

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

**\$475,000**

# Welcome to Kennisis Lake Road on Kennisis Lake, Haliburton



*Troy Austen*

Sales Representative

This nicely treed waterfront lot on Kennisis Lake features southern exposure, a roughed-in laneway, and a cleared building site, offering an ideal setting for your dream cottage. Kennisis Lake is prized for its clean, deep waters and 30+ miles of boating, with a nearby marina hosting events, pickleball, and food options. Just minutes from Haliburton Forest and 30 minutes from the village, this property combines recreation, convenience, and the opportunity to become part of a sought-after lake community.

**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



## Property Client Full

# Kennisis Lake Road, Dysart, Ontario K0M 1S0

Listing

[0 Kennisis Lake Rd Dysart](#)

**Active** / Residential Freehold / Vacant Land

MLS®#: **X12364908**

List Price: **\$475,000**

New Listing



### Haliburton/Dysart et al/Havelock

Tax Amt/Yr: **\$1,385.29/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **LOT 52 PL 459; TOGETHER WITH AN EASEMENT AS IN H194885 PARTIALLY RELEASED BY HA91209 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:  
Storeys: SF Source:  
Lot Front: **105.00** Fronting On: **S**  
Lot Depth: **209.00**  
Lot Size Code: **Feet**

Zoning: **WR4**

Dir/Cross St: **Kennisis Lake Road, past hanover lane, follow to signs**

PIN #: **392590514**  
Holdover: **60**  
Possession: **Immediate**

ARN #: **462406000060000** Contact After Exp: **No**  
Possession Date:

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

Garage:  
Room Size:  
Rural Services:  
Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, No Telephone**

Water Meter:  
Waterfront Feat: **Not Applicable**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Water Name: **Little Kennisis Lake**  
Waterfront Y/N: **Yes**  
Water Struct:  
Water Features: **Not Applicable**  
Under Contract:  
Access To Property: **Yr Rnd Municipal Rd**  
Shoreline: **Clean, Deep**  
Shoreline Road Allowance: **Not Owned**  
Docking Type: **None**

Waterfront: **Direct**  
Easements/Restr: **Unknown**

Waterfront Frontage (M): **31.08**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View:

Channel Name:

Remarks/Directions

Client Rmks: **Beautifully situated on Kennisis Lake, this nicely treed waterfront lot offers the perfect setting to build your dream cottage. With desirable southern exposure, you'll enjoy all-day sun and stunning lake views. A laneway has already been roughed in and a building site cleared, making it easier to start your build. Kennisis Lake is one of Haliburton's most sought-after lakes, known for its clean, clear, deep waters and offering over 30 miles of boating to explore. The nearby Kennisis Lake Marina adds to the community feel, with seasonal events, pickleball courts, and convenient food options. For outdoor enthusiasts, the renowned Haliburton Forest & Wildlife Reserve is just minutes away, providing access to hiking, snowmobiling, ATV trails, and year-round adventure. Located approximately 30 minutes from the village of Haliburton, you'll find shopping, restaurants, health care facilities, schools, and a vibrant arts and culture scene. This property is an excellent opportunity to join the Kennisis Lake community and start creating lasting family memories.**

Broker Rmks: **If a listing brokerage rep has introduced or shown this property to the buyer, the coop brokerage agrees to a 25% referral back to the listing brokerage**

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

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

Date Prepared: **08/26/2025**

Photos

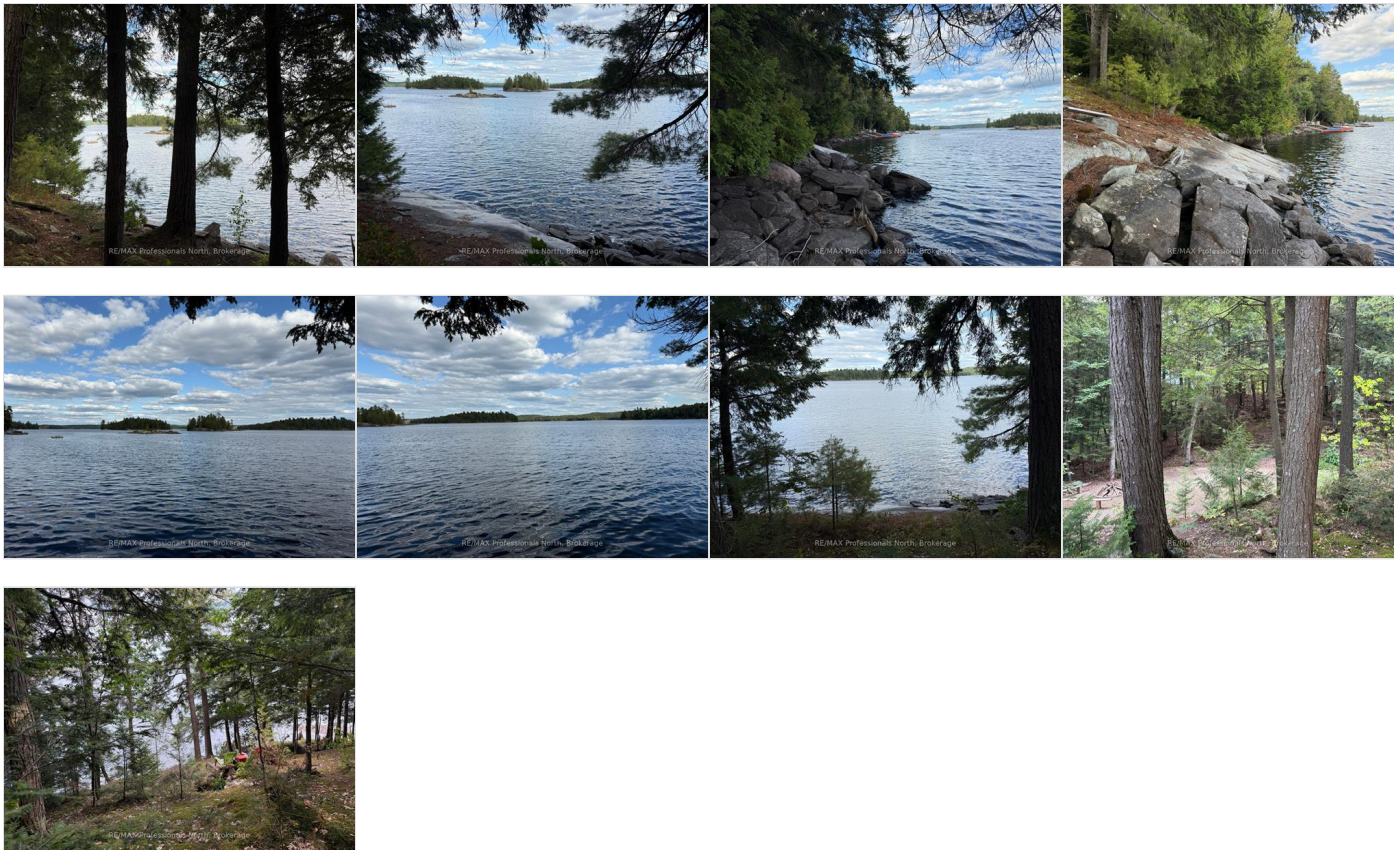


MLS®#: X12364908

[Kennisis Lake Road](#), Dysart, Ontario K0M 1S0







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PLAN OF SUBDIVISION  
PART OF LOTS 12, 13, 14, 15, & 16, CON IV  
TOWNSHIP OF HAVELOCK  
PROVISIONAL COUNTY OF HALIBURTON

SCALE 1" = 200'

Surveyor's Certificate

I HEREBY CERTIFY THAT  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE  
THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF APRIL 1964  
FEBRUARY 9, 1965  
H. CURRY BISHOP  
ONTOARIO LAND SURVEYOR

Owner's Certificate

1. THIS IS TO CERTIFY THAT  
LOTS 1 TO 57 BOTH INCLUSIVE, BLOCKS 'A' TO 'C' BOTH INCLUSIVE,  
THE STREETS, KENNIS DRIVE AND ISLAND COURT,  
AND RESERVE, AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED  
HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.  
2. THE STREETS AND LINES ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS  
DATED THE 4TH DAY OF MARCH 1965

J. H. Watts  
JOHN H. WATTS  
PRESIDENT  
DANIEL C. SHANNON  
SECRETARY  
KENNIS LAKE DEVELOPMENT LIMITED

Consent of Mortgagee

THE MORTGAGEE UNDER MORTGAGE REGISTERED AS NUMBER 28269 (A COLLATERAL MORTGAGE)  
HEREBY CONSENTS TO THE REGISTRATION OF THIS PLAN  
DATED THE DAY OF 1965

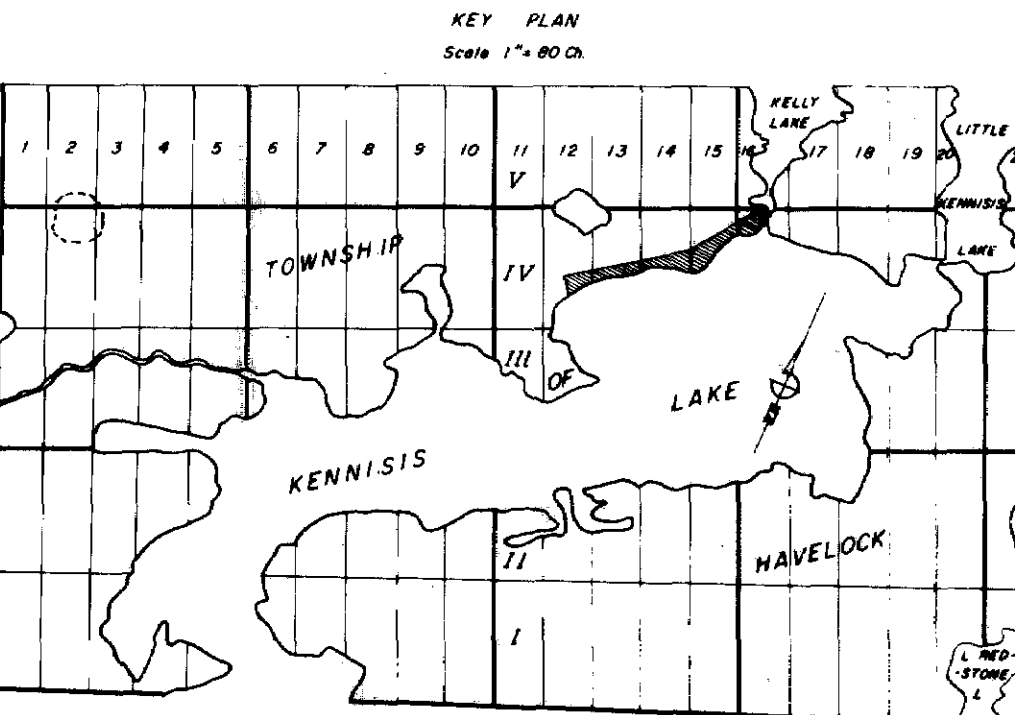
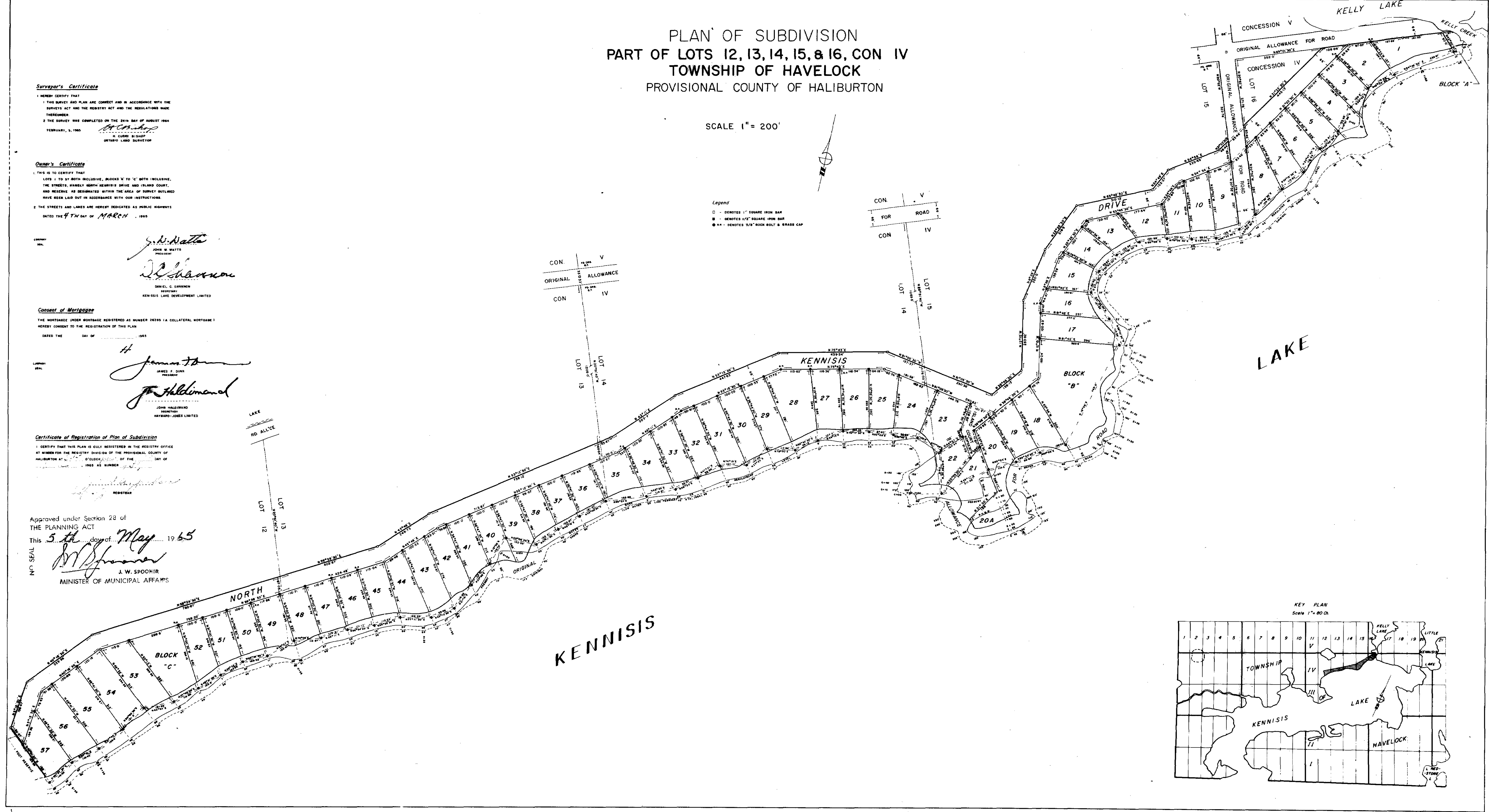
James F. Dunn  
J. F. Dunn  
PRESIDENT  
John Haldimand  
JOHN HALDIMAND  
TREASURER  
HAYWARD-JONES LIMITED

Certificate of Registration of Plan of Subdivision

I CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY OFFICE  
AT NUMBER FOR THE REGISTRY DIVISION OF THE PROVISIONAL COUNTY OF  
HALIBURTON AT 11:00 O'CLOCK, 11th DAY OF  
1965 AS NUMBER

Approved under Section 28 of  
THE PLANNING ACT  
This 5th day of May 1965  
J. W. Spooner  
J. W. SPOONER  
MINISTER OF MUNICIPAL AFFAIRS

Legend  
□ - DENOTES 1" SQUARE IRON BAR  
■ - DENOTES 1/2" SQUARE IRON BAR  
● - DENOTES 5/8" ROD BOLT & BRASS CAP



459

# Kennisis Lake Road, Kennisis Lake



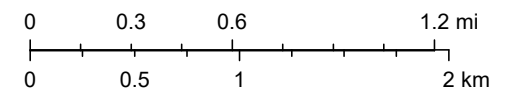
August 14, 2025

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Scale: 1:36,112



# Kennisis Lake Road, Kennisis Lake



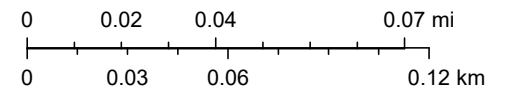
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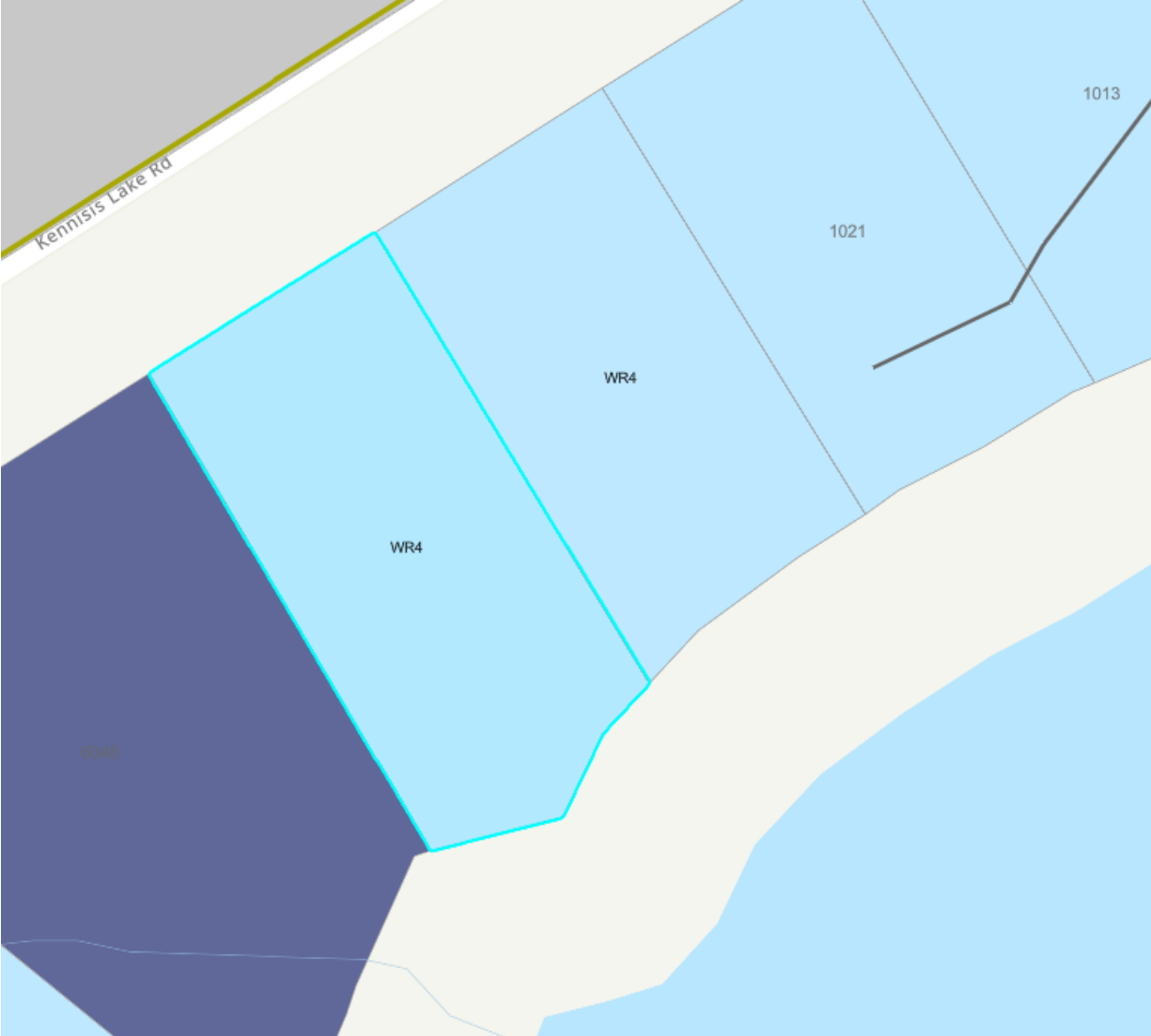
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## Kennesis Lake

County of Haliburton     Havelock and Guilford Townships  
Lot 10                      Con III

### Physical Data

Surface Area - 3,502 acres                      Perimeter - 25.8 miles  
Maximum Depth - 223 ft                      Mean Depth - 77.1 ft

### Lake Characteristics

Secchi disc disappeared 30.5 ft below the surface.

### Fish Species Present

Lake trout, yellow perch, white sucker, brown bullhead, smallmouth bass.

### Fishing

Primarily a lake trout fishery. Very popular winter angling lake. Trout are caught by the use of minnow and jigging with artificial lures. During the open water angling, trolling with light spinning gear and steel line trolling using artificial lures are used. The angling locations are varied.

### Access

Accessible by standard vehicle and snowmobile. Public access. Follow County Rd 7 north from West Guilford to Kennesis Lake.

(Refer to Havelock Township map - page 216)

