



Little Boshkung Lake

TERRELAC LANE

\$600,000



OVERVIEW



ABOUT THIS PROPERTY

Stunning property with 228 ft of pristine waterfront and 1.5 acres to build. Gentle slope to the lake with rocky shoreline. Lots of pines and rock. Driveway and parking cleared, hydro at the lot.

FEATURES



1.5 Acres



Little Boshkung Lake

CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

TERRELAC Lane, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Land

0 TERRELAC Ln Haliburton
Pending Board Approval

MLS® #: 40508635
Price: **\$600,000**



Haliburton/Minden Hills/Minden Residential



Water Body: **Little Boshkung Lake**
Type of Water: **Lake**
Tax Amt/Yr: **\$1,500/2023**
Zoning: **SR**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **0.50-1.99**
Frontage: **228.00**
Lot Dimensions: **228**
Lot Irregularities:
Lot Shape: **Rectangular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,500/2023**

Remarks/Directions

Public Rmks: **This stunning property offers 228 feet of pristine waterfront on Little Boshkung Lake, with a desirable northern exposure. Spanning across 1.5 acres, it holds a rich history within the same family for over 55 years, making it a truly cherished place. As one of the last remaining building lots on this lake, its rarity is unmatched. Nestled in a private and largely untouched setting, this property showcases a gentle slope leading to the lake and rocky shoreline, Accentuated by rock formations that can be beautifully incorporated into the landscape. A private driveway and parking lot have already been cleared, and the lot is conveniently equipped with hydro, bringing your dream cottage vision closer to reality. Additionally, there is an adjacent acreage and cabin compound available for sale, which must be sold first. Combining both properties would create a truly extraordinary and expansive lakeside retreat.**

Directions: **Highway 35 south of Carnarvon and Highway 118 to Twelve Mile Lake Road to Terrelac Lane**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Beach Front**
Dock Type: **None**
Shoreline:
Shore Rd Allow: **Not Owned**
Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **228.00**
Exposure: **North**

Exterior

Property Access: **Municipal Road, Private Road, Year Round Road, R.O.W. (Deeded)**
Area Influences: **Beach, Lake/Pond, Marina**
View:
Topography: **Hilly, Level, Rocky, Rolling, Sloping, Wooded/Treed**
Restrictions: **Easement, Right-of-Way**

Fronting: **West**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service, Electricity Available, Telephone Available**
Acres Clear:
Lot Front (Ft): **228.00**
Acres Waste:
Lot Depth (Ft):
Acres Workable:
Lot Size: **1.50 Acres**

Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PT LT 10 CON 12 MINDEN. See Schedule for complete Legal Description.**
Zoning: **SR**
Assess Val/Year: **\$195,000/2023**
PIN: **391880091**
ROLL: **461603200076200**
Possession/Date: **Flexible/**
Survey: **Yes/**
Hold Over Days:
Occupant Type:
Deposit: **Min 5%**

Brokerage Information

List Date: **11/02/2023**
List Brokerage: **RE/MAX Professionals North, Brokerage, Haliburton (Maple Ave)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 11/03/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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MLS® #: 40508635



SCHEDULE

This Schedule is attached to and forms part of the Agreement of Purchase and Sale dated the ____ day of _____, 2023 between:

BUYER:

SELLER: Estate of Doreen Heather Hodsoll

for the purchase and sale of the property described as:

N/A Terrelac Lane, Minden Hills, ON

PIN 39188-0091 (LT)

PT LT 10 CON 12 MINDEN PT 1 19R2419; TOWNSHIP OF MINDEN HILLS
(the "**Property**").

FULL LEGAL DESCRIPTION:

PT LT 10 CON 12 MINDEN PT 1, 19R2419; TOGETHER WITH AN EASEMENT OVER PT LT 9 CON 12 MINDEN PT 1 19R7406 AS IN HA28941; TOGETHER WITH AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 2-4 19R9360 AS IN HA28942; SUBJECT TO AN EASEMENT OVER PT 4 19R7406 IN FAVOUR OF LT 8 PL 542; PT LT 10 CON 12 MINDEN AS IN H37233 & H61726 EXCEPT PT 1 & 2, 19R2419, PT 4, 5, 6, 19R2694, H52579, H48213 & PL 542 AS IN HA28943; TOGETHER WITH AN EASEMENT OVER PT LT 10 CON 12 MINDEN PT 2 19R7406 AS IN HA28946; SUBJECT TO AN EASEMENT OVER PT 3 19R7406 IN FAVOUR OF LT 8 CON 12 MINDEN; PT LT 8-9 CON 11 MINDEN; PT LT 9 CON 12 MINDEN AS IN H155766 AS IN HA28947; TOWNSHIP OF MINDEN HILLS

1. The Buyer acknowledges and agrees that the Buyer is purchasing the Property on an "as is, where is" basis in all respects. The Seller makes no representation or warranty with respect to the location or state of the improvements on the Property including, without limitation, the buildings, decks, docks, septic system or water system. The Seller makes no representation or warranty with respect to potential construction on, or redevelopment of, the Property or with respect to the availability of permits for same.
2. The Buyer acknowledges and agrees that any planning reports, documentation or communication with the municipality that is shared is not to be solely relied upon and that any further confirmation of development, severance or other due diligence deemed necessary is the sole responsibility of the Buyer and the Buyer's representatives. The Seller and any associated parties inclusive of listing agents or consultants are not to be held liable in the event of any inaccuracies.
3. The Buyer acknowledges and accepts the existing access to the Property over Twelve Mile Lake Road and over the laneway leading from Twelve Mile Lake Road to the Property. The Buyer acknowledges and accepts that the laneway serves, and will continue to serve,

four properties, being PIN 39188-0171 (the "**Hodsoll Cottage**"), PIN 39188-0091 (the "**Hodsoll Vacant Waterfront Parcel**" to the west), PIN 39188-0089 (the "**Bailey Cottage**" to the east) and PIN 39188-0088 (the "**Bailey Vacant Waterfront Parcel**" to the east). Twelve Mile Lake Road is maintained by the cottagers/homeowners on the road at a current annual cost of \$300 per cottage/home. The laneway is maintained by the owners of the Hodsoll Cottage, the Hodsoll Vacant Waterfront Parcel, the Bailey Cottage and the Bailey Vacant Waterfront Parcel on a shared, equal and as-needed basis.

4. The Buyer acknowledges and agrees that the shore road allowance is not owned by the Seller and is therefore not included in the Property to be conveyed in accordance with this Agreement of Purchase and Sale.

TOWNSHIP OF MINDEN HILLS

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

TAX BILL**FINAL 2023**

Billing Date

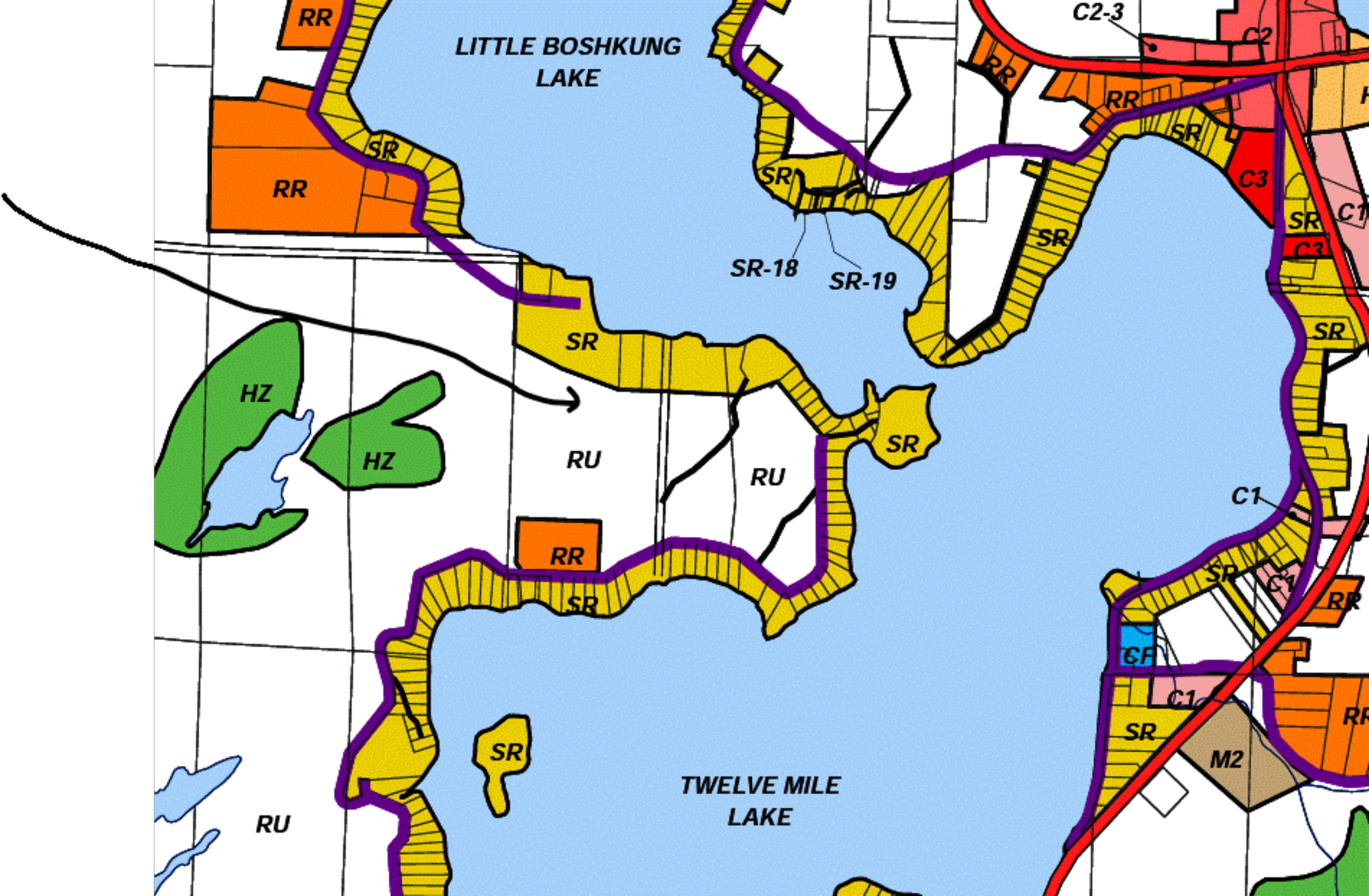
Jun 21, 2023Roll No. **4616 032 00076200.0000**

Mortgage Co: GROUP CODES

Mortgage No. G337

CON 12 PT LOT 10 RP 19R2419 PART 1

| Assessment | | Municipal | | | Education | |
|-------------------------|---------|----------------------|--|----------|----------------|----------|
| Tax Class | Value | Municipal Levies | Tax Rate | Amount | Tax Rate | Amount |
| RT P | 195,000 | RES FULL - MUNICIPAL | 0.00419856 | 818.72 | 0.00153000 | 298.35 |
| | | RES FULL - COUNTY | 0.00235833 | 459.87 | | |
| Sub Totals | | Municipal Levy | | 1,278.59 | Education Levy | 298.35 |
| Special Charges/Credits | | | Summary | | | |
| | | | Tax Levy Sub-Total (Municipal+Education) | | | 1,576.94 |
| | | | Special Charges/Credits | | | 0.00 |
| | | | 2023 Tax Cap Adjustment | | | 0.00 |
| | | | Final 2023 Taxes | | | 1,576.94 |
| | | | Less Interim Billing | | | (763.51) |



Terrelac Lane, Little Boshkung Lake



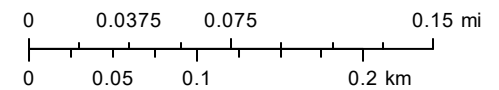
July 18, 2023

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Terrelac Lane, Little Boshkung Lake



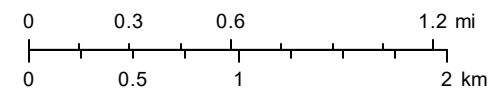
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1:36,112



Location: 10 km (6 mi) north of Minden
 Elevation: 303 m (1,010 ft)
 Surface Area: 337 ha (832 ac)
 Mean Depth: 11.8 m (39.4 ft)
 Max Depth: 27 m (90 ft)
 Way Point: 78° 43'00" Lon - W 45° 01'00" Lat - N



Twelve Mile & Little Boshkung Lakes

Fishing



As one of the larger and easier accessible lakes in the area, Twelve Mile Lake does receive plenty of angling attention throughout the year. The same holds true for Little Boshkung Lake, since it is connected to Twelve Mile Lake. Both lakes continue to provide consistent results for smallmouth bass and lake trout.

Fishing is best for resident bass. Smallmouth can be found in the 1.5 kg (3.5 lb) range, although they are caught larger on occasion. The key to smallmouth success is to work the drop-offs and bottom areas. Bouncing a tube jig off bottom structure is a proven method for finding scrappy smallmouth in these lakes. During slow periods, try slowing the presentation down. In the fall, when the water is cold, the best way to present your jig is dead still in the water.

In the spring and in the summer, one of the most popular methods of fishing smallmouth is using crankbaits, either by casting or on the troll. Trolling will cover the most ground, but the sound of the engine will often spook the smallmouth into running for cover. If you do troll, make sure you have lots of line out. In the summer, when the larger smallmouth go deeper, some anglers have taken to using a downrigger to fish for smallmouth. Jigging can work just as well; the real trick is locating them.

Lake trout fishing is regarded as fair at times but it can be quite slow, especially during the summer months. Ice fishing is the most productive method for these lakers. In winter, it is best to focus efforts off shoals in the upper portion of the lake. The trick is to not focus on just one hole. Rather, drill a series of holes that cover a drop-off or point area in a variety of locations and a variety of depths. Limit your time fishing each hole to maybe 15 minutes before moving on to the next hole. A hand-held flash fish finder will certainly help. Using a jigging spoon or baited jig both work well.

In the spring, lake trout are found in the shallower water near shore, and can even sometimes be caught using topwater lures. However, as the weather warms up, lake trout head for deeper waters, usually the very deepest areas of the lake. The only way to get a lure down that deep is to either use a downrigger or a very long line jig.

Slot size and special ice fishing restrictions are in place on these lakes to help the natural lake trout species survive. Be sure to check the regulations for details.

Facilities



In addition to the boat launches, there are a couple picnic areas off the west side of Highway 35 that make fine places to cast from. Visitors wishing to stay in the area will find a lodge near the south end of Twelve Mile Lake. Alternatively, the town of Minden to the south has plenty to offer visitors and is home to the local Ministry of Natural Resources office.

Directions



Little Boshkung and Twelve Mile Lake are interconnected lakes and are found a few minutes north of the town of Minden. The main access point on Twelve Mile Lake is found at the northeast end of the lake near the village of Carnarvon. A boat launch can also be found near the northern shore of Little Boshkung Lake off Highway 118.

Area Indicator

