

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



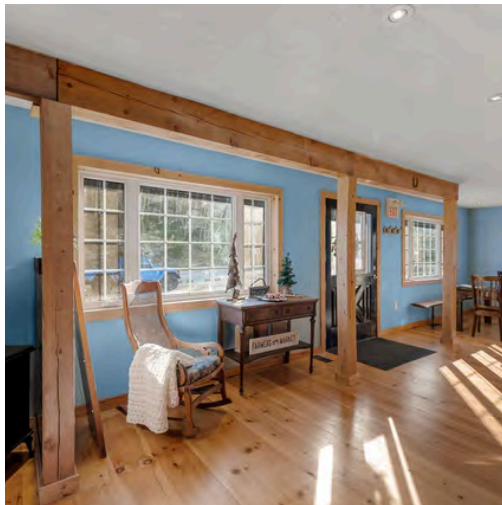
\$499,000

Welcome to

4167 Loop Road
Harcourt



Cheryl Bolger
Sales Representative



CONTACT DETAILS:

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

Property Client Full

4167 LOOP Road, Dysart, Ontario K0L 1X0

Listing

[4167 LOOP Rd Dysart](#)**Active / Commercial / Commercial / Retail****MLS®#: X13676428**List Price: **\$499,000/For Sale**
New Listing

Haliburton/Dysart et al/Harcourt

Tax Amt/Yr: **\$2,344.93 / 2026 / An** Transaction: **Sale**
 SPIS: **No** DOM: **2**
 Legal Desc: **PT LT 19 CON 2 HARCOURT PT 1 19R3114; DYSART ET AL**

Category: **Multi-Use** Use: **60**
 Link: **Yes** Holdover: **60**
 Freestanding: **Yes** Franchise: **Flexible**
 Occupant: **Owner** Possession: **Flexible**

Zoning: **CH**
 Dir/Cross St: **Hwy 118 to Cty Rd 648 to Loop Rd. Property is on the corner of Loop Road and Elephant lake Road.**

PIN #: **391580188**
 Possession: **Flexible**

ARN #: **462403000025200**
 Possession Date:

Contact After Exp: **No**

Total Area: **2,304.00 Square Feet**
 Ofc/Apt Area: **932 Square Feet**
 Retail Area: **1,372 Square Feet**
 Heat: **Gas Forced Air Open, Propane Gas**
 Sprinklers: **No Sprinklers**

Lot/Bldg/Unit/Dim: **Lot 356 x Feet**
 Lot Irreg: **Irregular Lot**
 Water: **Well**
 Sewers: **Septic**
 A/C: **None**
 Washrooms: **2**
 Garage Type: **None**

Basement: **Yes**
 Assessment: **2026**
 Area Infl: **Rec Centre**

Utilities: **Available**
 Waterfront Y/N: **No**

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Discover the possibilities at 4167 Loop Road in Harcourt. Situated on a level 2.2-acre lot with approximately 356 feet of frontage, this highly visible property offers excellent exposure and plenty of room for parking, equipment and future plans. The approximately 2,304 sq. ft., 1-storey building is fully winterized and serviced by a dug well and septic system, with approximately 1,248 sq. ft. of additional unfinished space. Zoned CH, the property presents an exciting opportunity for a marine-related business, contractor's office, repair or service operation, logistics business, or other entrepreneurial venture. Convenient year-round access and parking for approximately 15 vehicles add to its versatility. Bring your vision and explore the potential of this unique commercial opportunity in the heart of cottage country. Buyers to confirm permitted uses and future plans with the Municipality of Dysart et al.**

Inclusions: **Washer, Dryer, Woodstove/Coostove, Window Coverings**

Listing Contracted With: **RE/MAX Professionals North**

Prepared By: **CHERYL BOLGER, REALTOR Salesperson**

Date Prepared: **08/14/2026**

Rooms

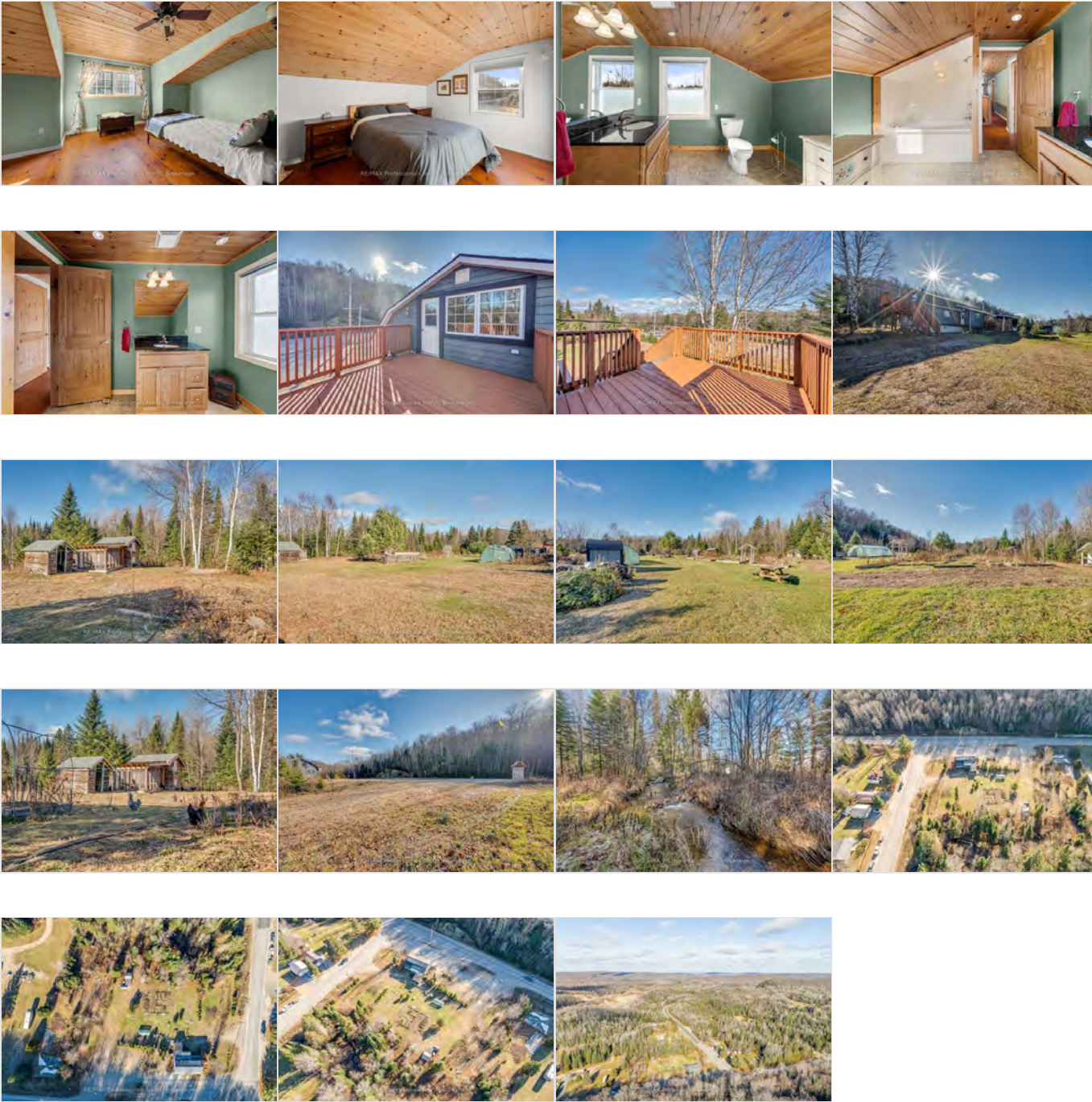
MLS®#: X13676428

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

Photos

MLS®#: X13676428**[4167 LOOP Road](#), Dysart, Ontario K0L 1X0**





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Property Client Full

4167 LOOP Road, Dysart, Ontario K0L 1X0

Listing

[4167 LOOP Rd Dysart](#)**Active / Residential Freehold / Detached****MLS®#: X13676426****List Price: \$499,000****New Listing****Haliburton/Dysart et al/Harcourt**

Tax Amt/Yr: **\$2,344.93/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 19 CON 2 HARCOURT PT 1 19R3114; DYSART ET AL**

Style: **1 1/2 Storey** Rooms Rooms+: **14+1**
 Fractional Ownership: **3(3+0)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **1.5** SF Source: **LBO Provided**
 Lot Irreg: **2 - 4.99**
 Lot Front: **355.80** Fronting On: **S**
 Lot Depth: **273.91** Builder Name:
 Lot Size Code: **Feet**

Zoning: **CH**Dir/Cross St: **Hwy 118 to Cty Road 648 to Loop Road and Elephant Lake Road**

PIN #: **391580188**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462403000025200**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Full, Unfinished**
 Fireplace/Stv: **No**
 Interior Feat: **Water Heater Owned**
 Parking Feat: **Other**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Elevator: **No/**
 Property Feat: **Year Round Living**
 Exterior Feat: **Asphalt Shingle**
 Roof: **Block**
 Foundation: **Level**
 Topography: **Level**
 Soil Type:

Exterior: **Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **15.00**
 Tot Pk Spcs: **15.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Well**
 Water Supply Type: **Dug Well**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Propane Tank**
 Access To Property: **Yr Rnd Municipal Rd**
 View:

Waterfront: **None**
 Easements/Restr:
 Dev Charges Paid:

Island YN:
 HST App To SP: **Included In**
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Discover the possibilities at 4167 Loop Road in Harcourt. Situated on a level 2.2-acre lot with approximately 356 feet of frontage, this highly visible property offers excellent exposure and plenty of room for parking, equipment and future plans. The approximately 2,304 sq. ft., 1-storey building is fully winterized and serviced by a dug well and septic system, with approximately 1,248 sq. ft. of additional unfinished space. Zoned CH, the property presents an exciting opportunity for a marine-related business, contractor's office, repair or service operation, logistics business, or other entrepreneurial venture. Convenient year-round access and parking for approximately 15 vehicles add to its versatility. Bring your vision and explore the potential of this unique commercial opportunity in the heart of cottage country. Buyers to confirm permitted uses and future plans with the Municipality of Dysart et al.**

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Rooms

MLS®#: X13676426

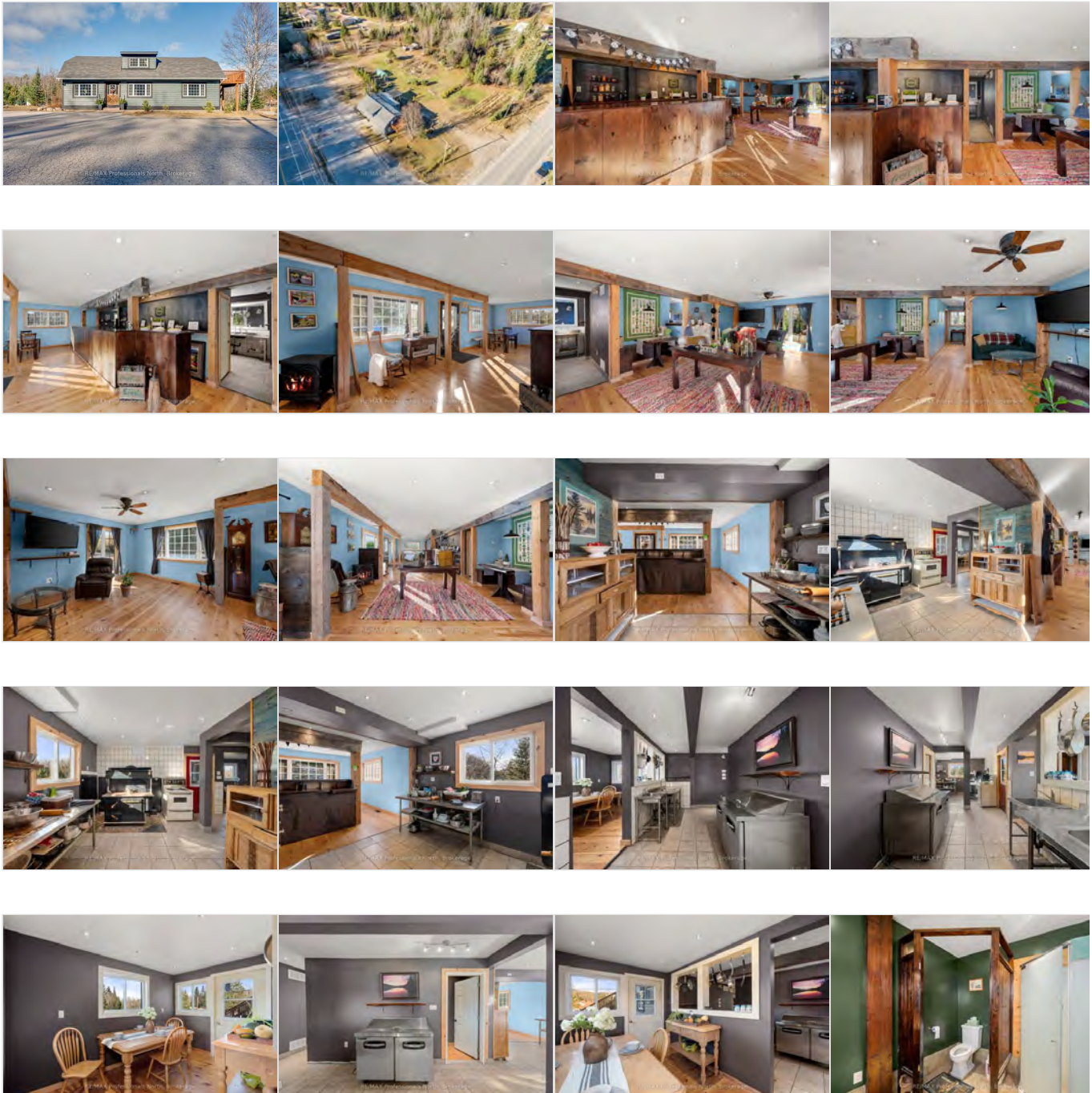
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	4.85 M X 2.72 M	15.91 Ft x 8.92 Ft		

Dining Room	Main	3.4 M X 2.72 M	11.15 Ft x 8.92 Ft
Other	Main	8.28 M X 1.73 M	27.17 Ft x 5.68 Ft
Living Room	Main	6.1 M X 5.51 M	20.01 Ft x 18.08 Ft
Kitchen	Main	8.28 M X 3.76 M	27.17 Ft x 12.34 Ft
Breakfast	Main	3.81 M X 2.46 M	12.50 Ft x 8.07 Ft
Other	Main	2.13 M X 2.57 M	6.99 Ft x 8.43 Ft
Other	Main	5.84 M X 7.42 M	19.16 Ft x 24.34 Ft
Recreation	Main	7.39 M X 1.4 M	24.25 Ft x 4.59 Ft
Bedroom	Second	3.94 M X 3.02 M	12.93 Ft x 9.91 Ft
Primary Bedroom	Second	5.79 M X 3.43 M	19.00 Ft x 11.25 Ft
Bedroom	Second	4.24 M X 5.92 M	13.91 Ft x 19.42 Ft
Other	Lower	14.12 M X 8.23 M	46.33 Ft x 27.00 Ft
Bathroom	Main		3
Bathroom	Second		4

Photos

MLS®#: X13676426

[4167 LOOP Road](#), Dysart, Ontario K0L 1X0







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Schedule “C”

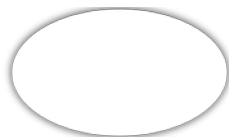
4167 Loop Road – Chattels

Included

- Washer
- Dryer
- Woodstove/Coostove
- Window Coverings

Excluded

- Personal Items
- Everything not listed as an inclusion



Seller



Buyer

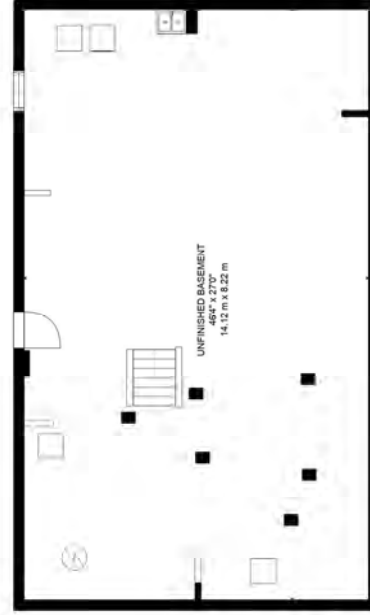
Additional Information

- Hydro Costs per Year: \$3000/yr approx
- Propane Supplier: Avenir
- Propane Cost Per Year: \$2323.19/yr approx
- Wood Supplier: Owner
- Wood Cords Per Season: 12 Face Cords
- Internet Provider: Bell
 - Highspeed? Yes
- Cell Service? Yes
- Septic Installer: Max Walsh
 - Install Year: 1989
 - Last Pumped: 2022
- Water Treatment System: Yes
- Winterized? Yes
- Age of Building: 1960
- Age of Roof: 16 years
- Insurance Company: Aviva
- Road: Year Round Municipal
- Driveway Plowing Costs: \$1000/season approx.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 2 sq. ft. 0 m², FLOOR 2: 1372 sq. ft. 127 m²
 FLOOR 3: 932 sq. ft. 87 m², EXCLUDED AREAS:
 UNFINISHED BASEMENT: 1248 sq. ft. 116 m², DECK: 318 sq. ft. 30 m²
 PATIO: 432 sq. ft. 40 m²
 TOTAL: 2306 sq. ft. 214 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

030-000-25200-0000					
Municipal Levy		County Levy		Education Levy	
Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
0.00369717	\$ 1,072.18	0.00285878	\$ 829.05	0.00153000	\$ 443.70

evy \$ 1,072.18 County Levy \$ 829.05 Education Levy \$ 443.70

Installments		Summary	
Amt	Exp Year	Due Date	Amount
		7/8/2026	\$ 612.38
		9/9/2026	\$ 611.00
		Sub-Total - Tax Levy	\$ 2,344.93
		Special Charges/Credits	\$ 0.00
		2026 Tax Cap Adjustment	\$ 0.00
		Final 2026 Levies	\$ 2,344.93
		Less Interim Tax Notice	\$ 1,122.16
		Past Due Taxes/Credit	\$ 0.61
\$ 0.00		Total Amount Due	\$ 1,223.38

Schedule 3

Explanation of Property Tax Calculations

Change

60

	Commercial	Industrial	Multi-Res.
2026 CVA Taxes			
* 2025 Annualized Taxes			
2026 Tax Cap Amount			
2026 Provincial Education Levy Change			
2026 Municipal Levy Change			
** 2026 Adjusted Taxes			

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.

SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:

Roll # 030-000-25200-0000

Name

Address

Due Date

September 9, 2026

Total Due

\$ 611.00





Jason's Top Hat & Tales Inc.

Chimney Sweep & Services
Duct Cleaning
Masonry

Box 160
33780 Highway 62
Maynooth, ON K0L 2S0

Phone: 613-338-2878
Toll Free: 1-888-842-6860
jason@tophatandtales.ca



THE INDOOR
AIR QUALITY SPECIALIST
Residential - Commercial - Industrial
Fully Insured

		Special Instructions / Technician Comments	
		ALL VISIBLE WETT CODE COMPLIANCES APPEAR TO BE MET @ 3pm THURSDAY JANUARY 26th 2023 Bob White WETT # 12283 	
Home Phone	Cell Phone	Cottage Phone	
Description	Cost		
LEVEL 1 INSPECTION			
WETT CODE COMPLIANCE REPORT			
PIONEER PRINCESS			
WARNOCK HERSEY LISTED			
COOKSTOVE			
CLEARANCES TO COMBUSTIBLES			
MET WITH HEAT SHIELDS			
ON WALLS, EMBEL PROTECTION			
MET WITH TILE			
DOUBLE WALL STOVE PIPE			
TO OUTSIDE STAINLESS			
STEEL CHIMNEY STRAIGHT			
UP WITH ROSE POLES			
HST# 845376847 RT0001			
PLEASE NOTE THAT THE BALANCE IS DUE UPON COMPLETION OF WORK. 2.5% PER MONTH ON ALL OUTSTANDING BALANCES. \$3.00 MIN. BILLING CHARGE.		SUB TOTAL	775
		HST	975
		DEPOSIT	
		TOTAL	14475
Cash ☐ Cheque ☐ Invoiced ☐ M/C ☐ Visa ☒	Received Payment: _____ Date: _____		

UNLESS STATED, THIS DOCUMENT DOES NOT CONSTITUTE A WETT INSPECTION, NOR REPORT.

TECHNICIANS CHECK LIST

1. Pipes clean ☐
2. Stove clean ☐
3. Check for broken tiles ☐
4. Check for seal ☐
5. Visual inspection complete ☐
6. All vents blown ☐
7. All plugs in ☐
8. Furnace cycled ☐
9. Filters in place or customer advised ☐
10. Access plate installed ☐
11. Furnace exterior cleaned ☐
12. Deodorizer applied ☐
13. Windows cleaned ☐
14. Cleanup done ☐

The above work has been completed to my satisfaction.

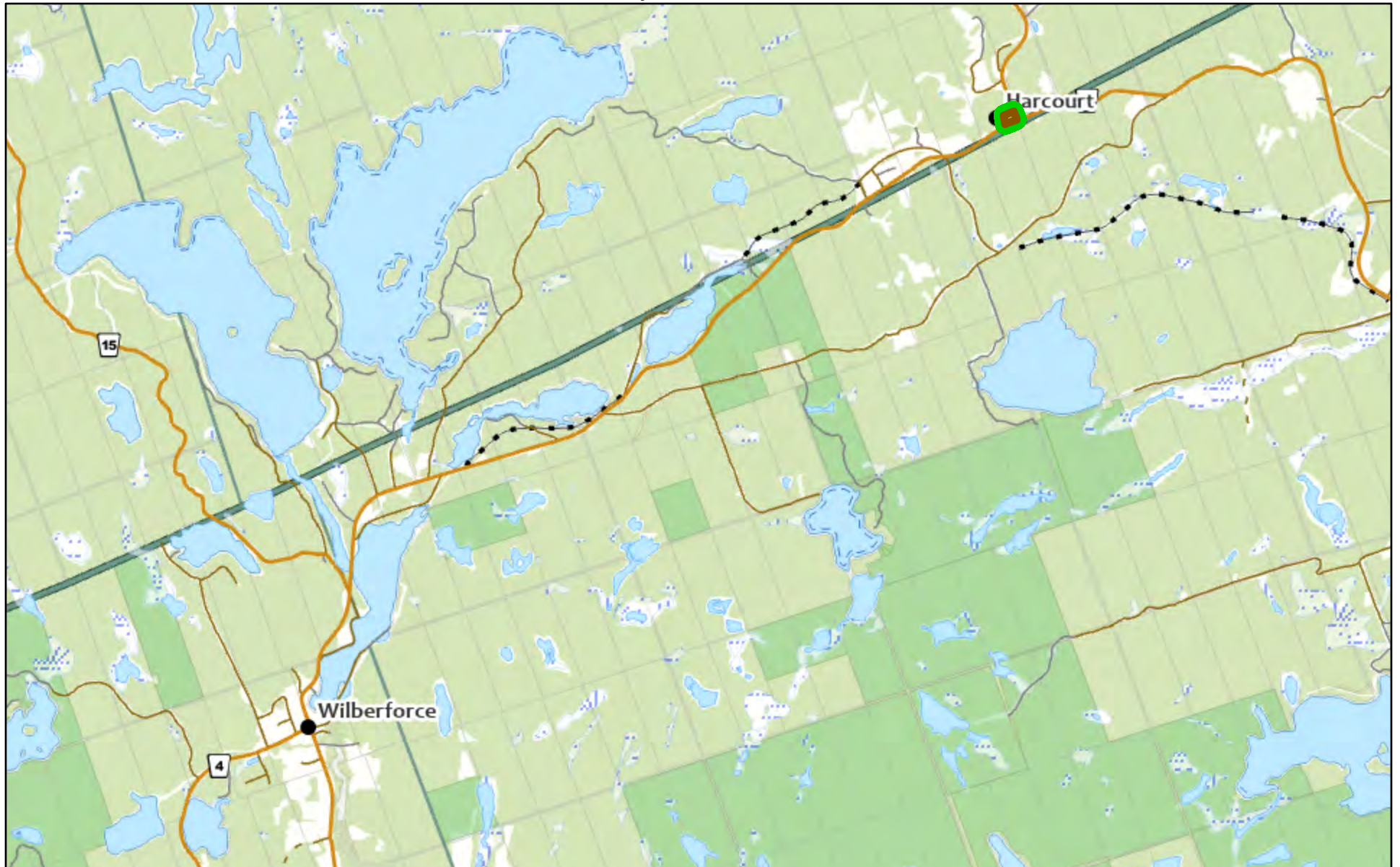
Client's Signature _____

Time: 2:55
Next Cleaning Recommended:

Date: Thurs. Jan. 26th 2023

We will call you
Remember: Sweep Right
Sleep Tight

4167 Loop Road, Harcourt



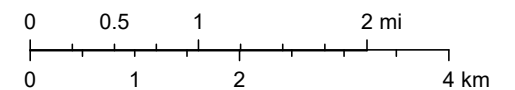
August 11, 2026

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Published by the County of Haliburton, 2025.



Scale: 1:72,224





PLAN OF SURVEY

PART OF LOT 19, CONCESSION II
TOWNSHIP OF HARCOURT

COUNTY OF HALIBURTON

SCALE: 1 INCH = 50 FEET

PAUL WILSON O.L.S.

1984



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

JULY 23 1984 *Paul Wilson*
DATE PAUL WILSON

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

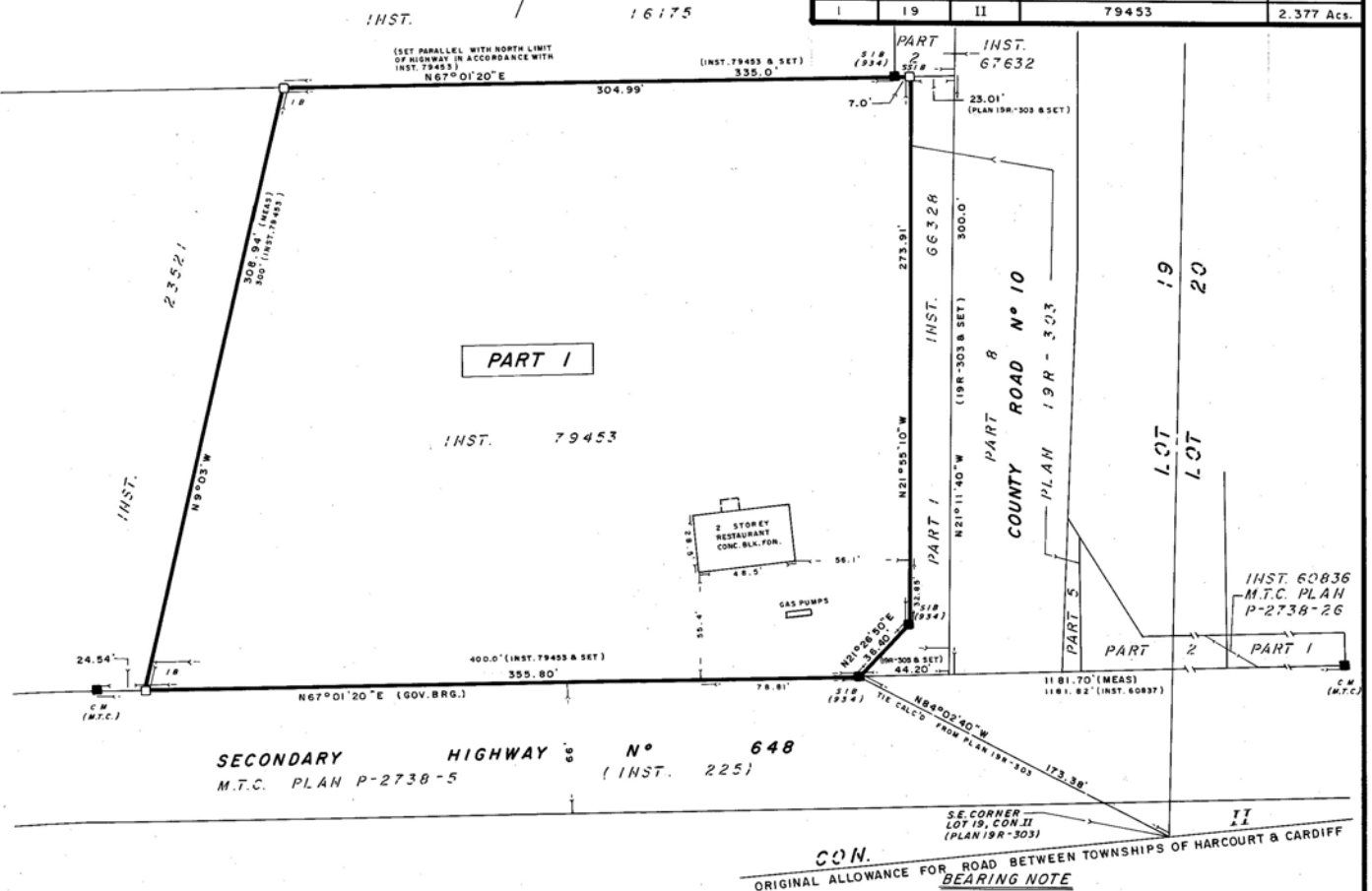
PLAN 19R-3114
RECEIVED AND DEPOSITED

23 July 1984

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

SCHEDULE

PART	LOT	CON.	INSTRUMENT	AREA
I	19	II	79453	2.377 Acs.



LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED
□ DENOTES PLANTED
■ DENOTES FOUND
S.I.B. DENOTES STANDARD IRON BAR
I.B. DENOTES 5/8" SQ. IRON BAR
C.W. DENOTES CONCRETE MONUMENT
1984 DENOTES H.C. BISHOP O.L.S.
(M.T.C.) DENOTES MINISTRY OF TRANSPORTATION
AND COMMUNICATIONS

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 JULY 17, 1984

HALIBURTON, ONT.
JULY 20, 1984

Paul Wilson
PAUL WILSON
ONTARIO LAND SURVEYOR

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE
NORTHERLY LIMIT OF HIGHWAY 648 HAVING AN
ASSUMED BEARING OF N67°01'20"E AS SHOWN ON
M.T.C. PLAN P-2738-5 (INST. 225)

BISHOP & WILSON LTD.
ONTARIO LAND SURVEYORS
BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811

Parcel: 4624030000252000000



Zoom to

ROLL NUMBER

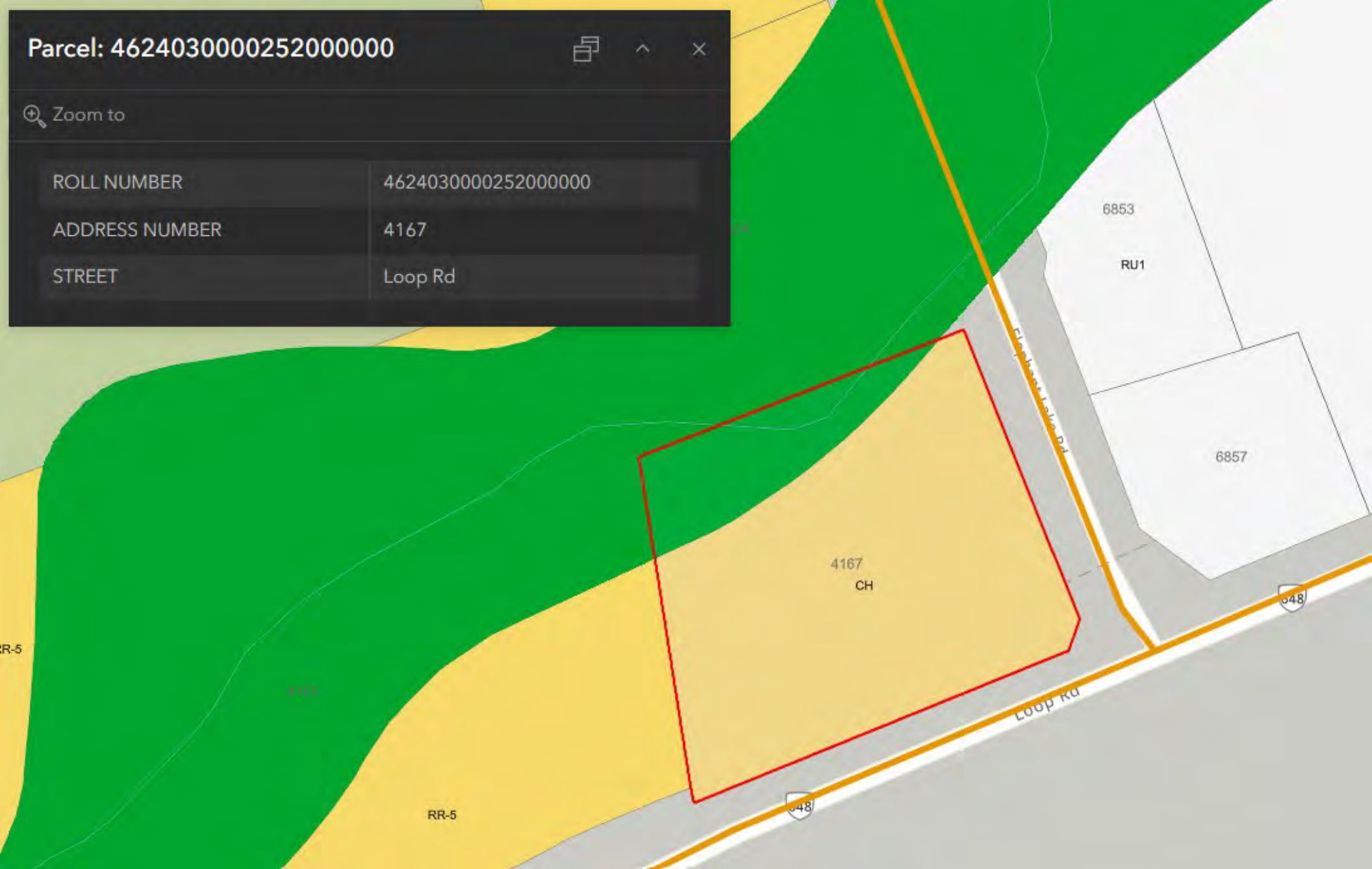
4624030000252000000

ADDRESS NUMBER

4167

STREET

Loop Rd



Section 7 COMMERCIAL ZONES

Commercial Zones include the following:

General Commercial Zone	C
Highway Commercial Zone	CH
Tourist Commercial Zone	CT

Section 8.2 of this By-law requires certain setbacks for industrial *uses* from CT Zones and residential *buildings*.

7.1 PERMITTED USES

In a Commercial Zone, no *person* shall *use* any *lot* or *construct* or *use* any *structure* for any purpose except for a *use* shown by an X in the following table to be a *permitted use* in that *zone*, subject to any applicable notes in the table.

COMMERCIAL PERMITTED USES	C	CH	CT
<i>Residential uses</i>			
<i>Dwelling unit</i> in a non-residential <i>building</i>	X	X	
<i>Accessory dwelling</i>			X

COMMERCIAL PERMITTED USES	C	CH	CT
<i>Accessory dwelling unit</i>			X
<i>Non-residential uses</i> (See notes at end of non-residential uses section)			
<i>Auditorium</i>	X		
<i>Automobile service station</i>	X (a)	X	
<i>Bank</i>	X	X	
<i>Business office</i>	X	X	X
<i>Car wash</i>	X (a)	X (a)	
<i>Clinic</i>	X	X	
<i>Commercial garage</i>		X	
<i>Commercial recreation park</i>		X	X
<i>Commercial school or club</i>	X	X	
<i>Drive-through restaurant</i>	X	X	
<i>Dry cleaning or laundry outlet</i>	X		
<i>Farm supply dealer</i>		X	
<i>Funeral home</i>	X (a)	X	

Garden centre		X	
Gasoline/propane retail facility (2011-83)	X (a)	X	
Home office	X	X	X
Any other home business		X	X
Hotel	X (a)	X	X
Laundromat	X (a)	X (a)	X
Liquor licensed premises	X	X	X
Lodge		X	X
Marina		X	X
Merchandise service shop	X	X	
Neighbourhood store	X	X	X
Parking lot	X		
Personal service shop	X	X	X
Printing shop	X	X	
Private park			X
Professional office	X	X	
Public use	X	X	X
Recreational camp			X

COMMERCIAL PERMITTED USES	C	CH	CT
Recreational establishment	X	X	X
Restaurant	X	X	X
Retail lumber and building supply establishment		X	
Retail store	X	X	X
Self-service storage building		X	
Take-out restaurant	X	X	X
Vehicle agency	X (a)	X	
Veterinary clinic		X	
Accessory retail store		X	X
Open storage	X	X	X
Notes: (a) Only if served by a sanitary sewer system.			

7.2 ZONE PROVISIONS

In a Commercial Zone, no person shall use any lot or construct or use any structure for any purpose except in accordance with the zone provision requirements shown in the following table to be applicable in that zone, subject to any applicable notes in the table.

COMMERCIAL ZONE PROVISIONS (See notes at end of table)	C	CH	CT
<i>Lot area</i> , minimum	no minimum	2,040 m ²	2,040 m ²
<i>Lot frontage</i> , minimum	no minimum	30 m	60 m
<i>Dwelling units per lot</i> , maximum	2	2	not applicable
<i>Accessory dwellings plus accessory dwelling units per lot</i> , maximum	not applicable	not applicable	1
<i>Minimum water setback</i>	30 m (a)	30 m (a)	30 m (a)
<i>Minimum lot line setback, front</i>	1.5 m	13.5 m (b)	13.5 m (b)
<i>Minimum lot line setback, exterior side</i>	1.5 m	13.5 m (b)	13.5 m (b)
<i>Minimum lot line setback, interior side</i> (By-law 2007-34)	no minimum (c)	1.5 m (b), (d)	7.5 m (b)

COMMERCIAL ZONE PROVISIONS (See notes at end of table)	C	CH	CT
<i>Minimum lot line setback, rear</i> (By-law 2007-34)	7.5 m (e)	7.5 m (b)	7.5 m (b)
<i>Dwelling unit area</i> , minimum	37 m ² (f)	37 m ² (f), (g)	37 m ² (f), (g)
<i>Structure height</i> , maximum	12 m	11 m	11 m
<i>Naturalized open space</i> , minimum percentage of lot area	no minimum	20%	30%
<i>Open storage</i> , maximum percentage of lot area	10% (h)	35% (h)	10% (h)
<i>Parking space setback from street line</i> , minimum	1 m	1 m	1 m
<i>Parking space setback from lot line</i> , minimum	4 m (i)	3 m (i)	3 m (i)
<i>Planting strip width</i> , minimum	3 m (j)	3 m (j)	3 m (j)

Notes:

- (a) If the *lot* was registered as of March 11, 2004 and has not been *altered* since, and a *main building* was located on the *lot* on that date, the minimum is 20 m.
- (b) If a *marina* that abuts a Residential *Zone*, the minimum is 30 m.
- (c) If the *interior side lot line* does not abut an Institutional or Commercial *Zone*, the minimum is 7.5 m.
- (d) If the subject *lot line* abuts a Residential *Zone*, the minimum is 4.5 m, subject to note (b) if applicable.
- (e) If the *rear lot line* abuts a Residential *Zone*, the minimum is 10.5 m. (2007-34)
- (f) If not a *bedsitting dwelling unit*, the minimum is 37 m² plus 13.5 m² for each bedroom, subject to note (g) if applicable.
- (g) If an accessory dwelling, the minimum is 55 m².
- (h) If the *open storage* is accessory to a *marina* in the CT *Zone* or to a *vehicle agency*, no maximum.
- (i) If the *lot line* abuts a *zone* that is not a Residential *Zone* or a *lot* with no *residential use*, no minimum.
- (j) A *planting strip* is required only along those parts of an *interior side lot line* or a *rear lot line* that abut a Residential *Zone* or a *lot* with a *residential use*.

7.3 COMMERCIAL EXCEPTION ZONES

7.3.1 C Exception Zones

7.3.1.1 C-1 Exception Zone (By-law 2010-123)

Despite any provision to the contrary of Section 7, or any other provision of this By-law, within the C-1 Exception *Zone* the following provisions shall apply: