



\$215,000

Welcome to

Rugged Lane
on Brady Lake, Minden Hills



Troy Austen

Sales Representative

0.71-acre treed waterfront lot on Brady Lake in Minden Hills, featuring 108 feet of clean, deep shoreline and western exposure for beautiful evening sunsets. Located approximately 25 minutes to Minden, 15 minutes to Carnarvon, and 30 minutes to Haliburton.

CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

TBD Rugged Lane, Minden Hills, Ontario K0M 2K0

Listing

TBD Rugged Lane Minden Hills**Active / Residential Freehold / Vacant Land****MLS®#: X14079882****List Price: \$215,000****New Listing****Haliburton/Minden Hills/Hindon**

Tax Amt/Yr: **\$558.24/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PT LT 14 CON A HINDON AS IN H169106 AS SHOWN ON C3 T/W H169106; MINDEN HILLS TOGETHER WITH AN EASEMENT AS IN HA53652**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Front: **108.00** Fronting On: **W**
 Lot Depth: **257.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **SR**
 Dir/Cross St: **HWY 118W to Brady lake Road to Rugged Lane and follow to sign**

PIN #: **391210142**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461602000023300**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Boundary Only**

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

Garage:
 Room Size:
 Rural Services: **Cell Services**
 Security Feat:

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

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

Water Name: **Brady Lake**
 Waterfront Y/N: **Yes**
 Water Struc: **Not Applicable**
 Water Frontage: **108.00/Feet**
 Water Features: **Not Applicable**
 Under Contract:
 Access To Property: **R.O.W. (Deeded), Seasonal Priv Rd**
 Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **None**
 Docking Type: **None**
 View:

Waterfront: **Direct** Island YN: **No**
 Easements/Restr: **Easement, Right of Way**

Dev Charges Paid: HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Obstructive**
 Lot Shape:

Channel Name:
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Build your vision on Brady Lake in Minden Hills. This 0.71-acre treed property offers 108 feet of waterfront with western exposure, providing a great opportunity to create your own place to enjoy the lake and take in beautiful evening sunsets. The clean, deep shoreline offers access to the water for swimming, boating and enjoying time on the lake. With a naturally treed setting and room to plan a property that suits your needs, this vacant waterfront lot is an opportunity to make your own mark in the Haliburton Highlands. Located approximately 25 minutes from Minden, 15 minutes from Carnarvon and 30 minutes from Haliburton, you'll enjoy a waterfront setting while remaining within driving distance of local shops, restaurants, groceries and everyday amenities. If you've been looking for a waterfront property where you can plan and build for the future, this Brady Lake lot is worth a closer look.**

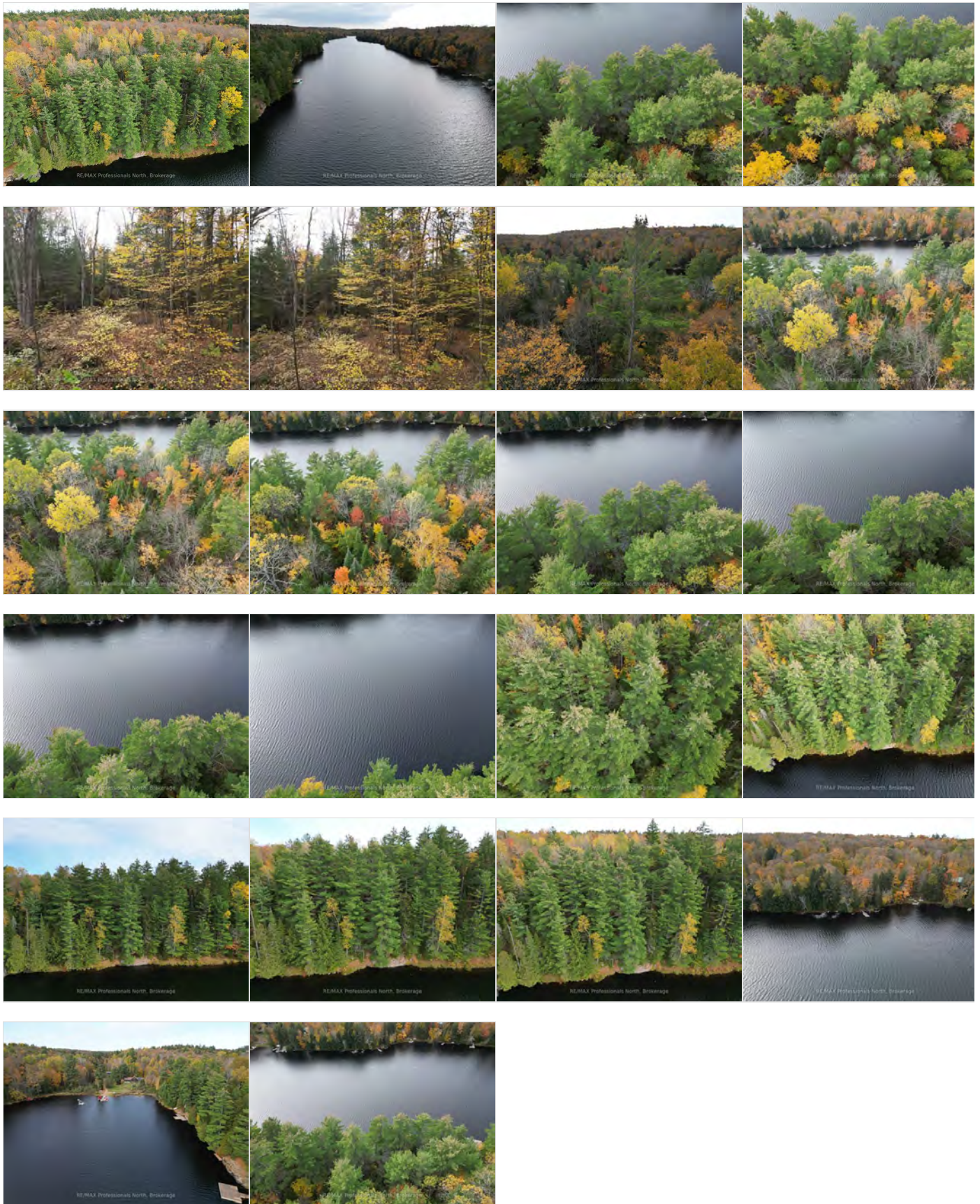
Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

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

Date Prepared: **10/15/2026**

Photos

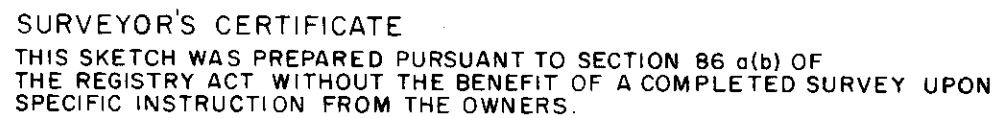
MLS®#: X14079882**TBD Rugged Lane, Minden Hills, Ontario K0M 2K0**



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PLAN - C 3
Copy in Custody of Registrar
Regn. No
53732

INST. 31866



HALIBURTON, ONT.,
APRIL 14, 1971.

H. CURRY BISHOP
ONTARIO LAND SURVEYOR

PLAN OF SURVEY
PART OF LOTS 14 & 15, CON. "A"
TOWNSHIP OF HINDON
PROVISIONAL COUNTY OF HALIBURTON
SCALE 1 INCH = 100 FEET
H. CURRY BISHOP O.L.S.
1976

SCHEDULE				
PART	LOT	CON.	INST.	AREA
1	14 & 15	"A"	82932	6.683 Ac. ±
2	14	"A"	78203	0.056 Ac. ±
3	14	"A"	78906	0.042 Ac. ±
4	14	"A"	78898	0.029 Ac. ±
5	14	"A"	78902	0.049 Ac. ±
6	14	"A"	78840	0.073 Ac. ±
7	14	"A"	78844	0.101 Ac. ±
8	14	"A"	78842	0.123 Ac. ±
9	14	"A"	78201	0.069 Ac. ±
10	14	"A"	82932	0.987 Ac. ±
11	14	"A"	82932	0.627 Ac. ±

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II
OF THE REGISTRY ACT.
MAY 12, 1977 H.C.Bishop
DATE H.C.BISHOP

RECEIVED AND DEPOSITED AS
PLAN 19R-1878
30 March 1977
Jean A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (Nº 19)

BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERLY
LIMIT OF LOTS 15 TO 10 LY BOTH INCLUSIVE HAVING A
BEARING OF N 4° 16' 40" W AS SHOWN ON A PLAN BY
H.C.BISHOP O.L.S. DATED APRIL 14, 1971 DEPOSITED IN THE
REGISTRY OFFICE FOR THE REGISTRY DIVISION OF HALIBURTON
AS PLAN C-3

LEGEND

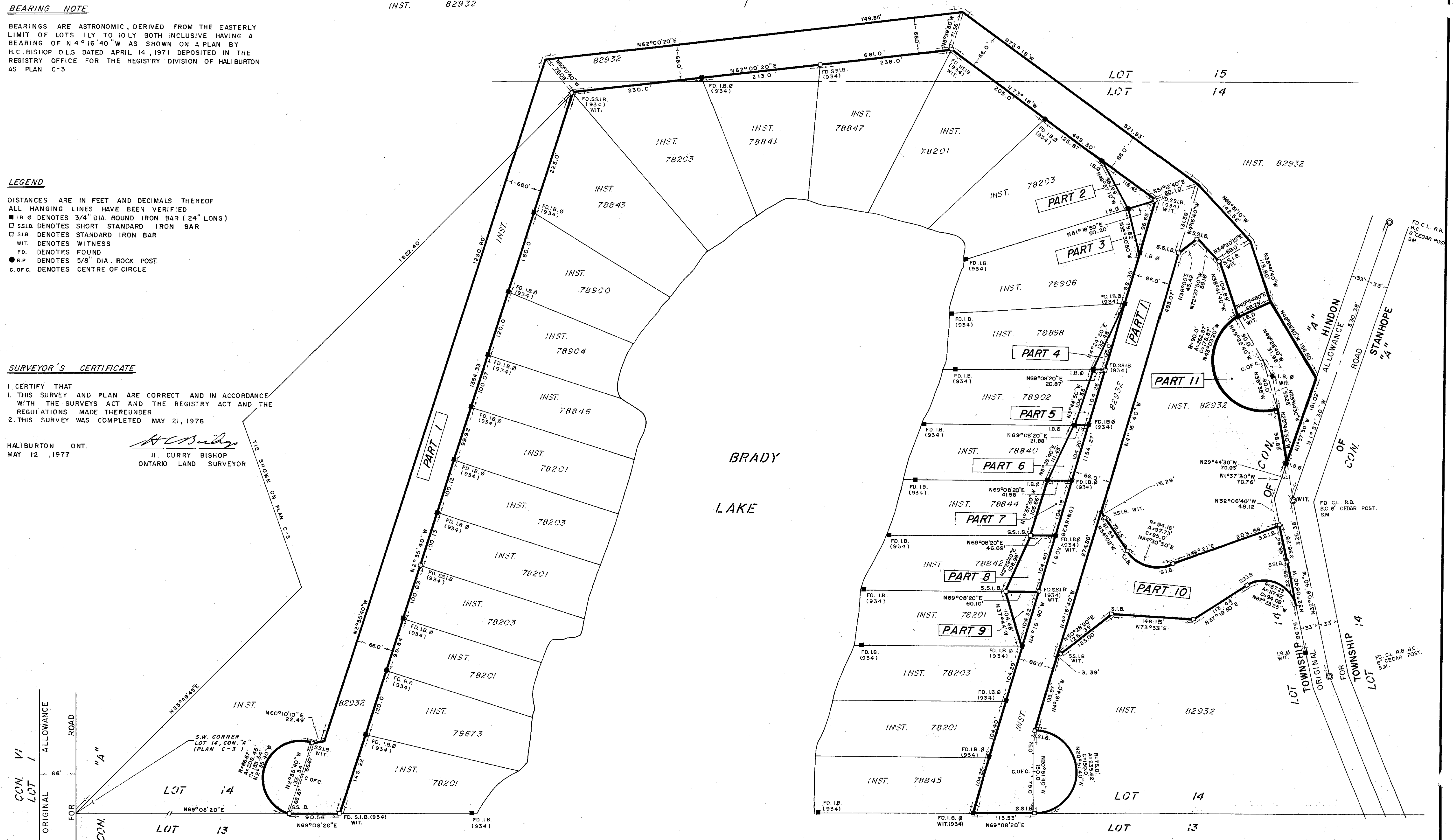
DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED
■ I.B. Ø DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
□ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
□ S.I.B. DENOTES STANDARD IRON BAR
WIT. DENOTES WITNESS
FD. DENOTES FOUNTAIN
● R.P. DENOTES 5/8" DIA. ROCK POST.
C.O.F.C. DENOTES CENTRE OF CIRCLE

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. THIS SURVEY WAS COMPLETED MAY 21, 1976

HALIBURTON ONT.
MAY 12, 1977

H.C.Bishop
H. CURRY BISHOP
ONTARIO LAND SURVEYOR



Rugged Lane, Brady Lake



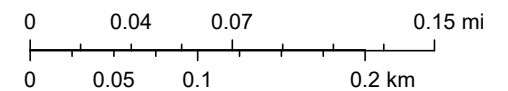
April 30, 2026

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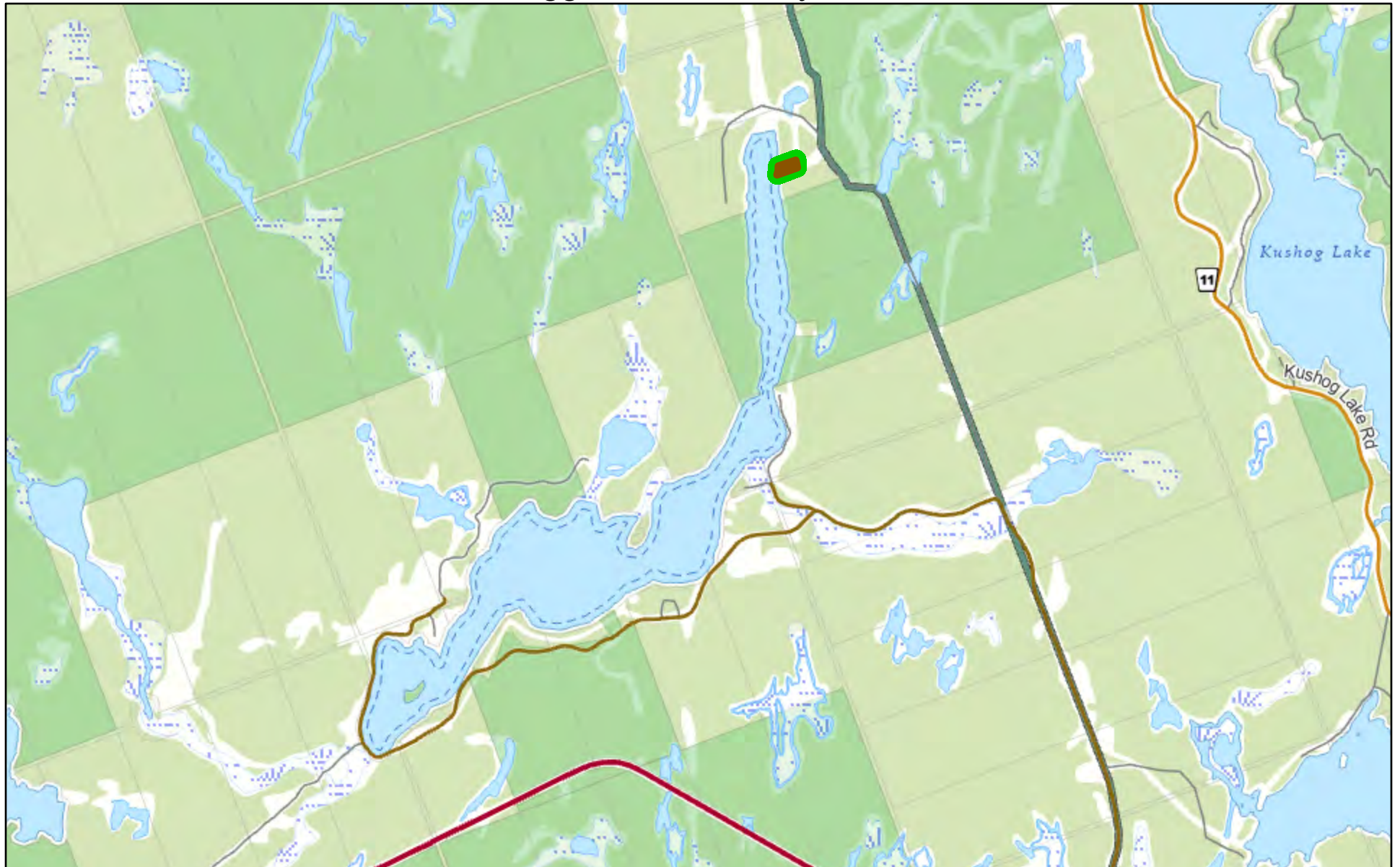
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Scale: 1:4,514



Rugged Lane, Brady Lake

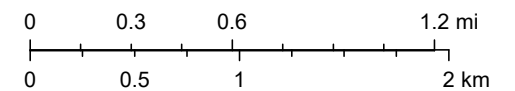


April 30, 2026

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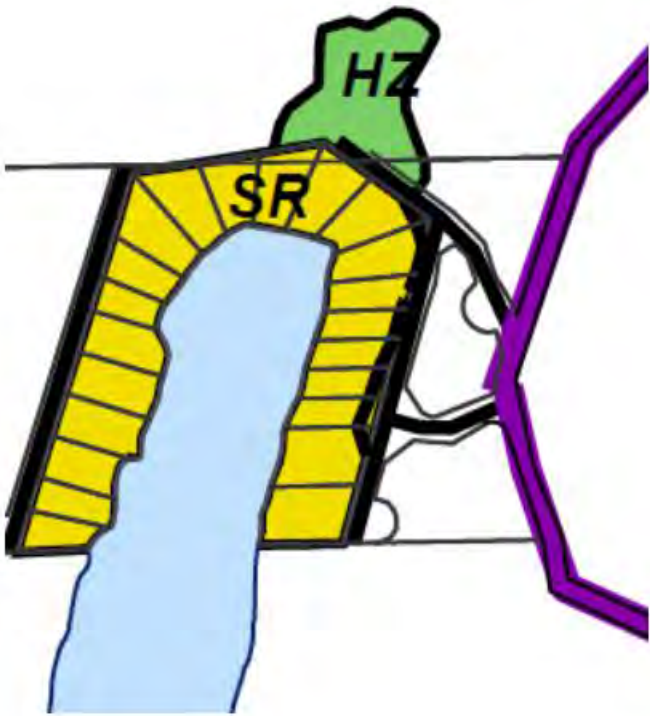


Scale: 1:36,112





As per Schedule 4 of the Township of Minden Hills Zoning By-law 06-10, your property is zoned as Shoreline Residential (SR). Permitted uses within the SR zone is as per Section 5.2 Table 1 of the Zoning by-law (attached). These uses are subject to additional zoning provisions as noted in Section 5.2 Table 2 (attached). Please find the excerpt from the schedule for your reference.



Township of Minden Hills Zoning By-law No. 06-10

Section 5.2

Table 1 - Residential Zones - Permitted Uses

Zone	Residential Type One (R1)	Residential Type Two (R2)	Hamlet Residential (HR)	Rural Residential (RR)	Shoreline Residential (SR)
Principal Uses:					
Dwelling, Single Detached	X	X	X	X	X
Dwelling, Converted	X	X			
Dwelling, Duplex		X			
Dwelling, Multiple		X			
Dwelling, Semi Detached		X			
Public Use	X	X	X	X	X
Accessory Uses:					
Bed & Breakfast Establishment	X	X	X	X	X
Group Home, Open Custody	X	X	X	X	
Home Industry				X	
Home Occupation	X	X	X	X	X
Private Home Daycare	X	X	X	X	X
Additional Dwelling Unit	X	X	X	X	
Notes: X Denotes a permitted use.					

TOWNSHIP OF MINDEN HILLS ZONING BY-LAW NO. 06-10

Section 5.2

Table 2 - Lot Regulations - Residential Zones

Zone	Residential Type One (R1)	Residential Type Two (R2)	Hamlet Residential (HR)	Rural Residential (RR)	Shoreline Residential (SR)
Lot Area (min m2) (per unit)	700 on full sewer and water services 3000 if not served with a sanitary sewer system	500 per unit for single detached, duplex and semi detached, or 230 per unit for multiple dwelling	3000	4000	4000
Lot Frontage (min m)	18	18 for single detached 10.5 for semi detached & duplex 7/unit for multiple dwelling	30	60	60
Front Yard (min m)	7.5	7.5	10	15	23(1)
Interior Side Yard (min m)	1.2	1.2 or 3 for multiple dwellings	3	10	4.5
Exterior Side Yard (min m)	4.5	4.5	10	15	6
Rear Yard (min m)	7.5	7.5	10	15	12
Setback from High Water Mark (min m)					
(a) = Lot created prior to February 22, 2005	23	23	23	23	23
(b) = Lot created after February 22, 2005	30	30	30	30	30
Dwelling Unit Area - (min m2)	55	55	55	55	55
Building height (principal building) (max m)	11	11	11	11	11
Lot coverage (max %)	30	35	25	15	15
Landscaped Open Space (min %)	20	20	30	30	30
Notes: (1) except where a lot zoned Shoreline Residential does not front on a watercourse or a shore road allowance, in which case the minimum front yard shall be 15 metres.			Legend: m = metres ha = hectares m2 = square metres min = minimum max = maximum		

Brady Lake

County of Haliburton

Hindon Township

Physical Data

Latitude - 45°03'

Surface Area - 162 acres

Height Above Sea Level - 984 ft

Maximum Depth - 35 ft

Longitude - 78°50'

Perimeter - 6 miles

Mean Depth - 14 ft

Lake Characteristics

At the time of survey, May 20, 1973, the water temperature ranged from 61°F at the surface to 47°F at the 25 ft level. The thermocline occurred within the first 9 ft with the temperature dropping from 61°F to 56°F. The dissolved oxygen content ranged from 9.4 mg/L at the 5 ft level 8.4 at the 16 ft level. The dissolved solids reading remained stable at 20 parts per million. The pH value remained steady at 6.5 indicating a slightly acidic characteristic. Clarity was indicated in the yellow-brown water by the disappearance of the secchi disc 8 ft below the water surface.

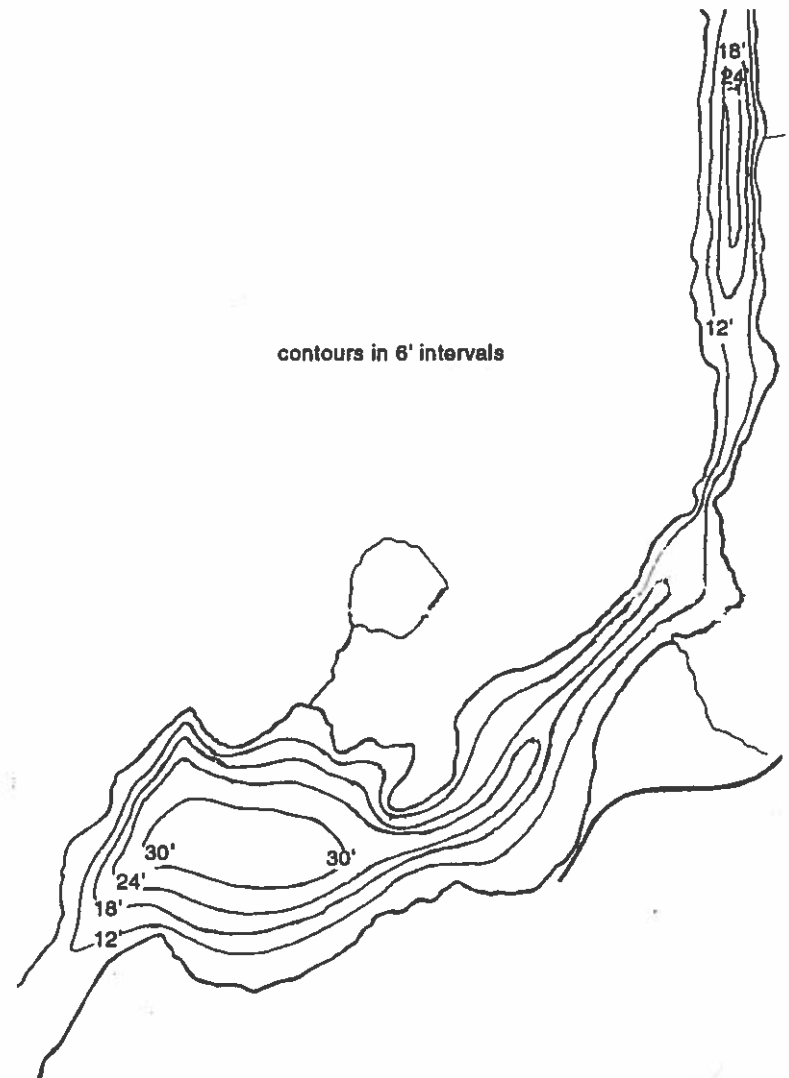
Fish Species Present

Rainbow trout, muskie,

Access

Follow Hwy 118 east from Carnarvon and turn right at Brady Lake Rd.. Public access is available on the south side of the lake.

(Survey Date May 20, 1973)



(Refer to Hindon Township map - page 217)