

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,185,000

Welcome to **80 Halbiem Cres**
Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Welcome to your new family home in one of Haliburton's most sought-after neighborhoods! Nestled in a community of stunning homes, this property offers the perfect blend of comfort, convenience, and recreational opportunities for families.

Boasting 3000 square feet of finished living space, with an additional 1100 square feet awaiting your personal touch in the basement, this spacious home provides ample room for every member of your family. With four bedrooms and three bathrooms, there's plenty of space for privacy and relaxation. Designed with families and entertaining in mind, the open-concept main floor seamlessly integrates the living, dining, and kitchen areas, creating a warm and inviting atmosphere for gatherings. Cozy up by the air-tight wood fireplace in the living room during chilly evenings, creating memories that will last a lifetime.

Situated on 0.67 acres of land with flat access, this property is ideal for young families, offering plenty of space for outdoor play and activities. Its close proximity to schools and walking distance to local amenities make it convenient for daily errands and school drop-offs. For nature enthusiasts, nearby you'll find The Sculpture Forest and Glebe Park which offers in the warmer months Walking, Hiking and Mountain Biking, and in the colder months, Tobogganing, Snowshoeing, and miles of groomed Cross Country Skiing trails. As an added bonus, this home includes access to the HBTL Members-Only park with picnic area, fire pit, boat launch, canoe/kayak racks and your very own new boat slip. Take advantage of Haliburton's renowned five-lake chain, exploring the pristine waters and creating unforgettable family memories on the water. Don't miss out on the opportunity to make this family-friendly home your own, where comfort, community, and adventure awaits!



Interior Home Features

Four Spacious bedrooms

Three bathrooms

Open concept main floor flooded with natural light

Spacious kitchen, perfect for entertaining

3000sq ft of finished living space with an additional 1100sq ft of unfinished space

Attached double car garage with finished bonus room up above

Main floor laundry for added convenience

Exterior Features

0.67 acres of property

Flat access to the lot

Community oriented neighbourhood

Close proximity to The Sculpture Forest and Glebe Park

This home includes access to the HBTL Members-Only park and your very own new boat slip

Walking distance to schools and other local amenities



80 HALBIEM Crescent, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

80 HALBIEM Cr Haliburton

Listing ID: 40554207

Price: **\$1,185,000**

Haliburton/Dysart et al/Dysart

2 Storey/House



	Beds	Baths	Kitch
Main		1	1
Second	4	2	

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **3,006**
AG Fin SF Range: **3001 to 4000**
AG Fin SF: **3,006/LBO provide**
Tot Unfin SF: **1,152**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,439.30/2023**

Next OH: **Public: Sat Mar 23, 10:00AM-12:00PM**

Remarks/Directions

Public Rmks: **Welcome to your new family home in one of Haliburton's most sought-after neighborhoods! Nestled in a community of stunning homes, this property offers the perfect blend of comfort, convenience, and recreational opportunities for families. Boasting 3000 square feet of finished living space, with an additional 1100 square feet awaiting your personal touch in the basement, this spacious home provides ample room for every member of your family. With four bedrooms and three bathrooms, there's plenty of space for privacy and relaxation. Designed with families and entertaining in mind, the open-concept main floor seamlessly integrates the living, dining, and kitchen areas, creating a warm and inviting atmosphere for gatherings. Cozy up by the air-tight wood fireplace in the living room during chilly evenings, creating memories that will last a lifetime. Situated on 0.67 acres of land with flat access, this property is ideal for young families, offering plenty of space for outdoor play and activities. Its close proximity to schools and walking distance to local amenities make it convenient for daily errands and school drop-offs. For nature enthusiasts, nearby you'll find The Sculpture Forest and Glebe Park which offers in the warmer months Walking, Hiking and Mountain Biking, and in the colder months, Tobogganing, Snowshoeing, and miles of groomed Cross Country Skiing trails. As an added bonus, this home includes access to the HBTL Members-Only park with picnic area, fire pit, boat launch, canoe/kayak racks and your very own new boat slip. Take advantage of Haliburton's renowned five-lake chain, exploring the pristine waters and creating unforgettable family memories on the water. Don't miss out on the opportunity to make this family-friendly home your own, where comfort, community, and adventure await!**

Directions: **COUNTY ROAD 21 TO HALBIEM CRE TO SIGNS AT #80**

Exterior

Exterior Feat:	Deck(s), Porch, Privacy, Year Round Living	Roof:	Shingles
Construct. Material:	Vinyl Siding	Prop Attached:	Detached
Shingles Replaced:	2005	Apx Age:	16-30 Years
Year/Desc/Source:	2005/Estimate/Estimated	Rd Acc Fee:	
Property Access:	Municipal Road, Year Round Road	Winterized:	Fully Winterized
Other Structures:	Shed	Garage Spaces:	2.0
Garage & Parking:	Attached Garage//Private Drive Single Wide//Asphalt Driveway	Sewer:	Septic
Parking Spaces:	6	Acres Rent:	
Services:	Cell Service, Electricity, High Speed Internet, Street Lights, Telephone	Lot Shape:	Irregular
Water Source:	Drilled Well	Land Lse Fee:	
Lot Size Area/Units:	0.670/Acres		
Lot Front (Ft):	108.43		
Location:	Rural		
Area Influences:	Downtown, Hospital, Lake Access, Lake/Pond, Library, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails		
View:	Forest	Retire Com:	
Topography:	Level, Open space, Wooded/Treed	Fronting On:	East
Restrictions:	None	Exposure:	
School District:	Trillium Lakelands District School Board		
High School:	H.H.S.S		
Elementary School:	S.B.E.S / J.D.H.E.S		

Interior

Interior Feat:	Central Vacuum, Sump Pump, Water Heater Owned	FP Stove Op:	
Basement:	Full Basement	Contract Cost/Mo:	
Basement Fin:	Unfinished		
Basement Feat:	Walk-Up		
Laundry Feat:	Laundry Room, Main Level		
Cooling:	Central Air		
Heating:	Forced Air-Propane, In-Floor		
Fireplace:	2/Fireplace Insert, Freestanding, Propane, Wood		
Under Contract:	Propane Tank		

Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Other**
Add Inclusions: **Downstairs Fridge, Blinds, Light Fixtures**
Exclusions: **Personal Items**

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 6 PL 623; DYSART ET AL**
Zoning: **R1**
Assess Val/Year: **\$488,000/2024**
PIN: **391740239**
ROLL: **462401200004215**
Possession/Date: **Other/**

Local Improvements Fee:
Survey: **Available/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **Min 5%**

Brokerage Information

List Date: **03/13/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)** 

--- --
Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 03/14/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

Rooms

Listing ID: 40554207

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	11' 11" X 9' 3"	3.63 X 2.82	
Kitchen	Main	24' 9" X 14' 5"	7.54 X 4.39	
Dining Room	Main	11' 8" X 11' 8"	3.56 X 3.56	
Living Room	Main	11' 8" X 15' 10"	3.56 X 4.83	
Laundry	Main	6' 0" X 8' 4"	1.83 X 2.54	
Den	Main	11' 4" X 11' 8"	3.45 X 3.56	
Bathroom	Main	4' 5" X 5' 5"	1.35 X 1.65	2-Piece
Bedroom Primary	Second	11' 7" X 15' 4"	3.53 X 4.67	
Bedroom	Second	11' 7" X 14' 3"	3.53 X 4.34	
Bedroom	Second	10' 11" X 9' 9"	3.33 X 2.97	
Bedroom	Second	11' 7" X 17' 5"	3.53 X 5.31	
Primary Ensuite	Second	8' 9" X 8' 3"	2.67 X 2.51	4-Piece
Bathroom				
Bathroom	Second	8' 3" X 9' 11"	2.51 X 3.02	5+ Piece
Family Room	Second	19' 4" X 18' 6"	5.89 X 5.64	
Other	Basement	35' 11" X 31' 11"	10.95 X 9.73	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

Chattels

Included

- Central Vac
- Dishwasher
- Dryer
- Garage Door Opener
- Microwave
- Refrigerator
- Stove
- Washer
- Downstairs Fridge
- Blinds
- Light Fixtures

Excluded

- Personal Items



Seller



Buyer



Additional Information

- Hydro costs per year - Approx. \$1501.18
- Propane Supplier - Kelly's Propane
- Internet provider - Bell
- Highspeed internet available
- Cell Service - yes
- Septic installed by Mike Strype
- Septic last pumped - 2017
- Water Treatment system - yes
- Winterized - yes
- Age of building - 2005
- Age of roof - 2005
- Insurance Company - Ayr Farmers Mutual
- Municipal year-round road
- Lake Assoc. Dues - \$226 in 2023

EH-LC-140-02
1 York Lane



WETT RECOMMENDED INSPECTION CHECKLIST



PARISH HOME INSPECTIONS

Murray Parish

Tel: 416-524-2768 Toll Free: 1-877-207-1929
14845-6 (unit 135) Yonge St. Aurora, ON L4G 6H8
www.parishhomeinspections.com
parishhomeinspections@bell.net

Requested by: [REDACTED]	Inspection location: <input checked="" type="radio"/> Same as requested or:
Address: 80 Halbiem Crescent Haliburton, Ont K0M1S0	Address:
Email: [REDACTED]	Email:
Phone No.: [REDACTED]	Phone No.:
Inspector's name: Murray Parish	WETT No.: 10275
Reason(s) for inspection: Real Estate / Code Compliance	
Level of inspection requested: <input checked="" type="radio"/> Level 1 <input type="radio"/> Level 2 <input type="radio"/> Level 3	
Date of request: January 2020	Date of inspection: 10/01/2020

Note: inspection results shown are what was present/noted at time of inspection.

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.



2

WETT RECOMMENDED INSPECTION CHECKLIST

FACTORY-BUILT FIREPLACE

Certification Standard:

☒ ULC S610 ☐ EPA ☐ UCSA B415 ☐ Unknown ☐ Uncertified

Listing Agency: ☐ ULC ☐ CSA ☒ WH/ETL ☐ OTL ☐ Other: _____

Make: Security **Model:** BIS Ultima

Serial #: 003290 **Flue Size:** 6 INCHES

Installation manual available: ☒ Yes ☐ No

Chimney system connected to fireplace: Masonry

Is the chimney tested for use with this fireplace or listed in the installation manual? ☒ Yes ☐ No

☐ ULC S604 ☐ ULC S610 ☐ ULC S629
☒ Masonry ☐ Masonry with stainless steel liner ☐ Other: _____

Chimney: _____ **Make:** _____ **Model:** _____

System installed by: _____ **Date:** _____ ☒ Unknown **Approx. Age:** _____

Appliance location: ☐ Basement ☒ Main Floor ☐ Other (specify): _____

Inspection Results: Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

FACE CLEARANCES	REQUIRED	ACTUAL(S)	CODE COMPLIANCE			
1. Combustible mantle shelf			<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
2. Combustible side legs			<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
3. Combustible side trim			<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
4. Combustible top trim			<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
5. Non-combustible facing			<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
6. Combustible side wall			<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> UTI

Factory-built Fireplace - page 2

7. Hearth size			<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
8. Hearth material			<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI
9. Hearth ember strip			<input type="radio"/> N/A	<input type="radio"/> No	<input checked="" type="radio"/> Yes	<input type="radio"/> UTI
10.						
11.						
OTHER CONSIDERATIONS		CODE COMPLIANCE				
12. Outdoor combustion air		<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI	
13. Remote gravity vent(s)		<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI	
14. Central heating kit		<input checked="" type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI	
15. Fireplace to chimney connection		<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> UTI	
16. Is the fireplace enclosed?			<input checked="" type="radio"/> Yes	<input type="radio"/> No		
17. Glass doors		<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI	
18. Clearances within enclosure		<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> UTI	
19. Ceiling height within enclosure		<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> UTI	
20.		<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI	
21.		<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> UTI	
22. Carbon monoxide alarm		Yes				
23. Smoke alarm		Yes				

Additional information:

The exterior of chimney is in good condition. The interior and top of chimney was not accessible and it is recommended a Chimney sweep clean and inspect it ASAP.

Date: _____

File Reference #: _____

File reference No.: _____


Photos taken: ☒ Yes ☐ No

This checklist contains 4 pages in total. This report contains 4 pages in total.

Comments and Observations:

All non-compliance ratings should be considered for comment.

Please attach additional page(s) for this section.

<i>Customer Signature:</i>	<i>Inspector Signature:</i>  <i>Digital Signature:</i>
<i>Date:</i>	<i>Date:</i> 14/01/2020



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

Final	2023
Billing Date	May 10, 2023

Mortgage Company						Bill No.		465662	
Roll No. 012-000-04215-0000						Mortgage No.			
Name and Address 5684						Municipal Address/Legal Description			
[REDACTED]						80 HALBIEM CRES PLAN 623 LOT 6			
Assessment			Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	
RTEP	\$ 488,000.00	Res/Farm Tx:Full - EPubSup	0.00318071	\$ 1,542.43	0.00235833	\$ 1,150.87	0.00153000	\$ 746.64	
Sub Totals >>>			Municipal Levy \$ 1,542.43		County Levy \$ 1,150.87		Education Levy \$ 746.64		
Special Charges			Installments		Summary				
By Law #	Description	Amt	Exp Year	Due Date	Amount				
				7/12/2023	\$ 877.24	Sub-Total - Tax Levy \$ 3,439.94			
				9/13/2023	\$ 876.00	Special Charges/Credits \$ 0.00			
						2023 Tax Cap Adjustment \$ 0.00			
						Final 2023 Levies \$ 3,439.94			
						Less Interim Tax Notice \$ 1,688.70			
						Past Due Taxes/Credit \$ 0.00			
Total Special Charges \$ 0.00						Total Amount Due		\$ 1,753.24	

Schedule 2

Explanation of Tax Changes 2022 to 2023

Final 2022 Levies	Final 2023 Levies	Total Year Over Year Change
\$ 3,373.39	\$ 3,439.94	\$ 66.55

Final 2022 Levies	\$ 3,373.39
* 2022 Annualized Taxes	\$ 3,373.39
2023 Local Municipal Levy Change	\$ 35.26
2023 County Levy Change	\$ 201.24
2023 Provincial Education Levy Change	\$ 39.04
2023 Tax Change Due to Reassessment	\$ 130.91
** Final 2023 Levies	\$ 3,439.94

** 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.
2023 CVA Taxes			
* 2022 Annualized Taxes			
2023 Tax Cap Amount			
2023 Provincial Education Levy Change			
2023 Municipal Levy Change			
** 2023 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

PLEASE DETACH AND SUBMIT WITH PAYMENT
THANK YOU

Received from:	
Roll #	012-000-04215-0000
Name	[REDACTED]
Address	80 HALBIEM CRESCENT HALIBURTON, ON K0M 1S0
Due Date	Total Due
September 13, 2023	\$ 876.00



Paid Sept 12/23



Haliburton
BY-THE-LAKE
Owner's Association

DOCK SLIP CERTIFICATE

This certifies that the property located at

80 Halbiem Cres., Haliburton, ON

Shares ownership of a portion of the docking system located at 21 Emmerson Court, Haliburton, Ontario and has rights and privileges of its use within the Haliburton By The Lake Owners Association Official Bylaws.

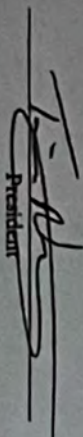
This certificate is to be passed on to a future owner of said property unless arrangements have been made, through the HBTL Association, to sell its rights to another property within the original 79 building lots on the Plan of Subdivision, #623, in the Township of Dysart.

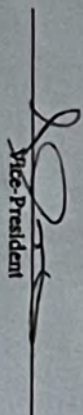
Date Issued: September 11, 2022

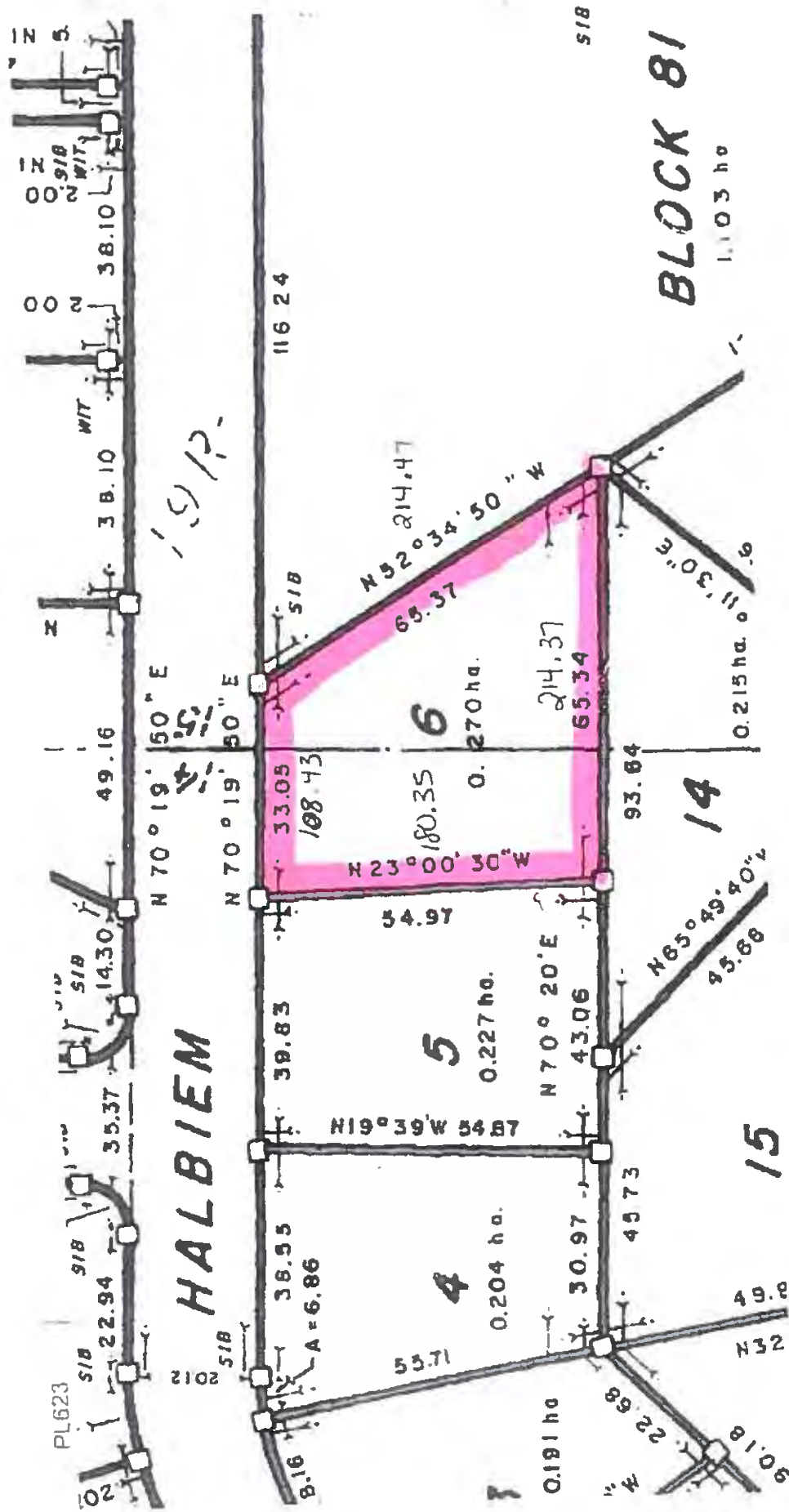
This date supersedes any previous certificate that may have been issued.

Assigned Dock Slip:

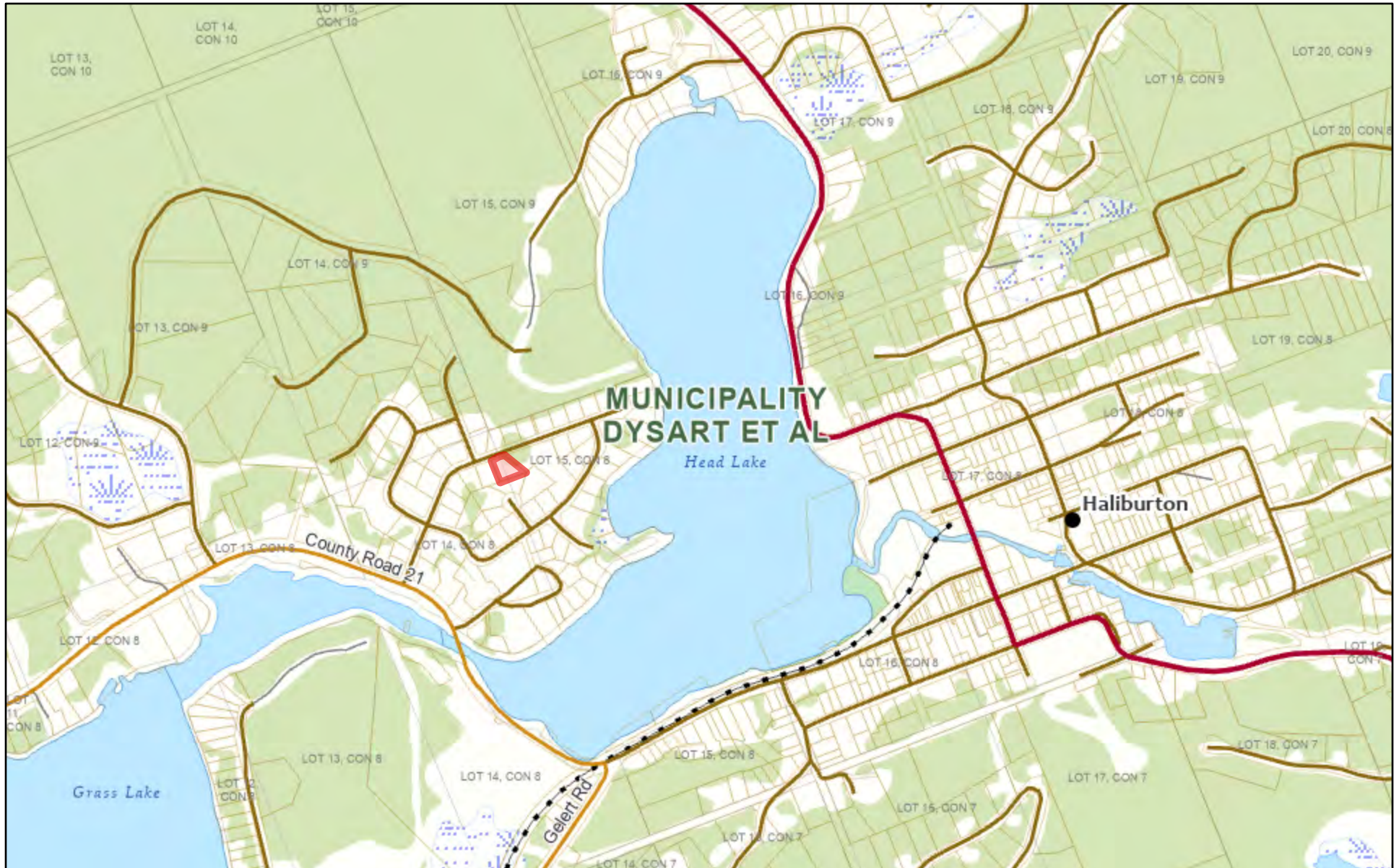
Lakeside 2 - #4


President


Vice-President



80 Halbiem Crescent, Haliburton



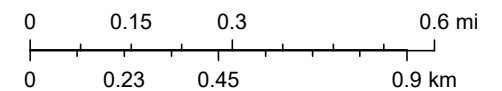
March 11, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:18,056



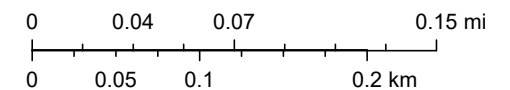
80 Halbiem Crescent, Haliburton



March 11, 2024



Scale: 1:4,514



Copyright by the County of Haliburton, Minden, Ontario, 2023.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



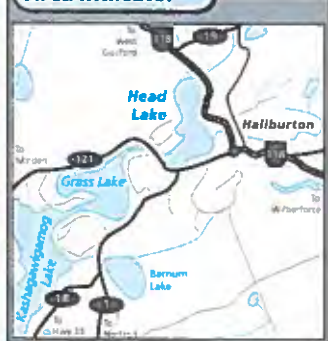




Location: 1 km (0.6 mi) west of Haliburton
 Elevation: 324 m (1,080 ft)
 Surface Area: 62 ha (153 ac)
 Mean Depth: 2.5 m (8.4 ft)
 Max Depth: 5.5 m (18.5 ft)
 Way Point: 78° 31' 00" W 45° 03' 00" N

Head Lake

Area Indicator



Fishing



Even though Head Lake is found abutting the town of Haliburton, the lake does see significant angling pressure throughout the season. However, angling success remains decent for smallmouth and largemouth bass as well as the odd muskellunge.

The lake is located at the west end of Haliburton, and is easily accessible from a variety of points around the lake. Although most anglers prefer to get out on the water, there are a couple parks from which to shore cast from.

There is plenty of weed growth located around the lake, especially along the north and eastern ends of the lake. It is here where you will find largemouth and smaller smallmouth bass, who hang out in the shallows, dining on crayfish, minnows, leeches and nymphs. Largemouth like to hang out in the weeds, waiting to ambush their unsuspecting prey. A tube jig, Texas rigged worm or other weedless lure can work well for spincasters while fly anglers can try a leech pattern.

The trouble is, the larger smallmouth bass tend to head into deeper water, making them difficult to find, and much more prized (at least by passionate smallmouth anglers) than largemouth and smaller smallmouth. While young bass forage in the shallow where the easy food is found, once they hit about 1.5 kg (3 lbs) they begin to move into the deeper water to chaise after baitfish.

However, this makes them hard to catch, as they will frequently move from one area to another, change depths, and just generally move around. The best place to find them though is around rock piles, against steep drop-offs and anywhere that baitfish congregate. A tube jig with a 10 cm (3 inch) tube, twister-tail grub, and shad or minnow body is a good default lure. Try using white, black, smoke or pumpkinseed colours. In Head Lake, there are a couple prominent points that are logical places to start your search. A fish finder will help in your search for these roaming fish too.

Fishing for musky is inconsistent throughout the summer months, although during the fall musky are often caught in shallow areas, mainly along weed lines. Watch for fishing sanctuary times and locations.

Directions



Head Lake forms the western boundary of the scenic town of Haliburton. It is a small, but popular local lake. The main access point is found from Rotary Park in town.

Facilities



The town of Haliburton is a scenic Cottage Country town that is a popular summer destination. The local shops and restaurants are always a buzz from late June to early September. Accommodations are readily available in the area and other facilities such as golfing and established recreation trails help make an ideal outdoor recreation haven. The Haliburton Rotary Park provides a nice beach and boat launch onto the lake.

Other Options



Head Lake is part of the Drag River system that connects with Grass Lake and then the much bigger Kaskagawigamog Lake. All three lakes offer a similar fishery with bass being the most active sportfish and walleye being the preferred catch. The lakes also offer up the odd muskellunge, while Kaskagawigamog also boasts of lake trout. More details on Kaskagawigamog are found elsewhere in this book.



100m 0 100m 200m 300m 400m 500m

Scale