



# MINDEN

## 34 WINDOVER DRIVE

### \$679,000



## OVERVIEW



## ABOUT THIS PROPERTY

Charming well built ranch-style 2 bedroom bungalow in residential subdivision with Minden amenities minutes away. Open & bright, spacious rooms, 3pc ensuite to the master. Full basement to finish to your liking. Level yard and mobility friendly home for retirement!

## FEATURES



Minden Village



1300 Sq Ft Main Floor

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# 34 WINDOVER Drive, Minden, Ontario K0M 2K0

Listing

Client Full  
**Active / Residential**

**34 WINDOVER Dr Minden**

MLS®#: 40477252

Price: **\$679,000**



## Haliburton/Minden Hills/Minden Bungalow/House

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**  
Baths (F+H): **2 (2 + 0)**  
SF Fin Total: **1,300**  
AG Fin SF Range: **1001 to 1500**  
AG Fin SF: **1,300/LBO provided**  
BG Fin SF: **0**  
Tot Unfin SF: **1,300**  
DOM: **5**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$2,169.00/2022**

## Remarks/Directions

Public Rmks: **Welcome to this charming and well-built ranch-style 2-bedroom bungalow nestled in the heart of a residential subdivision. Located in a lovely and peaceful neighborhood with the convenience of the village minutes away. Situated amidst the natural beauty of forested areas and open land, you'll find yourself surrounded by the serenity of nature while still being close to all the amenities you need. Nearby the school, a charming village with its array of shops and services, and the picturesque Gull River and walking trail. Step inside, and you'll immediately appreciate the open and bright design, perfect for creating a welcoming and warm atmosphere. This home has been thoughtfully designed with mobility in mind, ensuring ease of movement throughout. The spacious rooms offer endless possibilities for customization, allowing you to create your ideal living space. The primary bedroom features a 3-piece ensuite complete with a walk-in shower. With an abundance of closets and windows, storage and natural light are abundant in this home. Additionally, a convenient 4-piece bathroom with a laundry area adds practicality to your daily routine. The timeless stone and siding exterior give the home a classic and enduring appeal. Relax on the covered porch, whether it's on the front, where you can watch the world go by, or the back, where you can enjoy the backyard and open space beyond. Parking is a breeze with the 2-car attached garage and a paved driveway that can accommodate multiple vehicles. The full basement provides an opportunity to create extra space for relaxation or family activities, limited only by your imagination. Don't miss the chance to make this exceptional property your forever home. With its unbeatable combination of quality construction, serene surroundings, and convenient location, it's the perfect place to embark on your next chapter. Welcome home!**

Directions: **From Minden take Bobcaygeon Road to Deep Bay Road to Highland Gate Blvd to Windover Drive to #34**

## Common Elements

### Exterior

Exterior Feat:	<b>Porch, Year Round Living</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:		Apx Age:	<b>0-5 Years</b>
Year/Desc/Source:	<b>Foundation: Concrete</b>	Rd Acc Fee:	
Property Access:	<b>2021/Completed / New/Assessor</b>	Garage Spaces:	<b>2.0</b>
Garage & Parking:	<b>Municipal Road, Paved Road, Year Round Road</b>	Sewer:	<b>Sewer (Municipal)</b>
Parking Spaces:	<b>Attached Garage//Private Drive Double Wide//Asphalt Driveway</b>	Acres Rent:	
Services:	<b>6 Driveway Spaces: 4.0</b>	Lot Shape:	<b>Rectangular</b>
Water Source:	<b>Cell Service, Electricity, High Speed Internet Avail, Telephone Available</b>	Land Lse Fee:	
Lot Size Area/Units:	<b>Municipal</b>	Fronting On:	<b>South</b>
Lot Front (Ft):	<b>0.260/Acres</b>	Exposure:	<b>North</b>
Location:	<b>Urban</b>		
Area Influences:	<b>Arts Centre, Library, Park, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Shopping Nearby</b>		
Topography:	<b>Level</b>		
Restrictions:			
School District:	<b>Trillium Lakelands District School Board</b>		

### Interior

Interior Feat:	<b>Built-In Appliances, ERV/HRV, Propane Tank</b>	FP Stove Op:	
Basement:	<b>Full Basement</b>	Contract Cost/Mo:	
Basement Feat:	<b>Basement Fin: Unfinished</b>		
Laundry Feat:	<b>Walk-Up</b>		
Cooling:	<b>Main Level</b>		
Heating:	<b>Central Air</b>		
Fireplace:	<b>Forced Air-Propane</b>		
Under Contract:	<b>1/Propane</b>		
Inclusions:	<b>Propane Tank</b>		
Add Inclusions:	<b>Dishwasher, Dryer, Refrigerator, Stove, Washer</b>		
Exclusions:	<b>built in appliances</b>		
	<b>Personal Belongings</b>		

## Property Information

Common Elem Fee: **No**  
 Legal Desc: **LOT 16, PLAN 627; TOWNSHIP OF MINDEN HILLS**  
 Zoning: **R**  
 Assess Val/Year: **\$277,000/2022**  
 PIN: **391990304**  
 ROLL: **461601000059450**  
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Vacant**

Deposit: **5% Minimum**

## Brokerage Information

List Date: **09/01/2023**  
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Troy Austen, Salesperson  
 Date Prepared: 09/06/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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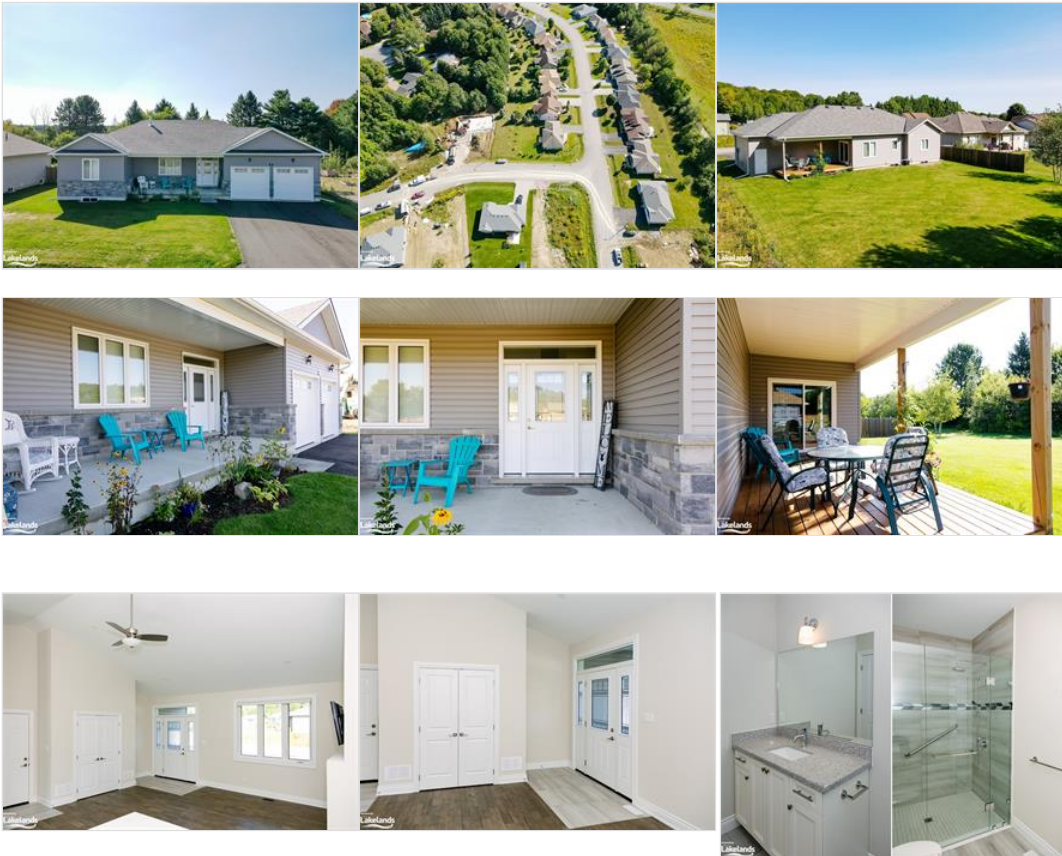
### Rooms

**MLS® #: 40477252**

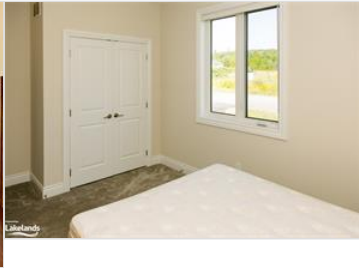
Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Kitchen/Living Room</b>	<b>Main</b>	<b>26' 0" X 24' 0"</b>	<b>7.92 X 7.32</b>	
<b>Desc: Open Living / Kitchen / Dining</b>				
<b>Bedroom Primary</b>	<b>Main</b>	<b>15' 0" X 12' 6"</b>	<b>4.57 X 3.81</b>	
<b>Primary Ensuite Bathroom</b>	<b>Main</b>	<b>11' 4" X 6' 0"</b>	<b>3.45 X 1.83</b>	<b>3-Piece</b>
<b>Bathroom</b>	<b>Main</b>	<b>11' 3" X 8' 1"</b>	<b>3.43 X 2.46</b>	<b>4-Piece, Laundry</b>
<b>Desc: 4pc &amp; Laundry</b>				
<b>Bedroom</b>	<b>Main</b>	<b>15' 0" X 10' 0"</b>	<b>4.57 X 3.05</b>	

### Photos

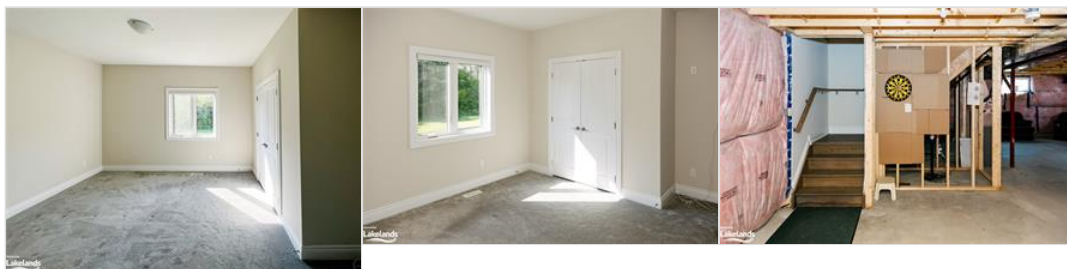
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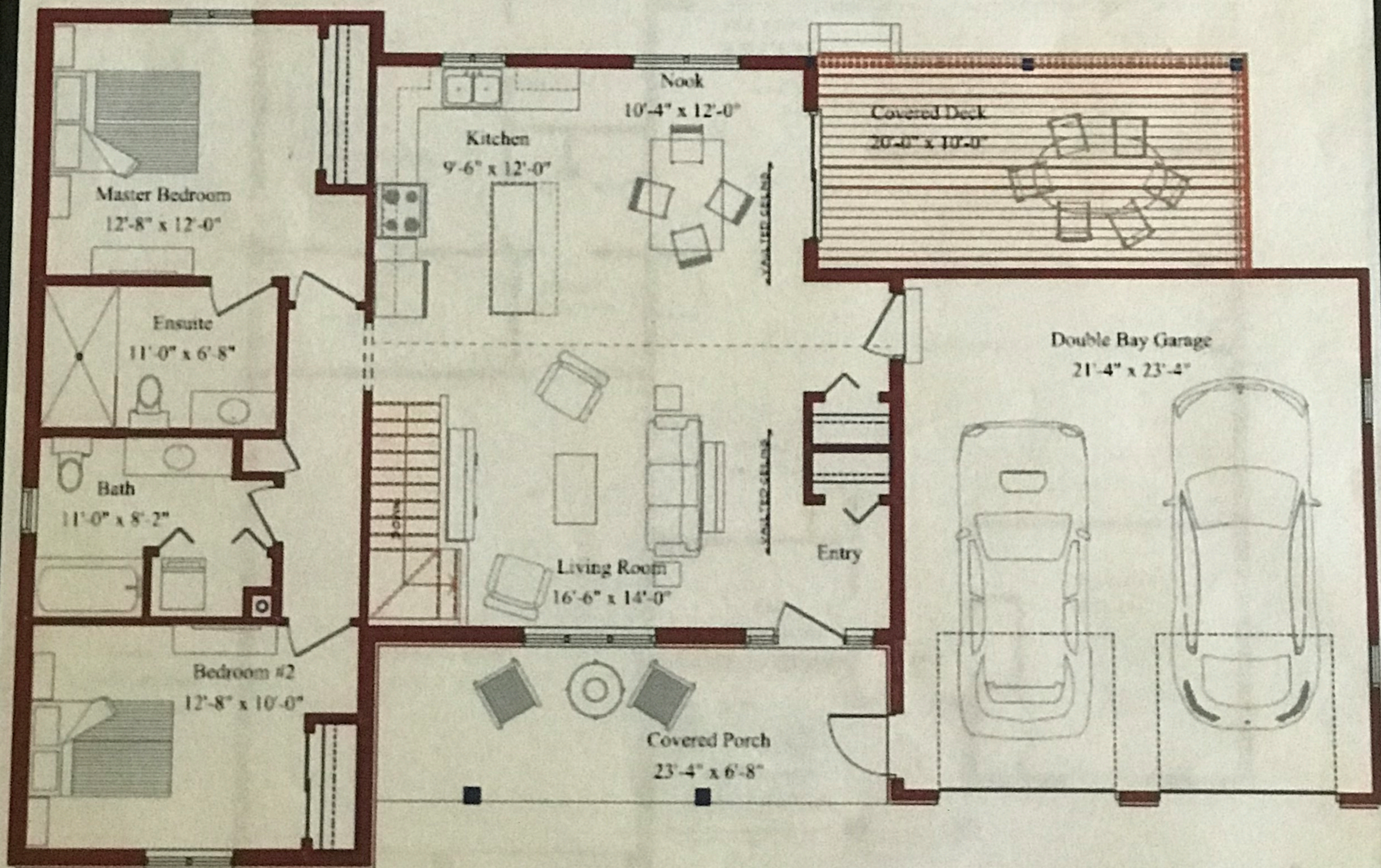






# Arwen Model

1214 sq. ft.



Arwen Model ~ 1241 s/f

62'-0" x 39'-4"



# 34 Windover Dr, Minden



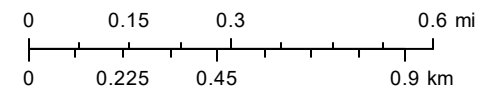
August 6, 2023

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# 34 Windover Dr, Minden



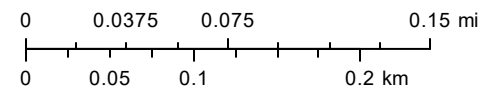
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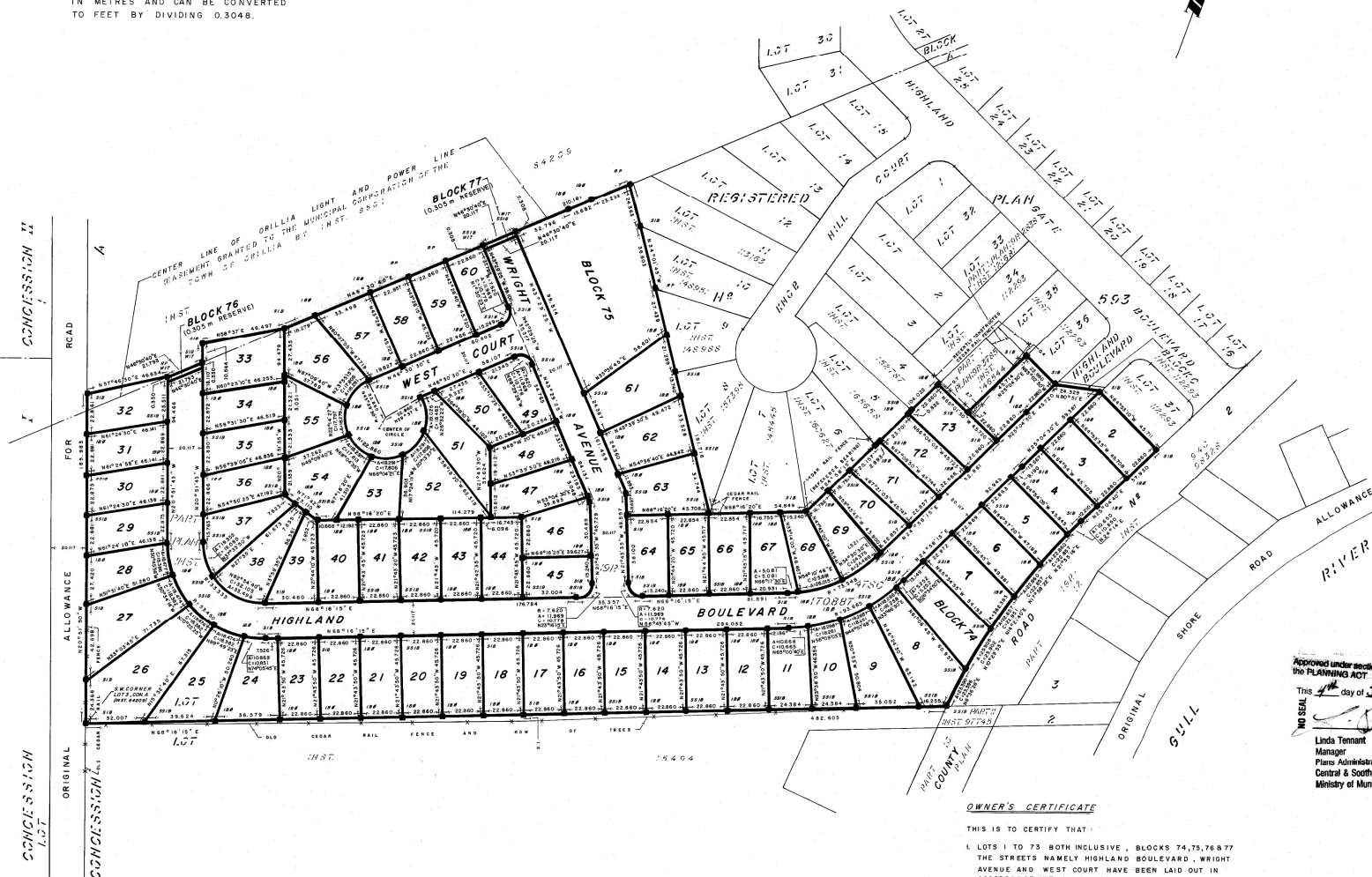


COUNTY OF HALIBURTON  
SCALE 1 : 1200  
PAUL WILSON O.L.S.  
1990

SCALE 1 : 1200  
PAUL WILSON O.L.S.  
1990

20 10 0 20 40 60 80 metres

METRIC: DISTANCES SHOWN ON THIS PLAN ARE  
IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING 0.3048.



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 73 BOTH INCLUSIVE, BLOCKS 74, 75, 76 & 77 THE STREETS NAMELY HIGHLAND BOULEVARD, WRIGHT AVENUE AND WEST COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2. THE STREET, STREET WIDENINGS AND LANES ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

HALIBURTON, ONTARIO.  
JUNE 21, 1990.

Roy Ernest Windover  
ROY ERNEST WINDOVER

PLAN 627

I CERTIFY THAT THIS PLAN 627 IS REGISTERED IN  
THE LAND REGISTRY OFFICE FOR THE REGISTRY DIVISION  
OF HALIBURTON (Nº 19) AT 13:30 O'CLOCK ON THE  
11TH DAY OF NOV, 1990 AND REQUIRED  
CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN  
DOCUMENT Nº 171977

*Melvin L. F. Love*  
LAND REGISTRAR

**SCHEDULE**

LOTS 1 TO 73 , BOTH INCLUSIVE , BLOCKS 74,75,76 & 77  
HIGHLAND BOULEVARD , WRIGHT AVENUE , AND WEST  
COURT - PART OF LOT 3 , CONCESSION A

NOTE ALL LANDS WITHIN THIS PLAN OF SUBDIVISION ARE COVERED BY CERTIFICATE OF TITLE Nº 3053-19-13 REGISTERED AS INST. Nº 170887.

LOTS 32, 33, 56, 57, 58, 59, 60, BLOCKS 75, 76, 77, HIGHLAND BOULEVARD AND WRIGHT AVENUE - SUBJECT TO THE EASEMENT GRANTED TO THE MUNICIPAL CORPORATION OF THE TOWN OF ORILLIA BY INST. 850.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE  
SOUTHERLY LIMIT OF LOTS 4, 5 AND 6, REGISTERED  
PLAN NO 593 HAVING A BEARING OF N24°58'15"E  
AS SHOWN THEREON.

LEGEND

□	DENOTES	PLANTED.
■	DENOTES	FOUND.
SIR	DENOTES	STANDARD IRON BAR.
SSIR	DENOTES	SHORT STANDARD IRON BAR.
IR#	DENOTES	0.019 DIA. ROUND IRON BAR.
IR	DENOTES	0.016 SQ. IRON BAR.
RP	DENOTES	ROCK POST.
WIT	DENOTES	WITNESS.
(B&W)	DENOTES	BISHOP & WILSON O.L.S.
(194)	DENOTES	H.C. BISHOP O.L.S..

NOTE

ALL FOUND MONUMENTS ARE BY BISHOP & WILSON O.L.S.  
UNLESS INDICATED OTHERWISE.

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. THE SURVEY WAS COMPLETED JUNE 8, 1990.

HALIBURTON, ONTARIO.  
JUNE 21, 1990.

*Paul Wilson*  
PAUL WILSON  
ONTARIO LAND SURVEYOR

**BISHOP & WILSON LTD.**

**DISHOF & WILSON LTD.**  
ONTARIO LAND SURVEYORS

ONTARIO LAND SURVEYORS	
HEAD OFFICE	BRANCH OFFICES
BOX 309, HALIBURTON, ONTARIO, K0M 1S0 (705) 457-2811	3 KING ST. E. BOX 311, MINDEN, BOBCAYGEON, ONTARIO, K0M 2K0 ONTARIO, K0M 1A0 (705) 286-2811 (705) 738-2231

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