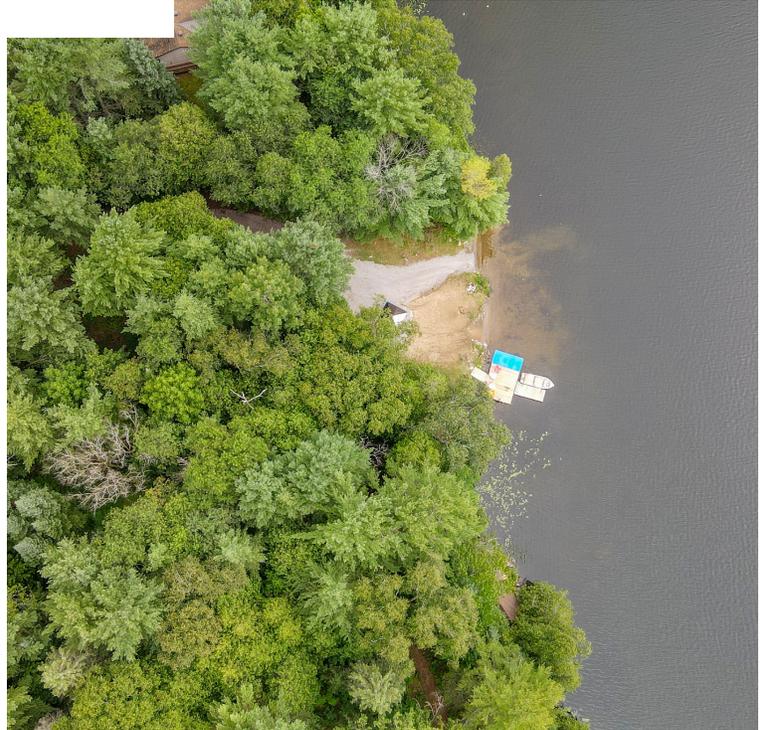




# Canning Lake

BAT LAKE ROAD,  
MINDEN

\$549,900



## OVERVIEW



## ABOUT THIS PROPERTY

This exceptional 7-acre building lot on Canning Lake offers 112 feet of pristine waterfront, a private boat launch, and a convenient location just 10 minutes from Minden village. It's a perfect opportunity to create your dream lakefront getaway in the tranquil Haliburton region.

## FEATURES



7 Acres



Canning Lake

## CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# BAT LAKE Road, Minden, Ontario K0M 2K0

Listing

Client Full  
**Active / Land**

[0 BAT LAKE Rd Minden](#)

MLS®#: 40490931  
Price: **\$549,900**

## Haliburton/Minden Hills/Minden

### Residential



Water Body: **Canning Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$71/2023**

Zoning: **SR**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range: **5-9.99**

Frontage: **112.00**

Lot Dimensions: **112**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$71/2023**



### Remarks/Directions

Public Rmks: **Welcome to this exceptional 7-acre building lot nestled on the shores of the picturesque Canning Lake, an integral part of Haliburton's renowned 5-lake chain offering an expansive 30 miles of boating possibilities. With 112 feet of pristine waterfrontage, this lot provides ample space for you to enjoy the beauty of the lake. The shoreline features a charming seating area and a sturdy dock, inviting you to soak in the stunning views. The convenience of a private boat launch, allows you to explore the expansive lake at your leisure and the sandy waterfront boasts a shallow, gradual entry, making it perfect for families with young children to safely enjoy the water. Whether you prefer a lakefront building site or a spot in the meadow, this property offers you the flexibility to create your dream getaway. A driveway into the lot ensures easy access, making it convenient to bring in supplies and start building your ideal home or cottage. While the properties location offers tranquility and seclusion, it's also conveniently situated just 10 minutes outside the charming village of Minden. This is where you'll find all the amenities you need, including shopping, groceries, and a variety of restaurants, ensuring that you can enjoy the best of both worlds – a serene lakeside retreat and easy access to essential services. Don't miss the opportunity to make this remarkable property your own, where you can build the lakefront home of your dreams and embrace the natural beauty and recreational opportunities that Canning Lake and the Haliburton region have to offer.**

Directions: **Bat Lake Road to Cook Road on the right and signs**

### Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features: **Beach Front**

Dock Type: **Private Docking**

Shoreline:

Shore Rd Allow: **Owned**

Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **112.01**

Exposure: **South**

### Exterior

Property Access: **Municipal Road, Year Round Road**

Area Influences: **Lake Access, Lake/Pond, Schools**

View:

Fronting: **South**

Topography: **Dry, Flat, Wooded/Treed**

School District: **Trillium Lakelands District School Board**

High School: **Haliburton Highlands Secondary**

Elementary School: **Archie Stouffer**

### Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **At Lot Line-Hydro, Cell Service**

Acres Clear:

Acres Waste:

Acres Workable:

Lot Front (Ft): **112.00**

Lot Depth (Ft):

Lot Size: **7.00 Acres**

Sewer: **None**

Water Treatment:

Location: **Rural**

### Property Information

Legal Desc: **PT LT 10 CON 1 MINDEN AS IN H23109; PT RDAL IN FRONT OF LOT 10 CON 1 (CANNING LAKE) MINDEN (CLOSED BY H147136) PT 1 19R3669 TOWNSHIP OF MINDEN HILLS**

Zoning: **SR**

Assess Val/Year: **\$8,800/2023**

PIN: **391940682**

ROLL: **461603000005900**

Possession/Date: **Other/**

Survey: **Yes/ 1975**

Hold Over Days:

Occupant Type:

Deposit: **min 5%**

### Brokerage Information

List Date: **10/02/2023**

List Date:

10/02/2023

List Brokerage:

[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 10/02/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Photos

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PLAN OF SURVEY OF  
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE  
IN FRONT OF LOT 10, CONCESSION I  
**TOWNSHIP OF MINDEN**  
COUNTY OF HALIBURTON

SCALE: 1 INCH = 50 FEET  
ROBERT WOODCOCK

1986

CONCESSION II  
CONCESSION I

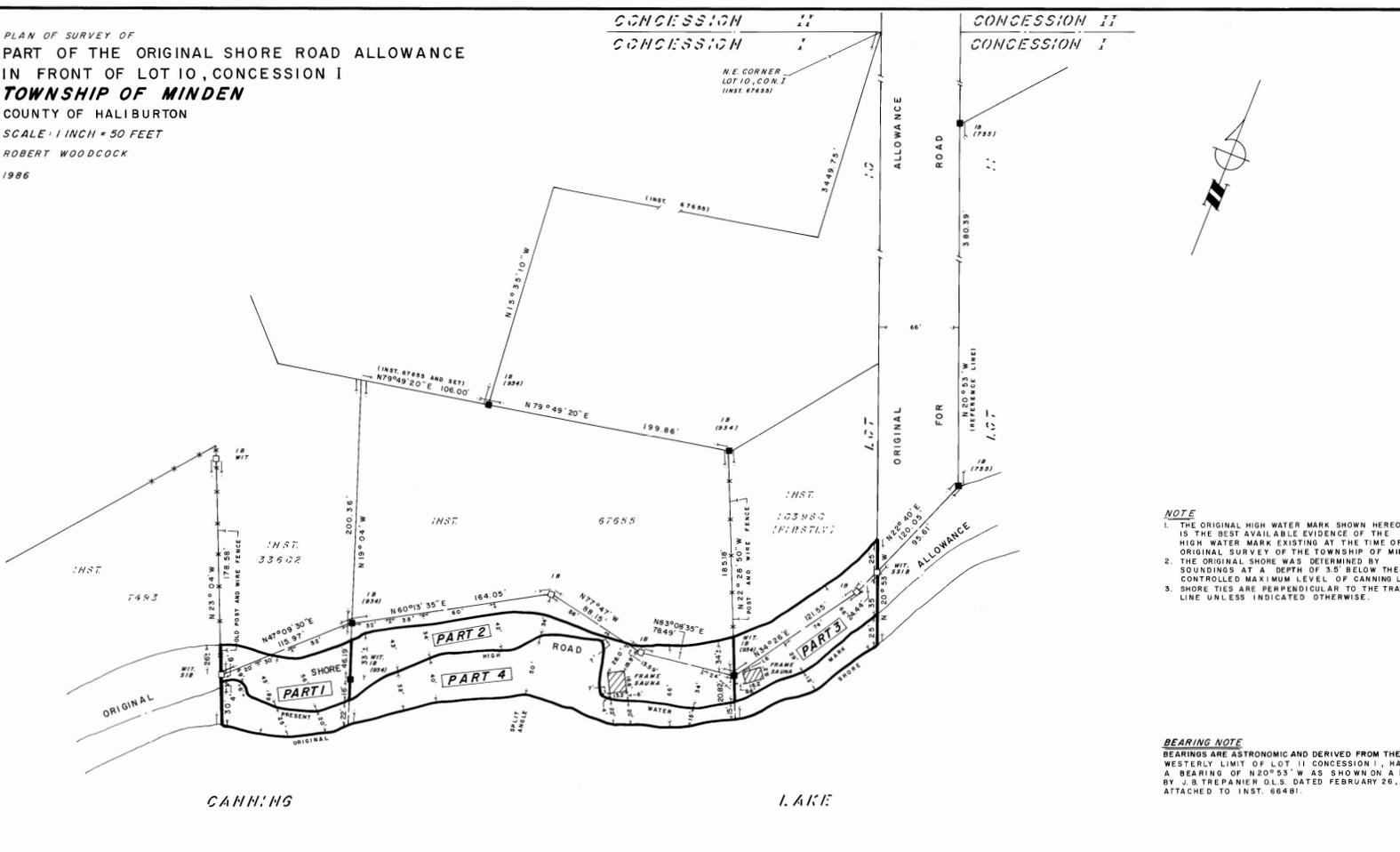
N.E. CORNER  
LOT 10, CON. I  
(INST. 67651)

CONCESSION II  
CONCESSION I

ALLOWANCE  
ROAD

ORIGINAL  
FOR

ALLOWANCE



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.  
DATE: 13 Nov 1986  
DATE: PAUL WILSON

PLAN 19R-3669  
RECEIVED AND DEPOSITED  
13 Nov 1986

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

John A. Jackson  
LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N<sup>o</sup> 19)

**SCHEDULE**

PART	LOCATION	PART OF INST.	AREA
1	PART OF THE		0.10 Ac. ±
2	ORIGINAL SHORE ROAD		0.23 Ac. ±
3	ALLOWANCE IN FRONT		0.15 Ac. ±
4	OF LOT 10, CON. I		0.34 Ac. ±

**LEGEND**  
DISTANCES ARE IN FEET AND DECIMALS THEREOF

- DENOTES PLANTED
- DENOTES FOUND
- 1" DENOTES STANDARD IRON BAR
- 2" DENOTES SHORT STANDARD IRON BAR
- 3/4" DENOTES 3/4" DIA. ROUND IRON BAR
- 5/8" DENOTES 5/8" SQ IRON BAR
- 1" DENOTES IRON TUBE
- 1" DENOTES H.C. BISHOP O.L.S.
- 1" DENOTES J.B. TREPANIER O.L.S.
- 1" DENOTES BISHOP & WILSON O.L.S.
- 1" DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
- 1" DENOTES WITNESS.

- NOTE**
- THE ORIGINAL HIGH WATER MARK SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF ORIGINAL SURVEY OF THE TOWNSHIP OF MINDEN.
  - THE ORIGINAL SHORE WAS DETERMINED BY SOUNDINGS AT A DEPTH OF 3.5' BELOW THE CONTROLLED MAXIMUM LEVEL OF CANNING LAKE.
  - SHORE TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.  
2. THIS SURVEY WAS COMPLETED JULY 28, 1986.

HALIBURTON, ONTARIO.  
AUGUST 27, 1986

Robert Woodcock  
ONTARIO LAND SURVEYOR

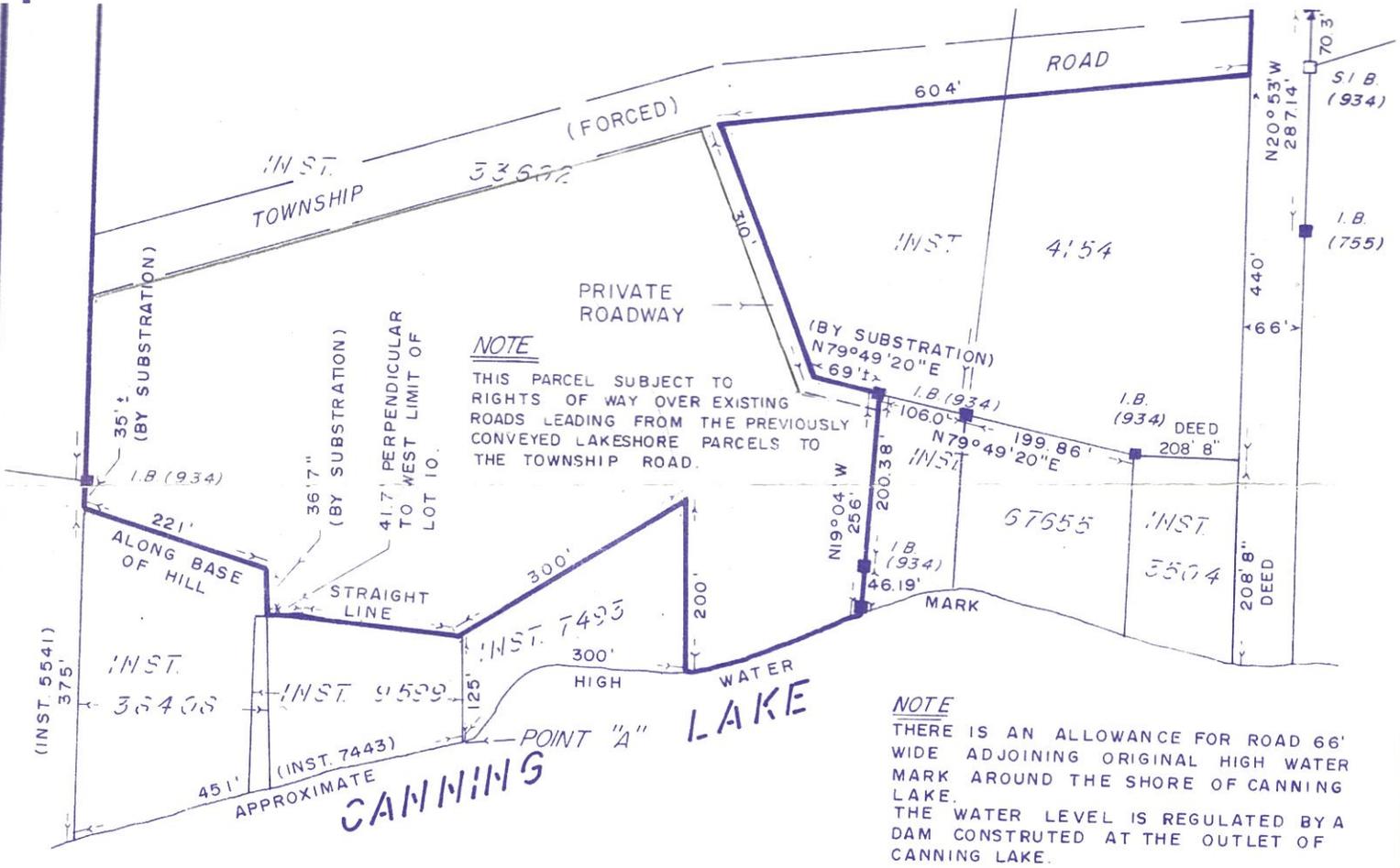
**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE WESTERLY LIMIT OF LOT 11 CONCESSION I, HAVING A BEARING OF N 20° 53' W AS SHOWN ON A PLAN BY J.B. TREPANIER O.L.S. DATED FEBRUARY 26, 1972 ATTACHED TO INST. 66481.

**BISHOP & WILSON LTD.**  
ONTARIO LAND SURVEYORS

**HEAD OFFICE**  
BOX 309, HALIBURTON  
ONTARIO, K0M 1S0  
(705) 487-2911

**BRANCH OFFICES**  
3 KING ST. E. BOX 311, MINDEN  
BOBCAYGEON ONTARIO, K0M 2K0  
ONTARIO, K0M 1A0 (705) 286-2811  
(705) 738-2231

SKETCH SHOWING  
**PART OF LOT 10, CON. I**  
**TOWNSHIP OF MINDEN**  
 PROVISIONAL COUNTY OF HALIBURTON  
 SCALE: 1 INCH = 200 FEET



SURVEYOR'S CERTIFICATE

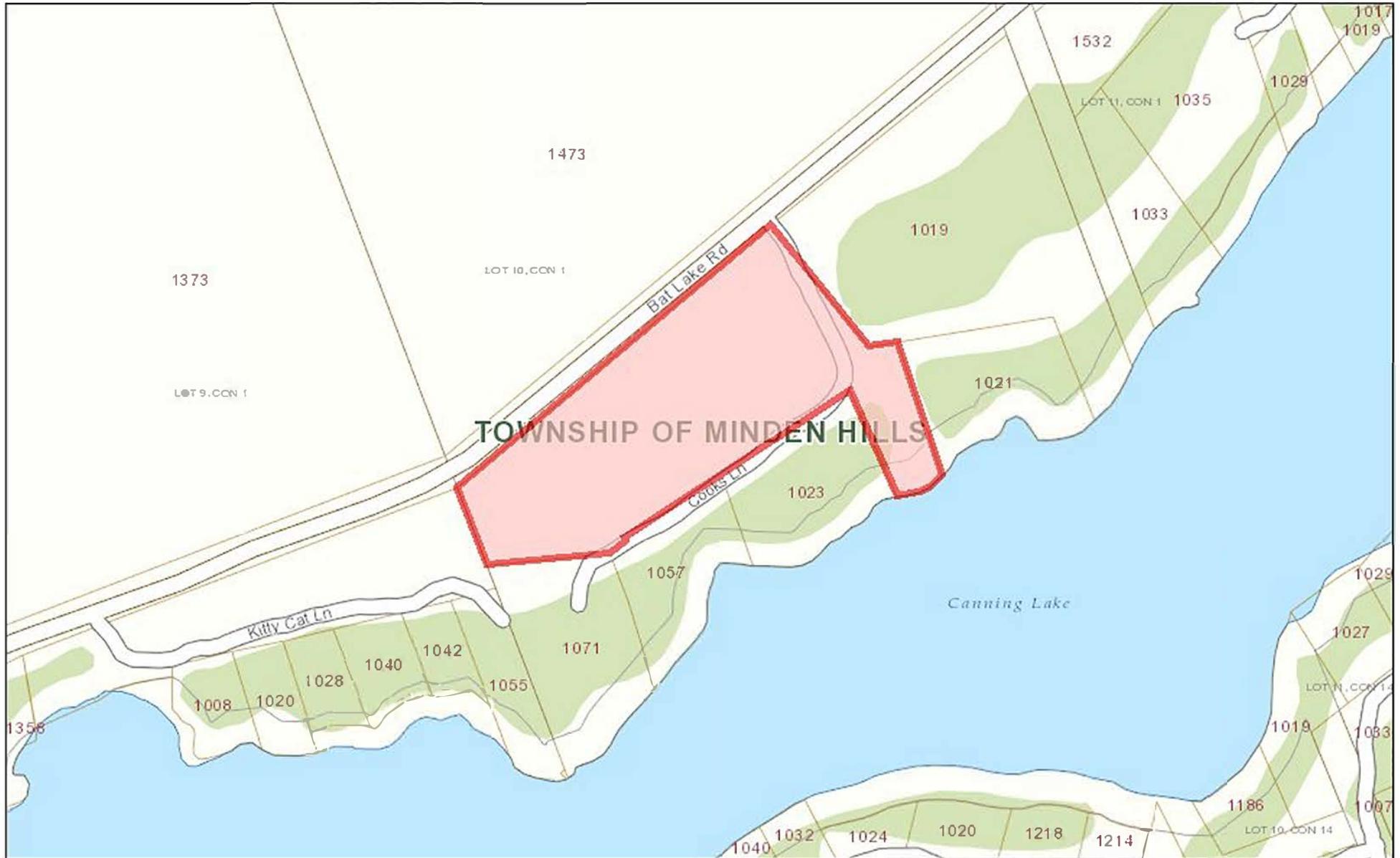
1. THIS SKETCH WAS COMPILED FROM THE FOLLOWING: INST. 3504, 4154, 7493, 9599, 33602, 38408, AND 67655, WITHOUT THE BENEFIT OF SURVEY.
2. THIS SKETCH WAS PREPARED PURSUANT TO SECTION 79(2) OF THE REGISTRY ACT AS AMENDED BY BILL 210 WITHOUT THE BENEFIT OF SURVEY.
3. MONUMENTS ARE SHOWN ON PREVIOUS PLANS AND THEIR PRESENT EXISTENCE IS NOT VERIFIED.
4. FOR FUTURE SURVEYS RECOURSE SHOULD BE MADE TO PREVIOUSLY REGISTERED INSTRUMENTS.
5. BEARINGS ARE ASTRONOMIC, DERIVED FROM THE REGISTERED INSTRUMENT CREATING THE BOUNDARY IN WHICH THE BEARING APPEARS.

HALIBURTON, ONT.  
 AUGUST 30, 1975.

*H. Curry Land*

H. CURRY LAND  
 BISHOP SURVEYOR

# PT LT 10 CON 1, MINDEN (BAT LAKE RD)



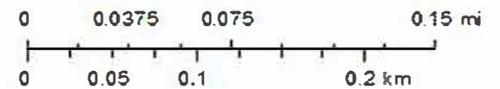
June 8, 2022

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1:4,514



# PT LT 10 CON 1, MINDEN (BAT LAKE RD)



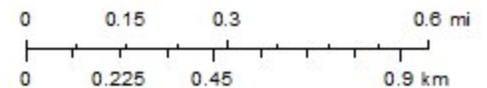
June 8, 2022

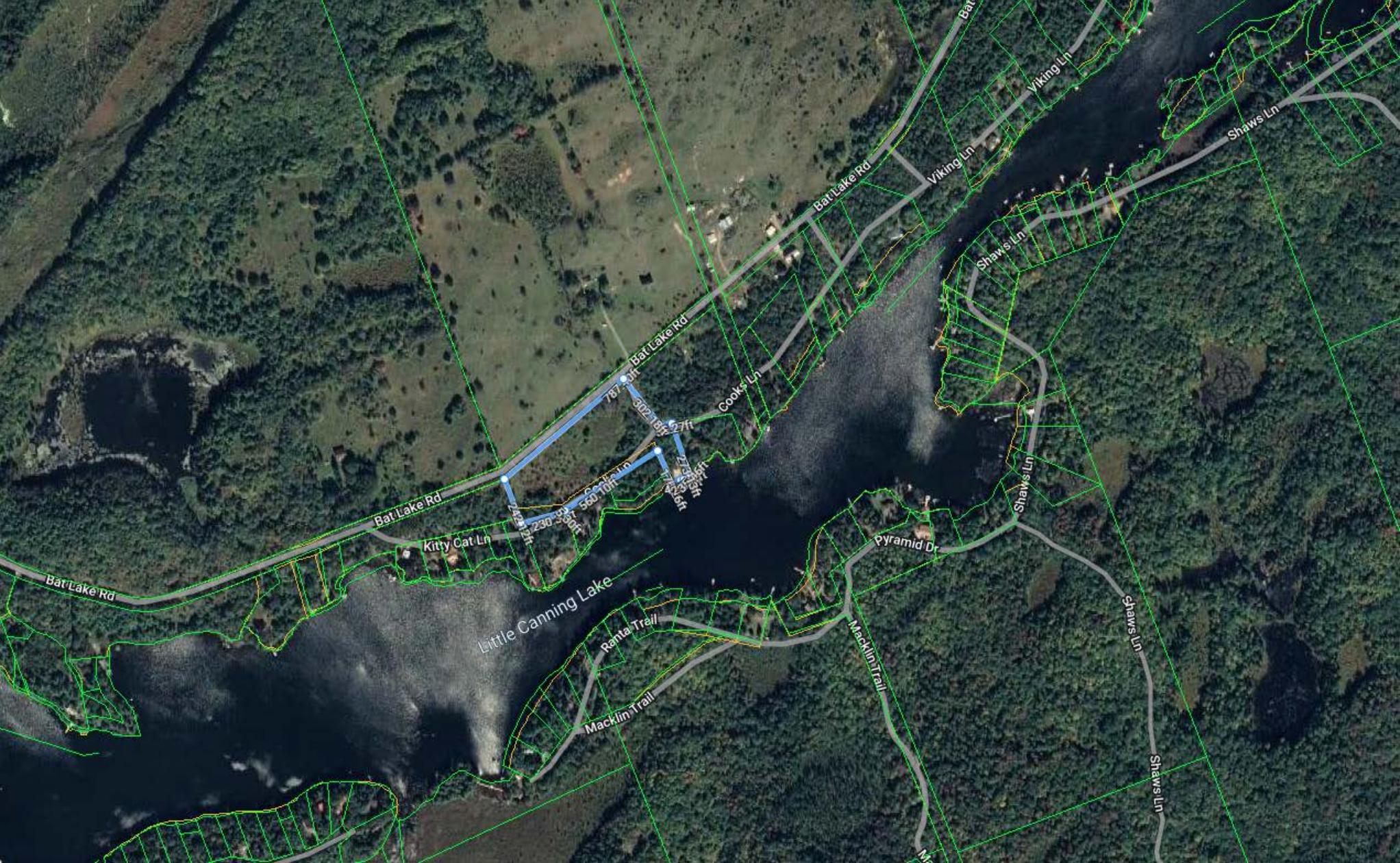
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1:18,056





Little Canning Lake

Bat Lake Rd

Bat Lake Rd

Bat Lake Rd

Bat Lake Rd

Viking Ln

Shaws Ln

Shaws Ln

Cooks Ln

Shaws Ln

Pyramid Dr

Shaws Ln

Shaws Ln

Renta Trail

Macklin Trail

Macklin Trail

Kitty Cat Ln

Bat Lake Rd

Bat Lake Rd

Cooks Ln



## Canning Lake

Haliburton County  
Lot 15

Minden Township  
Con I

### Physical Data

Longitude - 78°38'

Latitude - 44°56'

Surface Area - 488 acres

Maximum Depth - 67ft

Perimeter 10 miles

Mean Depth 20 ft

Height Above Sea Level 954 ft

### Lake Characteristics

At the time of the survey, June 26, 1975, the temperature ranged from 74°F at the surface to 40°F at the bottom. Thermal stratification was evident with the thermocline occurring between 14 ft and 18 ft and the temperature dropping from 65°F to 49°F. The pH level ranged from 8 at the surface to 6.5 at the bottom. The dissolved oxygen content was steady at 27.4mg/L. The water colour was yellow-brown and the secchi disc disappeared 15 ft below the surface.

### Fish Species Present

Lake trout, whitefish, herring, smallmouth bass, largemouth bass, yellow perch, walleye, muskie.

### Access

Close to Minden, lower part of the Kashagawigomog chain.  
Accessible from either County Rd 16 or County Rd 121.  
Accessible by standard vehicle.

Date of Survey June 26, 1975



(Refer to Minden Township map - page 218)