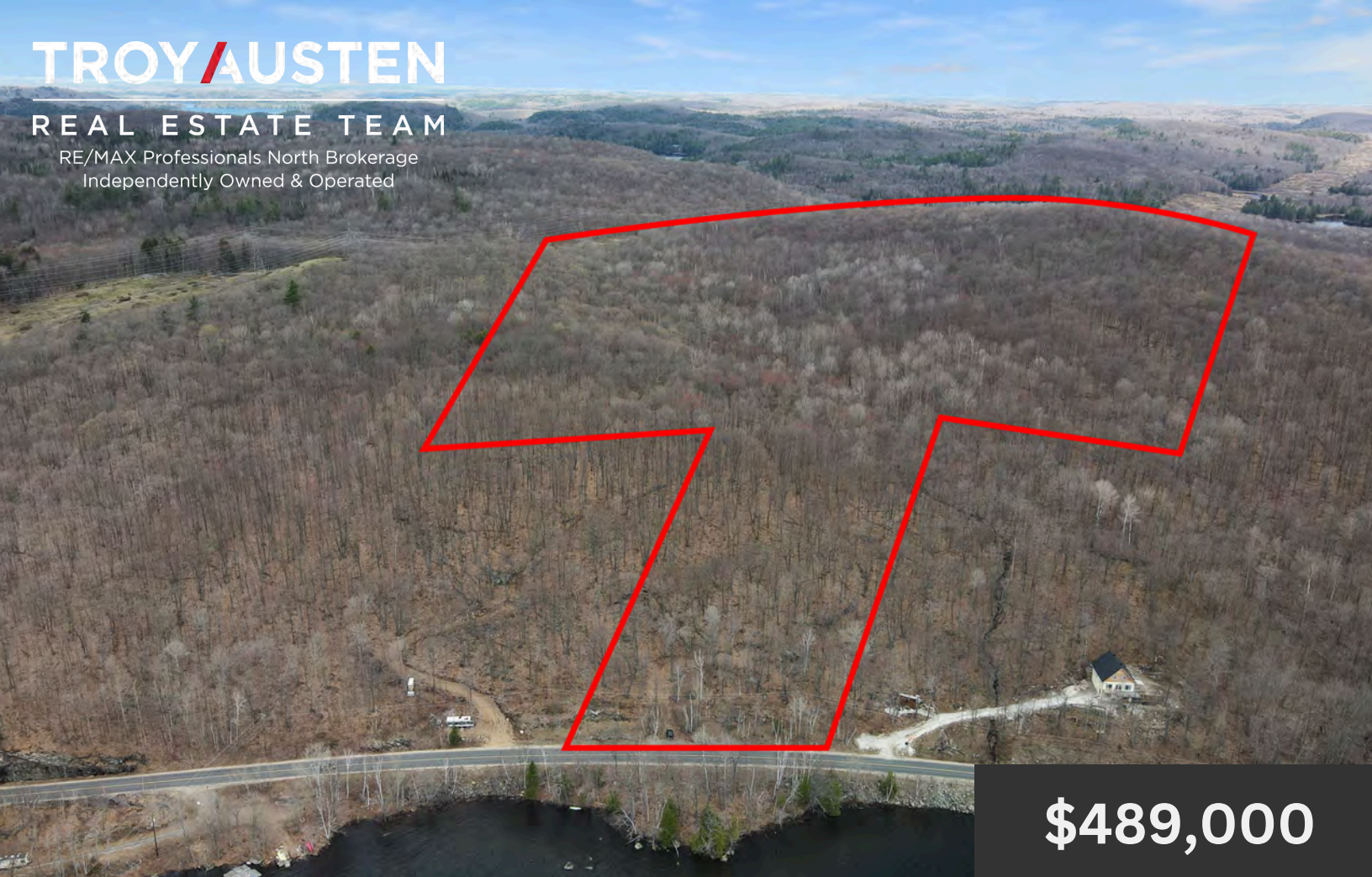


# TROY/AUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$489,000**

*Welcome to* PT LT 27 CON 5  
Haliburton Lake Road

with access to Eagle Lake, Haliburton

Explore 80 acres of opportunity just north of Eagle Lake. With lake access across the road, views of Sir Sam's Ski & Ride, and trails throughout, this property is ideal for a home or recreational retreat. Located on a year-round township road, it offers space, privacy, and easy access to nearby amenities, including a public beach, boat launch, and the village of Haliburton just 15 minutes away.



*Troy Austen*  
Sales Representative

**CONTACT DETAILS:**

705-457-9994 [info@troyausten.ca](mailto:info@troyausten.ca)  
705-455-7653 [troyausten.ca](http://troyausten.ca)

## Property Client Full

# PT LT 27 CON 5 Haliburton Lake Road, Dysart, Ontario K0M 1S0

Listing

**PT LT 27 CON 5 Haliburton Lake Rd Dysart**

**Active / Residential Freehold / Vacant Land**

MLS®#: **X12152328**

List Price: **\$489,000**

**New Listing**

### Haliburton/Dysart et al/Guilford



Tax Amt/Yr: **\$118.02/2025** Transaction: **Sale**  
SPIS: **No** DOM: **1**  
Legal Desc: **PT LT 27 CON 5 GUILFORD AS IN H243249; S/T GU1186; DYSART ET AL**

Style: Rooms Rooms+: **+0**  
Fractional Ownership: BR BR+: **0(0+0)**  
Assignment: Baths (F+H): **0(0+0)**  
Link: SF Range: **< 700**  
Storeys: SF Source:  
Lot Irreg: Lot Acres: **50 - 99.99**  
Lot Front: **304.00** Fronting On: **N**  
Lot Depth: **2,122.72**  
Lot Size Code: **Feet**  
Zoning: **RR-5**  
Dir/Cross St: **Haliburton Lake Road**

PIN #: **391430108**  
Holdover: **60**  
Possession: **Immediate**

ARN #: **462404100013700** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **(0+)**  
Island YN:  
Interior Feat: **None**  
Central Vac: **No**  
Property Feat:  
Soil Type:

Garage: **No**  
Room Size:  
Rural Services:  
Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, No Telephone**  
Water: **None**  
Water Meter:  
Waterfront Feat.:  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **None**  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Water Name: **Eagle Lake**  
Waterfront Y/N: **No**  
Water Struct:  
Under Contract:  
Access To Property: **Yr Rnd Municipal Rd**

Waterfront: **Indirect**  
Easements/Restr:  
Dev Charges Paid:

Waterfront Frontage (M):  
HST App To SP: **Included In**

### Remarks/Directions

Client Rmks: **Discover a unique property with endless possibilities just north of Eagle Lake. Situated on 80 acres with access to Eagle Lake across the road, this property offers a rare opportunity for those seeking space, privacy, and a connection to the outdoors. Located on a year-round township road, it's an ideal spot for your future home, or recreational getaway. Enjoy views of Sir Sam's Ski & Ride from the property and take advantage of all the nearby amenities Eagle Lake has to offer, including a public beach, boat launch, local store, and seasonal farmers' market. Just 15 minutes away, the village of Haliburton provides schools, shopping, restaurants, and health care services. Whether you're into hiking, hunting, or simply enjoying nature, this expansive parcel offers excellent terrain and trails to explore. With convenient access, a prime location, and proximity to lakes, ski hills, and towns, this property is the perfect canvas for your next adventure.**

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

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **05/16/2025**

Photos

MLS®#: **X12152328**

**PT LT 27 CON 5 Haliburton Lake Road, Dysart, Ontario K0M 1S0**



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**Municipality of Dysart et al**

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

Group Code:

**TAX NOTICE**

Interim	2025
Billing Date	January 9, 2025

Mortgage Company						Bill No.		504186	
Roll No. 041-000-13700-0000						Mortgage No.			
Name and Address: 2993						Municipal Address/Legal Description			
						CON 5 PT LOT 27			
Assessment			Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	
TCP	\$ 61,000.00	ManagedPrt 1x-Full - EPubSup	0.00084141	\$ 25.66	0.00063188	\$ 19.27	0.00036250	\$ 11.67	
Sub Totals >>>			Municipal Levy	\$ 25.66	County Levy	\$ 19.27	Education Levy	\$ 11.67	
Special Charges			Installments		Summary				
By Law #	Description	Amt	Exp Year	Due Date	Amount				
				31-12-2025	\$ 28.60	Sub-Total - Tax Levy			
				4-8-2025	\$ 78.00	Special Charges/Credits			
						2025 Tax Cap Adjustment			
						Interim 2025 Levies			
						Past Due TaxianCredit			
Total Special Charges			\$ 0.00	Total Amount Due		\$ 56.60			

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

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 #	041-000-13700-0000
Name	
Address	
Due Date	Total Due
April 9, 2025	\$ 28.00



Municipality of Dysart et al  
P.O. Box 389  
135 Maple Ave  
Haliburton ON K0M 1S0  
(705) 457-1740

**FIRST INSTALLMENT**

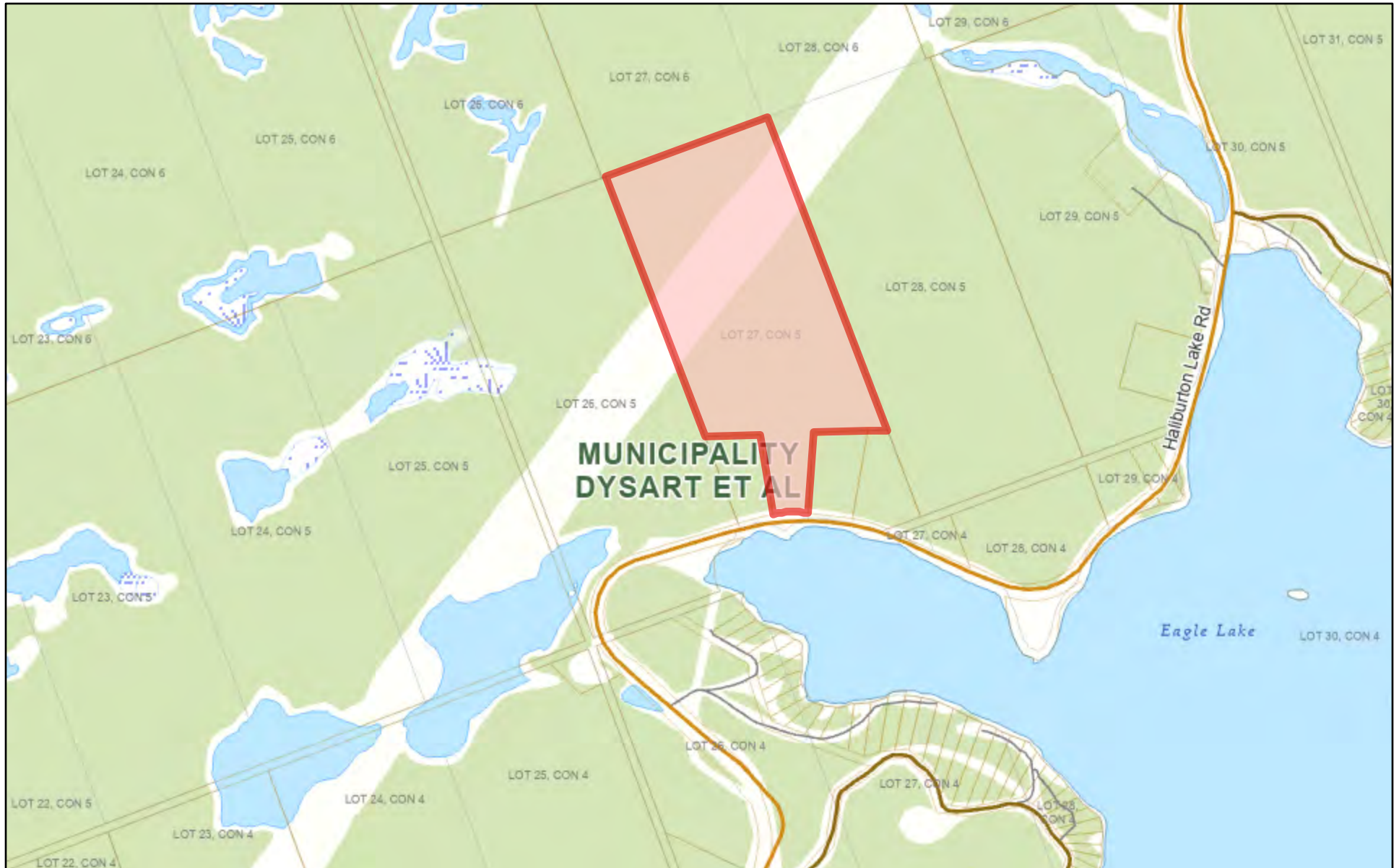
PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	041-000-13700-0000
Name	
Address	
Due Date	Total Due
March 12, 2025	\$ 28.60



# PT LT 27 CON 5, Eagle Lake

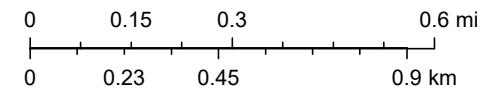


April 8, 2025

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Scale: 1:18,056





# PT LT 27 CON 5, Eagle Lake

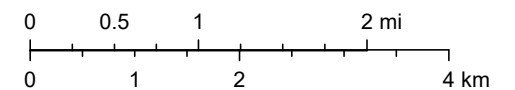


April 8, 2025

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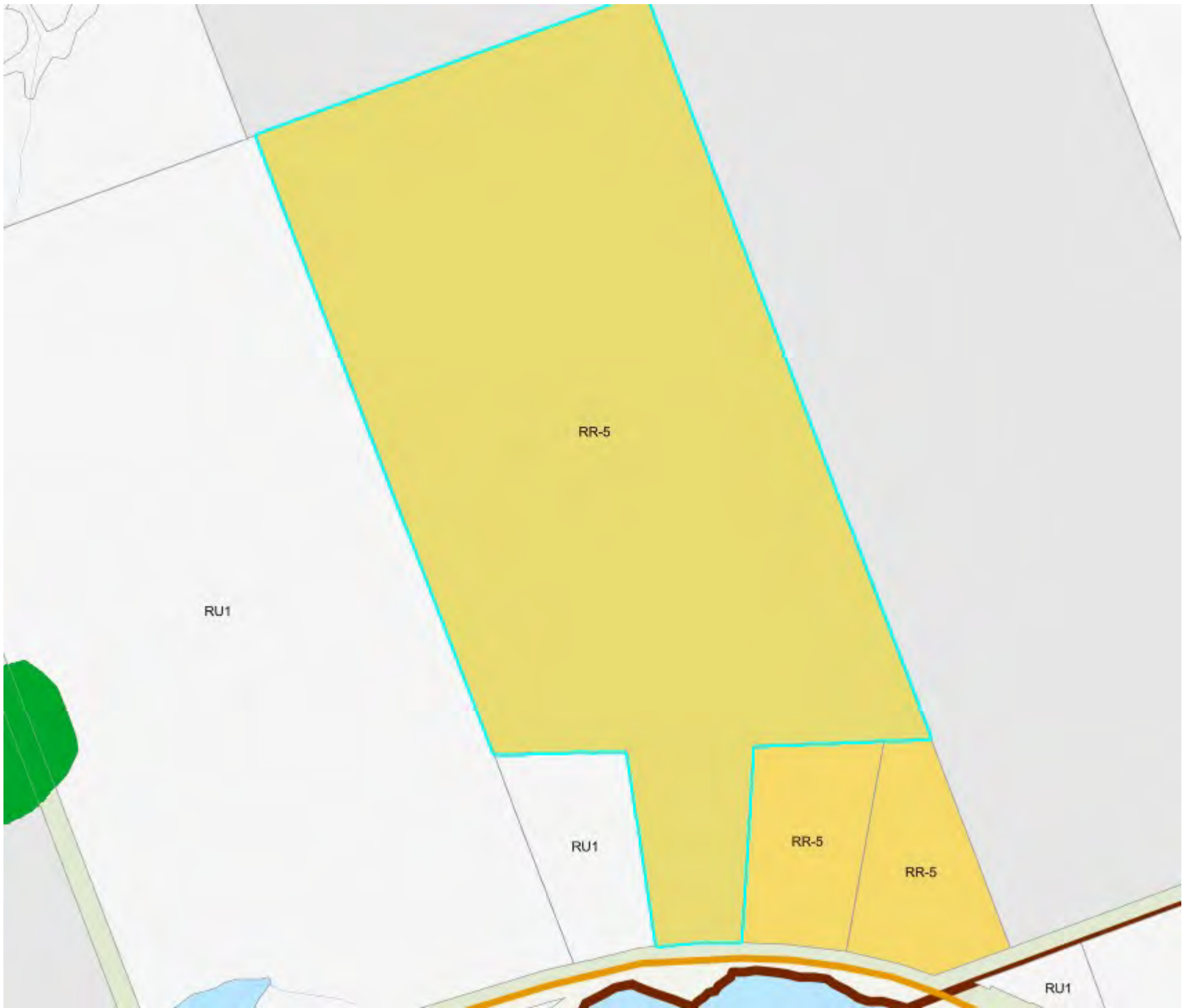


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## Eagle Lake

County of Haliburton

Guilford Township

### Physical Data

Surface Area - 579 acres

Perimeter - 6.5 miles

Maximum Depth - 80 ft

Mean Depth - 23 ft

### Lake Characteristics

The clarity of this yellow/brown water was indicated by the disappearance of the secchi disc, 21.5 ft below the surface.

### Vegetation

Acquatic vegetation includes Yellow Pond Lilly, Sedge Grass, Long Leaf Pond Weed, Horsetail and other grasses. Natural fish food includes an abundance of minnows, and cisco. There is a dam (1 sluice).

### Fish Species

Lake trout, bass, and whitefish. Slot lake, check with MNR for current regulations.

### Access

Follow Hwy 118 north of Haliburton. Turn right at County Rd 14 and continue to Eagle Lake. There is legal access at the dam in Eagle Lake village.

