

59 WALLINGS Road, Haliburton, Ontario K0M 1S0

Client Full
Active / Residential

59 WALLINGS Rd Haliburton
Pending Board Approval

MLS® #: 40338192
 Price: **\$699,000**



Haliburton/Dysart et al/Dysart
1.5 Storey/House

	Beds	Baths	Kitch
Lower	1		
Main		1	1
Second	3	1	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,535**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,535/LBO provided**
 DOM/CDOM: **0/91**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,018.10/2021**

Remarks/Directions

Public Rmks: **Incredible value at this impeccable family home right in the heart of Haliburton! One of the most desired locations Haliburton-By-The-Lake. Enjoy the view of Head Lake from the living room, the deck after a walk from town, or a refreshing swim in the large in-ground pool! Immaculate throughout with extensive upgrades. Enter through the main level foyer with the powder room into either the large living room with a stone fireplace and office or to the eat-in kitchen adjacent to a formal dining room with access to the deck. 3 bedrooms plus a bathroom on the upper level, a large rec room, a bedroom, and additional storage in the basement. Shingles, furnace, hot water tank, and pressure tank were all newly upgraded in 2021. Move in and feel the tranquility! Move in and feel the tranquility!**

Directions: **FOLLOW COUNTY ROAD 21 TO WALLINGS ROAD #59**

Common Elements

Locker:

Balcony:

Exterior

Exterior Feat: **Awnings, Deck(s), Hot Tub, Porch**
 Construct. Material: **Brick**
 Shingles Replaced: Foundation: **Block**
 Year/Desc/Source: // Roof: **Asphalt Shingle**
 Property Access: **Municipal Road** Prop Attached: **Detached**
 Pool Features: **Inground** Apx Age: **Unknown**
 Garage & Parking: **Private Drive Double Wide** Rd Acc Fee:
 Parking Spaces: **5** Driveway Spaces: **5.0** Garage Spaces:
 Services: **Cell Service, High Speed Internet, Telephone**
 Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **170.00** Lot Depth (Ft): **0.00** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Beach, Dog Park, Downtown, Golf, Hospital, Lake/Pond, Library, Marina, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails**
 Topography: **Dry, Flat, Wooded/Treed** Fronting On:
 School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Built-In Appliances, Propane Tank**
 Basement: **Partial Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Fireplace: **/Natural Gas** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Freezer, Microwave, Pool Equipment, Refrigerator, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 15 CON 8 DYSART AS IN H234682; S/T H234682; DYSART ET AL**
 Zoning: **R1-Zoning obtained from Munic website.** Survey: **None/**
 Assess Val/Year: **\$300,000/2022** Hold Over Days:
 PIN: **391740310** Occupant Type: **Owner**
 ROLL: **462401200011400**
 Possession/Date: **60 - 89 Days/** Deposit: **MIN 5%**

Brokerage Information

List Date: **10/18/2022**
 List Brokerage: **RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON**
 Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Troy Austen, Salesperson

Date Prepared: 10/18/2022

MLS®#: 40338192

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	6' 0" X 13' 0"	1.83 X 3.96	
Bathroom	Main	5' 0" X 6' 3"	1.52 X 1.91	3-Piece
Laundry	Main	5' 10" X 6' 6"	1.78 X 1.98	
Living Room	Main	13' 0" X 32' 0"	3.96 X 9.75	
Office	Main	11' 7" X 6' 3"	3.53 X 1.91	
Other	Main	9' 0" X 12' 5"	2.74 X 3.78	
Desc: SECOND ENTRANCE				
Dining Room	Main	16' 8" X 12' 5"	5.08 X 3.78	
Eat-in Kitchen	Main	25' 0" X 12' 7"	7.62 X 3.84	
Bedroom	Lower	12' 0" X 8' 10"	3.66 X 2.69	
Storage	Lower	7' 6" X 6' 6"	2.29 X 1.98	
Utility Room	Lower	12' 0" X 8' 3"	3.66 X 2.51	
Bathroom	Second	8' 2" X 8' 9"	2.49 X 2.67	4-Piece
Bedroom	Second	14' 2" X 10' 9"	4.32 X 3.28	
Bedroom	Second	14' 10" X 11' 7"	4.52 X 3.53	
Recreation Room	Lower	24' 9" X 12' 0"	7.54 X 3.66	
Bedroom	Second	10' 4" X 11' 0"	3.15 X 3.35	

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Hydro Acct # - 200155329505
Cost per year - \$1500 Approx
Propane supplier – Superior Propane
Propane Cost - \$2800/yr
Rental equipment – PROPANE TANK
New Furnace – 2022
Propane Fireplace 2017
Septic pumped 2019
Water pump & pressure tank 2017
Sump pump 2018
Roof 2017
Eavestrough 2017
Deck 2014
Pool supplies & equipment included.
Pool pump 2020 Sand Filter 2020 Liner 20 yrs
Appliances: GE Profile series S/S 9 yrs
Washer/Dryer Front loader 8 yrs
Satellite – Bell
Internet – Bell Fibe High Speed
Cell Service – YES
Age of Building Approx 1977
Lawyer: Carol Jamieson, Minden

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

INCLUSIONS/EXCLUSIONS

Address: 59 Wallings Rd

INCLUDED

Kitchen Appliances
Washer & Dyer
All Pool Supplies
Window Coverings

Exclusions

Personal Items
Furniture

INITIALS SELLER

○ ○

INITIALS BUYER

○ ○

ENVIRO CONTRACTING & SEPTIC SERVICES

7343 GELERT ROAD
 HALIBURTON, ON K0M1S0

Invoice

Date	Invoice #
21/12/2015	59

Invoice To
59 Wallings Road Haliburton, ON K0M 1S0

P.O. No.	Terms	Project
	Due on receipt	

Qty	Description	Rate	Amount
	Installation of septic bed with pump system	5,035.60	5,035.60

Sales Tax Summary

HST (ON)@13.0%	654.63
Total Tax	654.63

Phone #	E-mail	Total	\$5,690.23
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GST/HST No.

824863625

murray.enviroservices@yahoo.ca



Municipality of Dysart et al

P.O. Box 389
 135 Maple Ave
 Haliburton ON K0M 1S0
 (705) 457-1740
 Email: tax@dysartet.al.ca

Group Code:

TAX NOTICE

Final	2022
Billing Date	May 10, 2022

Mortgage Company	Bill No. 444045
Roll No. 012-000-11400-0000	Mortgage No.
Name and Address 0670	Municipal Address/Legal Description
[REDACTED] 59 WALLINGS RD HALIBURTON ON K0M 1S0	59 WALLINGS RD CON 8 PT LOT 15 RP 19R1571 PART 1 TO 2 LESS RP 19R2645 PART 6

Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount
RTEP	\$ 300,000.00	Res/Farm Tx:Full - EPubSup	0.00308847	\$ 926.54	0.00229423	\$ 686.27	0.00153000 \$ 459.00
Sub Totals >>>			Municipal Levy	\$ 926.54	County Levy	\$ 686.27	Education Levy \$ 459.00

Special Charges			Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount	
				7/13/2022	\$ 532.75	Sub-Total - Tax Levy \$ 2,073.81
				9/14/2022	\$ 532.00	Special Charges/Credits \$ 0.00
						2022 Tax Cap Adjustment \$ 0.00
						Final 2022 Levies \$ 2,073.81
						Less Interim Tax Notice \$ 1,009.06
						Past Due Taxes/Credit \$ 0.00
Total Special Charges		\$ 0.00				Total Amount Due \$ 1,064.75

Schedule 2

Explanation of Tax Changes 2021 to 2022

Final 2021 Levies	Final 2022 Levies	Total Year Over Year Change
\$ 2,018.10	\$ 2,073.81	\$ 55.71

Final 2021 Levies	\$ 2,018.10
* 2021 Annualized Taxes	\$ 2,018.10
2022 Local Municipal Levy Change	\$ 34.23
2022 County Levy Change	\$ 104.48
2022 Provincial Education Levy Change	-\$ 24.00
2022 Tax Change Due to Reassessment	-\$ 59.00
** Final 2022 Levies	\$ 2,073.81

** Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

Schedule 3

Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2022 CVA Taxes			
* 2021 Annualized Taxes			
2022 Tax Cap Amount			
2022 Provincial Education Levy Change			
2022 Municipal Levy Change			
** 2022 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.

Municipality of Dysart et al

P.O. Box 389
 135 Maple Ave
 Haliburton ON K0M 1S0
 (705) 457-1740

SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	012-000-11400-0000
Name	[REDACTED]
Address	59 WALLINGS RD HALIBURTON, ON K0M 1S0
Due Date	Total Due
September 14, 2022	\$ 532.00





Invoice Date 12/02/2021	Invoice Number 36548898	Account Number 2356708	Invoice Total 59.89
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001 59 WALLINGS ROAD HALIBURTON ON K0M-1S0
Order # 282725

How To Contact Us

- ✉ Superior Propane
P.O. Box 4568
STN A
Toronto, ON M5W 0J5
- ☎ 1-877-SUPERIOR (1-877-873-7467)
- 🌐 SuperiorPropane.com

Contract Date 12/02/2021	Contract Description SMART Tank Rental (Standard)	Price 53.00
	GST - HST / TPS -TVH	6.89

Equipment Details:
SIZ:T13><500 USWG-110906><S/N:110906 110906
TYPE 43_OTODATA TANK SENSORS_SN_21006946 21006946

Automatic Payment Options

Call **1-877-873-7467** to sign up for automatic bank withdrawal or pre-authorized credit card payment. We accept:



Propane on the Go.
Download our app at
mySUPERIOR.ca.

Thank you for keeping your account in good standing. Compound interest of 2% per month (26.82% per year) will be applied to overdue accounts.

GST / TPS 840149926RT0001
HST / TVH 840149926RT0001
MB RST / TVD du Man. 072789-1
QST / TVQ 1212550341
RBQ 8-54-2027-16



IF YOU ARE ON AUTOPAY, PLEASE DO NOT PAY THIS INVOICE. YOUR ACCOUNT WILL BE AUTOMATICALLY DEBITED.



Planning to Move?

Let us help.

We know moving can be hectic. Notify us in advance and we can make updating your propane account quick and easy.

Whether you're moving in or moving out, simply speak to one of our friendly customer service representatives or notify us online. You may even be eligible for a credit!

For more information visit SuperiorPropane.com/Moving



Superior Propane
P.O. Box 4568
Stn A
Toronto ON M5W 0J5

Invoice Date	12/02/2021
Account Number	2356708
Invoice Number	36548898
Reference Number	282725
Due on Invoice	59.89
Due Date	12/17/2021
Amount Paid:	

Please remit to:
SUPERIOR PROPANE
P.O. Box 4568, Stn A
Toronto ON M5W 0J5

Your account number is: **2001 5532 9505**
 This statement is issued on: **January 19, 2022**

Your Electricity Statement

For the period of: **December 10, 2021 - January 13, 2022**



What do I owe?

\$175.⁰⁸

See reverse for a summary of your charges

How much did I use?

You powered your home with



1,116 kWh
of electricity this period

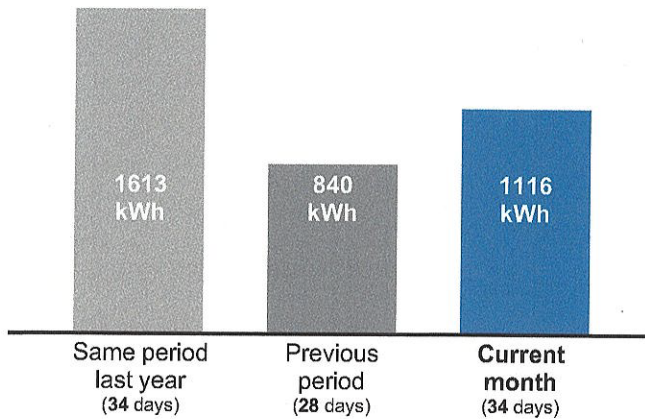
When is it due?

Feb 8, 2022

What does my electricity usage look like?

Your average daily usage has **decreased by 31%** compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com



What do I need to know?

- Total Ontario support: \$61.53. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.
- Important notice: 2022 delivery rates are now in effect and are reflected on this bill. To learn more, visit HydroOne.com/2022Rates.

/SEL /9/ P009179/C019844-1/2-VIP-A009179

For billing, quick answers and much more, visit www.HydroOne.com

For emergencies or reporting outages **1-800-434-1235** (24 hrs)

For service inquiries and payment **1-888-664-9376**
Mon to Fri 7:30 a.m. - 8 p.m.
Sat 9 a.m. to 3 p.m.

Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: **2001 5532 9505**



Total amount you owe **\$175.08**

Amount enclosed

\$ 175.08

009179

HALIBURTON ON K0M 1S0



Handwritten scribbles

HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3

Handwritten signature: Pd 9/29/22

2001553295050000175086

10312009001

96



Emmerson Ct

18

31

Wallings Rd

Wallings Rd

71.41ft

130.84ft

67.41ft

59

25

59

33.92ft

96.32ft

73.05ft

38.08ft

5.71ft

63

Wallings Rd

65

Wallings Rd

75

71



Drag River

County Road 21

Mancayne St

Halbiem Cr

Wallings Rd

Head

Lake

Northsta

Lake Av

Cedar Av

CH

R1

R1

OS

R1

R1

RS

R1

R1

R1

R1

EP

RS

M

R1

OS

MD

RS

R3

IR

R3-14

R1

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59 Wallings Road, Haliburton



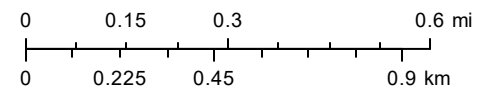
July 8, 2022

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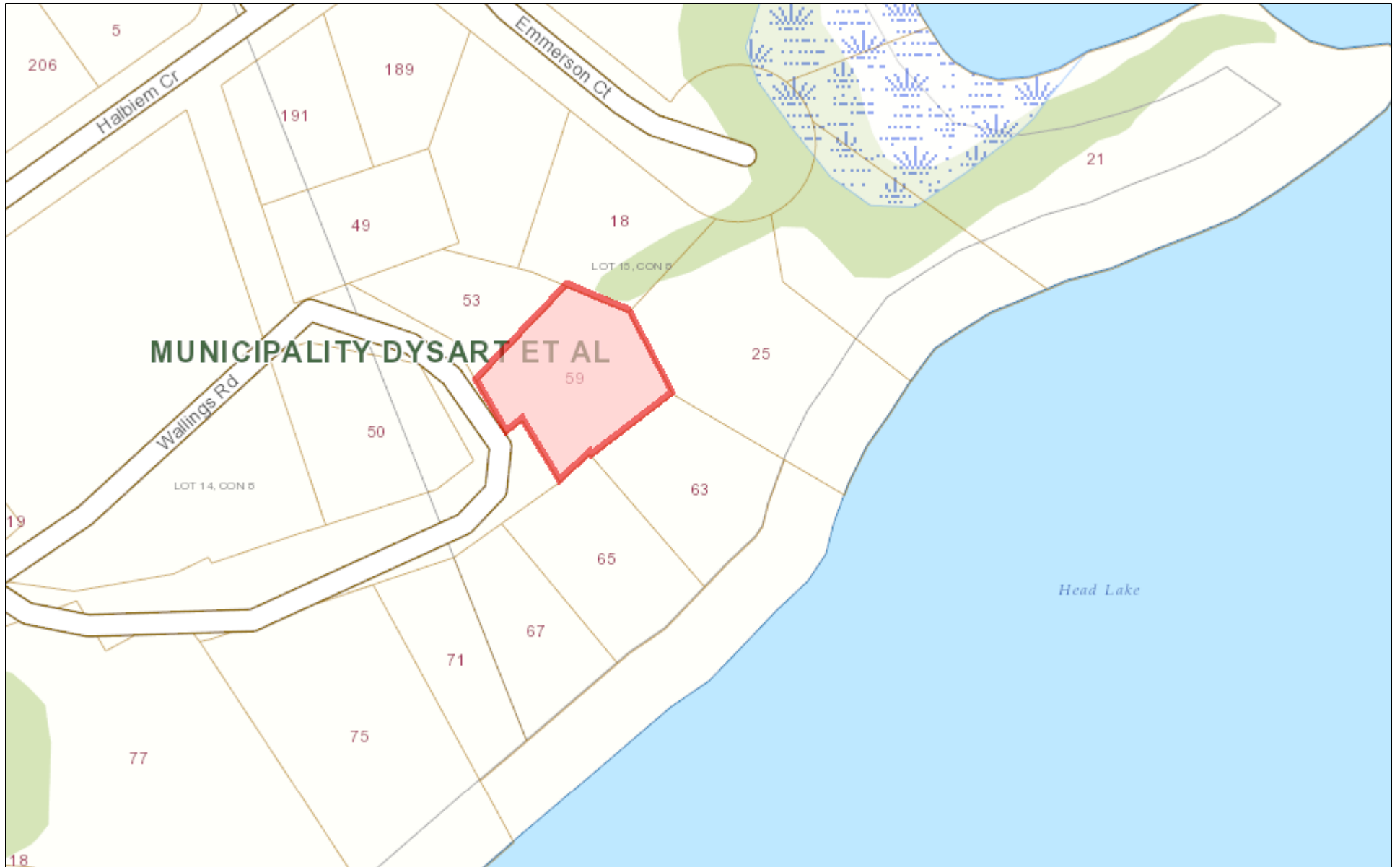
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59 Wallings Road, Haliburton



July 8, 2022

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