



Haliburton Village

631 MOUNTAIN STREET,
HALIBURTON

\$549,900



OVERVIEW



ABOUT THIS PROPERTY

family home in Haliburton Village offers convenient living with amenities within walking distance and a captivating view of Head Lake from the second-floor deck. The thoughtfully designed property features wheelchair accessibility, four bedrooms, and practical amenities, including main floor laundry and a sunroom. Additionally, it comes with an attached double car garage

FEATURES



4 bedrooms



2 bathrooms



Double Car Garage

CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

631 MOUNTAIN Street, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

631 MOUNTAIN St Haliburton

MLS®#: 40492649
Price: \$549,900



Haliburton/Dysart et al/Dysart

1.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,873**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,873/LBO provided**
 DOM: **14**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,494.39/2023**

Remarks/Directions

Public Rmks: **Nestled in the heart of Haliburton Village, this charming family home offers the ideal blend of convenience and comfort. Enjoy the ease of access to all amenities, as everything you need is within walking distance, making daily tasks a breeze. One of the standout features of this property is the view of Head Lake from the second-floor deck, providing a serene backdrop for your everyday life. The large fenced backyard not only ensures privacy but also boasts two convenient storage sheds, perfect for organizing your outdoor essentials. The home features four bedrooms and two bathrooms, making it ideal for families. The main floor is home to a generous primary bedroom with patio doors opening to the back deck, creating a seamless connection between indoor and outdoor living spaces. A ramp leading to the spacious back deck allows for easy wheelchair access, enhancing the overall functionality of the main floor. Practicality meets style with the inclusion of main floor laundry facilities, adding to the home's overall convenience. Additionally, there's a back sunroom that can easily double as a dining room, providing a cozy space to enjoy meals while basking in the natural light. Completing this property is an attached double car garage, offering secure parking and additional storage options. With its prime location, lake views, and thoughtful features, this home in Haliburton Village is not just a residence; it's an invitation to a lifestyle of ease, comfort, and beauty.**

Directions: **Cedar Ave to Mountain St TO 631**

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1923//Estimated**
 Property Access: **Public Road, Year Round Road**
 Garage & Parking: **Attached Garage//Outside/Surface/Open//Asphalt Driveway, Heated**
 Parking Spaces: **3**
 Services: **Cell Service, Electricity, High Speed Internet, Street Lights, Telephone**
 Water Source: **Drilled Well, Well**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **64.00**
 Location: **Urban**
 Area Influences: **Access to Water, Downtown, Hospital, Lake Access, Landscaped, Library, Open Spaces, Park, Playground Nearby, Rec./Community Centre, Schools, Trails**
 Topography: **Level**
 School District: **Trillium Lakelands District School Board**
 High School: **HHSS**
 Elementary School: **Stuart Baker (K-3)|JDH (4-8)**

Foundation: **Block, Concrete**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **100+ Years**
 Rd Acc Fee:
 Driveway Spaces: **1.0**
 Garage Spaces: **2.0**
 Water Tmnt: **Water Softener**
 Sewer: **Sewer (Municipal)**
 Acres Range: **< 0.5**
 Acres Rent:
 Lot Depth (Ft): **170.00**
 Lot Shape:
 Lot Irregularities: **64'X170'X IRREG**
 Land Lse Fee:
 Fronting On: **North**

Interior

Interior Feat: **Central Vacuum, Water Softener**
 Access Feat: **Ramps**
 Basement: **Partial Basement**
 Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Oil, Radiant**
 Under Contract: **None**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Other**
 Add Inclusions: **Freezer in basement, Water heater, Water softener**
 Exclusions: **Personal items, Household Items, Home Furnishings, Portable AC Units**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PART LOT 16, CONCESSION 8, PLAN 1, BLK F WEST PART LOT 7, AS IN H254445 DYSART**
 Local Improvements Fee:

Zoning: **R1**
 Assess Val/Year: **\$212,000/2023**
 PIN: **391780066**
 ROLL: **462401200018700**
 Possession/Date: **Other/**

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

Brokerage Information

List Date: **09/29/2023**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 10/13/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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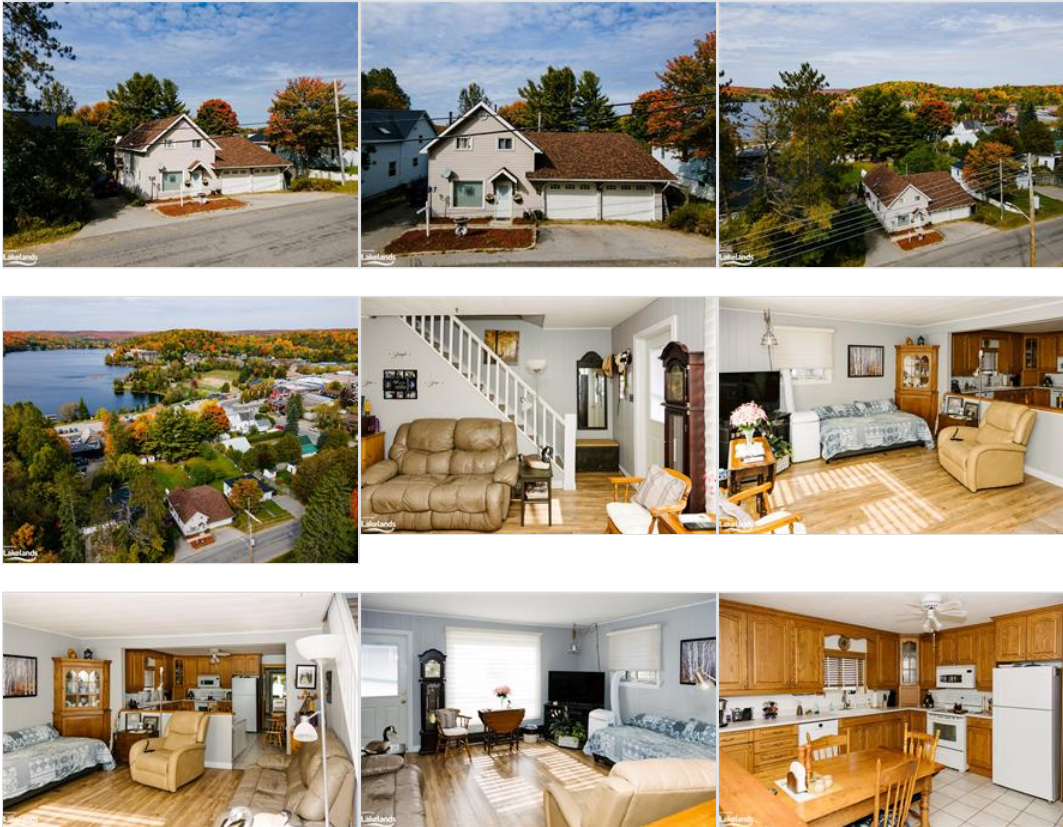
Rooms

MLS® #: 40492649

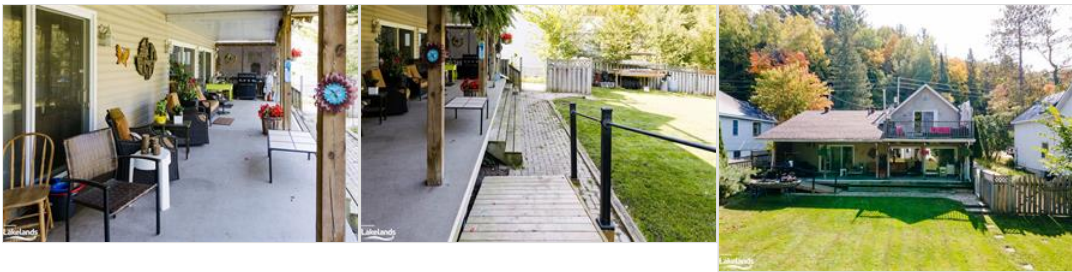
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	13' 9" X 15' 2"	4.19 X 4.62	
Kitchen/Dining Room	Main	13' 5" X 12' 11"	4.09 X 3.94	
Sunroom	Main	11' 4" X 18' 5"	3.45 X 5.61	
Bathroom	Main	11' 1" X 5' 5"	3.38 X 1.65	4-Piece
Bedroom	Main	17' 7" X 15' 10"	5.36 X 4.83	
Laundry	Main	4' 7" X 7' 0"	1.40 X 2.13	
Pantry	Main	2' 10" X 6' 3"	0.86 X 1.91	
Utility Room	Basement	13' 4" X 9' 11"	4.06 X 3.02	
Bathroom	Second	7' 4" X 9' 7"	2.24 X 2.92	4-Piece
Bedroom	Second	11' 8" X 10' 11"	3.56 X 3.33	
Bedroom	Second	10' 0" X 10' 7"	3.05 X 3.23	
Bedroom	Second	14' 7" X 11' 4"	4.44 X 3.45	
Den	Second	10' 8" X 8' 3"	3.25 X 2.51	

Photos

MLS® #: 40492649









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INCLUDED

- Washer/Ventless Dryer
- Freezer (basement)
- Stove
- Water heater
- Water Softener
- Fridge
- Dishwasher

EXCLUSIONS

- All furnishings
- All Household Items
- All Personal Items
- Portable Air Conditioners

INITIALS SELLER

○ ○

INITIALS BUYER

○ ○

TROYAUSTEN
REAL ESTATE TEAM

ADDITIONAL NOTES FOR

Address: 631 Mountain Street, Hali.

Hydro Cost Per Year - \$3400 approx

Oil Supplier – Ultramar

Oil Cost per Year - \$3000 approx

Satellite Provider – Bell

Internet Provider – Bell

Highspeed Internet Available

Cell Service – Yes

Water Treatment – Yes

4-season – Yes

Age of Roof – 2 Years

Insurance Company – Peel Mutual

Road Type – Municipal, Year Round, School Bus Route

Renovated Main Floor and Upstairs Bathroom

In-Floor Heated attached garage

09/25/2023

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

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

COUNTY OR DISTRICT <i>Haliburton</i>	TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE <i>Dundas</i>	CON. BLOCK, TRACT, SURVEY, ETC. <i>9</i>	LOT <i>15</i>
ADDRESS <i>[Redacted] Haliburton</i>		DATE COMPLETED DAY <i>05</i> MO <i>10</i> YR <i>90</i>	

LYN BURNER House

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
<i>Brown Grey</i>	<i>Sand</i>	<i>Gravel</i>	<i>May</i>	<i>0</i>	<i>73</i>
<i>Red & RB</i>	<i>Granite</i>			<i>73</i>	<i>110</i>
<i>Red</i>		<i>"</i>		<i>110</i>	<i>145</i>
<i>White</i>	<i>Dolomite</i>			<i>145</i>	<i>224</i>

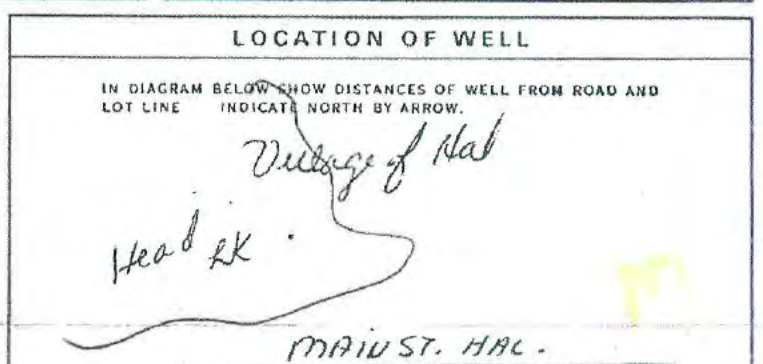
WATER FOUND AT - FEET	KIND OF WATER
<i>115</i>	<input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> SALTY <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS
<i>8</i>	<input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> SALTY <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS
	<input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> SALTY <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS
	<input type="checkbox"/> FRESH <input type="checkbox"/> SULPHUR <input type="checkbox"/> SALTY <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
<i>6 1/4</i>	<input checked="" type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC	<i>.188</i>	<i>0</i>	<i>77</i>
	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC			
	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC			

SCREEN	SIZE OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

DEPTH SET AT - FEET	MATERIAL AND TYPE	(CEMENT GROUT, LEAD PACKER, ETC.)
FROM	TO	

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING
<input type="checkbox"/> AIR <input checked="" type="checkbox"/> BAILER	<i>8 1/2</i> GPM	<i>1</i> HOURS <i>-</i> MINS
STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING
<i>35'</i> FEET	<i>35'</i> FEET	<input type="checkbox"/> PUMPING <input type="checkbox"/> RECOVERY
		15 MINUTES: <i>150</i> FEET 30 MINUTES: <i>85</i> FEET 45 MINUTES: <i>50</i> FEET 60 MINUTES: <i>35</i> FEET
IF FLOWING, GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST
		<input checked="" type="checkbox"/> CLEAR <input type="checkbox"/> CLOUDY
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	<i>150</i> FEET	<i>6</i> GPM



GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown Grey	Sand	Gravel	Clay	0	73
Red & RB	Granite			73	110
Red	"			110	145
White	Dolomite			145	224

WATER RECORD	
WATER FOUND AT - FEET	KIND OF WATER
115	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS
8	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS
	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS
	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> SULPHUR <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS

CASING & OPEN HOLE RECORD				
INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
6 1/4	<input checked="" type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC	1.888	0	77
	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC			
	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC			

SCREEN	SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	INCHES		FEET
	MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN
			FEET

PLUGGING & SEALING RECORD			
DEPTH SET AT - FEET		MATERIAL AND TYPE	(CEMENT GROUT LEAD PACKER, ETC.)
FROM	TO		

PUMPING TEST	PUMPING TEST METHOD		PUMPING RATE	DURATION OF PUMPING
	<input type="checkbox"/> PUMP	<input checked="" type="checkbox"/> BAILER	8 1/2 GPM	1 HOURS - MINS
	STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVELS DURING	
	35 FEET		15 MINUTES: 150 FEET	30 MINUTES: 85 FEET
			45 MINUTES: 50 FEET	60 MINUTES: 35 FEET
IF FLOWING, GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST		
		<input checked="" type="checkbox"/> CLEAR <input type="checkbox"/> CLOUDY		
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE		
<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP	150 FEET	6 GPM		

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE INDICATE NORTH BY ARROW.

88377

DRILLERS REMARKS:

FINAL STATUS OF WELL	<input checked="" type="checkbox"/> WATER SUPPLY <input type="checkbox"/> OBSERVATION WELL <input type="checkbox"/> TEST HOLE <input type="checkbox"/> RECHARGE WELL	<input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY <input type="checkbox"/> ABANDONED POOR QUALITY <input type="checkbox"/> UNFINISHED <input type="checkbox"/> DEWATERING
WATER USE	<input checked="" type="checkbox"/> DOMESTIC <input type="checkbox"/> STOCK <input type="checkbox"/> IRRIGATION <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> PUBLIC SUPPLY <input type="checkbox"/> COOLING OR AIR CONDITIONING <input type="checkbox"/> NOT USED
METHOD OF CONSTRUCTION	<input type="checkbox"/> CABLE TOOL <input type="checkbox"/> ROTARY (CONVENTIONAL) <input type="checkbox"/> ROTARY (REVERSE) <input type="checkbox"/> ROTARY (AIR) <input checked="" type="checkbox"/> AIR PERCUSSION	<input type="checkbox"/> BORING <input type="checkbox"/> DIAMOND <input type="checkbox"/> JETTING <input type="checkbox"/> DRIVING <input type="checkbox"/> DIGGING <input type="checkbox"/> OTHER

CONTRACTOR	NAME OF WELL CONTRACTOR	WELL CONTRACTOR'S LICENCE NUMBER
	Address	1748
CONTRACTOR	NAME OF WELL TECHNICIAN	WELL TECHNICIAN'S LICENCE NUMBER
	Signature of Technician/Contractor	10493
SUBMISSION DATE		

OFFICE USE ONLY	DATE	
	MONTH	YEAR

CERTIFIED TO BE A TRUE COPY OF PLAN
REGISTERED IN THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF

TOWN PLOT

OF

HALIBURTON

IN THE
TOWNSHIP OF DYSART

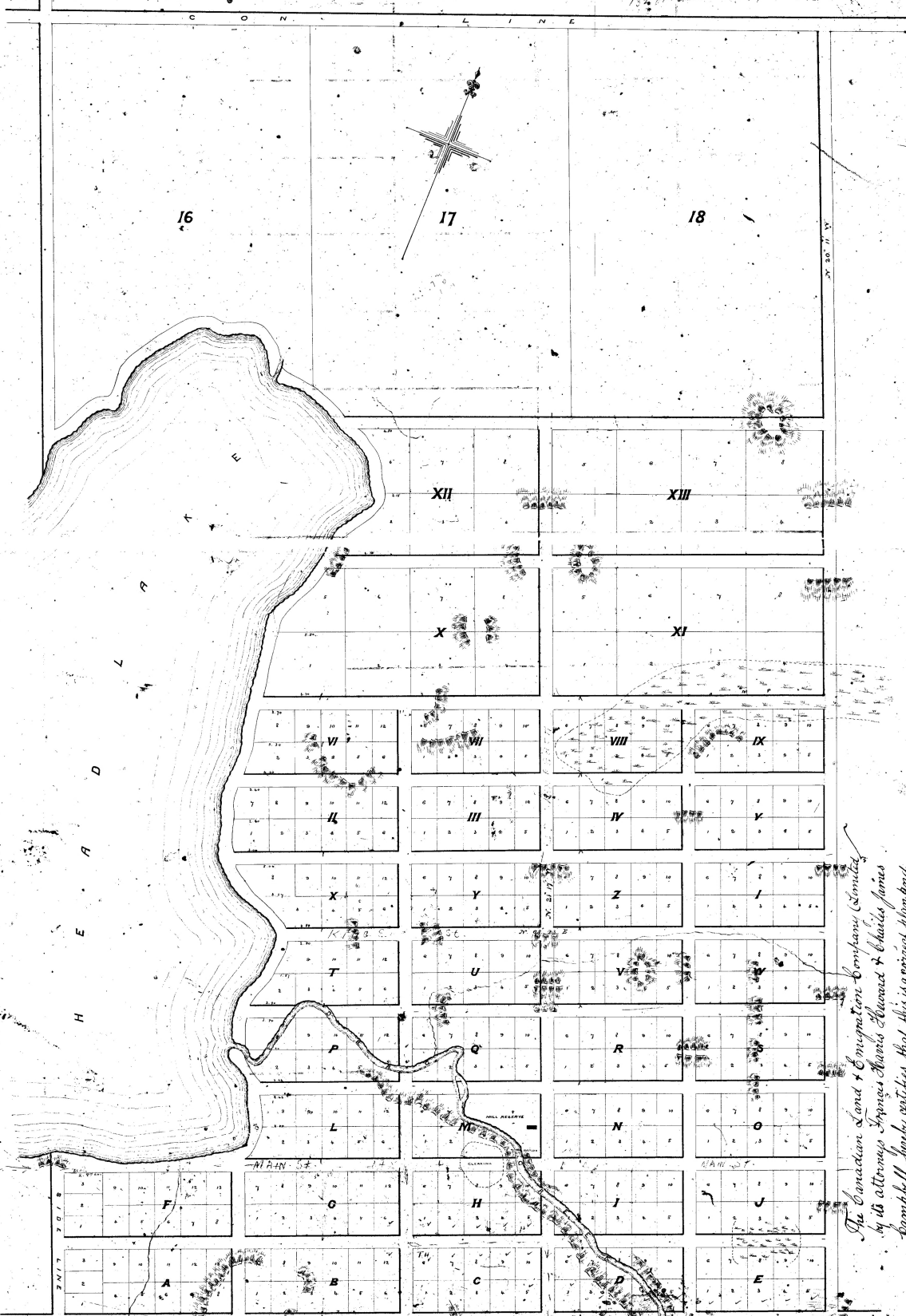
SCALE 1/4 CHAINS
TO 1 INCH

DATE _____ REGISTRAR _____

13 1/2 ft. to 16 1/2 ft. ...

P#1

Sketch 1/4 in. 1/4 in. N. to 1/4 in. ...



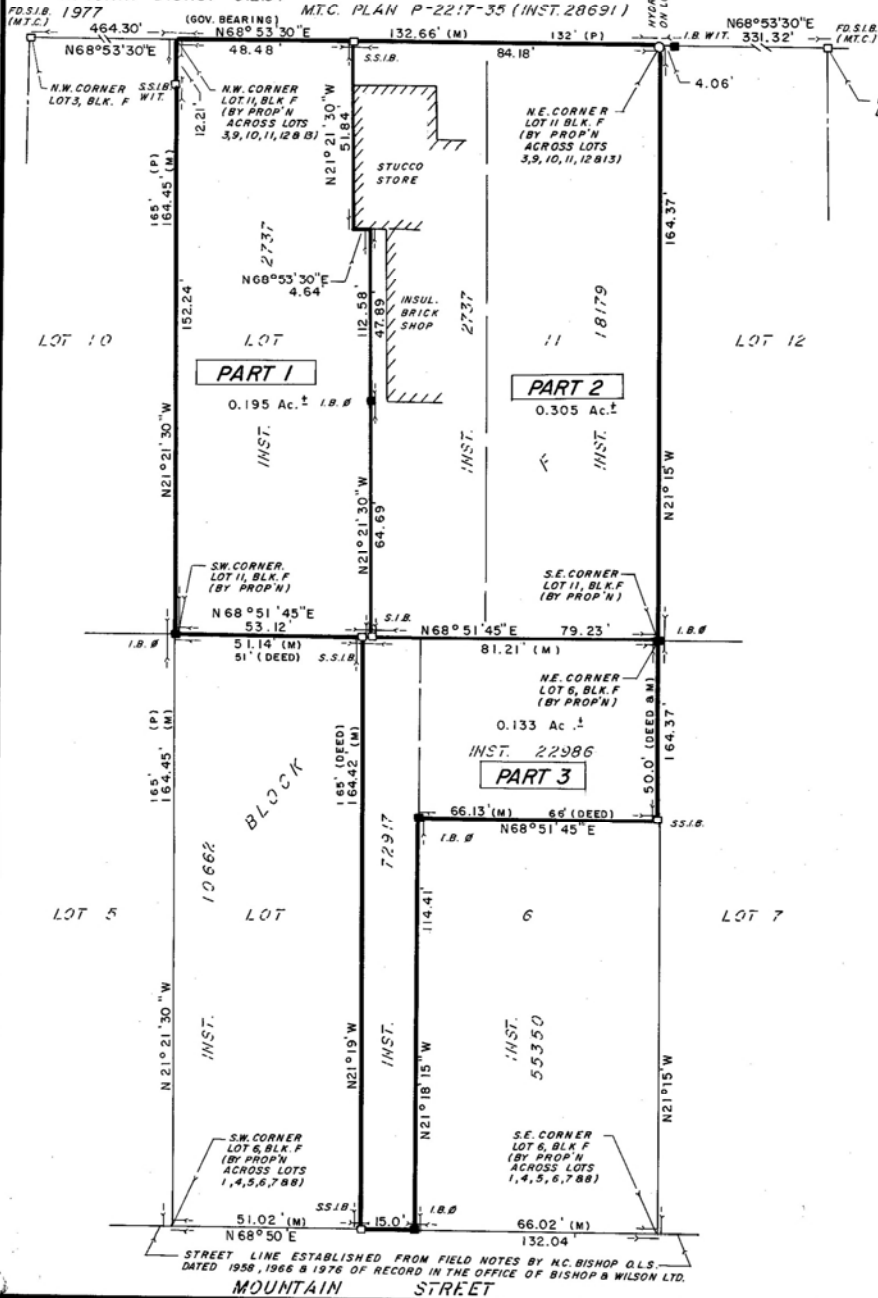
Notice that the new road ...

The Canadian Land & Emigration Company Limited ...

2
Sold this day 12 day of Sept 1867

PLAN OF SURVEY
 PART OF LOTS 6 & 11, BLOCK 'F', REG'D PLAN N^o1
 TOWN PLOT OF HALIBURTON
 TOWNSHIP OF DYSART
 PROVISIONAL COUNTY OF HALIBURTON

SCALE 1 INCH = 30 FEET (HIGHWAY H^o 121)
 H. CURRY BISHOP O.L.S. HIGHLAND STREET
 M.T.C. PLAN P-2217-35 (INST. 28691)



I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER PART II
 OF THE REGISTRY ACT.
 APRIL 15 1977 *H.C. Bishop*
 DATE H.C. BISHOP

RECEIVED AND DEPOSITED AS
 PLAN 19R-1327
 18 April 1977

CAUTION: THIS IS NOT A PLAN
 OF SUBDIVISION WITHIN THE
 MEANING OF SECTION 29,32 OR
 33 OF THE PLANNING ACT.

Jean A. Jackson
 LAND REGISTRAR FOR
 THE REGISTRY DIVISION
 OF HALIBURTON (N^o 19)



BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTHERLY
 LIMIT OF HIGHLAND STREET (HIGHWAY 121) HAVING A BEARING
 OF N68°53'30"E AS SHOWN ON M.T.C. PLAN P-2217-35
 ATTACHED TO INST. 28691

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.B. DENOTES 5/8" SQ. IRON BAR
 - WIT. DENOTES WITNESS
 - FD. DENOTES FOUND
 - M DENOTES MEASURED
 - P DENOTES PLAN

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 APRIL 4, 1977

HALIBURTON, ONT.
 APRIL 4, 1977

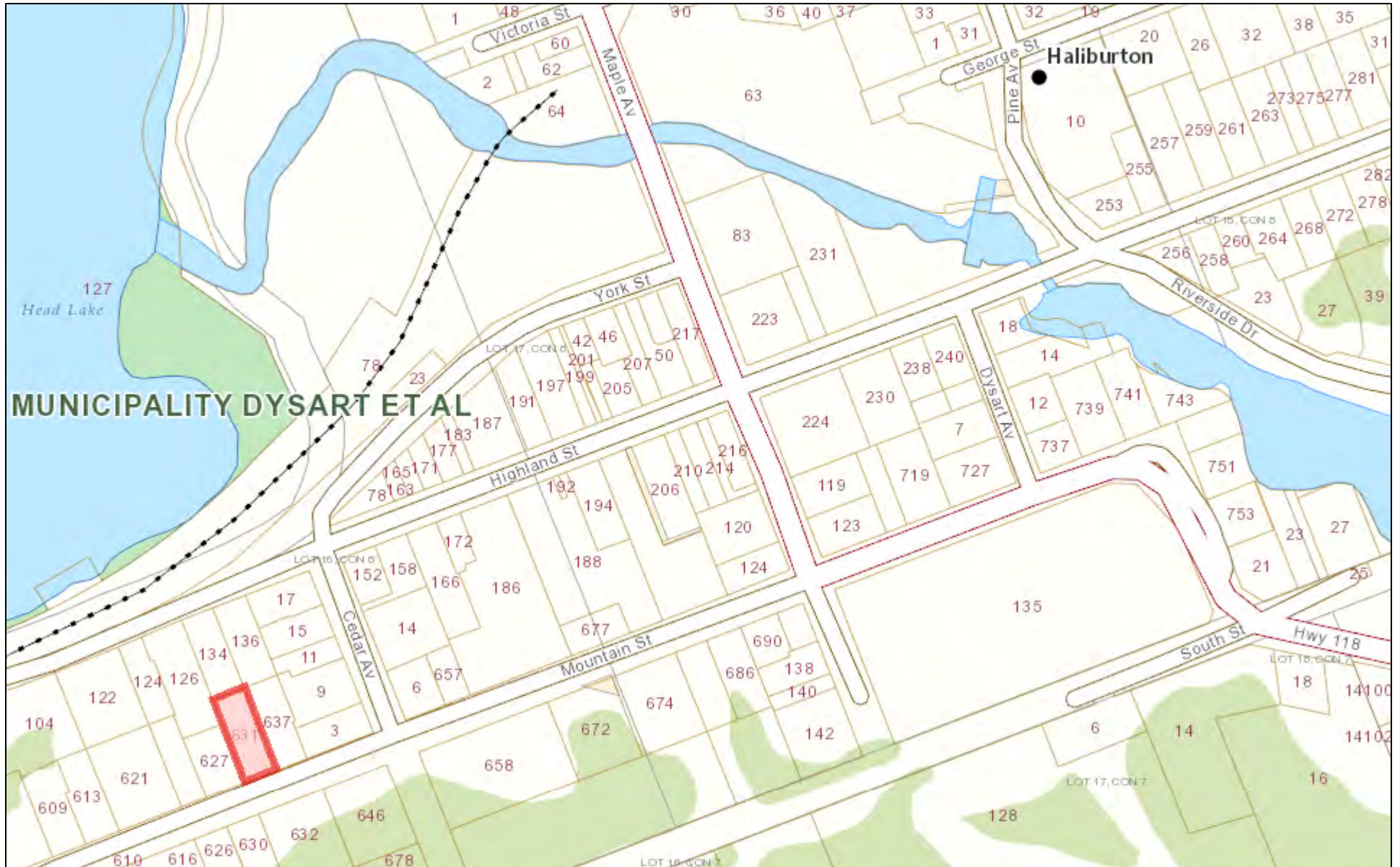
H.C. Bishop
 H. CURRY BISHOP
 ONTARIO LAND SURVEYOR

BISHOP & WILSON

BOX 309, HALIBURTON, ONTARIO, K0M 1S0.
 PHONE: (705) 457-2811
 BOX 311, MINDEN, ONTARIO, K0M 2K0
 PHONE: (705) 286-2811

STREET LINE ESTABLISHED FROM FIELD NOTES BY H.C. BISHOP O.L.S.
 DATED 1958, 1968 & 1976 OF RECORD IN THE OFFICE OF BISHOP & WILSON LTD.
 MOUNTAIN STREET

631 Mountain St, Haliburton



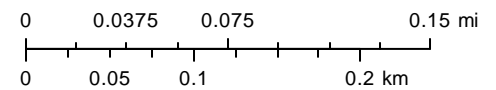
December 10, 2022

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631 Mountain St, Haliburton



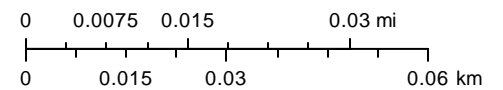
December 10, 2022

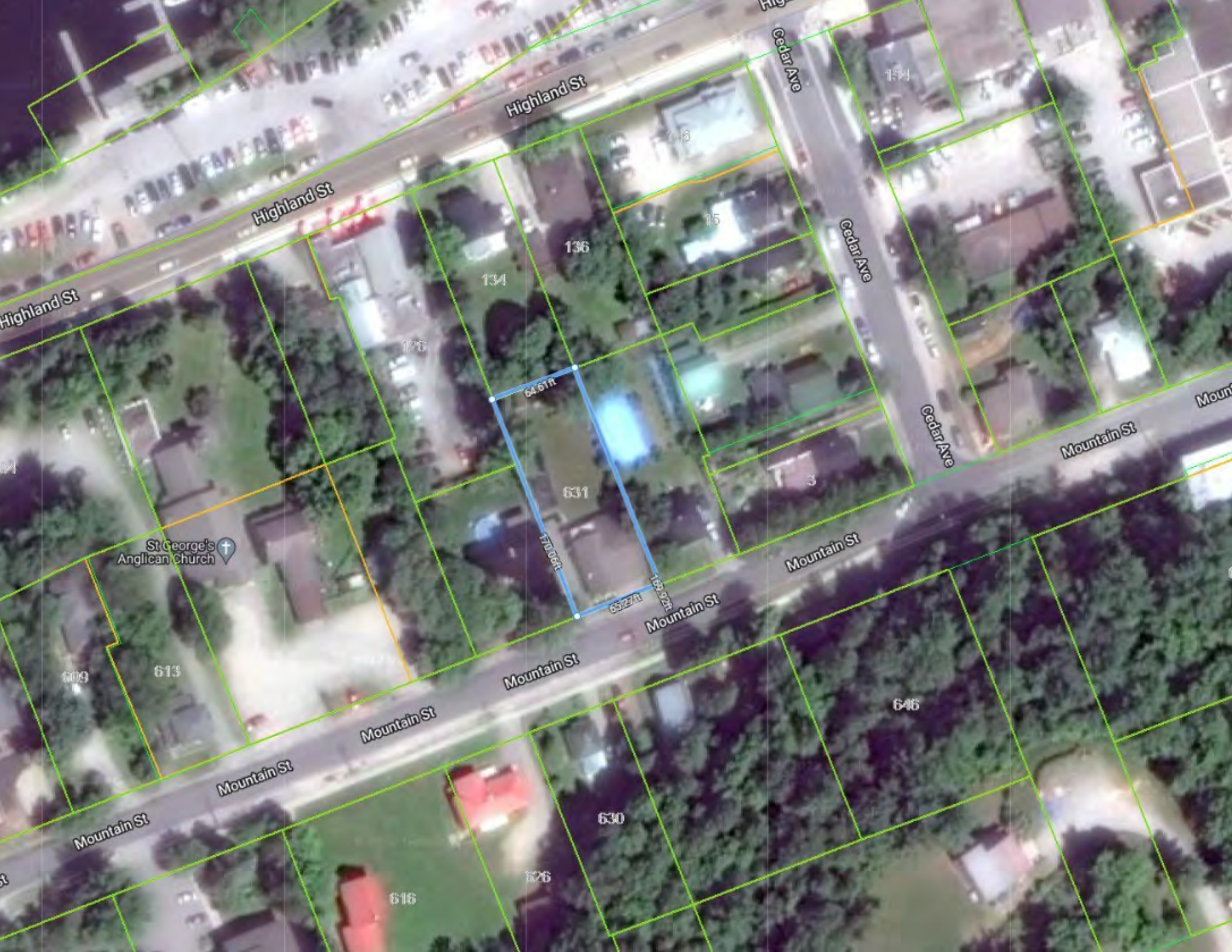
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1:1,128





Highland St

Highland St

Highland St

Cedar Ave

Cedar Ave

Cedar Ave

Mountain St

Mountain St

Mountain St

Mountain St

Mountain St

Mountain St

Mountain St

174

118

15

136

134

126

631

3

St George's Anglican Church

609

613

646

630

626

616

64.51 ft

170.00 ft

63.27 ft

149.97 ft