

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

**\$199,000**

*Welcome to*

**Halbiem Crescent  
Haliburton**



*Troy Austen*

Sales Representative

Build your dream home in one of Haliburton's most sought-after neighbourhoods. This prime lot is close to schools, within walking distance of amenities, and steps from outdoor recreation at the Haliburton Sculpture Forest and Glebe Park. Enjoy year-round hiking, biking, skiing, and more, plus exclusive access to the HBTL members-only park with a fire pit, picnic area, boat launch, and canoe/kayak storage. With access to Haliburton's scenic 5-lake chain, this lot is an ideal setting for a year-round home or seasonal getaway.

**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

## Property Client Full

# Halbiem Crescent, Dysart, Ontario K0M 1S0

Listing

**0 Halbiem Cres Dysart**

**Active / Residential Freehold / Vacant Land**

**MLS®#: X12107644**

**List Price: \$199,000**

**New Listing**

### Haliburton/Dysart et al/Dysart



Tax Amt/Yr: **\$968.35/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **LOT 7 PLAN 623 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

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: **< 0.50**  
 Lot Front: **125.00** Fronting On: **S**  
 Lot Depth: **141.63**  
 Lot Size Code: **Feet**  
 Zoning: **R1**  
 Dir/Cross St: **County Rd 21 and Halbiem Crescent**

PIN #: **391740454**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **462401200004219**  
 Possession Date:

Contact After Exp: **No**

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, Sewers Available, Cable Available, Telephone Available**  
 Water:  
 Water Meter:  
 Waterfront Feat: :  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **None**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized:

Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract:

Waterfront: **None**  
 Easements/Restr:  
 Dev Charges Paid:

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

Remarks/Directions

Client Rmks: **Build your dream home in one of Haliburton's most desirable neighbourhoods. This prime building lot is ideally located close to schools and within walking distance of in-town amenities, offering the perfect blend of convenience and community. Outdoor enthusiasts will appreciate the proximity to the Haliburton Sculpture Forest and Glebe Park, where a network of trails provides year-round opportunities for hiking, biking, tobogganing, snowshoeing, and groomed cross-country skiing. As a property owner, you'll also enjoy access to the exclusive HBTL members-only park complete with a fire pit, picnic area, boat launch, and canoe/kayak storage. With access to Haliburton's scenic 5-lake chain, you'll have endless options for swimming, paddling, boating, and exploring the water. Whether you're planning a year-round residence or seasonal escape, this lot offers an exceptional location to enjoy all that Haliburton has to offer.**

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

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

Date Prepared: **04/28/2025**

Photos

**MLS®#: X12107644**

**Halbiem Crescent, Dysart, Ontario K0M 1S0**





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Final	2023
Bidding Date	May 10, 2023

Mortgage Company		Bill No.	
Roll No. 012-000-04215-0000		Mortgage No.	
Name and Address		Municipal Address/Legal Description	
BAILEY JOHN THOMAS BAILEY ALYSON MARY (LDRS) 47 FAIRMOREST AVE HALBURTON ON K0M 1S0		HALBREM CRES PLAN 523 LOT 7	
Assessment			
Class	Value	Class/Exclsr. Support	Amount
01P	\$ 4,340.00	Residential - Full - (Full)	\$ 222.28
		Municipal Levy	\$ 222.28
		County Levy	\$ 181.82
		Education Levy	\$ 97.92
Sub Totals		Municipal Levy	\$ 222.28
		County Levy	\$ 181.82
		Education Levy	\$ 97.92
Special Charges			
By Line #	Description	Ass Year	Amount
		Due Date	Amount
		Installments	
		Amount	
		Summary	
		Sub-Total - Tax Levy	\$ 421.14
		Special Charge/Credits	\$ 684.83
		2020 Tax Cap Adjustment	\$ 97.92
		Final 2020 Taxes	\$ 684.14
		Less: 2020 Tax Abate	\$ 321.21
		Final Due Taxes/Over	\$ 362.93
Total Special Charges		\$ 0.00	\$ 362.93

Schedule 2		
Explanation of Tax Changes, 2022 to 2023		
Final 2022 Level	Final 2023 Level	Total Year Over Year Change
\$ 401.01	\$ 511.14	\$ 110.13

First 2013 Loans	\$ 642.81
2013 Amortized Term	\$ 642.81
First 2013 Mortgage Fee Change	\$ 0.00
First 2013 Fee Change	\$ 70.50
First 2013 Interest Rate Change	\$ 0.00
First 2013 Fee Change Due to Relationship	\$ 0.00
First 2013 Loans	\$ 642.81

Adjusted and final tax amounts apply only to the property or properties of property referred to in this notice and they not include some special charges and credit amounts.

Municipality of Dysart et al  
P.O. Box 389  
135 Maple Ave  
Haldimanton ON N0M 1S0  
(705) 457-1740

**Schedule 3**  
Expansion of Property Tax Calculations  
Commercial Industrial Work Area

Actual Cost			
Actual Allowed Time			
Actual Time Used			
Actual Hours of Operation Less Change			
Time Allowed Less Change			
Actual Allowed Time			

\*An individual for whom a refund is due is considered to have no refund adjustment in its treatment of adjustment value. If a property did not have any refund adjustments the adjusted basis should equal the final tax amount less above.

## SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT.

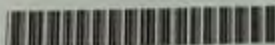
Release Date	012-000-04219-0000	Total Due
Name	BAILEY JOHN THOMAS BAILEY ALYSON MARY LOUISE	
Address	47 FARMCREST AVE HALLIBURTON, ON N6M 1S0	
Due Date	September 13, 2023	\$ 114.00

FIRST INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

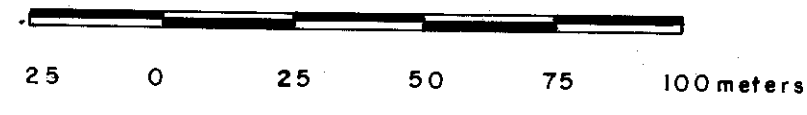
Received from:	
Rul #	012-000-04219-0000
Name	SAILEY JOHN THOMAS SAILEY ALYSON MARY LOUISE
Address	47 FARMCREST AVE HALSBURTON, ON K0M 1S0
Due Date	Total Due
July 12, 2023	\$ 845.6

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





PLAN OF SUBDIVISION  
PART OF LOTS 14 AND 15, CONCESSION VIII AND  
PART OF LOT 14, CONCESSION IX  
TOWNSHIP OF DYSART  
COUNTY OF HALIBURTON  
SCALE: 1:1500  
GREG BISHOP O.L.S.  
1988



METRIC DISTANCES SHOWN ON THIS  
PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY  
0.3048.

BEARING NOTE  
THE BEARINGS ARE ASTROMOMIC, DERIVED FROM THE  
NORTHERLY LIMIT OF PART 7, PLAN 19R-2644  
HAVING A BEARING OF N54°39'30"E AS  
SHOWN THEREON.

NOTE  
1. THE ORIGINAL HIGH WATER MARK SHOWN HEREON  
IS THE BEST AVAILABLE EVIDENCE OF THE  
HIGH WATER MARK EXISTING AT THE TIME OF  
THE ORIGINAL SURVEY OF THE TOWNSHIP OF  
DYSART.  
2. SHORE TIES ARE PERPENDICULAR TO THE  
TRAVERSE LINE UNLESS INDICATED OTHERWISE.

- LEGEND
- DENOTES PLANTED
  - DENOTES FOUND
  - SIB DENOTES STANDARD IRON BAR
  - S DENOTES SHORT STANDARD IRON BAR
  - SB DENOTES 1.6 CM 50 IRON BAR
  - IB DENOTES 2.0 CM DIAMETER IRON BAR
  - RP DENOTES ROCK POST
  - BBW DENOTES BISHOP & WILSON O.L.S.
  - (1934) DENOTES H.C. BISHOP O.L.S.
  - SA DENOTES SPLIT ANGLE
  - WIT DENOTES WITNESS
  - CIRC DENOTES CENTER OF CIRCLE
  - HEX DENOTES 3.0 CM HEXAGONAL BAR 2.5 METERS LONG

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. THE SURVEY WAS COMPLETED

HALIBURTON, ONTARIO.  
AUGUST 12, 1988.  
*Greg Bishop*  
GREG BISHOP  
ONTARIO LAND SURVEYOR

CURVE DATA

LOT	ARC	RADIUS	CHORD	BEARING
1	11.44	6.78	10.13	N25°28'15"W
3	28.13	42.25	27.64	N41°56'15"E
4	6.86	42.25	6.85	N65°40'45"E
8	11.97	7.62	10.78	N64°40'05"W
9	49.71	55.87	48.09	N5°49'25"E
11	7.92	117.09	7.92	N52°43'30"E
12	11.97	7.62	10.78	N60°20'30"W
13	31.92	23.00	33.41	N85°15'50"W
14	30.50	23.00	28.31	N85°14'30"W
15				N18°46'40"E
16	32.19		29.63	N59°18'30"W
17	11.97	7.62	10.78	N9°39'30"E
19	30.57	17.14	26.66	N74°15'15"W
20	31.92	15.24	26.40	N65°50'20"E
21	29.43		25.06	N71°31'35"E
22	12.62	7.30	11.10	N72°21'E
24	38.03	62.37	37.44	N40°19'E
25	13.66		13.83	N64°04'05"E
25	11.81		10.58	N24°17'45"E
30	24.82	7.35	23.63	N82°45"W
31	32.69	23.00	30.01	N25°37'30"E
32	26.51	137.21	26.47	N36°50'50"E
36	11.97	7.62	10.78	N25°19'55"E
49	12.12	7.90	10.97	N65°42'20"W
53	34.41	41.07	33.41	N2°16'E
54	12.20	12.18	12.18	N20°33'20"E
55	30.46	61.19	30.15	N0°34'50"E
56	8.60		8.59	N17°44'15"W
57	11.81	7.44	10.58	N24°17'45"E
58	18.80	15.24	17.83	N74°19'15"W
59	5.10		6.09	N67°54'20"W
60	30.50	39.59	29.75	N85°56'40"E
62	23.14		22.99	N38°18'20"E
63	18.29	57.78	18.21	N58°50'30"E
65	3.59	23.00	3.58	N26°33'50"W
66	66.67		45.86	N53°26'40"E
66	15.24	77.90	15.22	N62°18'20"E
67	40.60		40.15	N41°46'10"E
73	34.41	58.75	33.17	N0°01'25"E
74	20.11		19.86	N42°26'30"W
75	12.61	8.92	11.59	N17°35"W
76	24.63	16.83	22.47	N19°39"W

78	24.07	31.70	23.48	N48°35'30"E
79	12.12	7.90	10.97	N65°42'15"W
80	25.12	23.00	23.69	N69°15'E
80	13.90		13.58	N69°09"E
80	29.40	137.21	29.34	N48°31'15"E
BLOCK 81	39.79	117.09	39.60	N41°02'50"E
BLOCK 84	25.60	39.59	25.15	N45°21'20"E
BLOCK 85	14.75	23.00	14.50	N33°28"W

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT  
1. LOTS 1 TO 79, BOTH INCLUSIVE, BLOCKS 80, 81, 82, 83, 84 AND 85,  
THE 0.3 METRE RESERVES NAMELY BLOCKS 86 AND 87, THE STREETS  
NAMELY FARMCREST AVENUE, GLEBE ROAD, HALBIEM CRESCENT, BISHOP  
COURT, CURRY COURT, EMERSON COURT, HALBIEM COURT AND  
WILLIAM STREET HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR  
INSTRUCTIONS.  
2. THE STREETS, STREET WIDENINGS AND LANES ARE HEREBY DEDICATED  
AS PUBLIC HIGHWAYS.

HALIBURTON, ONTARIO.  
AUGUST 12, 1988.  
*H. Curry Bishop*  
H. CURRY BISHOP  
*Lois Marilyn Emmerson*  
LOIS MARILYN EMMERSON



PLAN 623  
I CERTIFY THAT THIS PLAN 623 IS REGISTERED IN THE  
LAND REGISTRY OFFICE FOR THE REGISTRY DIVISION OF  
HALIBURTON (Nº19) AT 13:25 P.M. O'CLOCK ON THE 29th  
DAY OF December, 1988 AND REQUIRED CONSENTS AND  
AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT  
159268

*Cheryl Howe* Deputy  
LAND REGISTRAR

SCHEDULE

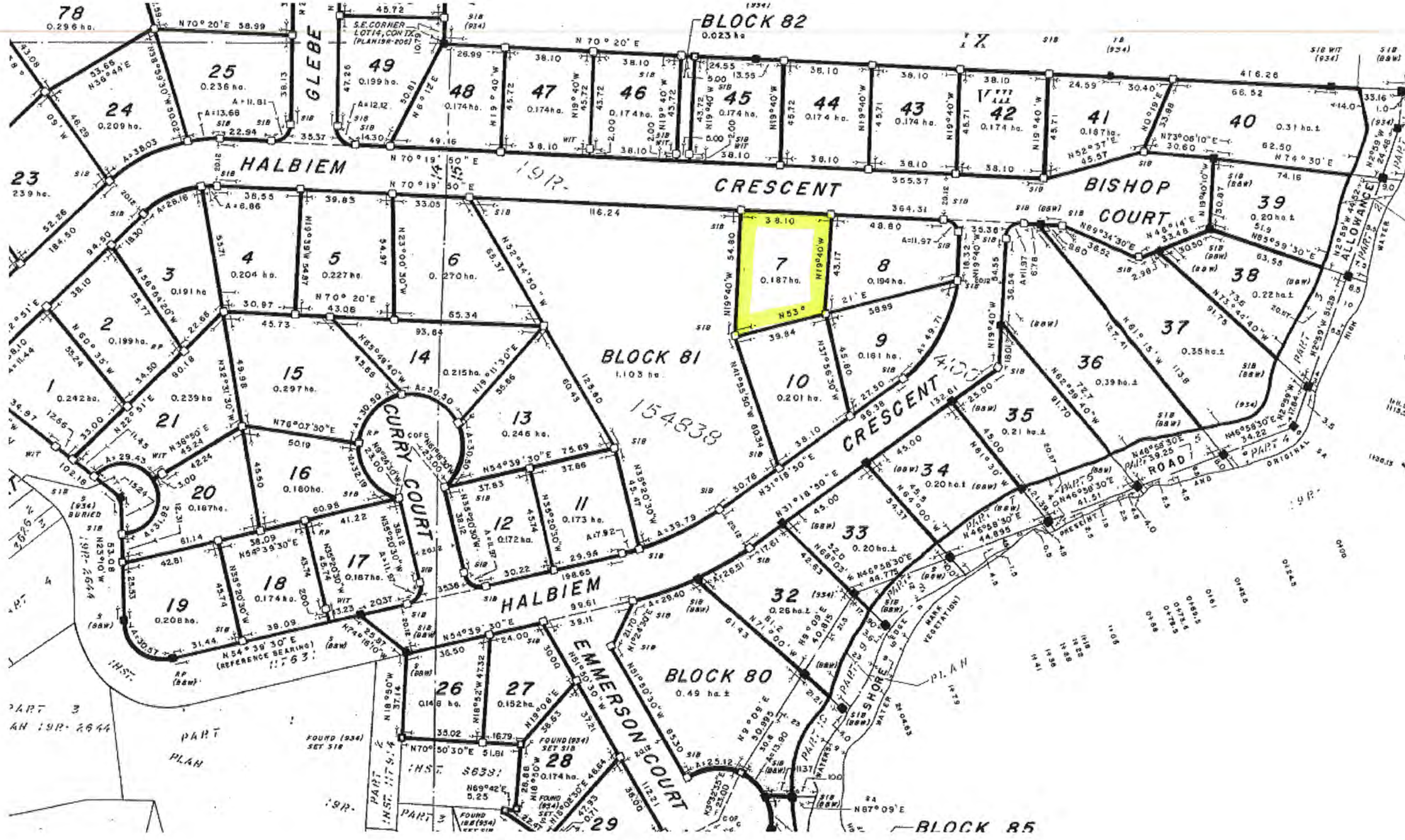
LOTS 1, 2, 3, 4, 5, 15, 16, 17, 18, 19, 20, 21, 22, 23, 74, 75, 76, HALBIEM COURT  
AND PART OF LOTS 8, 14, 24, 25, 26, 48, 49, 65, 66, 72, 73, 77, 78, WILLIAM  
STREET, HALBIEM CRESCENT, CURRY COURT AND GLEBE ROAD - PART OF  
LOT 14, CONCESSION VIII  
LOTS 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 67, 68, 69, 70,  
71, 79, FARMCREST AVENUE, BLOCKS 83, 84, 86, 87 AND PART OF LOTS  
24, 25, 49, 65, 66, 72, 73, 77, 78, WILLIAM STREET AND GLEBE ROAD -  
PART OF LOT 14, CONCESSION IX  
LOTS 7, 8, 9, 10, 11, 12, 13, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38,  
39, 40, 41, 42, 43, 44, 45, 46, 47, EMERSON COURT, BISHOP COURT, BLOCKS  
80, 81, 82, 83 AND PART OF LOTS 6, 14, 28, 48, HALBIEM CREST AND  
CURRY COURT - PART OF LOT 15, CONCESSION VIII

FORMERLY  
PART OF INST. 117621  
CERTIFICATE OF TITLE INST. 154838  
ALL OF PART 1, PLAN 19R-4110

Approved under section 36 of  
the PLANNING ACT.  
This 2nd day of Dec 1988  
*John Ekins*  
John Ekins  
Municipal Assessor

BISHOP & WILSON LTD.  
ONTARIO LAND SURVEYORS  
HEAD OFFICE  
BOX 309, HALIBURTON,  
ONTARIO, K0M 1S0  
(705) 457-2811  
BRANCH OFFICES  
3 KING ST. E.  
BOB CAYGEON,  
ONTARIO, K0M 1A0  
(705) 738-2231  
BOX 311, MINDEN,  
ONTARIO, K0M 2K0  
(705) 286-2811





PART 3  
AN 19R-2644

PART  
PLAN

FOUND (934)  
SET SIB

19R

PART 3  
INST. 117514

FOUND (934)  
SET SIB

FOUND (934)  
SET SIB

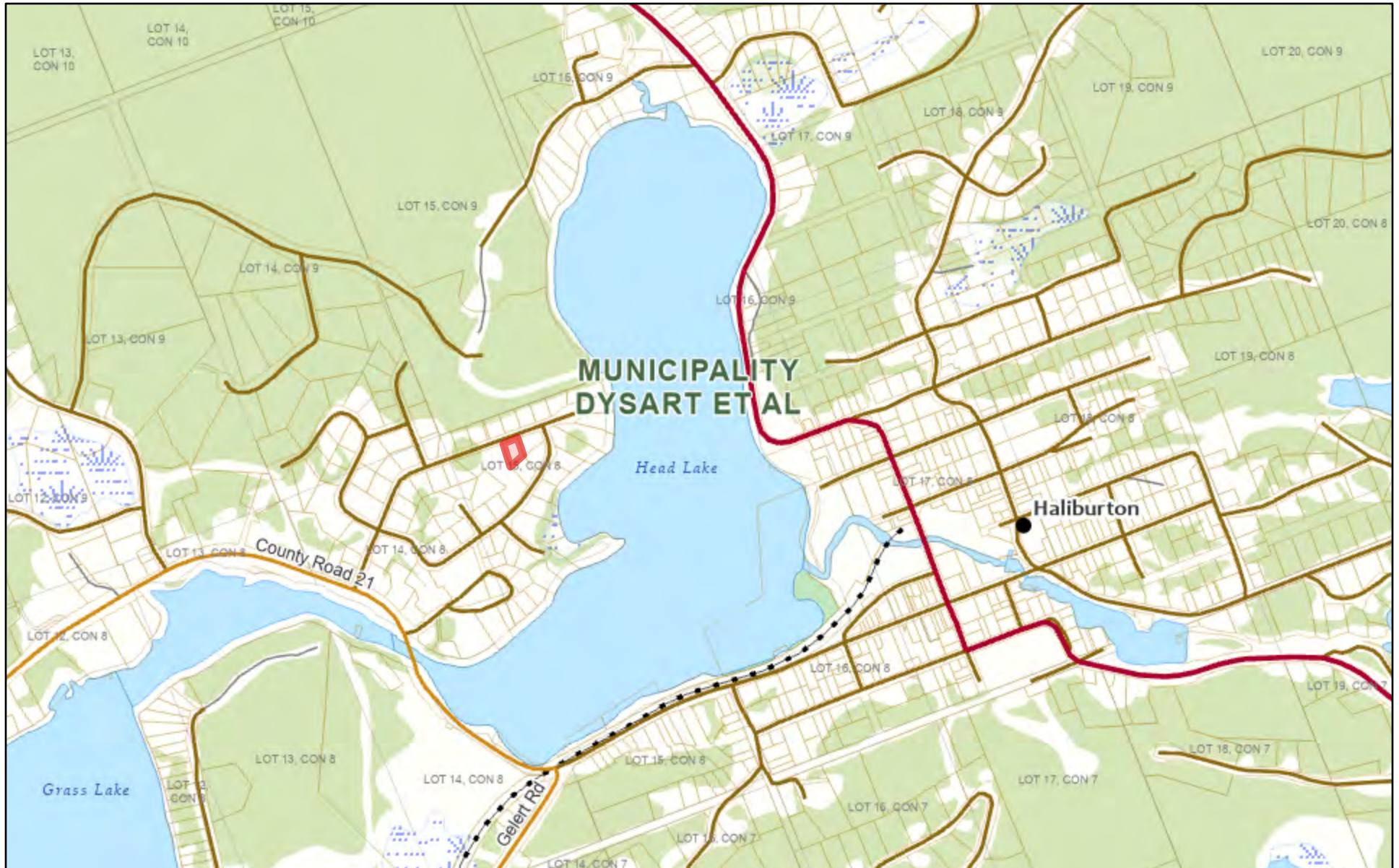
FOUND (934)  
SET SIB

FOUND (934)  
SET SIB

BLOCK 85



# Halbiem Cres, Haliburton



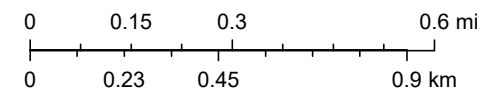
April 9, 2024

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Scale: 1:18,056



# Halbiem Cres, Haliburton

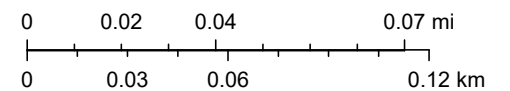


April 9, 2024

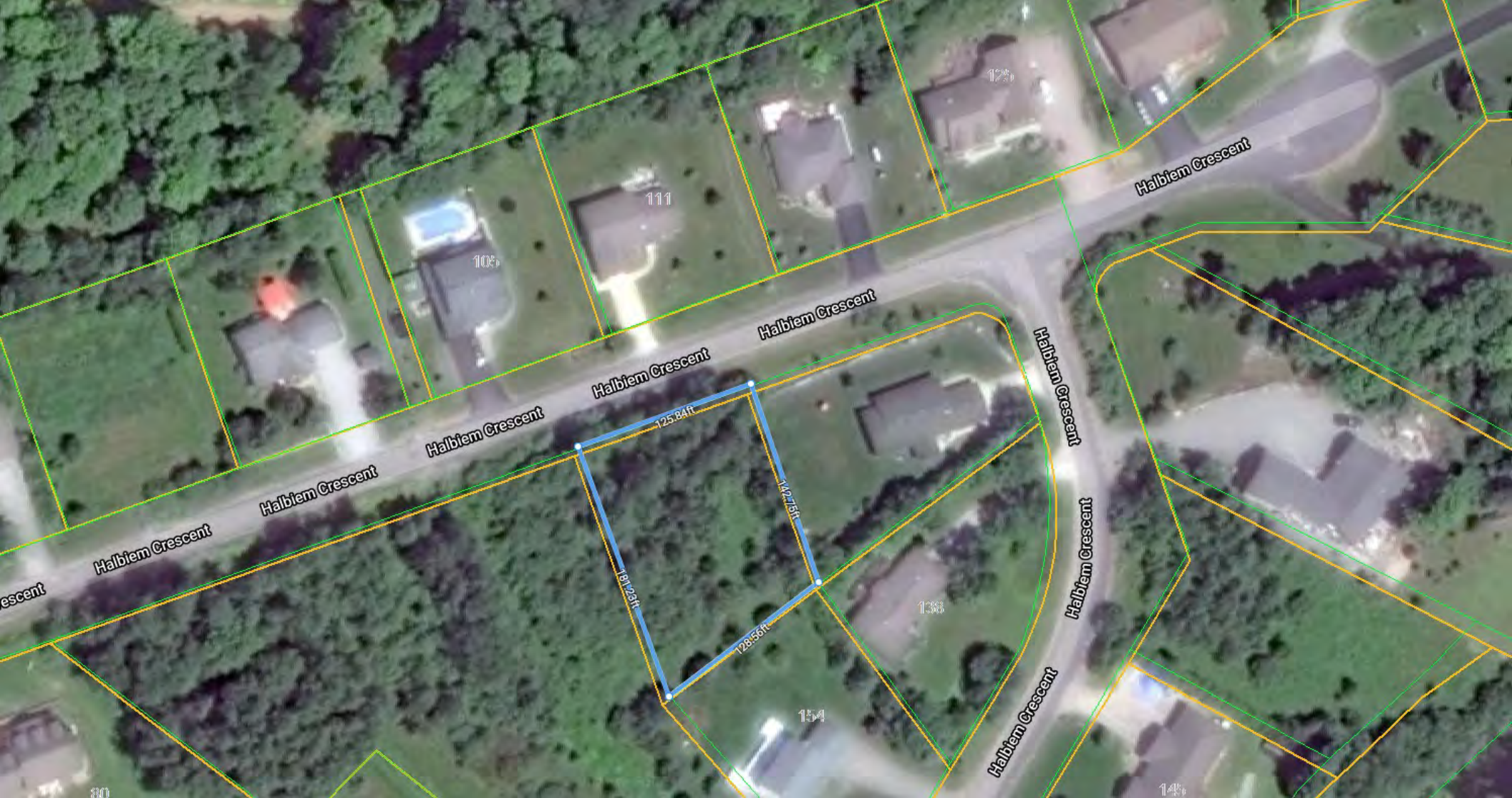
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Scale: 1:2,257













## Head Lake

Haliburton County

Dysart Township

### Physical Data

Surface Area - 153 acres

Perimeter - 3 miles

Maximum Depth - 18.5 ft

Mean Depth - 8.4 ft

### Lake Characteristics

This is an extremely shallow lake. Clarity is indicated in the yellow/brown water by the disappearance of the secchi disc 11 ft below the surface. Sensitive to acid rain. It has an extensive minnow and aquatic insects habitat. Big mud turtles exist. Aquatic vegetation includes yellow water lilly, soft stem bulrush, cattail, and pickerel weed. Particularly extensive at north and east shores. Helicopter landing triangle marked on dock.

### Fish Species Present

Good muskellunge lake. Also large and smallmouth bass, rock bass, yellow pickerel seen in Drag River usually during spawning season in spring. Local resident Paul Brohm remembers this lake teeming with small mouth bass, cat fish and the odd trout and pickerel. He blames the introduction of Muskie during the early seventies with depleting other game fish.

### Access

Haliburton Village is located on this lake, so shopping, dining, accomodation and entertainment are available. Also camping sites available at Glebe Park. Public Boat Launch.

(Refer to Dysart Township map - page 214)

