

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

\$1,600,000

Welcome to 3517 Haliburton Lake Rd
on Blue Lake, Haliburton



Troy Austen

Sales Representative

This unique 175-acre estate, made up of four parcels sold together, offers stunning waterfront views on Blue Lake—part of the Redstone River system. With multiple rustic cabins (sold as is), excellent fishing, and abundant wildlife, it's ideal for outdoor enthusiasts or investors. Enjoy year-round recreation with a municipal road providing easy access for snowmobiling and ice fishing in winter. Located just 4 minutes from Eagle Lake Country Market and 7 minutes from Sir Sam's Ski Hill, this property offers privacy, convenience, and endless potential for a private retreat, family compound, or future development.

CONTACT DETAILS:

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

Property Client Full

3517 Haliburton Lake Road, Dysart, Ontario K0M 1S0

Listing

3517 Haliburton Lake Rd Dysart

Active / Residential Freehold / Detached

MLS®#: X12467541

List Price: **\$1,600,000**

New Listing



Haliburton/Dysart et al/Guilford

Tax Amt/Yr: **\$10,000.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **Z**
Legal Desc: **PT LT 30 CON 6 GUILFORD PT 1 TO 6 19R1831; T/W H128841; S/T GU1201; DYSART ET AL**

Style: **Other** Rooms Rooms+: **7+0**
Fractional Ownership: **3(3+0)**
Assignment: **Baths (F+H): 1(0+1)**
Link: **No** SF Range: **700-1100**
Storeys: **Estimated**
Lot Irreg: **Lot Acres:**
Lot Front: **2,463.00** Fronting On: **E**
Lot Depth: **3,298.00**
Lot Size Code: **Feet**
Dir/Cross St: **Haliburton Lake Rd/Parsons**

PIN #: **391430115**
Holdover: **90**
Possession: **Flexible**

ARN #: **462404100023500** Contact After Exp: **No**
Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **No**
Basement: **/None**
Fireplace/Stv: **No**
Interior Feat: **None**
Heat Source: **Other**
A/C: **/None**
Central Vac: **No**
Property Feat: **Unknown**
Roof: **Unknown**
Foundation: **Unknown**
Soil Type:

Exterior: **Wood**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **10.00**
Tot Pk Spcs: **10.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

Water: **None**
Water Supply Type:
Water Meter:
Waterfront Feat: **Not Applicable**
Waterfront Struc: **Not Applicable**
Well Capacity:
Well Depth:
Sewers: **None**
Special Desig: **Unknown**
Farm Features:
Winterized:

Alternate Power: **None**
Water Name: **Blue Lake**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Features: **Not Applicable**
Under Contract:
Access To Property: **Municipal Road**
Shoreline: **Mixed**
Shoreline Road Allowance: **None**
Docking Type: **None**
View: **Trees/Woods, Water**

Waterfront: **Direct**
Easements/Restr: **Other**

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: **This exceptional property comprises four parcels being sold together as one large estate with stunning waterfront views, making it ideal for a nature enthusiast or investor. Spanning over 175 acres in the sought-after Haliburton region, the property features multiple rustic cabins in as is where is condition. Situated on Blue Lake, a 52-acre lake connected to the Redstone River system, the lake reaches depths of up to 32 feet and averages around 9 feet, offering excellent fishing opportunities. The area attracts anglers and hunters alike, providing abundant wildlife and outdoor recreation, the municipal road means year round recreation options, swap the ATV for snowmobiling and make use of the excellent ice fishing opportunities in the colder months. Private and pristine without being isolated from amenities, this property is located 4 minutes away from Eagle Lake Country Market and 7 minutes away from Sir Sam's Ski Hill! This versatile estate is perfect for those seeking a private retreat, intergenerational families wanting to build a family compound, or anyone interested in future development potential.**

Listing Contracted With: **RE/MAX HALLMARK REALTY LTD. 416-486-5588**

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 10/24/2025

Rooms

MLS®#: X12467541

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom				2	





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PLAN OF SURVEY

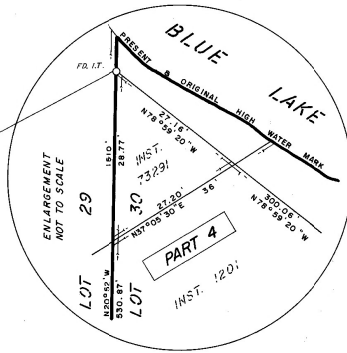
PART OF LOT 30, CON. V & VI
TOWNSHIP OF GUILFORD

PROVISIONAL COUNTY OF HALIBURTON

SCALE: 1 INCH = 100 FEET

H. CURRY BISHOP O.L.S.

1978



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

Dec. 20, 1978 *H.C. Bishop*
DATE H.C. BISHOP

RECEIVED AND DEPOSITED AS
PLAN 19R-1831

30th Jan'y. 1979

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

CAUTION: THIS IS NOT A PLAN
OF SUBDIVISION WITHIN THE
MEANING OF SECTION 29.32 OR
33 OF THE PLANNING ACT

SCHEDULE

PART	LOT	CON.	INST.	AREA
1	30	VI	73291	6.80 Ac. ±
2	30	VI	73291	0.395 Ac. ±
3	30	VI	73291	1.891 Ac. ±
4	30	VI	73291	7.54 Ac. ±
5	30	VI	73291	0.181 Ac. ±
6	30	VI	73291	0.269 Ac. ±
7	30	V	34439	0.265 Ac. ±

NOTE

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

BEARING NOTE

BEARINGS ARE ASTROMONIC, DERIVED FROM THE SOUTHERLY LIMIT
OF LOT 30, CON. VI, HAVING A BEARING OF N69°07'E AS SHOWN
ON M.T.C. PLAN P-7035-2, REGISTERED IN THE REGISTRY OFFICE
AT MINDEN AS INST. 28701.

LEGEND

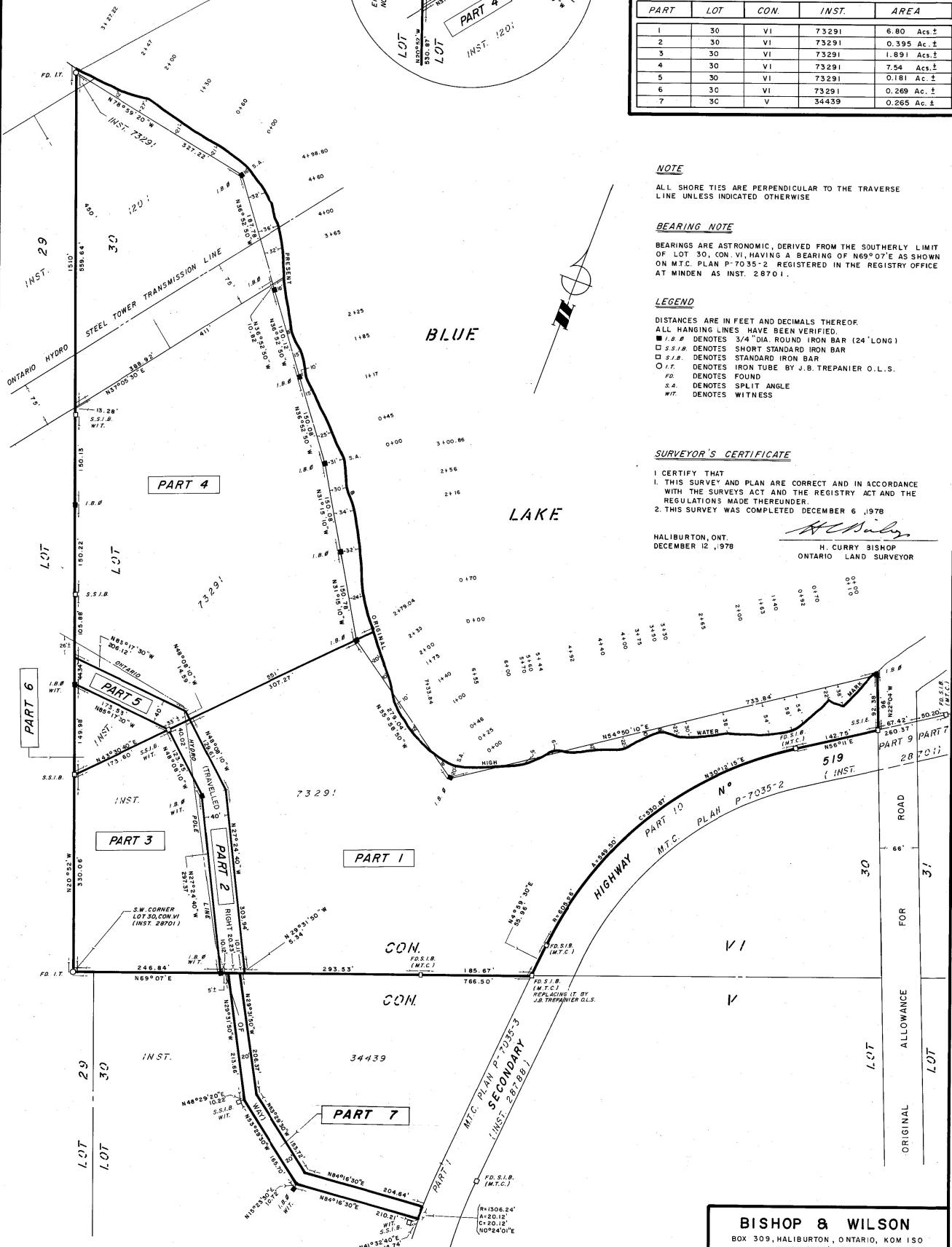
DISTANCES ARE IN FEET AND DECIMALS THEREOF.
ALL HANGING LINES HAVE BEEN VERIFIED.
■ I.B.# DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
□ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
□ S.I.B. DENOTES STANDARD IRON BAR
○ I.T. DENOTES IRON TUBE BY J.B. TREPANIER O.L.S.
FD. DENOTES FOUND
S.A. DENOTES SPLIT ANGLE
WIT. DENOTES WITNESS

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 DECEMBER 6, 1978

HALIBURTON, ONT.
DECEMBER 12, 1978

H.C. Bishop
H. CURRY BISHOP
ONTARIO LAND SURVEYOR



BISHOP & WILSON

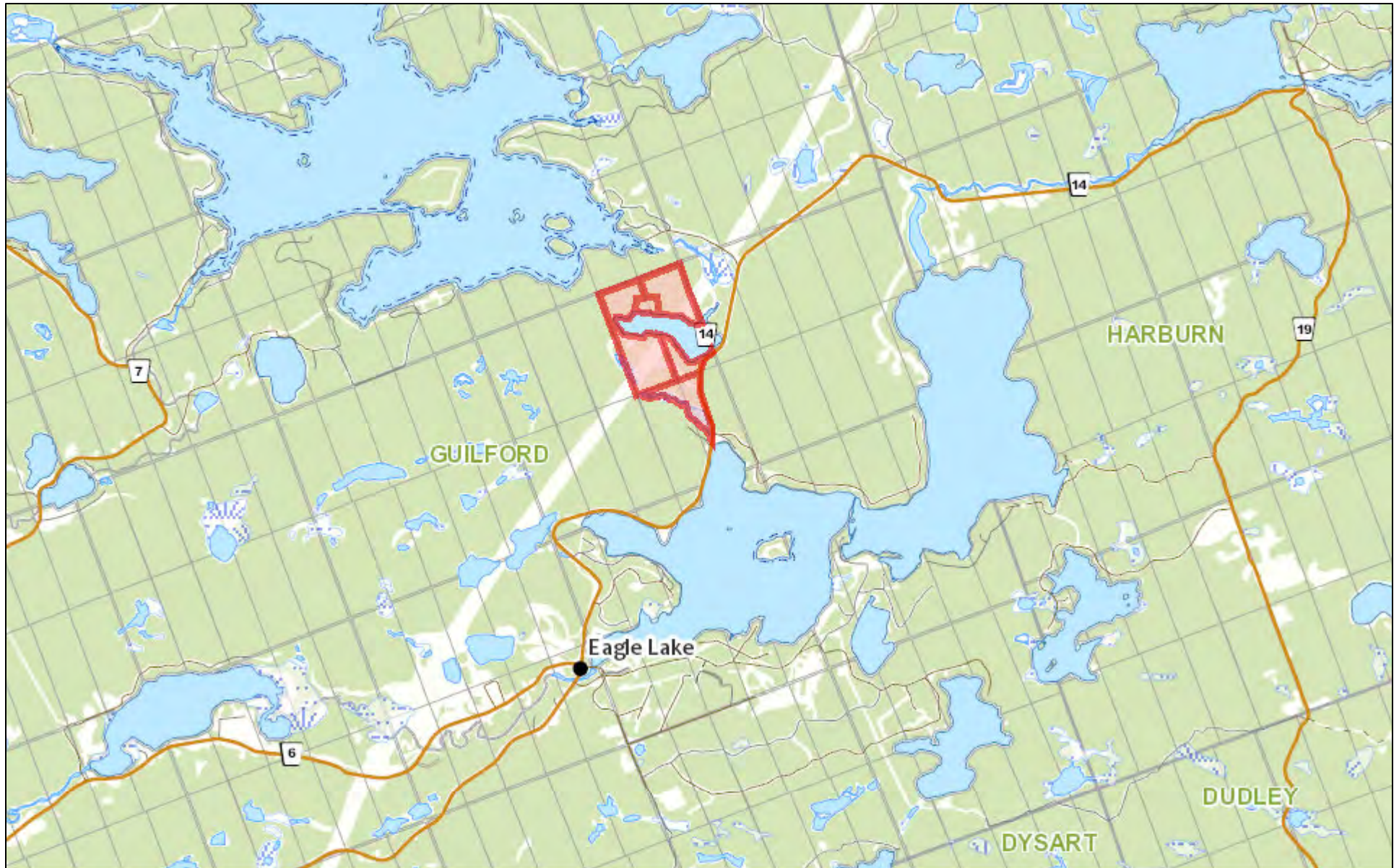
BOX 309, HALIBURTON, ONTARIO, K0M 1S0

PHONE: (705) 457-2811

BOX 311, MINDEN, ONTARIO, K0M 2K0

PHONE: (705) 286-2811

Guggolz-Helbig Blue Lake, Haliburton Lake Road



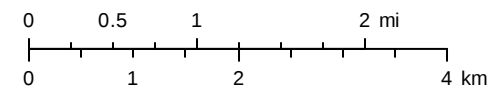
July 11, 2023

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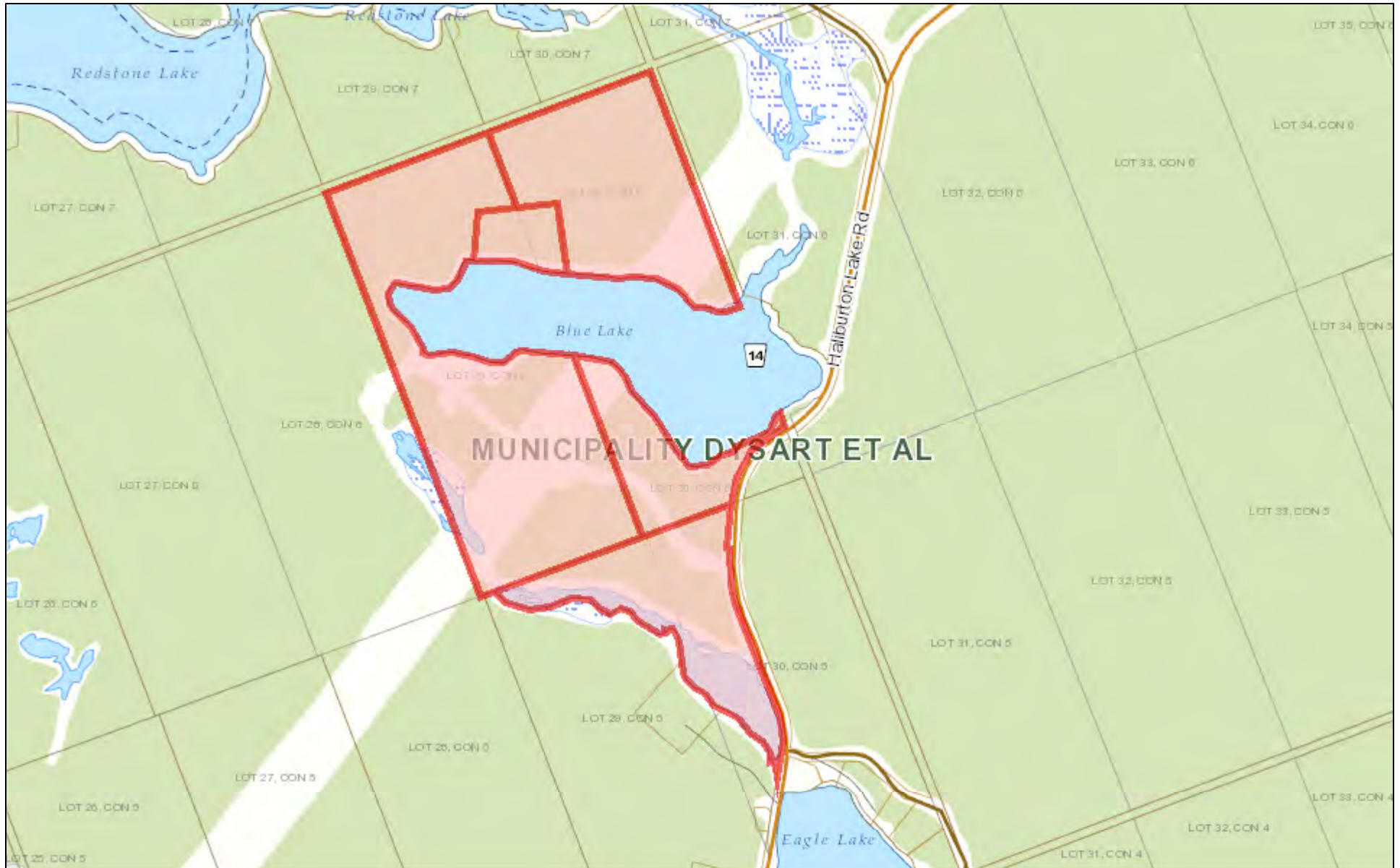
Published by the County of Haliburton, 2022.



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Guggolz-Helbig Blue Lake, Haliburton Lake Road



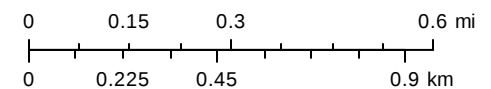
July 11, 2023

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1:18,056

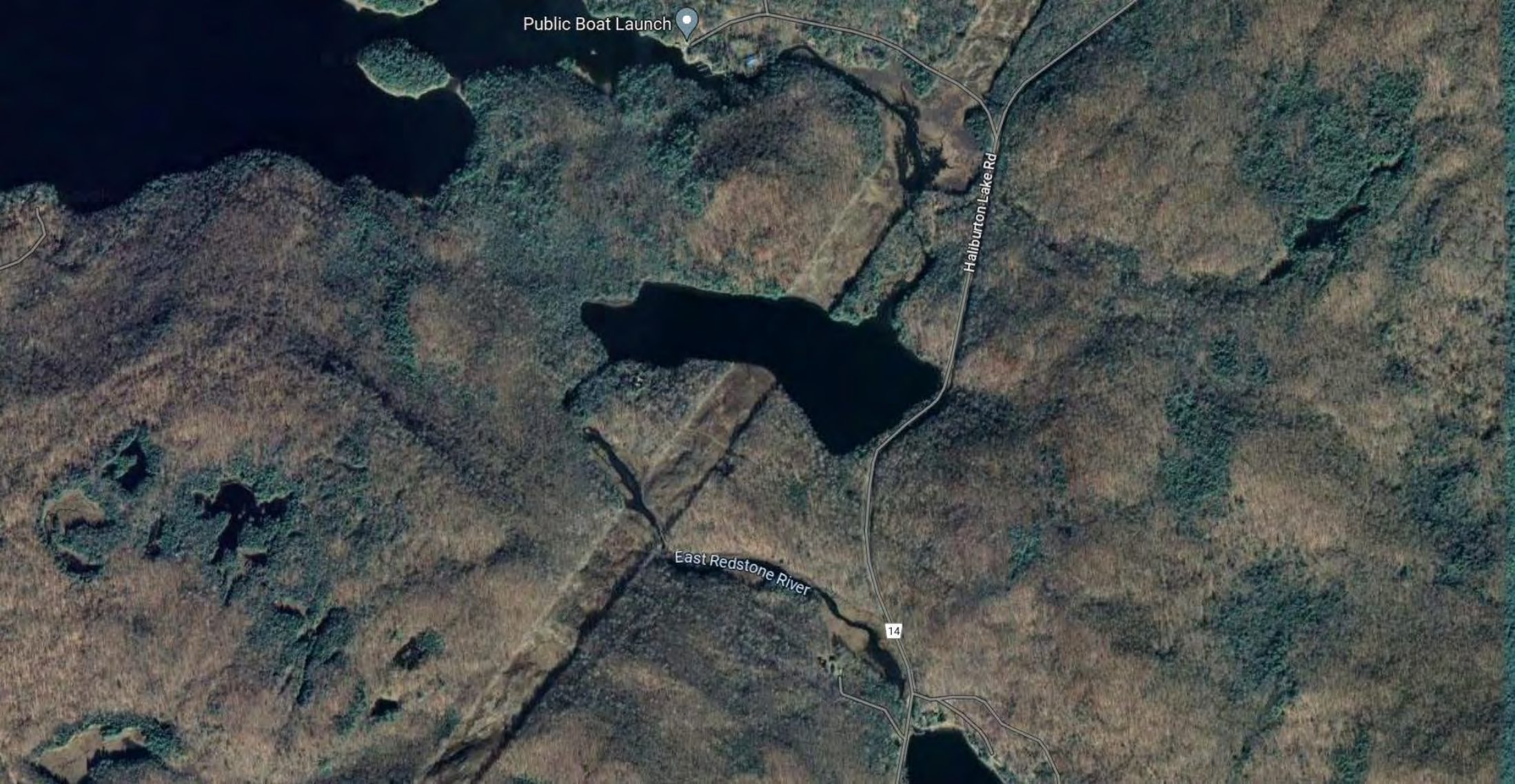


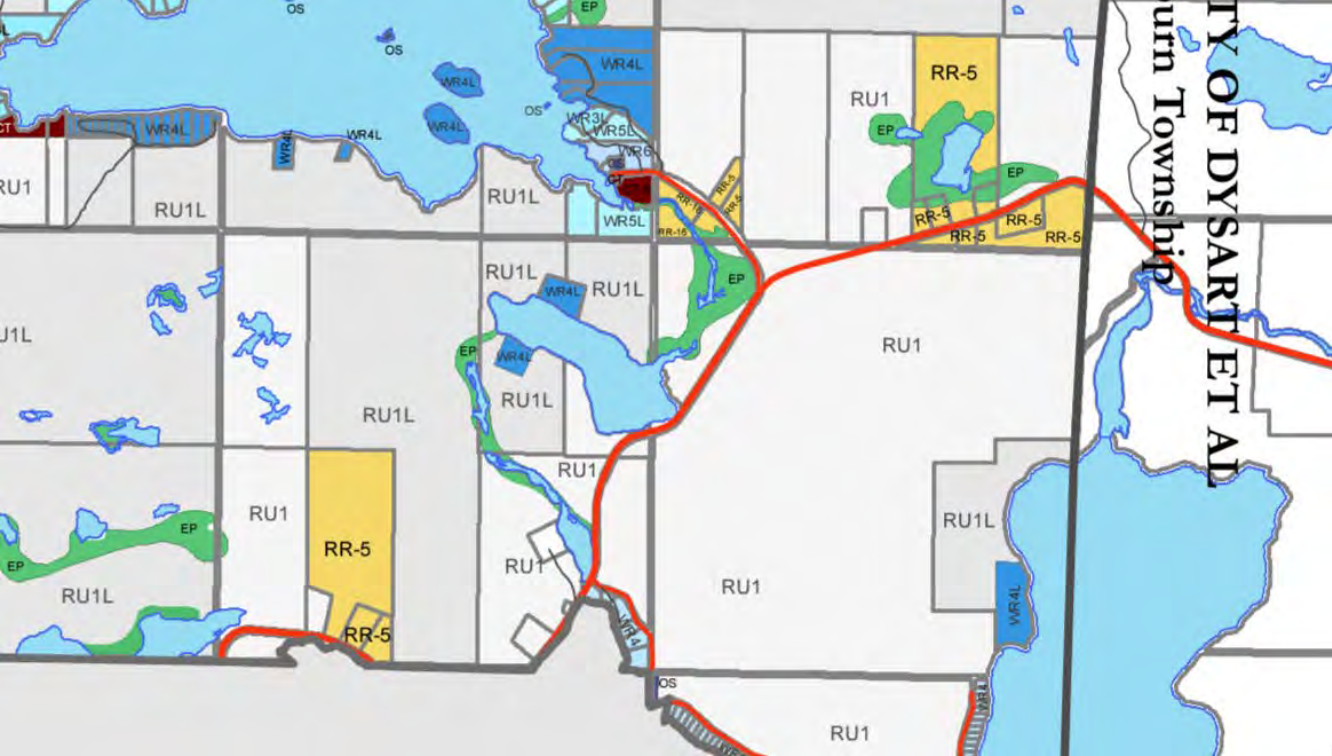
Public Boat Launch

Haliburton Lake Rd

East Redstone River

14





Blue Lake

Haliburton County

Guilford Township

Physical Data

Latitude - 45°9'

Longitude - 78°30'

Surface Area - 52 acres

% Littoral Area - 83.3

Maximum Depth - 32'

Mean Depth - 9'

Lake Characteristics

The temperature ranged from 68°F at the surface to 46°F at the 33 ft level. The thermocline occurred between 15 ft and 25 ft with the temperature dropping from 63°F to 47°F.

Average pH of 6.1, TDS - 37, MEI - 12.3, Alk - 13.7

Oxygen p.p.m. was 9.5 at the 1 ft level dropping to 9.0 at 15 ft, 7.0 at 25 ft, and 4.0 at 33 ft.

Fish Species Present

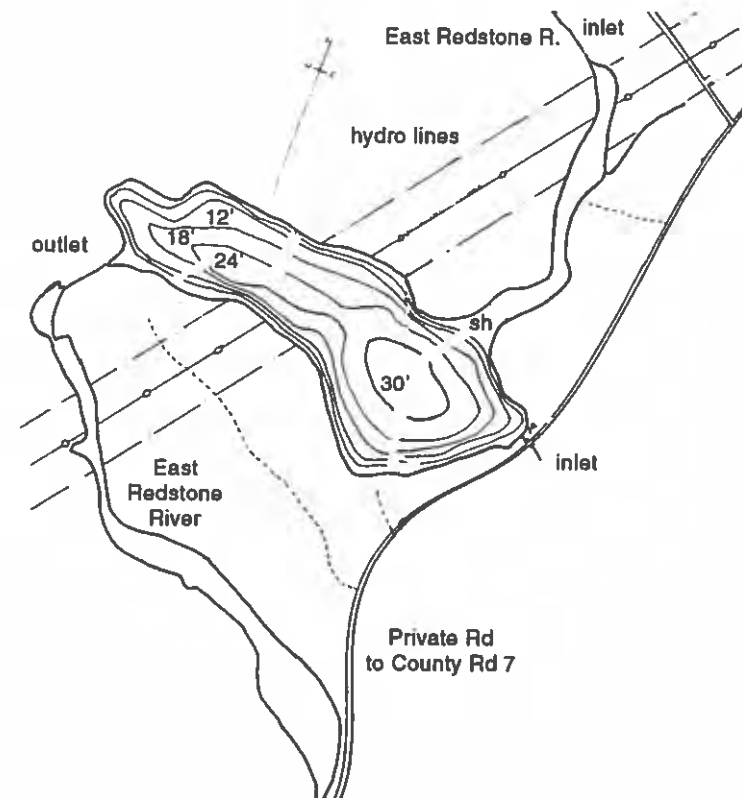
Splake, rainbow trout, lake trout, bass and whitefish.

Stocked with splake in 1991, 93, 95, and 99.

Access

Accessible by private road off County Rd 7 at Kennisis Lake.

Survey Date - June 15, 1967
(water chemistry updated - 84,86.)



(Refer to Guilford Township map - page 215)