOWN ON A PLAN BY H.C. BISHOP O.L.S. DATED AUG. 21, 1969
ATTACHED THERETO.

NOTE

- THE ORIGINAL HIGH WATER MARK SHOWN HEREON IS
THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER
MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY
OF THE TOWNSHIP OF STANHOPE
- THE ORIGINAL SHORE WAS DETERMINED BY SOUNDINGS
AT A DEPTH OF 6.5' BELOW THE CONTROLLED MAXIMUM
LEVEL OF KUSHOG LAKE
- SHORE TIES ARE PERPENDICULAR TO THE TRAVERSE
LINE UNLESS INDICATED OTHERWISE

LEGEND

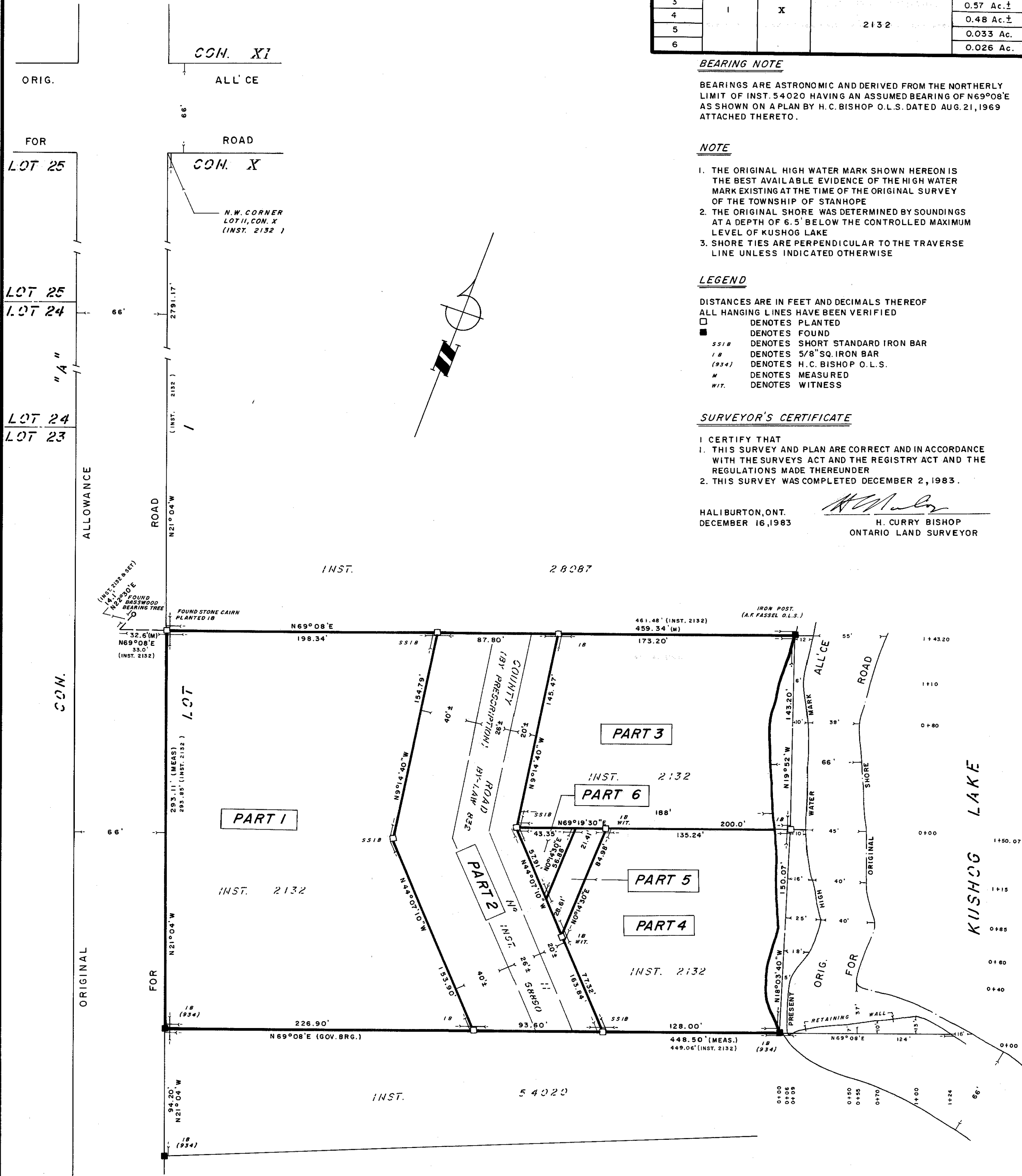
DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED
□ DENOTES PLANTED
■ DENOTES FOUND
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES 5/8" SQ. IRON BAR
(934) DENOTES H.C. BISHOP O.L.S.
M DENOTES MEASURED
WIT. DENOTES WITNESS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
REGULATIONS MADE THEREUNDER
- THIS SURVEY WAS COMPLETED DECEMBER 2, 1983.

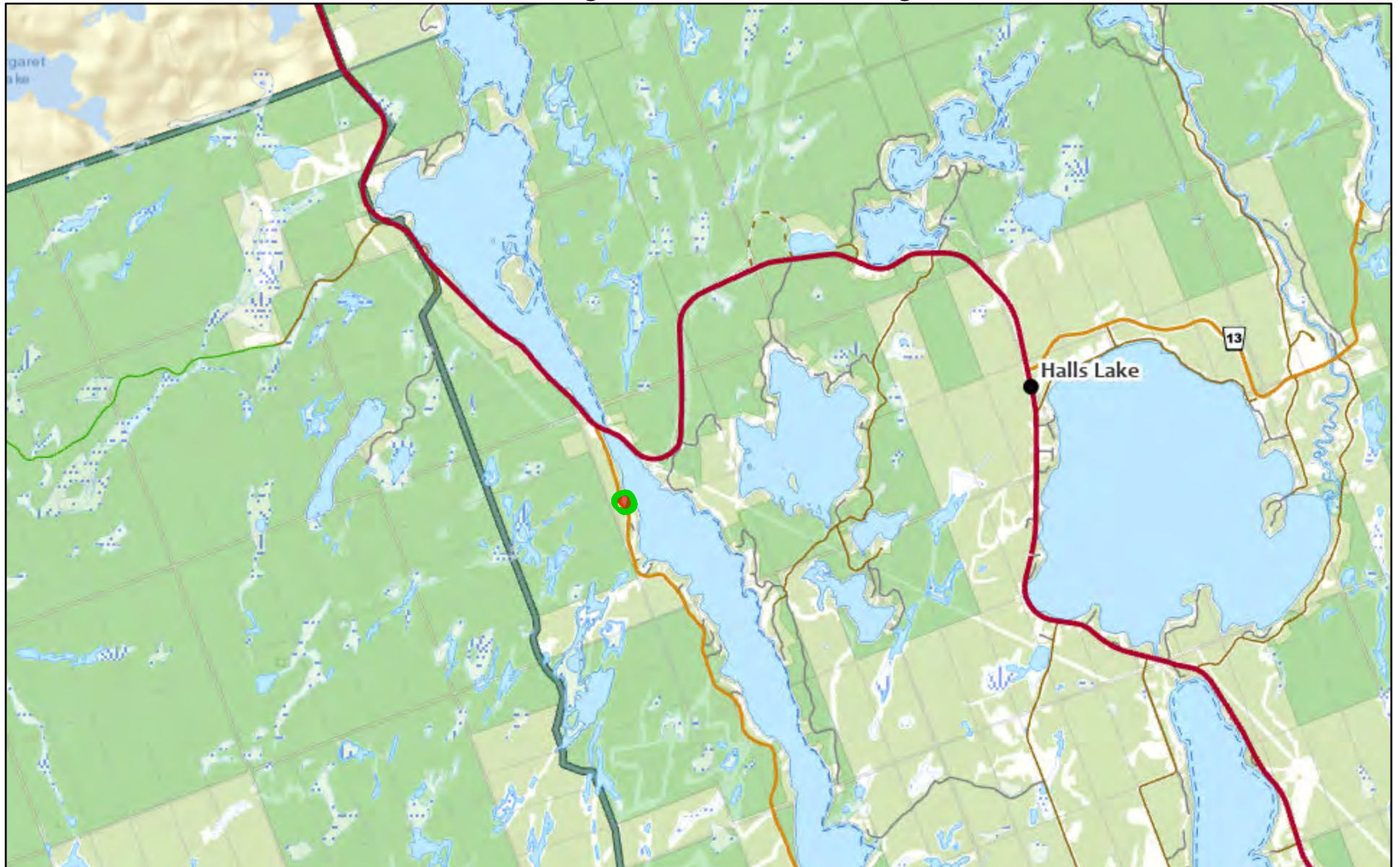
HALIBURTON, ONT.
DECEMBER 16, 1983

H. Curry Bishop
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

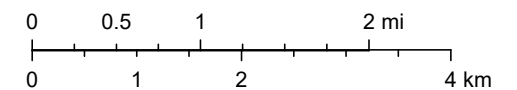
3382 Kushog Lake Road, Kushog Lake



March 26, 2026



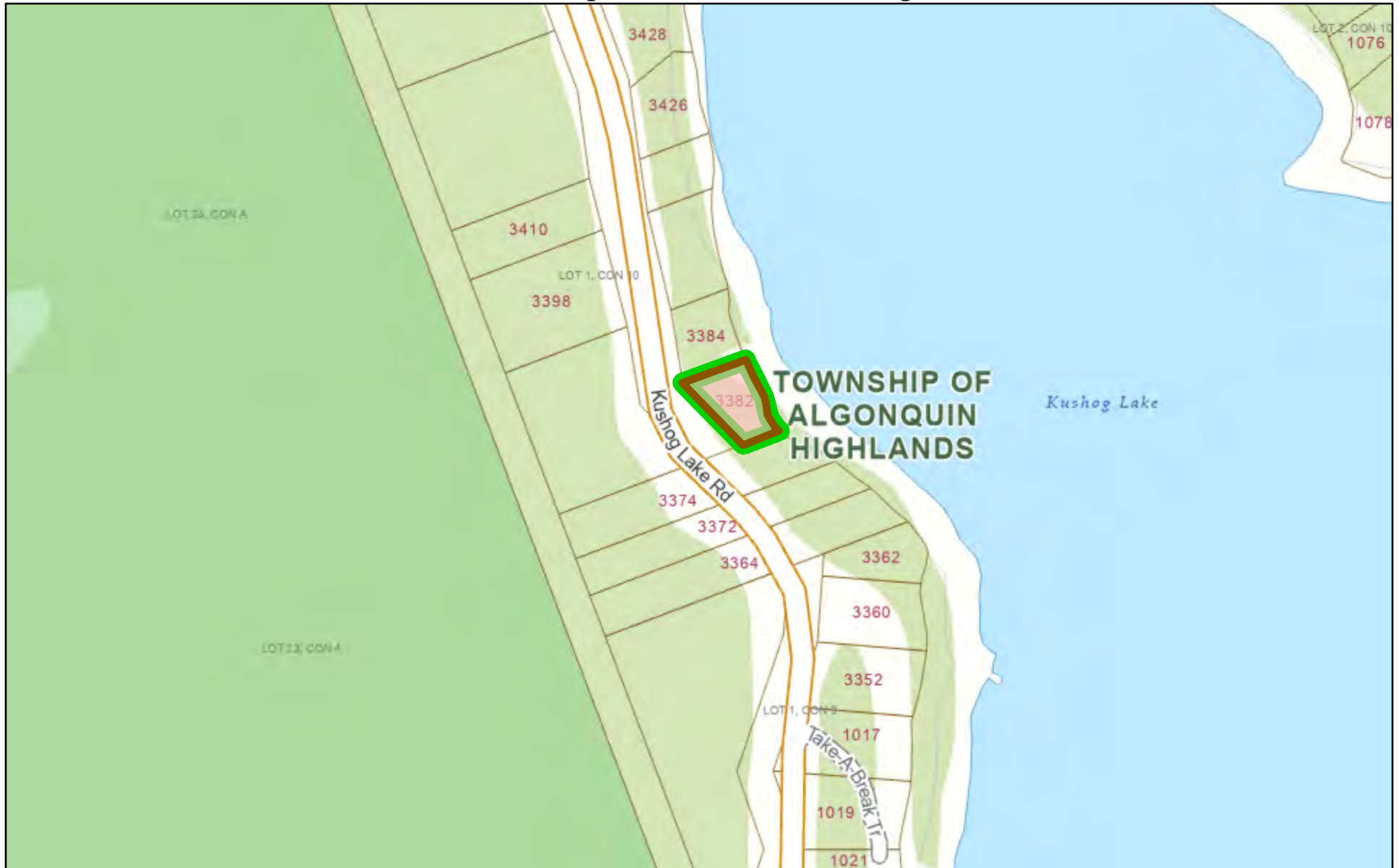
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3382 Kushog Lake Road, Kushog Lake



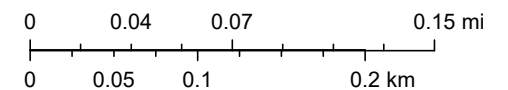
March 26, 2026

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Scale: 1:4,514







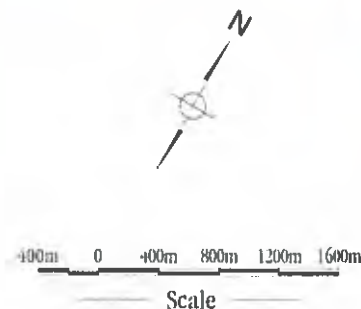
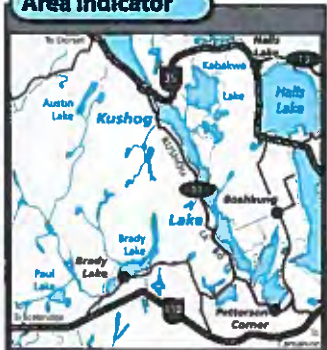


Location: 15 km (9 mi) north of Minden
 Elevation: 328 m (1,093 ft)
 Surface Area: 589 ha (1,457 ac)
 Mean Depth: 9 m (30 ft)
 Max Depth: 40 m (120 ft)
 Way Point: 78° 47' 00" Lon - W 45° 04' 00" Lat - N

www.backroadmapbooks.com

Kushog Lake

Area Indicator



Fishing

Originally, Kushog Lake was named Kakwakshebemahog Lake, the Ojibway word meaning 'long and narrow'. The tongue-twisting name was later changed to Kushog Lake, most likely for the benefit of English settlers in the area. However, the original description is most apt, as the lake is quite long and narrow.

Kushog Lake is divided into two different water bodies, the northern arm and the southern arm. The northern arm is dramatically deeper and has a maximum depth of over 30 metres (100 feet) compared to just 14 metres (46 feet) in the southern end. Because of this, lake trout tend to be found more regularly in the northern arm. Fishing success for lake trout is usually slow, although is best in the winter working jigs or spoons through the ice.

Lake trout are also quite active just after ice off when they are found closer to the surface. Anglers will find success by trolling silver or gold spoons or larger streamer type flies that imitate baitfish. For trolling, the Little Cleo or Diamond King are good bets, while fly fishers should try a grey and white streamer with some crystal flash.

In the summer, the lake trout go deep, and you will need a downrigger or lead core line to get to them. A baited lure with lots of action, like a Flatfish or Kwikfish, trolled just off the bottom will work best.

Anglers looking for consistent action on Kushog Lake are best to fish for its smallmouth bass. Fishing is fair for smallmouth for bass up to the 1.5 kg (3.5 lb) range. While smallmouth bass can be found throughout the lake, the southern portion of the lake does offer a little more weed structure for bass to hide in. Try casting spinners, and jigs along rock or weed structures. Fly anglers should try a darker coloured streamer such as a yellow brown leech or Woolly Bugger. The larger smallmouth are found in the deeper areas of this arm, as they prefer cooler water, and a fish finder will certainly help you find them.

Slot size and special ice fishing restrictions are in place on the lake to aid the fragile lake trout population.

Directions

North of the town of Minden, Highway 35 passes across the narrows at the northern end of Kushog Lake. Access is available near the highway crossing, as well as where the highway skirts the northern end of the lake. Another access point can be found via Buckslide Road at the Buck Slides Dam.

Facilities

A few resorts can be found on Kushog Lake, including privately run camping areas. All necessities and more can be found in the town of Minden to the south.

Other Options

Kabakwa Lake and the **Welch Lakes** are three lakes located near the northeast end of Kushog Lake. All three are accessible via 2wd roads. Kabakwa Lake is stocked periodically with lake trout and hosts a resident population of smallmouth bass. Welch Lake and Lower Welch Lake are both inhabited by smallmouth bass.

