

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



*Welcome to* W Diamond Lake Road

on Diamond Lake, Hastings Highlands



*Cheryl Bolger*

Sales Representative

Experience the ultimate in lakeside living with this spectacular waterfront lot on Diamond Lake. Boasting an amazing shoreline, this prime piece of real estate allows you to build your dream cottage on the shores of the crystal clear lake. Diamond Lake spans approximately 410 acres with a maximum depth of 82 feet and is home to fish species like lake trout, largemouth bass, and smallmouth bass. With sandy shorelines, year-round access, a public beach, and a boat launch, this lot offers a serene escape for your dream home. Approximately 60% of the lake's shoreline is crown land, ensuring privacy and natural beauty. Don't miss the chance to own a slice of paradise on Diamond Lake!

**CONTACT DETAILS:**

705-457-9994 [cheryl@cherylbolger.ca](mailto:cheryl@cherylbolger.ca)  
705-306-9450 [troyausten.ca](http://troyausten.ca)



## Property Client Full

# Lot 34 W Diamond Lake Road, Hastings Highlands, Ontario K0L 2A0

Listing

**Lot 34 W Diamond Lake Rd Hastings Highlands**  
**Active / Residential Freehold / Vacant Land**

**MLS®#: X12246240**  
**List Price: \$449,500**  
**New Listing**

### Hastings/Hastings Highlands/Herschel Ward



Tax Amt/Yr: **\$1,286.28/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **LT 34 RCP 1896 SRO; T/W QR499361; S/T INTEREST IN QR159508; HASTINGS HIGHLANDS; COUNTY OF HASTINGS**

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: **100.00** Fronting On: **N**  
Lot Depth: **249.86**  
Lot Size Code: **Feet**

Zoning: **SR**  
Dir/Cross St: **Loop Road/County Rd 648 to W Diamond Lake Road**

PIN #: **400540087**  
Holdover: **60**  
Possession: **Immediate**

ARN #: **129027802007358** Contact After Exp: **No**  
Possession Date:

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

Garage: **No**  
Room Size:  
Rural Services:  
Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, No Telephone**  
Water: **None**  
Water Meter:  
Waterfront Feat: **Not Applicable**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **None**  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Water Name: **Diamond 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): **30.48**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Channel Name:

### Remarks/Directions

Client Rmks: **Experience the ultimate in lakeside living with this spectacular waterfront lot on Diamond Lake. Boasting an amazing shoreline, this prime piece of real estate allows you to build your dream cottage on the shores of the crystal clear lake. Diamond Lake spans approximately 410 acres with a maximum depth of 82 feet and is home to fish species like lake trout, largemouth bass, and smallmouth bass. With sandy shorelines, year-round access, a public beach, and a boat launch, this lot offers a serene escape for your dream home. Approximately 60% of the lakes shoreline is crown land, ensuring privacy and natural beauty. Don't miss the chance to own a slice of paradise on Diamond Lake!**

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

Prepared By: **CHERYL BOLGER, REALTOR Salesperson**

Date Prepared: **06/26/2025**



**Hastings Highlands**  
*Beautiful By Nature*

33011 Hwy 62 N - P.O. Box 130  
Maynooth, Ont. K0L 2S0  
(613) 338-2811/1-877-338-2818  
Fax: 613-338-3292  
[www.hastingshighlands.ca](http://www.hastingshighlands.ca)

**2025 INTERIM  
TAX BILL**

February 14, 2025

BILLING DATE

PLEASE QUOTE ROLL NO. WHEN MAKING INQUIRIES		12 90	278	020	07358	0000		
		COUNTY MUN	MAP	SUB	PARCEL	TENANT		
MORTGAGE NO.	MORTGAGE COMPANY							
728428								PROPERTY DESCRIPTION
							CON 3 PT LOT 33, REG COMP PLAN 1896 LOT 34 IRREG 0.66AC 100.00FR D	
							PENALTY RATE 1.250 %	

Assessment		Municipal		Municipal		Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Municipal Levies	Tax Rate	Amount
50% OF PREVIOUS YEARS LEVY	0	General		617.00	County		0.00
Sub Totals		General Levy:		617.00	County Levy:		0.00
Special Charges/Credits					Education Levy:		0.00
					Summary		
					Tax Levy Sub-Total (Municipal + Education)		617.00
					Special Charges/Credits		0.00
					Phase-In Summary		0.00
					2025 Tax Cap Adjustment		0.00
					2025 Interim Taxes		617.00
					Less Previous Interim		0.00
					Past Due/Credit (As of 2025-02-14)		0.00
Total	0.00	Phase-In Summary	0.00	Total Amount Due		617.00	

E. & O.E. Instalments Due MAR 18, 2025 309.00  
MAY 20, 2025 308.00

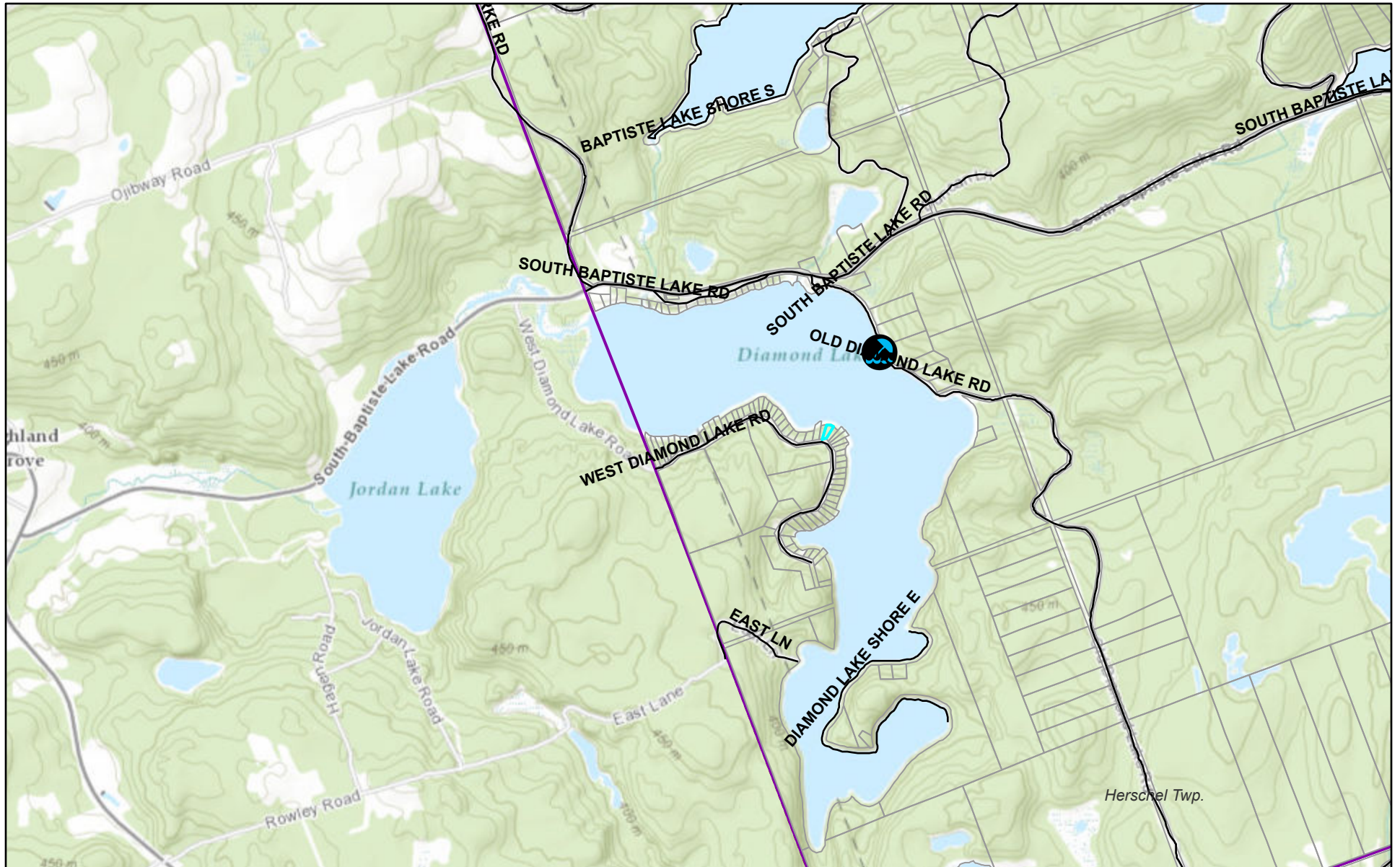
2025 Assessment

R T - Residential/Farm 91,000 English Public




*Paid by cheque 009  
March 30 18 2025  
Paid by cheque #010  
May 20 2025*

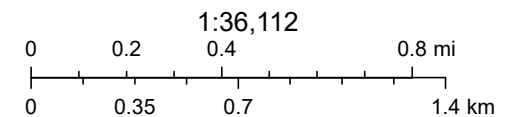
Please Retain for Income Tax Purposes.

# West Diamond Lake Road



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 Public Beach
  Property Information
   
 Roads



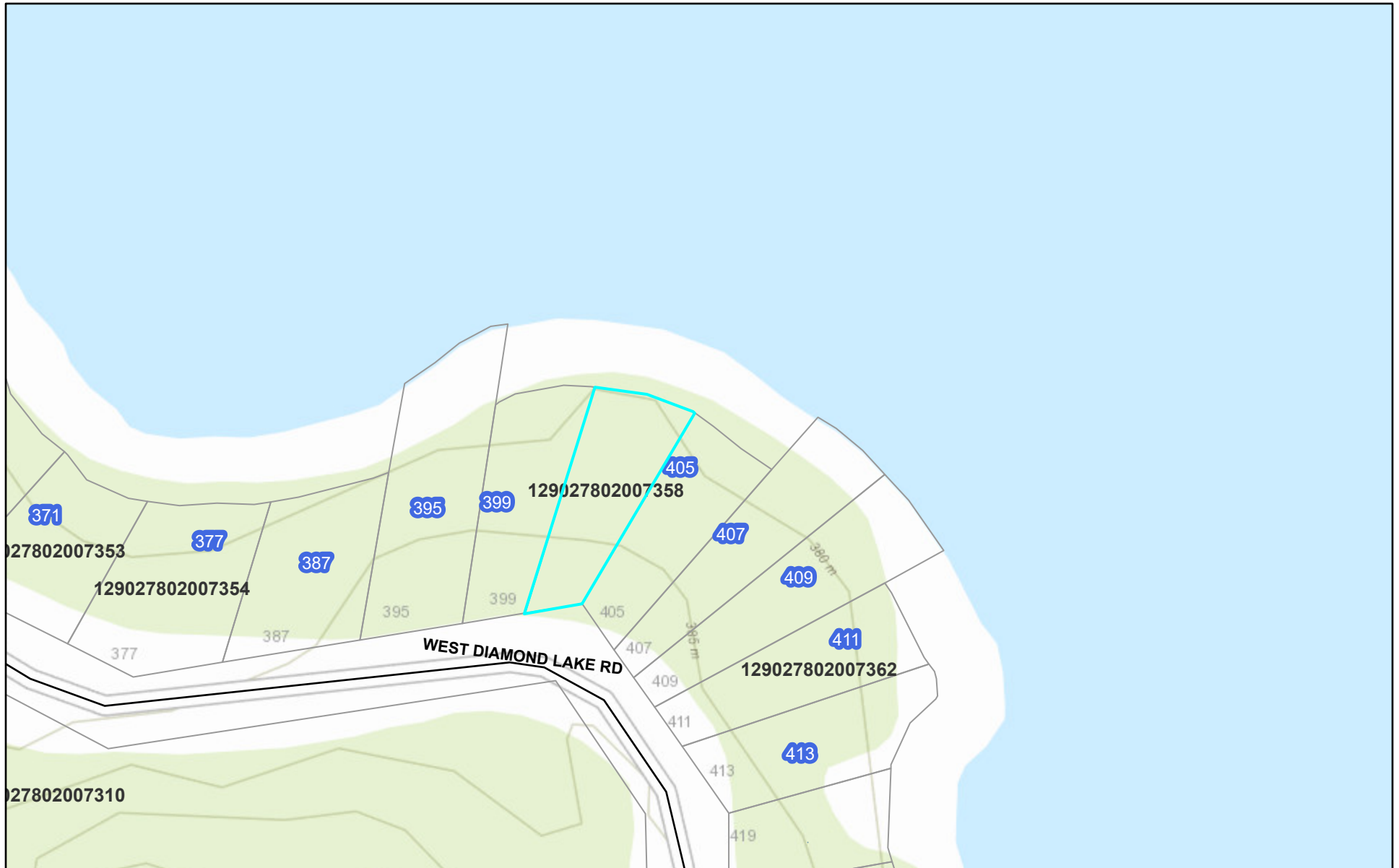
Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC,

Hastings County GIS

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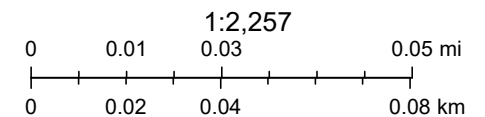
# West Diamond Lake Road



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Civic Addresses  Property Information

 Roads














































Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan

Hastings County GIS

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## Legend

-  Building as Symbol
-  Building to Scale
-  Airport
-  Helipoint \ Hospital Helipoint
-  Seaplane Base
-  Ferry Route
-  Trail
-  Bruce Trail
-  Greenbelt Route
-  Ridesau Trail
-  Trans Canada Trail
-  Voyageur Trail
-  Waterfront Trail
-  Railway \ Train Station
-  Railway with Bridge
-  Railway with Tunnel
-  Road (Major \ Minor)
-  Winter Road
-  Road with Bridge
-  Road with Tunnel
-  Primary, Kings or 400 Series Highway
-  Secondary Highway
-  Tertiary Highway
-  District, County, Regional or Municipal Road
-  Toll Highway
-  One Way Road
-  Road with Permanent Blocked Passage
-  Road with Address Ranges
-  Hydro Line, Communication Line or Unknown Transmission Line
-  Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
-  Spot Height
-  Index Contour
-  Contour
-  Wooded Area
-  Wetland
-  Waterbody
-  Waterbody Elevation
-  Watercourse
-  Falls
-  Rapids
-  Rapids \ Falls
-  Rocks
-  Lock Gate
-  Dam \ Hydro Wall
-  Provincial \ State Boundary
-  International Boundary
-  Upper Tier \ District Municipal Boundary
-  Lower Tier \ Single Tier Municipal Boundary
-  Lot Line
-  Indian Reserve
-  Provincial Park
-  National Park
-  Conservation Reserve
-  Military Lands

0 0.3 km

Projection: Web Mercator



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