

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$598,800

Welcome to

3875 Loop Road
Harcourt



Cheryl Bolger

Sales Representative



CONTACT DETAILS:

 705-457-9994  cheryl@cherylbolger.ca
 705-306-9450  troyausten.ca





Welcome to this stunning brick bungalow featuring three bedrooms, two bathrooms, and an attached heated two-car garage. Nestled in a prime location, it offers walking distance access to local amenities such as restaurants, the LCBO, and Johnny's Coffee. For nature enthusiasts, paradise awaits with an array of trails, lakes, and beaches close by. Explore the great outdoors, enjoy hiking, go fishing in serene lakes, or bask in the sun on sandy beaches.

Inside, the spacious floor plan seamlessly connects the living room and dining room, flooded with natural light from large windows. The brand-new kitchen boasts abundant counter space and top-of-the-line appliances, making meal preparation a breeze. Upgrades include stainless steel appliances, new windows (2022), furnace and hot water tank (2021) and a propane gas BBQ hookup (2021). The master bedroom offers an ensuite bathroom, while two additional bedrooms provide versatility. The partially finished basement provides a versatile space that can be customized to suit your needs. From a home theatre to a game room or a dedicated area for family gatherings, the basement offers endless possibilities for creating unforgettable memories.

Step out onto the private back deck, where you'll find a perfect spot for relaxation and entertainment. Soak away the cares of the day in the inviting hot tub, surrounded by the serene ambiance of the area. Don't miss the opportunity to call this incredible property your own.



Interior Home Features

Three Bedrooms

Two bathrooms

Spacious layout flooded with natural light

Partially finished basement offering endless possibilities

Tons of natural light through the newer windows

Additional Upgrades: Stainless steel appliances, windows, furnace/hot water tank

Exterior Features

Attached two car garage

Level 1 acre lot

Large mature trees and ample yard space

Private deck with inviting hot tub

Walking distance to local amenities

Just a 7 minute drive to the village of Wilberforce for additional essentials



3875 LOOP Road, Harcourt, Ontario K0L 1X0

Listing

Client Full
Active / Residential

3875 LOOP Rd Harcourt

Listing ID: 40557110
 Price: **\$598,800**



Haliburton/Dysart et al/Harcourt

Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,259**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,259/Other**
 DOM: **24**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,755.21/2023**

Remarks/Directions

Public Rmks: **Welcome to this stunning brick bungalow featuring three bedrooms, two bathrooms, and an attached heated two-car garage. Nestled in a prime location, it offers walking distance access to local amenities such as restaurants, the LCBO, and Johnny's Coffee. For nature enthusiasts, paradise awaits with an array of trails, lakes, and beaches close by. Explore the great outdoors, enjoy hiking, go fishing in serene lakes, or bask in the sun on sandy beaches. Inside, the spacious floor plan seamlessly connects the living room and dining room, flooded with natural light from large windows. The brand-new kitchen boasts abundant counter space and top-of-the-line appliances, making meal preparation a breeze. Upgrades include stainless steel appliances, new windows (2022), furnace and hot water tank (2021) and a propane gas BBQ hookup (2021). The master bedroom offers an ensuite bathroom, while two additional bedrooms provide versatility. The partially finished basement provides a versatile space that can be customized to suit your needs. From a home theatre to a game room or a dedicated area for family gatherings, the basement offers endless possibilities for creating unforgettable memories. Step out onto the private back deck, where you'll find a perfect spot for relaxation and entertainment. Soak away the cares of the day in the inviting hot tub, surrounded by the serene ambiance of the area. Don't miss the opportunity to call this incredible property your own.**

Directions: **Loop Road in the Hamlet of Harcourt. Between Wilberforce and Highland Grove.**

Exterior

Exterior Feat:	Year Round Living				
Construct. Material:	Solid Brick	Foundation:	Block	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	//			Apx Age:	51-99 Years
Property Access:	Municipal Road, Year Round Road			Rd Acc Fee:	
Other Structures:				Winterized:	Fully Winterized
Garage & Parking:	Attached Garage//Private Drive Double Wide//Asphalt Driveway			Garage Spaces:	2.0
Parking Spaces:	4	Driveway Spaces:	2.0		
Services:	Cell Service, High Speed Internet			Sewer:	Septic
Water Source:	Drilled Well	Water Tmnt:		Acres Rent:	
Lot Size Area/Units:	1.055/Acres	Acres Range:	0.50-1.99	Lot Shape:	Rectangular
Lot Front (Ft):	197.00	Lot Depth (Ft):	0.00	Land Lse Fee:	
Location:	Rural	Lot Irregularities:		Fronting On:	West
Area Influences:	Business Centre, Playground Nearby, Rec./Community Centre, School Bus Route, Trails				
Topography:	Level			Exposure:	East
Restrictions:					
School District:	Trillium Lakelands District School Board				
High School:	HHSS				
Elementary School:	WES, CES, JEHES, SBES				

Interior

Interior Feat:	Central Vacuum, Hot Tub			
Basement:	Full Basement	Basement Fin:	Partially Finished	
Laundry Feat:	Main Level			
Cooling:	Central Air			
Heating:	Forced Air-Propane			
Under Contract:	Propane Tank, None			Contract Cost/Mo:
Inclusions:	Dishwasher, Dryer, Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Coverings			
Add Inclusions:	Electric Light Fixtures			
Exclusions:	Personal Items			

Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **PART OF LOT 16, CONCESSION 2, AS IN H238653; S/T INTEREST IN H59663. PART OF LOT 16, CONCESSION 2, AS PART 1 ON PLAN 19R-10463. UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Zoning: **CH**
Assess Val/Year: **\$249,000/2024**
PIN: **391580266**
ROLL: **462403000020600**
Possession/Date: **Flexible/**

Survey: **Available/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **min 5%**

Brokerage Information

List Date: **03/22/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Cheryl Bolger, Salesperson
Date Prepared: 04/15/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40557110

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	9' 9" X 23' 4"	2.97 X 7.11	
Living Room	Main	14' 1" X 19' 2"	4.29 X 5.84	
Dining Room	Main	15' 4" X 19' 2"	4.67 X 5.84	
Bedroom Primary	Main	12' 11" X 16' 0"	3.94 X 4.88	
Primary Ensuite Bathroom	Main	7' 8" X 10' 2"	2.34 X 3.10	3-Piece, Ensuite
Bedroom	Main	10' 5" X 11' 11"	3.17 X 3.63	
Bedroom	Main	11' 7" X 9' 11"	3.53 X 3.02	
Bathroom	Main	7' 4" X 4' 10"	2.24 X 1.47	4-Piece
Den	Main	10' 4" X 13' 10"	3.15 X 4.22	
Foyer	Main	9' 0" X 13' 1"	2.74 X 3.99	
Other	Main	23' 2" X 28' 1"	7.06 X 8.56	
Desc: Garage				
Other	Main	30' 2" X 11' 8"	9.19 X 3.56	
Desc: Back Deck				
Other	Basement	21' 11" X 36' 5"	6.68 X 11.10	
Desc: Unfinished Basement				
Storage	Basement	6' 7" X 13' 3"	2.01 X 4.04	
Recreation Room	Basement	28' 2" X 18' 3"	8.59 X 5.56	

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Chattels

Included

- Dishwasher
- Dryer
- Microwave
- Refrigerator
- Stove
- Washer
- Window Coverings
- Electric Light Fixtures
- Hot Tub

Excluded

- Personal Items



Seller

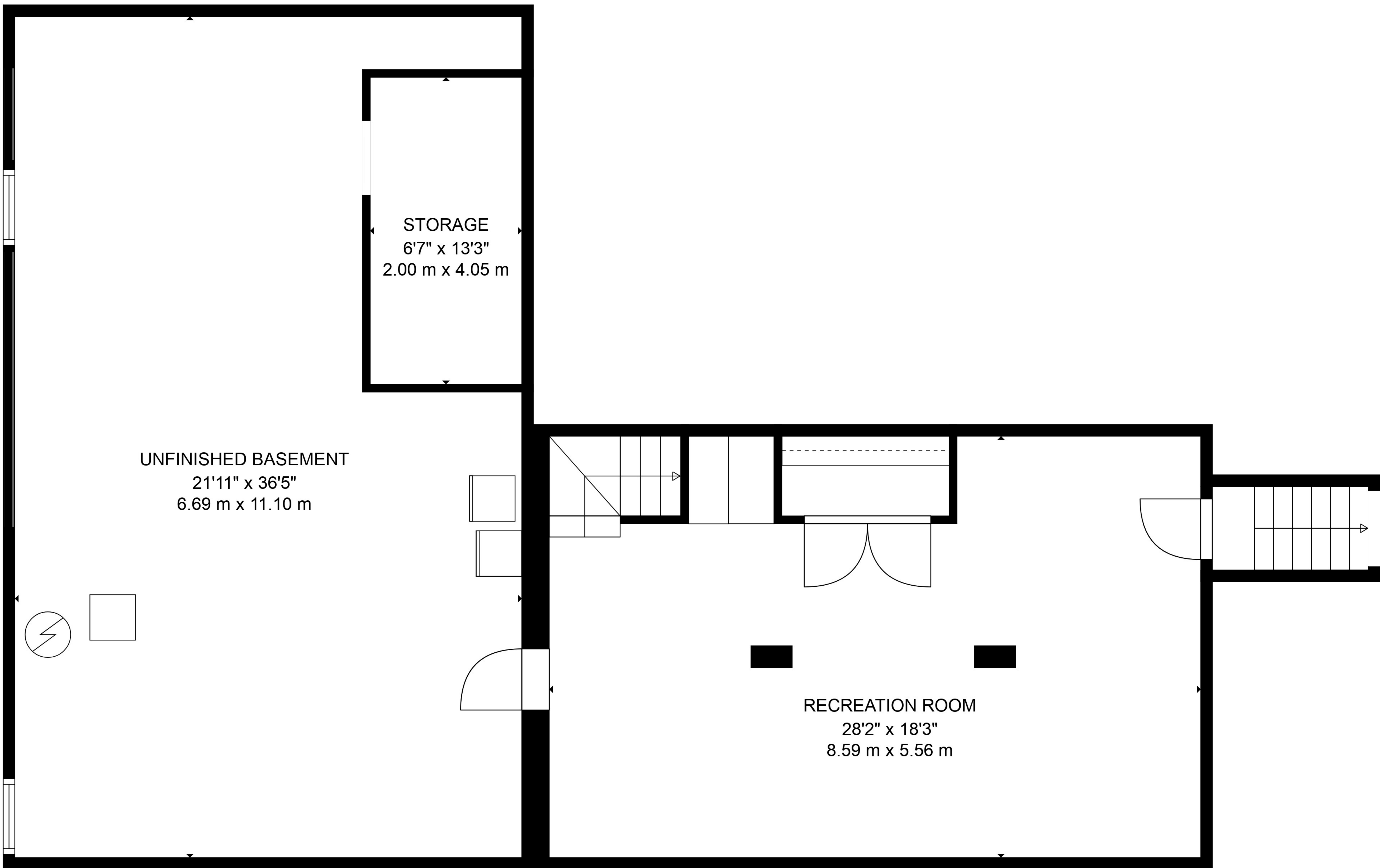


Buyer

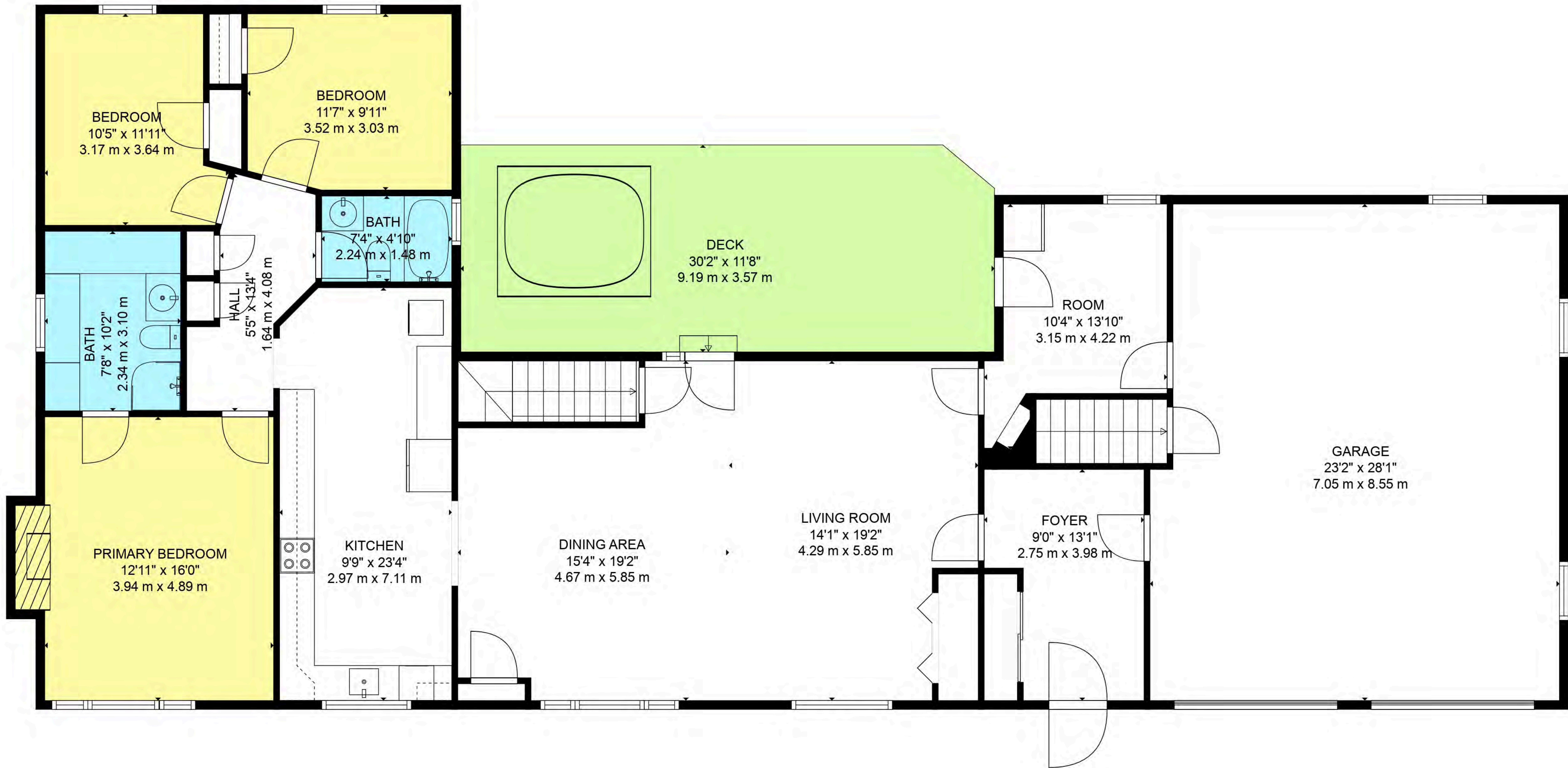
Additional Information

- Hydro cost per year - \$2,000/approx.
- Propane Supplier – Superior Propane
- Propane Cost per year - \$2,400/approx.
- Internet Provider - Bell
- Cell Service – Bell
- Septic Installed - 2014
- Septic Pumped – May 2021
- Insurance – TD Meloche
- Upgrades Include
 - Windows installed - 2022
 - Furnace & Hot Water Tank – 2021
 - Stainless Steel Appliances – 2023
 - BBQ Propane Hookup - 2021

*Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.*



GROSS INTERNAL AREA
 FLOOR 1: 659 sq. ft, 61 m², FLOOR 2: 1743 sq. ft, 162 m²
 EXCLUDED AREAS: , UNFINISHED BASEMENT: 703 sq. ft, 65 m²
 GARAGE: 630 sq. ft, 59 m², DECK: 349 sq. ft, 32 m²
 TOTAL: 2401 sq. ft, 223 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Sewage System Installation Report

File Number: JA-4-10

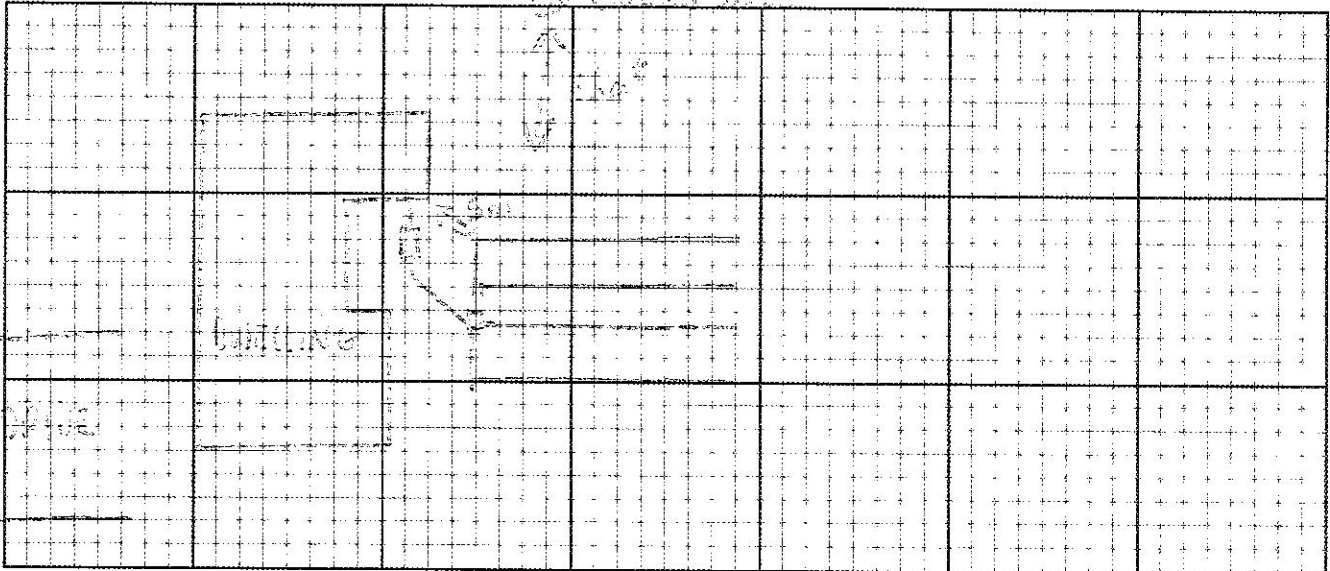
Installation by: Stewart Bellamy Date: 14-05-29

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank/Holding Tank of working capacity of 4500 litres constructed of plastic/concrete/fibreglass
 Manufacturer: ROP Model: _____
2. Distribution Pipe: Type: 36' (12.19m) Absorption Trench System Filter Bed System
 Filter Bed Area: _____ m² Filter Sand Contact Area _____ m²
 Total 60 Linear Metres in 4 runs of 15 metres and fed by: Gravity Siphon or Pump
 Loading Rate Area: N/A m² 15 metre constructed mantle provided: Yes / No (circle) No
3. Size of System based on 4 bedrooms and/or 4.2 fixture units. Commercial details: _____
 Area of Building: 600 m² Total Daily Design Sewage Flow: 2000 litres

4. Other Dist box utilized.

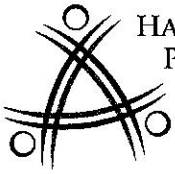
Diagram of Installation as observed by Inspector: 30 meters wide



Ensure the following work is completed: 1) Back fill system and sod or seed 2) Stabilize all sloped surfaces 3) Finish grading to shed run-off and divert water around leaching bed 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: Mainline Effluent Pipe

INSTALLATION REPORT	
Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:	
<u>LYLE DONALDSON</u>	
For the use and operation of the Class <u>4</u> Sewage System Installed/Altered under Site Inspection Report # <u>JA-4-10</u>	
Such system being located on Lot #:	<u>16</u> Conc. #: <u>2</u> Plan #: _____ Sub Lot #: _____
Civic (Emergency, Fire, 911) #	<u>3875</u> Street: <u>Loop Rd</u>
Roll #	Township/County/City: <u>WAGBOWEN</u>
Inspected & Recommended by (Appointed Inspector - Part 8):	Date: <u>14-05-29</u>
Reviewed (Part 8 Coordinator):	Date: <u>14-05-29</u>



Site Inspection Report and Sewage System Permit

File Number: HA-17-14

Owner: LYNNE DONALDSON Date: 14-05-22
 County/City/Twp.: WINDSOR Lot #: 16 Conc. #: 2
 Plan #: _____ Sub Lot #: _____ Civic (Emergency, Fire, 911) #: 3875 WEST RD
 Roll #: _____

1. **Assessment of Property:** (circle one)
- a) Surface drainage: good fair poor
 - b) Slope of ground: level gradual steep
 - c) Clearances (horiz): satisfactory unsatisfactory
 - d) Percolation rate: 5-10 min/cm measured estimated

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	ORGANIC SAND
0.5	
1.0	
1.5	
Show rock elevation	
Show water table <u>Spring HWT</u>	

2. **Decision:** On the basis of your application the property is:
- a) Acceptable if system is installed as outlined in item 3 below
 - b) Not acceptable; Reason recorded under item 3
- An applicant may appeal a decision by writing to:**
 The Building Code Commission
 777 Bay Street, 2nd Floor, Toronto, Ontario M5G 2E5

3. **Approved Design of the sewage system includes:**
- a) Working capacity of Septic Tank: 4500 litres Holding tank: _____ litres
 - b) Length of absorption trench required 60 metres
 - c) Filter bed area: _____ m² Filter sand Contact area: _____ m²
 - d) Loading Rate Area: N/A m² 15 metre constructed mantle required: Yes / No (circle)
 - e) Size of system is based on 4 bedrooms and/or 420 fixture units
 Area of building: 6200 m² Commercial details: _____
 Total Daily Design Sewage Flow: 62000 Litres

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: LAYOUT AS PROPOSED MEETS OBC REQ.
PUMP + BACKFLOW VALVE TANK

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done. **Permits to install a sewage system require review after 2 years from date of issue.**

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected and Recommended by: [Signature] (Appointed Inspector - Part 8) Date: 14-05-22
 Reviewed: [Signature] (Part 8 Coordinator) Date: 14-05-22

SITE PLAN SHOWING PROPOSED DEVELOPMENT
PART OF LOT 16, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF HARCOURT
TOWNSHIP OF DYSART et al
COUNTY OF HALIBURTON
RODNEY GEYER O.L.S.

50 25 0 50 100 150 FEET
 SCALE 1 INCH = 50 FEET

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

- LEGEND**
- P1 DENOTES PARKING SPACE.
 - DENOTES DIRECTION OF PROPOSED DRAINAGE.
 - DENOTES BUILDING SETBACK (CH ZONE).
 - X X X DENOTES CHAIN LINK FENCE.
 - C.S.P. DENOTES CORRUGATED STEEL PIPE.
 - DENOTES VEGETATIVE BUFFER (CEDAR HEDGE).

NOTE
 EXTERIOR LIGHTING TO BE FULL CUT-OFF, MOTION
 ACTIVATED, LUMINARIES.

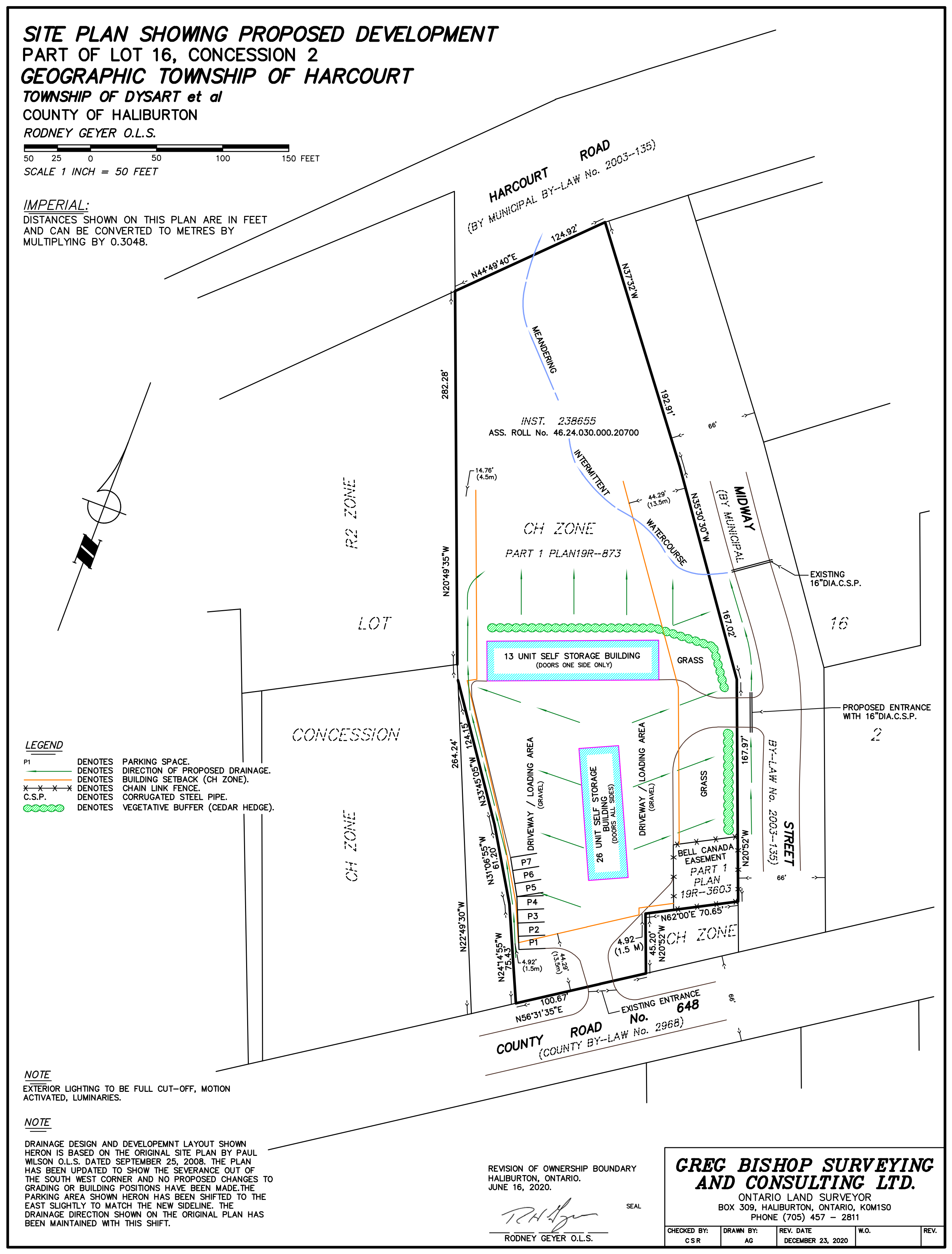
NOTE
 DRAINAGE DESIGN AND DEVELOPEMNT LAYOUT SHOWN
 HERON IS BASED ON THE ORIGINAL SITE PLAN BY PAUL
 WILSON O.L.S. DATED SEPTEMBER 25, 2008. THE PLAN
 HAS BEEN UPDATED TO SHOW THE SEVERANCE OUT OF
 THE SOUTH WEST CORNER AND NO PROPOSED CHANGES TO
 GRADING OR BUILDING POSITIONS HAVE BEEN MADE. THE
 PARKING AREA SHOWN HERON HAS BEEN SHIFTED TO THE
 EAST SLIGHTLY TO MATCH THE NEW SIDELINE. THE
 DRAINAGE DIRECTION SHOWN ON THE ORIGINAL PLAN HAS
 BEEN MAINTAINED WITH THIS SHIFT.

REVISION OF OWNERSHIP BOUNDARY
 HALIBURTON, ONTARIO.
 JUNE 16, 2020.

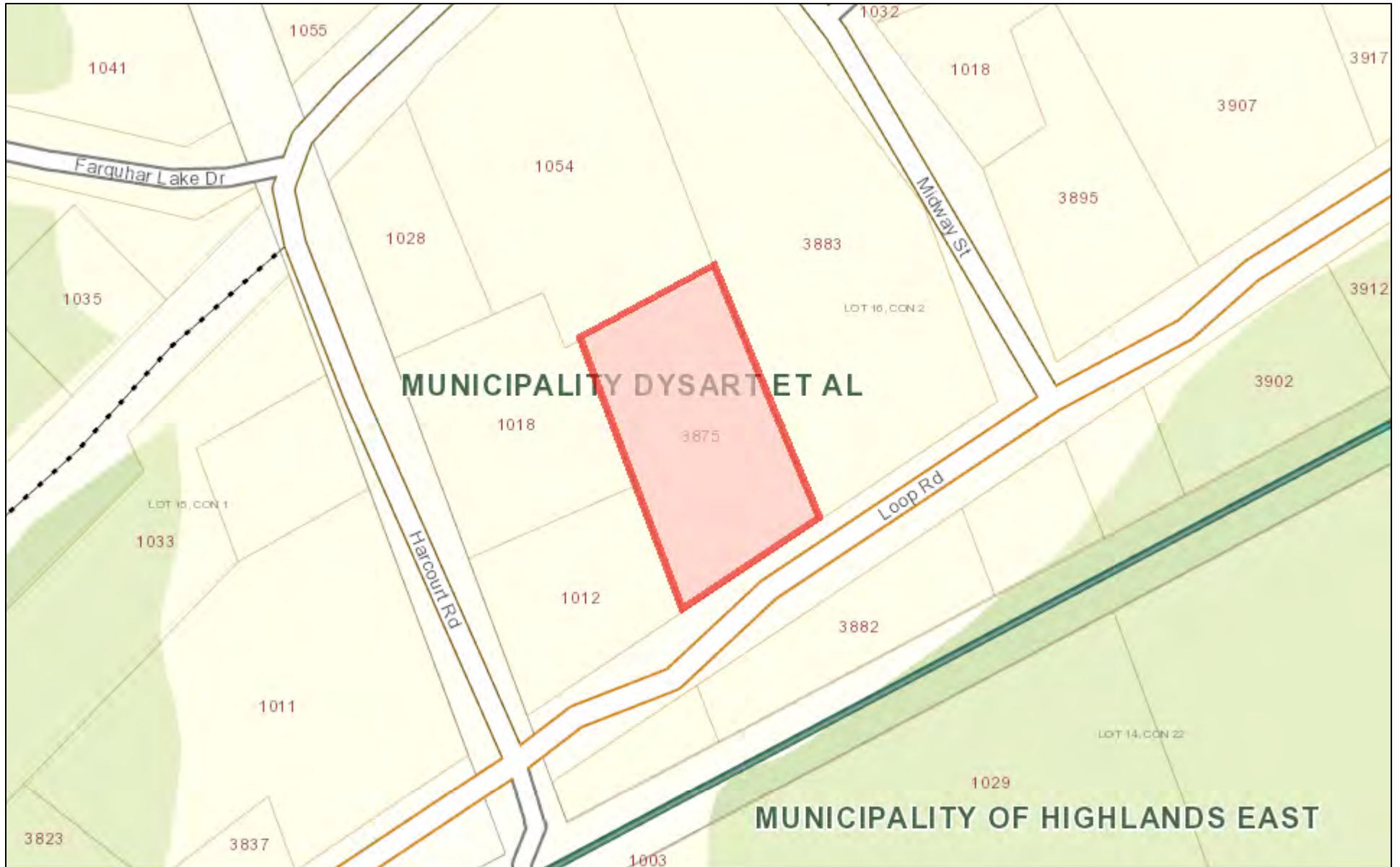
RH Geyer
 RODNEY GEYER O.L.S.

**GREG BISHOP SURVEYING
 AND CONSULTING LTD.**
 ONTARIO LAND SURVEYOR
 BOX 309, HALIBURTON, ONTARIO, K0M1S0
 PHONE (705) 457 - 2811

CHECKED BY: CSR	DRAWN BY: AG	REV. DATE: DECEMBER 23, 2020	W.O.	REV.
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3875 Loop Road



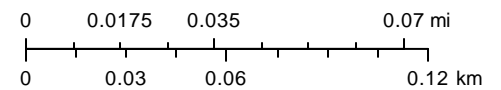
March 9, 2021

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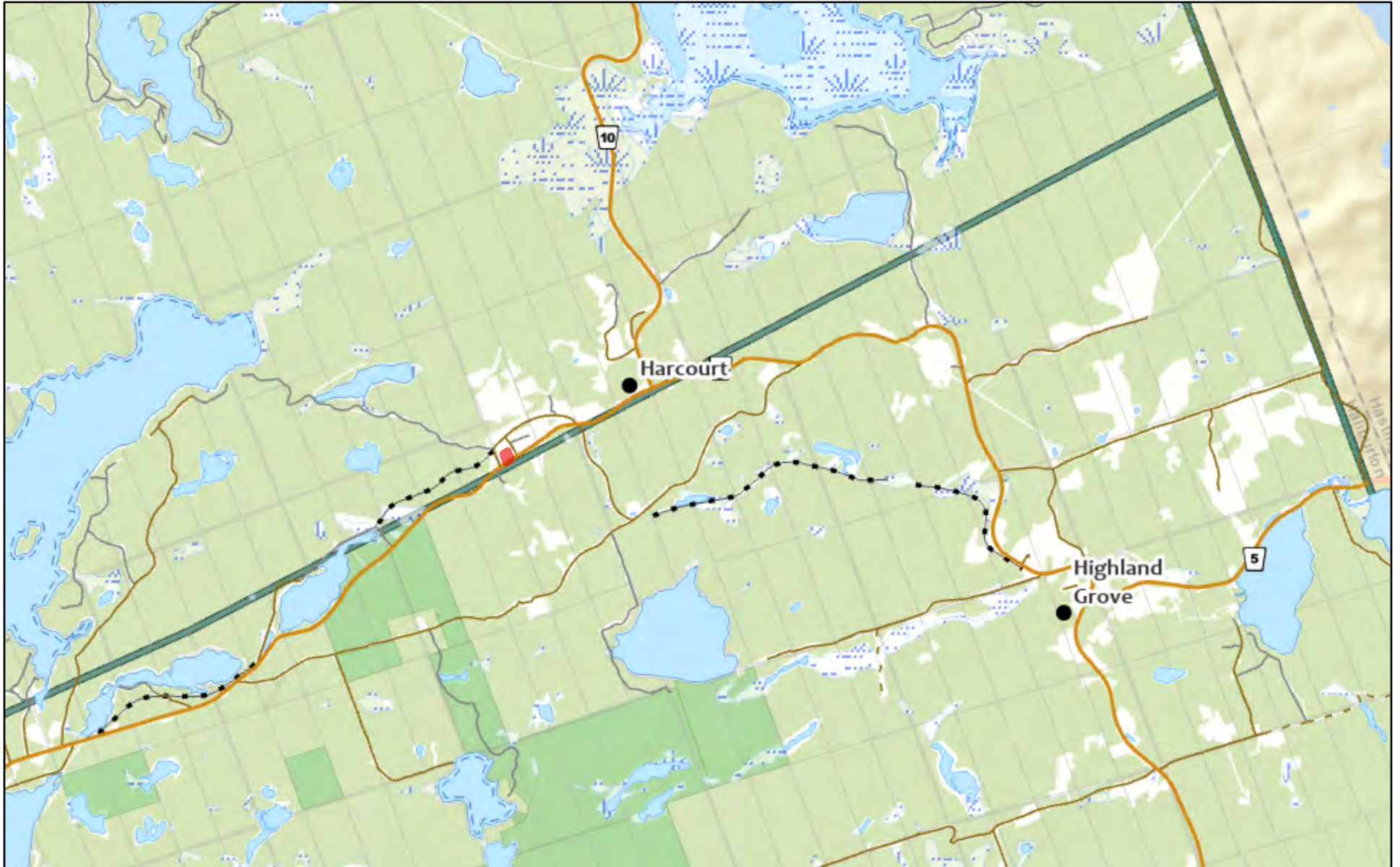
Published by the County of Haliburton, 2016.



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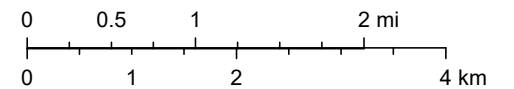
3875 Loop Road, Harcourt



March 18, 2024

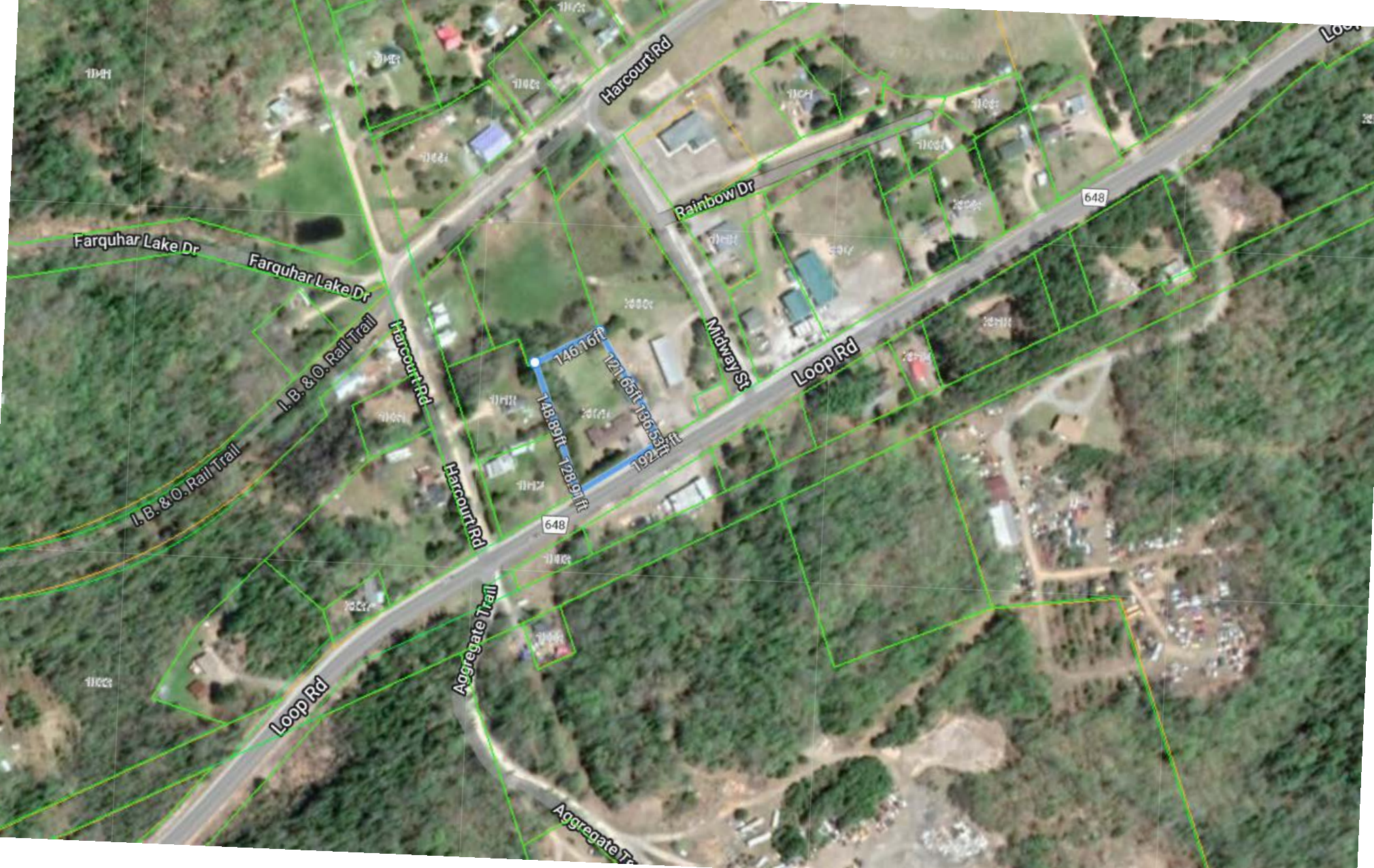


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Harcourt Rd

Rainbow Dr

Midway St

Loop Rd

648

Farquhar Lake Dr

Farquhar Lake Dr

I.B. & O. Rail Trail

I.B. & O. Rail Trail

Harcourt Rd

Harcourt Rd

Aggregate Trail

Loop Rd

Aggregate Trail

648

146.16ft

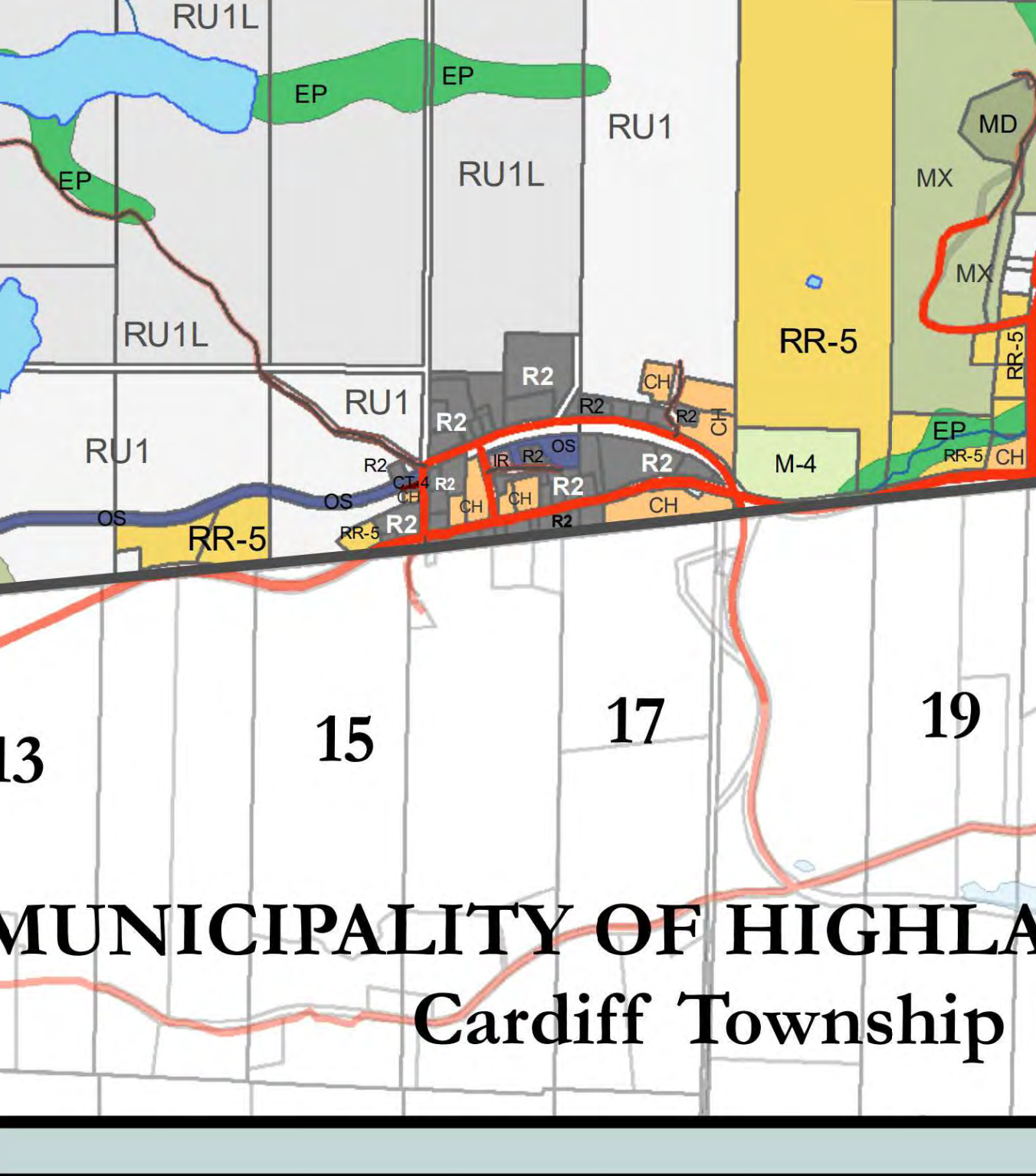
148.80ft

121.65ft

130.53ft

128.91ft

192.00ft



MUNICIPALITY OF HIGHLAND
Cardiff Township