Welcome to 1645 South Lake Road

Minden Hills

Troy Austen
Sales Representative

Build your dream home on this private 8-acre property, just 5 minutes from the town of Minden. Set back from the road and surrounded by mature forest, this lot offers excellent privacy and a peaceful natural setting. The building site has already been cleared, and a roughed-in driveway provides easy access. A small pond adds to the natural charm, and the lot features generous frontage on a year-round township road. Enjoy the convenience of being close to town, with quick access to grocery stores, restaurants, schools, and recreational opportunities. A great opportunity for those looking to build in the Haliburton Highlands.

CONTACT DETAILS:
705-457-9994
705-455-7653
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Property Client Full

1645 South Lake Road, Minden Hills, Ontario K0M 2K0

Listing

1645 South Lake Rd Minden Hills
Active / Residential Freehold / Vacant Land

MLS®#: X12276604
List Price: **$129,900**
New Listing

Haliburton/Minden Hills/Snowdon

Tax Amt/Yr:	**$271.23/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
Legal Desc:	**PT LT 5 CON 14 SNOWDON AS IN H53950 EXCEPT PT 1,2 & 4 19R3208; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN H53950; S/T SN2875; MINDEN HILLS**		
Style:		Rooms Rooms+:	**+0**
Fractional Ownership:		BR BR+:	**0(0+0)**
Assignment:		Baths (F+H):	**0(0+0)**
Link:		SF Range:	
Storeys:		SF Source:	
Lot Front:	**1,250.56**	Fronting On:	**N**
Lot Depth:	**791.00**		
Lot Size Code:	**Feet**		

Zoning: **RU**
Dir/Cross St: **Highway 35 to South Lake Road to #1645**

PIN #:	**392170172**	ARN #:	**461604200004700**	Contact After Exp:	**No**
Holdover:	**60**				
Possession:	**Flexible**	Possession Date:			

Kitch Kitch + Island YN:	**(0+)**	Garage:		Utilities:	**No Gas, Hydro Available, No Sewers, No Cable, No Telephone**
Central Vac:	**No**	Room Size:			
Property Feat:		Rural Services:			
Soil Type:		Security Feat:		Water Meter:	
				Waterfront Feat:	
				Waterfront Struc:	
				Well Capacity:	
				Well Depth:	
				Special Desig:	**Unknown**
				Farm Features:	
				Winterized:	**No**

Waterfront Y/N:	**No**	Waterfront:	**None**	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:	**Easement**		
Under Contract:		Dev Charges Paid:		HST App To SP:	**Included In**
View:		Lot Shape:	**Rectangular**	Lot Size Source:	

Remarks/Directions

Client Rmks: **Build your dream home on this private 8-acre property, just 5 minutes from the town of Minden. Set back from the road and surrounded by mature forest, this lot offers excellent privacy and a peaceful natural setting. The building site has already been cleared, and a roughed-in driveway provides easy access. A small pond adds to the natural charm, and the lot features generous frontage on a year-round township road. Enjoy the convenience of being close to town, with quick access to grocery stores, restaurants, schools, and recreational opportunities. A great opportunity for those looking to build in the Haliburton Highlands.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

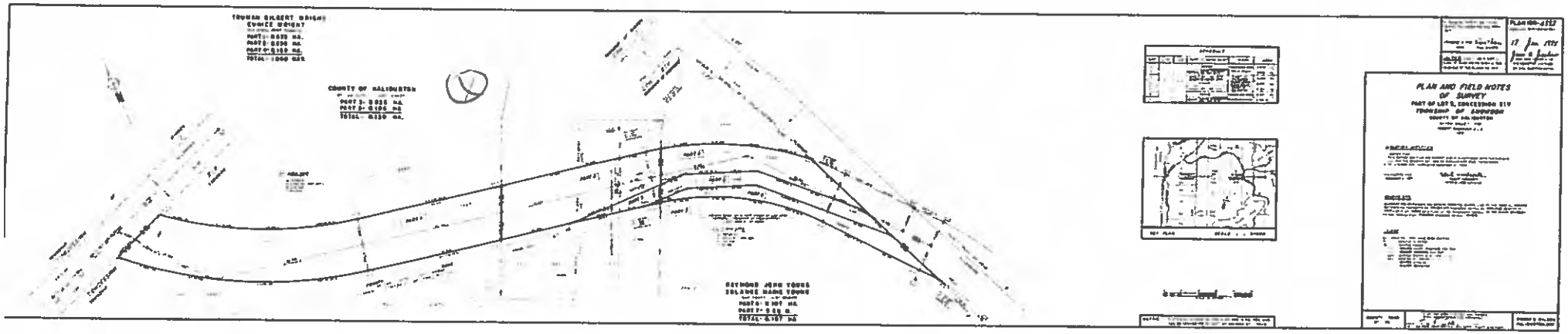
Prepared By: TROY AUSTEN, REALTOR Salesperson **Date Prepared: 07/10/2025**

Photos

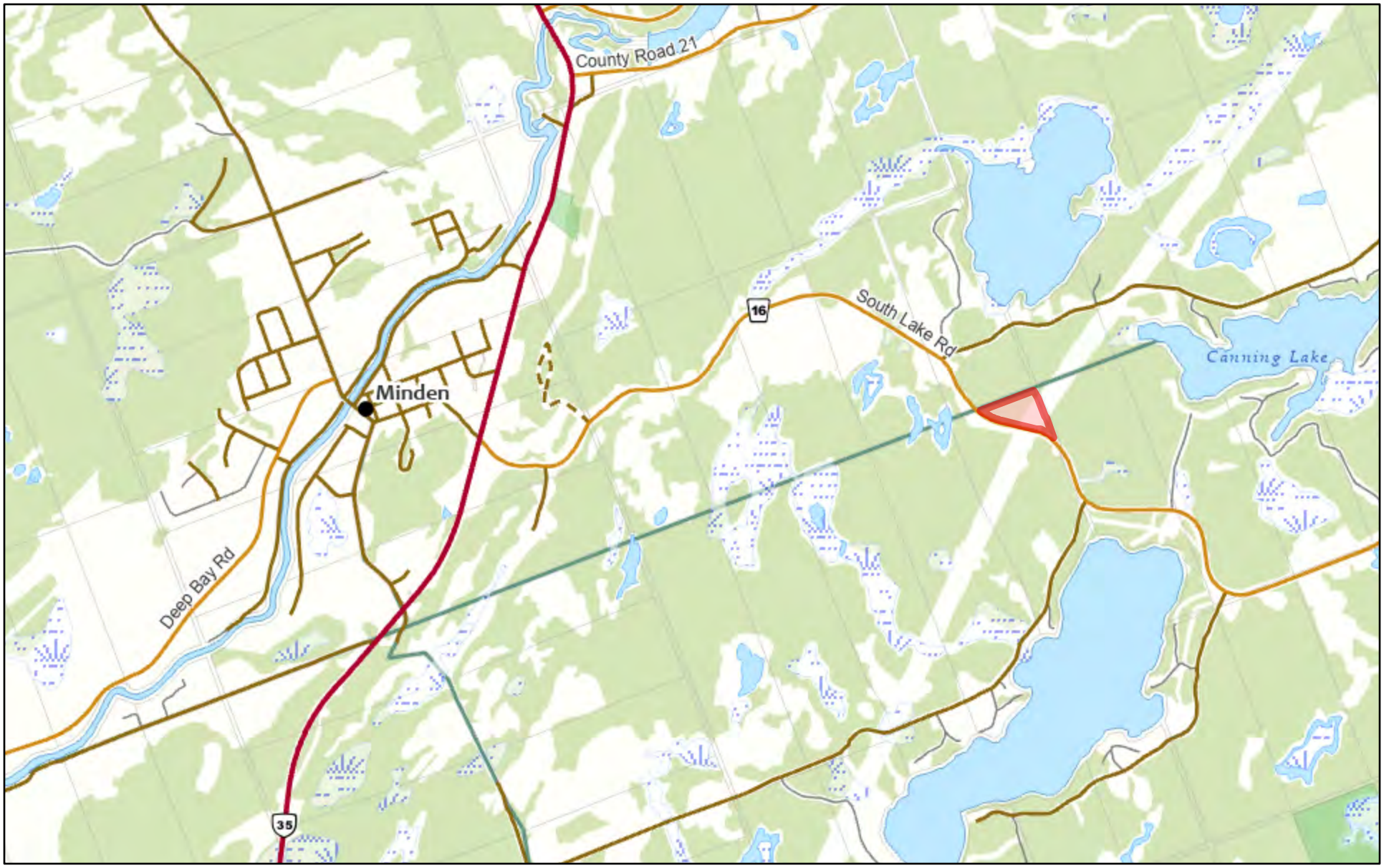
MLS®#: X12276604 **1645 South Lake Road, Minden Hills, Ontario K0M 2K0**




19R2997



1645 South Lake Road, Minden



June 2, 2025

N

Scale: 1:36,112

0 0.3 0.6 1.2 mi

0 0.5 1 2 km

Published by the County of Haliburton, 2025.

1645 South Lake Road, Minden

June 2, 2025

N

Scale: 1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Published by the County of Haliburton, 2025.


16
884.76ft
449.41ft
95.32
12.85ft
S Lake Rd
241.78ft
342.72ft
566.45ft
16
279.80ft


South Lake Rd

Township of Minden Hills Zoning By-law No. 06-10

Section 5.2

Table 3 - Non - Residential Zones - Permitted Uses

Zone	Rural (RU)	Hazard (HZ)	Open Space (OS)	Community Facilities (CF)	Highway Commercial (C1)	General Commercial (C2)	Recreational Commercial (C3)	Village Commercial (C4)	General Industrial (M1)	Extractive Industrial (M2)	Waste Disposal Industrial (M3)
*** Please refer to Notes for number references**											
Principal Uses											
Aggregate stockpiling/storage										X	
Arena				X	X	X		X			
Asphalt Plant, Portable	X				X				X	X	X
Bank						X		X			
Bed & Breakfast	X			X	X	X	X	X			
Boarding House	X										
Building supply outlet					X	X		X	X		
Bulk storage tank					X				X		X
Business, professional or administrative office					X	X		X			
Camping establishment							X(1)				
Cemetery	X		X	X	X						
Commercial Self Storage					X				X		
Community centre	X			X	X	X		X			
Conservation	X	X	X	X	X	X	X	X	X	X	X
Contractor's establishment									X		

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*** Please refer to Notes for number references**											
Principal Uses											
Day care centre	X			X	X	X		X			
Dry cleaning establishment								X	X		
Dwelling, single detached	X										
Equestrian facility	X		X				X				
Equipment sales & rental, heavy									X		
Equipment sales & rental, light					X	X			X		
Farm	X	X**(2)**	X								
Farm Produce Outlet	X				X	X		X			
Funeral Home					X	X		X			
Garden Centre & nursery	X				X	X		X	X		
Golf course			X	X			X				
Golf driving range			X		X	X	X				
Greenhouse, commercial	X				X	X			X		

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*** Please refer to Notes for number references**											
Principal Uses											
Group Home, Open	X										
Health Care Centre				X				X			
Hotel					X	X	X	X			
Hunt camp (on crown lands)	X										
Industrial use									X		
Kennel, commercial	X**(3)**										
Laundromat, coin operated					X	X		X	X		
Marina					X	X	X**(1)**	X			
Marine sales & service					X	X	X	X	X		
Medical or dental clinic				X	X	X		X			
Motor vehicle dealership					X	X		X			
Motor vehicle service station					X	X		X	X		
Motor vehicle wash, automatic					X			X			

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*** Please refer to Notes for number references**											
Principal Uses											
Municipal Works depot				X							
Park	X	X	X	X	X	X	X	X	X	X	X
Pit										X	
Place of Assembly				X	X	X		X			
Place of Worship				X	X	X		X			
Portable processing plant										X	
Printing or publishing establishment					X			X	X		
Public use	X	X	X	X	X	X	X	X	X	X	X
Quarry										X	
Recreational Institution				X			X	X			
RV sales & service					X	X		X	X		
Resort							X				
Restaurant					X	X	X	X			

Township of Minden Hills Zoning By-law No. 06-10

Section 5.2

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*** Please refer to Notes for number references**											
Principal Uses											
Restaurant, Drive-through					X						
Retail store					X	X		X			
Retirement home				X	X			X			
Salvage yard										X**(1)**	
Saw and/or planing mill									X		
School, commercial				X	X			X			
School, public or private				X	X			X			
Service shop, light					X	X		X			
Service shop, personal					X	X		X			
Tourist establishment					X	X	X	X			
Transport Depot									X		
Veterinary clinic	X				X			X	X		
Warehouse									X		
Waste disposal area											X
Waste Recycling Facility											X
Wayside pit or quarry	X			X	X	X			X	X	X
Wholesale estab.					X				X		

Township of Minden Hills Zoning By-law No. 06-10

Section 5.2

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*** Please refer to Notes for number references**											
Accessory Uses											
Bed & Breakfast Establishment	X						X	X			
Dwelling Unit, accessory					**X**	X	X	X	X**(4)**		
Home Industry	X										
Home Occupation	X								X		
Outside Display					X	X			X		
Private Home Day Care	X										
Retail store							X**(5)**		X**(5)**		

Notes: X Denotes a permitted use
(1) Existing establishments only
(2) No buildings or structures are permitted in the HZ Zone
(3) Provided such use is located on a lot having a minimum lot area of 4 ha
(4) Provided the dwelling unit is a detached dwelling
(5) Provided the retail store is accessory to the principal permitted use, and occupies an area of not more than 50 square metres

NOTE: 07-043 - Addition of Dwelling Unit,accessory in C1 Zone as permitted use

Table 3 to By-law 06-10
amended by 07-043
Consolidate March 31, 2008

TOWNSHIP OF MINDEN HILLS ZONING BY-LAW NO. 05-

Section 5.2

Table 4 - Lot Regulations - Non - Residential Zones

ZONES	Hazard Land (HZ)	Open Space (OS)	Rural (RU)	Community Facility (CF)	Highway Commercial (C1)	General Commercial (C2)	Recreational Commercial (C3)	Village Commercial (C4)	General Industrial (M1)	Extractive Industrial (M2)	Waste Disposal Industrial (M3)
Lot Area (min m2)	**(5)**	4 ha	2 ha	1500	1500**(6)**	3000	1 ha **(7)**	n/a	4000	8000	**(5)**
Lot Frontage (min m)	**(5)**	60 **(1)**	100	30	30	30	60**(1)(7)**	10 **(9)**	30	60	**(5)**
Front Yard (min m)	15	15	15**(11)**	15	10	10	12	0 **(8)**	20	30**(10)**	100
Interior Side Yard (min m)	15	3	15**(11)**	8	10**(3)**	6 **(2)**	6 **(2)**	0 **(4)(9)**	8 **(3)**	30**(10)**	100
Exterior Side Yard (min m)	15	15	15**(11)**	15	10	10	12	0 **(8)(9)**	20	30**(10)**	100
Rear Yard (min m)	15	15	15**(11)**	15	10	12	12	7.5	20	30**(10)**	100
Setback from High Water mark	30	30	30	30	30	30	30	7.5	30	100	100
Building height (principal building) (max m)	8	8	11	11	11	11	11	11	11	11	11
Lot coverage (max%)	10	10	20	30	25	30	30	80	30	10	5
Landscaped Open Space (min %)	30	30	5	30	20	10	30	0	5	10	10

Notes:
(1) = increase to 100 m if for a camping establishment
(2) = increase to 10 m if abutting a residential zone
(3) = increase to 20 m if abutting a residential zone
(4) = increase to 3 m where abuts a residential zone
(5) = as existed at the date of passage
(6) = increase to 3000 sq. metres if not connected to sanitary sewage system
(7) = or as noted in Section 5.4
(8) = any lot abutting Hwy 35 shall have a minimum Front or Exterior Side Yard of 10 metres
(9) = except for lots fronting on Bobcaygeon Road north of the Gull River, and between Highway 35 and Peck Street, in which case the minimum lot frontage shall be 15 metres and the minimum interior and exterior side yards shall be 1 metre.
(10) = Any stockpiling of materials shall be located a minimum of 90 metres from any residential zone.
(11) = increase to 50 metres for a commercial kennel

Legend:
m = metres
ha = hectares
m2 = square metres
min = minimum
max = maximum