

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

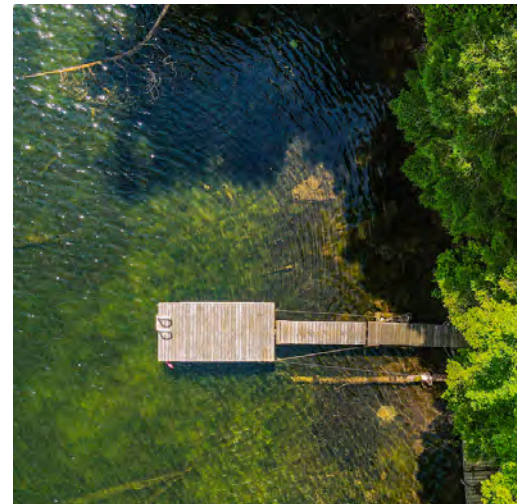
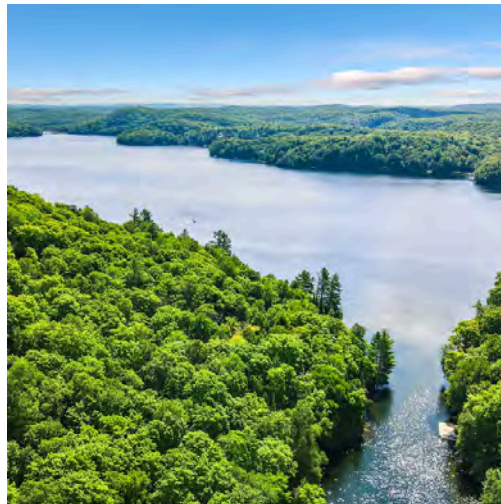


**\$359,000**

*Welcome to* Lot 104 Precipice Road  
on Long Lake, Haliburton



*Troy Austen*  
Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Discover this rustic cabin nestled in the woods along the tranquil shores of Long Lake. With 109 feet of private waterfront, this one-bedroom cabin offers a serene escape and beautiful views of the lake. Long Lake is part of a two-lake chain with Miskawbi Lake, known for excellent lake trout fishing and a public boat launch. The lot is very private, and the shoreline opposite the property is undeveloped forest. The cabin is off-grid, featuring a wood stove that adds to its cozy and inviting atmosphere. Swimming is great off the dock, perfect for enjoying the lake's natural beauty. Long Lake is an ideal location for canoeing, kayaking, boating, and fishing, providing endless outdoor activities right at your doorstep. Escape the hustle and bustle of everyday life in this peaceful sanctuary. Located just 20 minutes from the village of Haliburton, you have easy access to all essentials, including restaurants, shopping, a hospital, and more. This property combines the best of both worlds – a serene, rustic setting with the convenience of nearby amenities.



## Property Client Full

# LOT 104 Precipice Road, Dysart, Ontario K0M 1S0

Listing

[LOT 104 Precipice Rd Dysart](#)

**Active / Residential Freehold / Detached**

MLS® #: **X12132910**

List Price: **\$359,000**

New Listing

### Haliburton/Dysart et al/Dudley



Tax Amt/Yr: **\$1,217.38/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **LT 104 PL 482; DYSART ET AL**  
 Style: **Bungalow Raised** Rooms Rooms+: **4+0**  
 Fractional Ownership: BR BR+: **1(1+0)**  
 Assignment: Baths (F+H): **1(0+1)**  
 Link: **No** SF Range: **< 700**  
 Storeys: SF Source:  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **109.00** Fronting On: **N**  
 Lot Depth: **389.00**  
 Lot Size Code: **Feet**  
 Zoning: **WR4L**  
 Dir/Cross St: **Hasley Pass Rd**

PIN #: **391630339**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **462402000054500** Contact After Exp: **No**  
 Possession Date:

Kitch Kitch + **1 (1+0)**  
 Island YN:  
 Fam Rm: **No**  
 Basement: **No/None**  
 Fireplace/Stv: **No**  
 Interior Feat: **None**  
 Heat: **Woodburning, Other**  
 A/C: **No/None**  
 Central Vac: **No**  
 Property Feat:  
 Exterior Feat: **Seasonal Living**  
 Roof: **Metal**  
 Foundation: **Piers**  
 Soil Type:  
 Alternate Power: **Unknown**  
 Water Name: **Long Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct:  
 Water Features: **Stairs to Waterfront**  
 Under Contract:  
 Access To Property: **Yr Rnd Private Rd**  
 Shoreline: **Clean, Rocky, Shallow**  
 Shoreline Road Allowance: **Not Owned**  
 Docking Type: **Private**  
 View: **Lake, Trees/Woods**

Exterior: **Board/Batten**  
 Drive: **Private**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **1.00**  
 Tot Pk Spcs: **1.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat:

Water: **None**  
 Water Meter:  
 Waterfront Feat: **Stairs to Waterfront**  
 Waterfront Struct:  
 Well Capacity:  
 Well Depth:  
 Sewers: **None**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **No**

Waterfront: **Direct** Waterfront Frontage (M): **33.22**  
 Easements/Restr: **Unknown**  
 Dev Charges Paid:  
 HST App To SP: **Included In**  
 Shoreline Exposure:  
 Water View: **Direct** Channel Name:  
 Lot Shape: Lot Size Source:

### Remarks/Directions

Client Rmks: **Discover this rustic cabin nestled in the woods along the tranquil shores of Long Lake. With 109 feet of private waterfront, this one-bedroom cabin offers a serene escape and beautiful views of the lake. Long Lake is part of a two-lake chain with Miskawbi Lake, known for excellent lake trout fishing and a public boat launch. The lot is very private, and the shoreline opposite the property is undeveloped forest. The cabin is off-grid, featuring a wood stove that adds to its cozy and inviting atmosphere. Swimming is great off the dock, perfect for enjoying the lake's natural beauty. Long Lake is an ideal location for canoeing, kayaking, boating, and fishing, providing endless outdoor activities right at your doorstep. Escape the hustle and bustle of everyday life in this peaceful sanctuary. Located just 20 minutes from the village of Haliburton, you have easy access to all essentials, including restaurants, shopping, a hospital, and more. This property combines the best of both worlds a serene, rustic setting with the convenience of nearby amenities.**

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

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

Date Prepared: **05/08/2025**

Rooms

MLS® #: **X12132910**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.33 M X 3.38 M	10.92 Ft x 11.08 Ft		Combined w/Dining

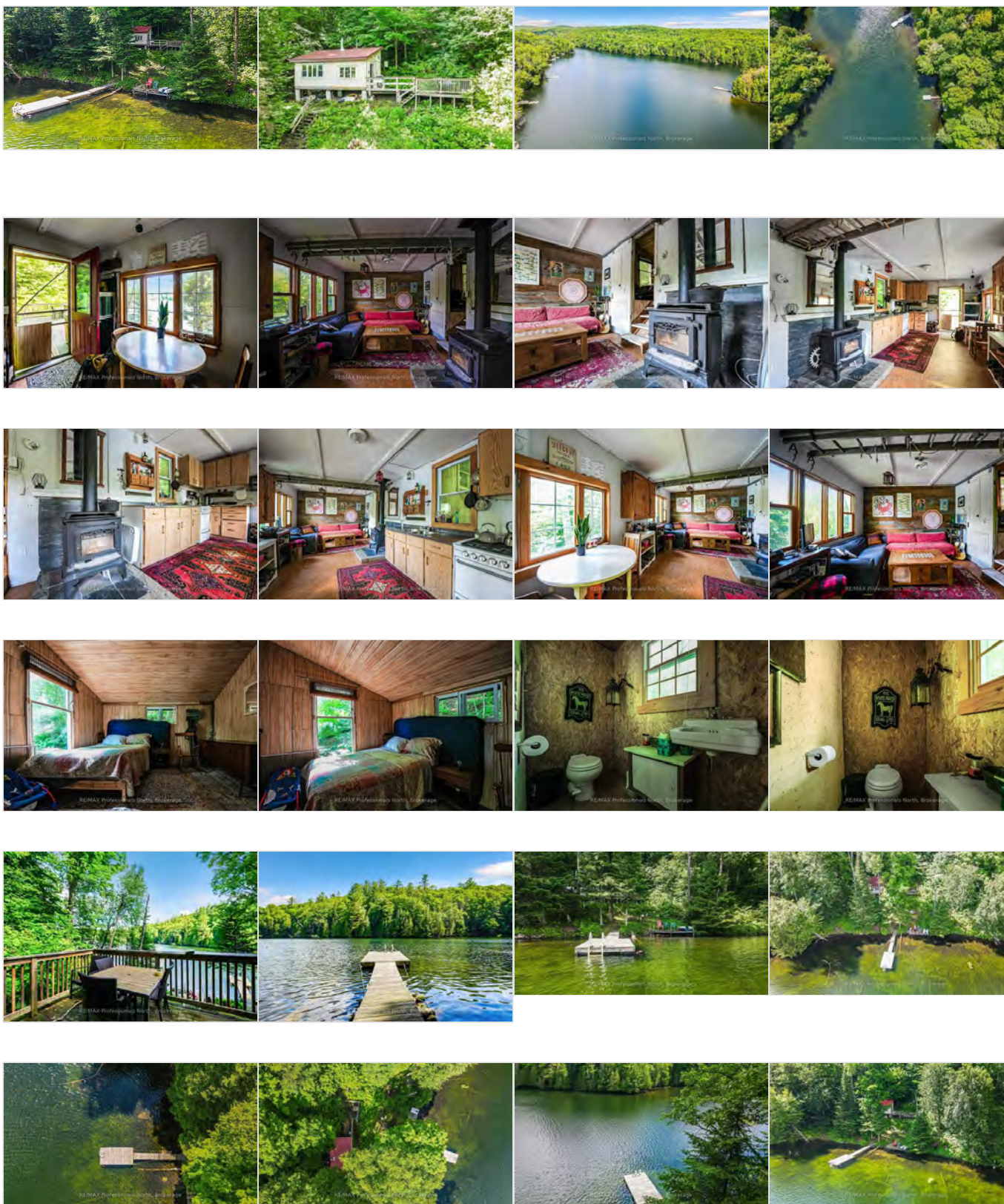
<b>Living Room</b>	<b>Main</b>	<b>3.78 M X 3.38 M</b>	<b>12.40 Ft x 11.08 Ft</b>
<b>Bedroom</b>	<b>Main</b>	<b>3.51 M X 3.45 M</b>	<b>11.51 Ft x 11.31 Ft</b>
<b>Bathroom</b>	<b>Main</b>		

2

Photos

MLS® #: X12132910

[LOT 104 Precipice Road](#), Dysart, Ontario K0M 1S0





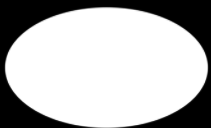
# Chattels

## Included

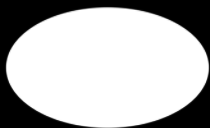
- Couches, table, shelves in living room
- Kitchen table and chairs
- Dishes, pots and pans, cutlery
- Propane stove
- Propane fridge
- Bedframe, mattress, dresser, console and nightstand in bedroom
- Shelves in washroom
- Most area rugs
- Patio Furniture
- Paddle boat
- Some tools
- Large mirror behind woodstove
- Materials beneath cottage

## Excluded

- Firman Generator (in back shed)
- Personal items such as games, toys, electronics, decor, pictures/art
- Towels, pillows and blankets
- Some tools
- Wooden shelf on the wall beside wood stove
- Red area rug underneath coffee table in the living room



Seller



Buyer

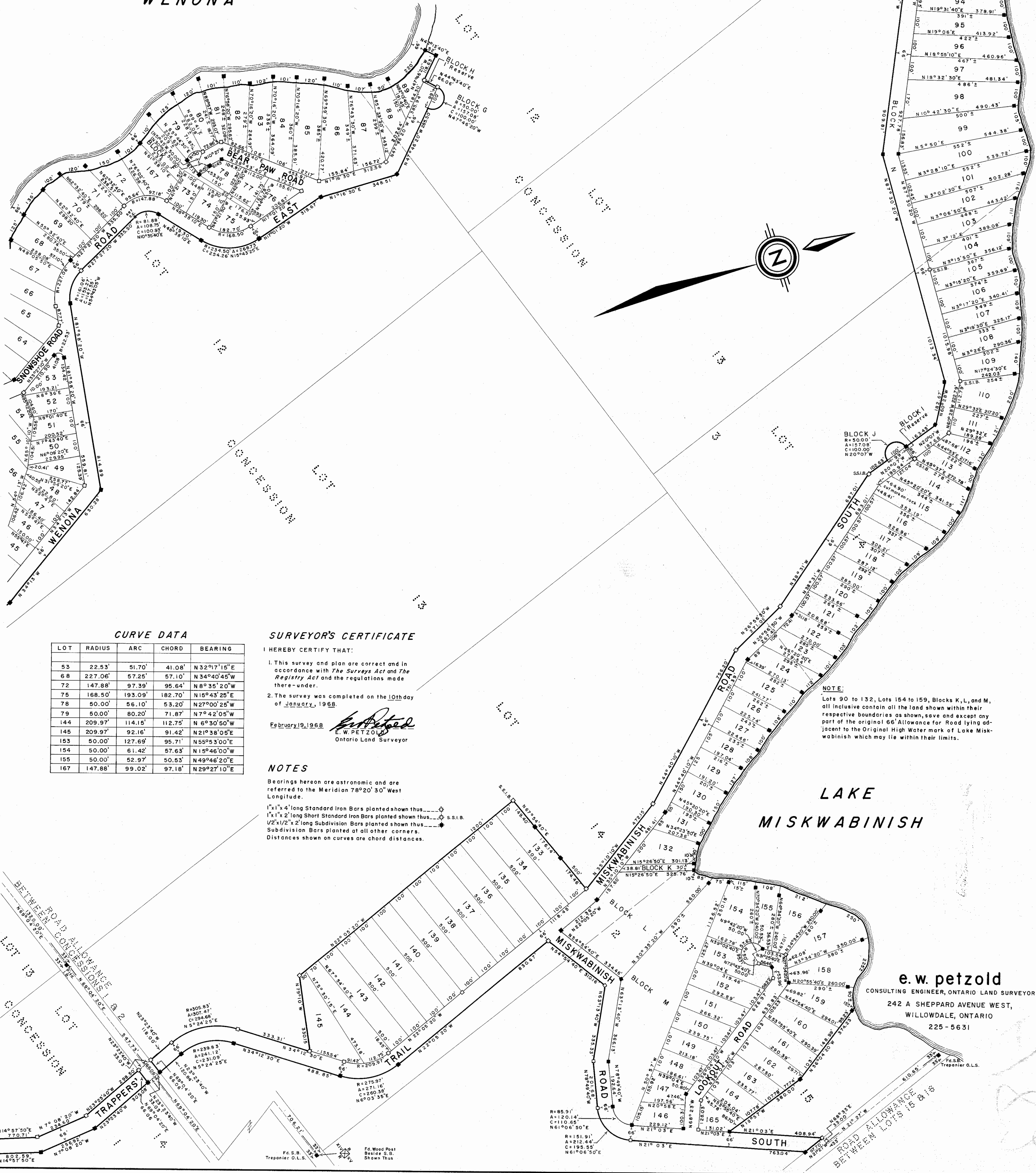




PLAN OF SUBDIVISION  
OF  
THE LEGEND OF MISKWABINISH  
BEING PART OF  
LOTS 9, 10, 11, 12, 13, & 14, CONCESSION 1  
AND PART OF  
LOTS 12, 14, & 15, CONCESSION 2  
AND PART OF  
LOTS 12, 13, & 14, CONCESSION 3  
TOWNSHIP OF DUDLEY  
PROVISIONAL COUNTY OF HALIBURTON  
SCALE 1 INCH = 200 FEET

PART 2 OF 2 PARTS

LAKE  
WENONA



CURVE DATA

LOT	RADIUS	ARC	CHORD	BEARING
53	22.53'	51.70'	41.08'	N 32° 17' 15" E
68	227.06'	57.25'	57.10'	N 34° 40' 45" W
72	147.88'	97.39'	95.64'	N 8° 35' 20" W
75	168.50'	193.09'	182.70'	N 15° 43' 25" E
78	50.00'	56.10'	53.20'	N 27° 00' 25" W
79	50.00'	80.20'	71.87'	N 7° 42' 05" W
144	209.97'	114.15'	112.75'	N 6° 30' 50" W
145	209.97'	92.16'	91.42'	N 21° 38' 05" E
153	50.00'	127.69'	95.71'	N 55° 53' 00" E
154	50.00'	61.42'	57.63'	N 15° 46' 00" W
155	50.00'	52.97'	50.53'	N 49° 46' 20" E
167	147.88'	99.02'	97.18'	N 29° 27' 10" E

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

- This survey and plan are correct and in accordance with The Survey Act and The Registry Act and the regulations made there-under.
- The survey was completed on the 10th day of January, 1968.

February 19, 1968

*E. W. Petzold*  
E. W. PETZOLD  
Ontario Land Surveyor

NOTES

Bearings hereon are astronomic and are referred to the Meridian 78° 20' 30" West Longitude.

- 1"x1"x4' long Standard Iron Bars planted shown thus:
- 1"x1"x2' long Short Standard Iron Bars planted shown thus:
- 1/2"x1/2"x2' long Subdivision Bars planted shown thus:
- Subdivision Bars planted at all other corners.
- Distances shown on curves are chord distances.

NOTE:

Lots 90 to 132, Lots 154 to 159, Blocks K, L, and M, all inclusive contain all the land shown within their respective boundaries as shown, save and except any part of the original 66' Allowance for Road lying adjacent to the Original High Water mark of Lake Miskwabinish which may lie within their limits.

LAKE  
MISKWABINISH

e.w. petzold

CONSULTING ENGINEER, ONTARIO LAND SURVEYOR  
242 A SHEPPARD AVENUE WEST,  
WILLOWDALE, ONTARIO  
225-5631



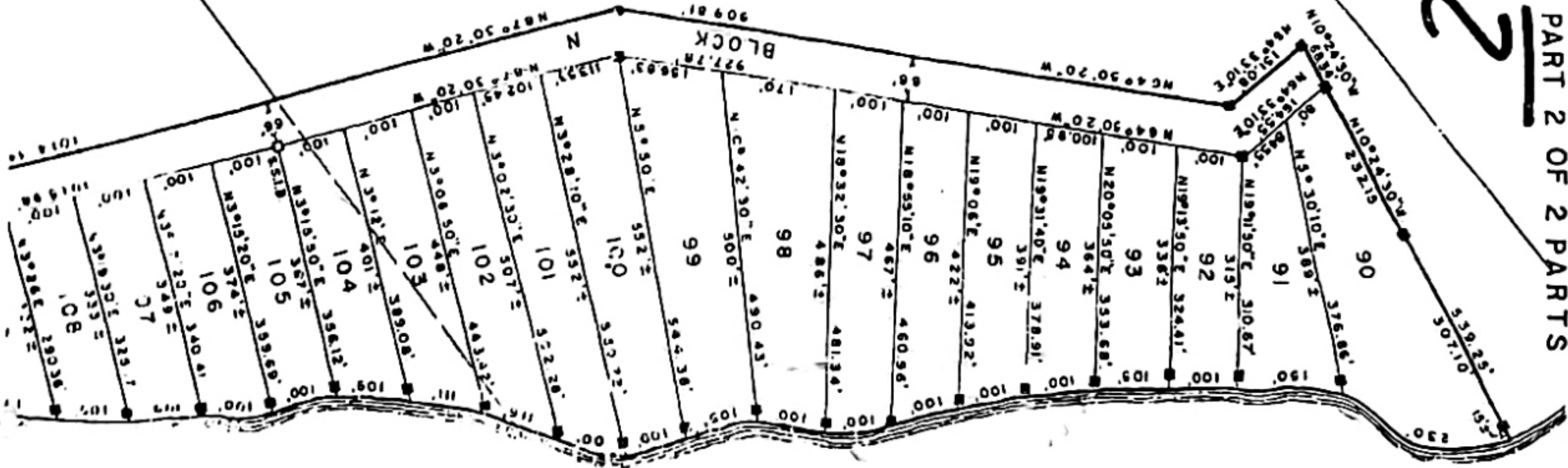
SUBJECT: PLAN 482,  
LOT 104  
DYSART ET AL

BUYER'S INITIALS: \_\_\_\_\_

SELLER'S INITIALS: \_\_\_\_\_

**482**

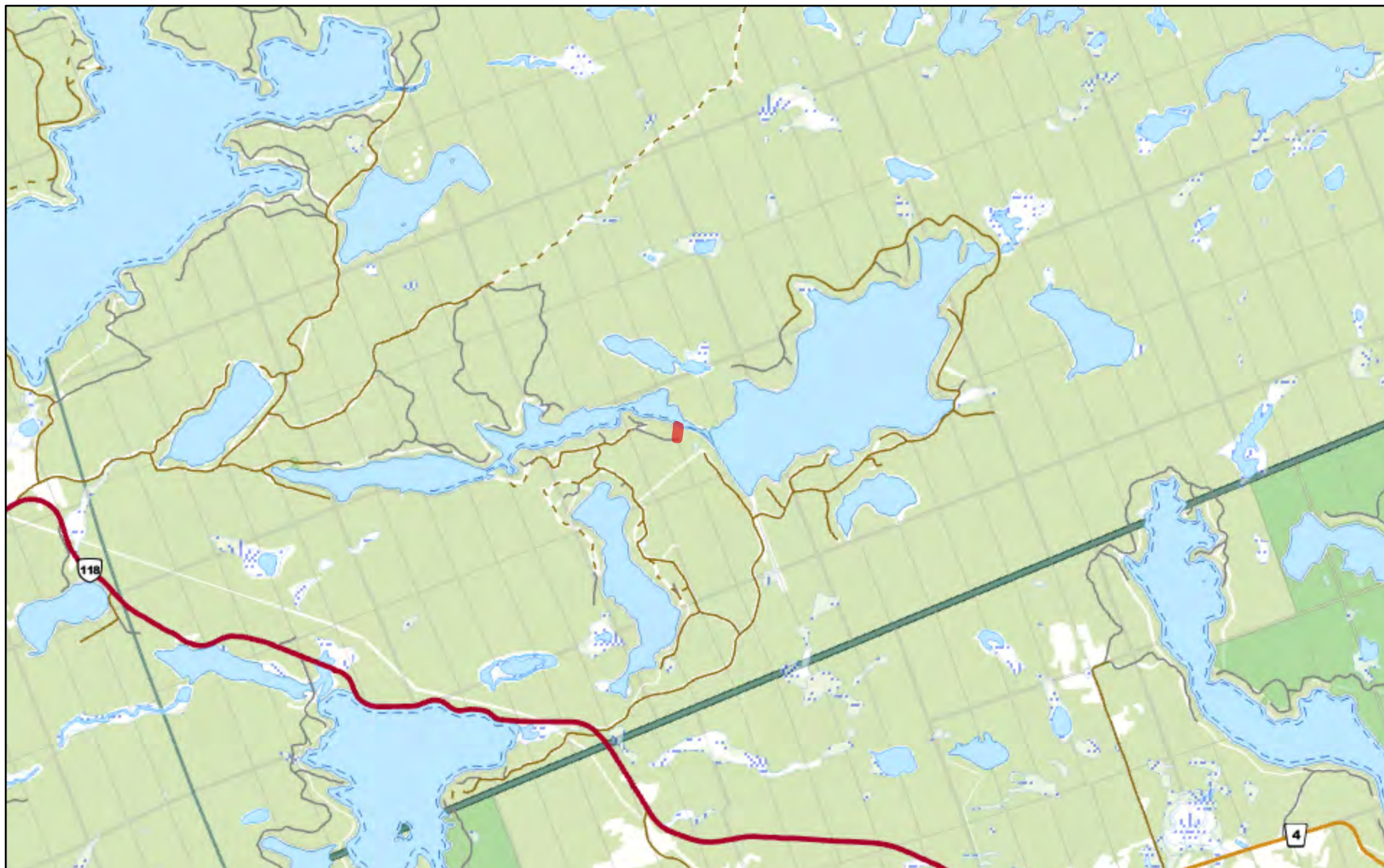
PART 2 OF 2 PARTS



**1182-P**



# Precipice Road, Long Lake



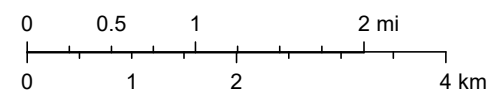
April 9, 2024

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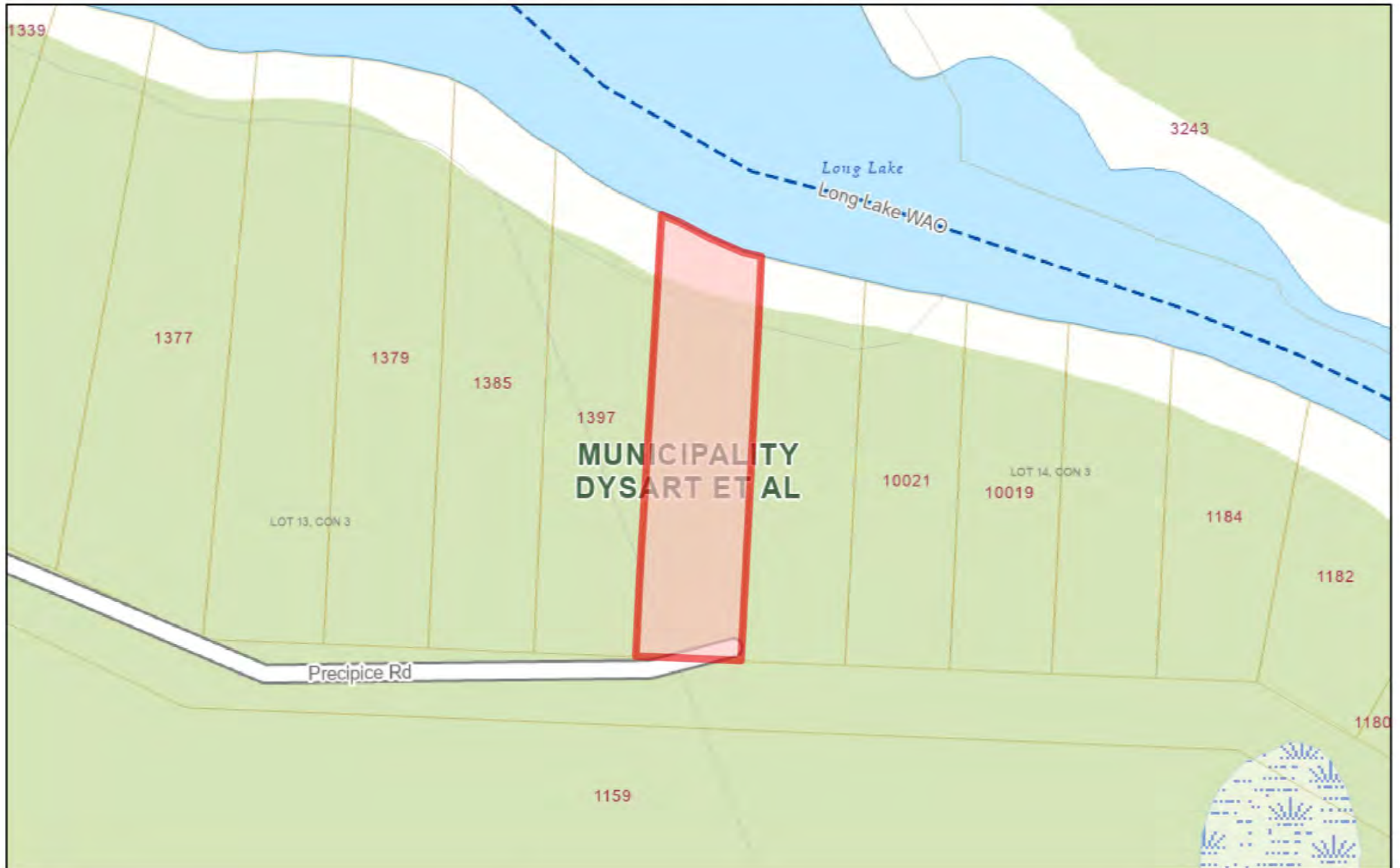


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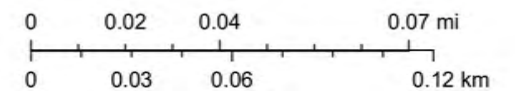
# Precipice Road, Long Lake



April 9, 2024



Scale: 1:2,257







1201

1200

1205

1102

Precipice Rd

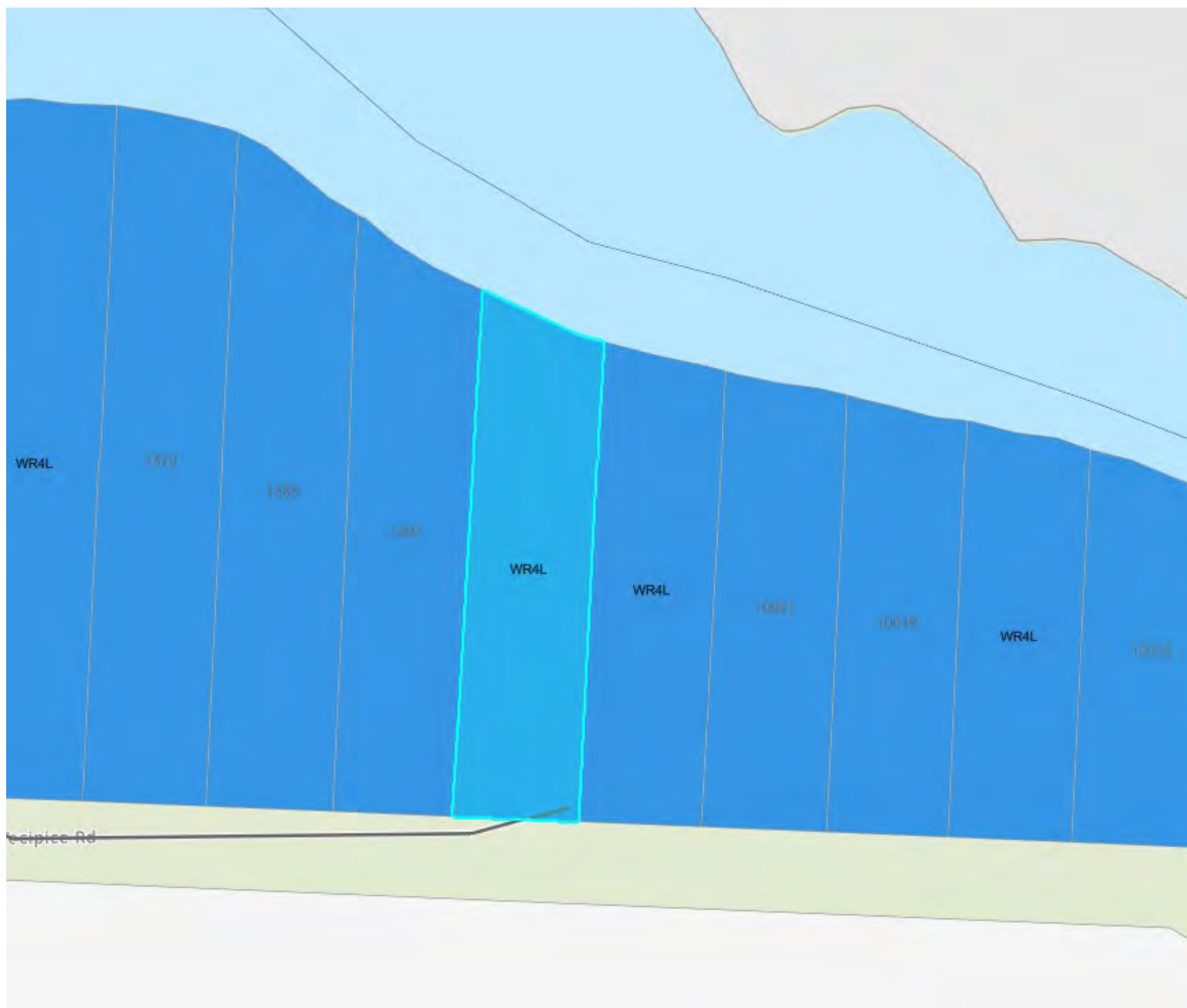
76.82ft

400.69ft

366.72ft

100.59ft







## Long Lake

Haliburton County

Dudley Township

### Physical Data

Longitude - 78°22'	Volume - 3,901 acre feet
Perimeter - 6.6 miles	Mean Depth - 17.9 feet
Latitude - 45°03'	Surface Area - 218 acres
Height Above Sea Level - 1,275 feet	
Maximum Depth - 65 ft	

### Lake Characteristics

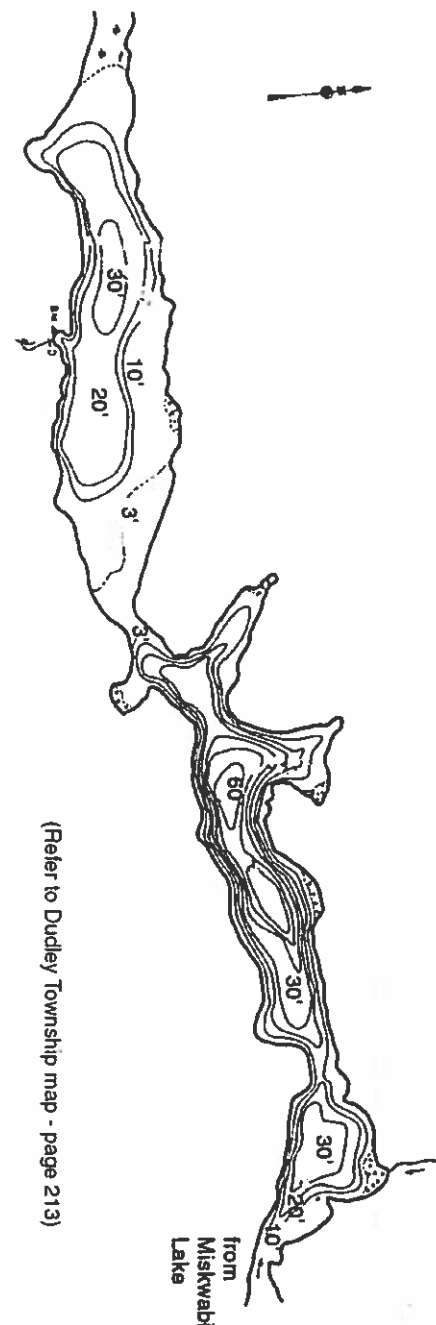
This is a moderately productive lake of glacial origin within the pre-Cambrian shield. It contains two distinct basins separated midway by a narrows. Lake levels are controlled by a stop-log dam, operated by the Trent Canal Authorities. The waters fluctuate between 4 and 5 feet. The lake is well stratified, cooling quickly below 15 feet. The water is neutral, with pH readings ranging from 6.5 at the bottom to 7.4 at the surface. Aquatic plants are abundant in the shallower parts. Alkalinity Rating -Level 5 (1989)

### Fish Species Present

Smallmouth bass, largemouth bass, lake trout, white sucker, yellow perch. Good smallmouth bass fishing is reported. A recent introduction of largemouth bass is expected to improve the fishery. Slot lake, check with MNR for current regulations.

### Access and Facilities

From Haliburton follow Hwy 121, 4.8 miles east to the Kenneway Rd. Turn left and take the first road on the right (Long Lake Rd) for 2 miles. Turn right again and proceed to the landing where facilities are available for launching.



(Refer to Dudley Township map - page 213)