

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$629,000

Welcome to 107 - 1 Park Street

On Head Lake in Haliburton



Troy Austen

Sales Representative



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Enjoy lakeside living in this spacious 1,275 sq. ft. condo at Granite Cove, a sought-after waterfront community in Haliburton Village. This 2-bedroom, 2-bathroom unit features an open-concept floor plan, a well-appointed kitchen with stainless steel appliances and a wine fridge, and a private balcony accessible from both the primary suite and living room, offering beautiful lake views. The property is surrounded by mature landscaping, creating a peaceful setting while being just a short walk to restaurants, shopping, and local amenities. With exclusive covered parking, a secure entry, and close proximity to the hospital and schools, this condo provides both convenience and comfort in a prime location.

Property Client Full

1 Park Street Unit #107, Dysart, Ontario K0M 1S0

Listing

1 Park St #107 Dysart

Active / Residential Condo & Other / Condo Apartment

MLS®#: X12020077

List Price: \$629,000

New Listing



Haliburton/Dysart et al/Dysart

Tax Amt/Yr: **\$3,485.74/2024**
SPIS: **No**
Legal Level: **Lev**

Transaction: **Sale**
DOM: **0**
Legal Unit: **7**

Style:
Fractional Ownership:
Assignment:
Corp #: **6**
Reg Office: **HSCC**
Locker: **Exclusive**
Locker Level:

Rooms Rooms+: **7+0**
BR BR+: **2(2+0)**
Baths (F+H): **2 (2+0)**
SF Range: **1200-1399**
SF Source: **LBO**
Lot Acres:
Fronting On:

Zoning: **R1**
Dir/Cross St: **Hwy 118**
Prop Mgmt: **North County Property**

PIN #: **398060007**
Holdover: **60**
Possession: **Immediate**
Bldg Name: **Granite Cove**

ARN #: **462401200038320** Contact After Exp: **No**
Possession Date:

Kitchens: **1 (1+0)**
Fam Rm: **No**
Basement: **No/None**
Fireplace/Stv: **Yes**
Heat: **Forced Air, Propane**
Apx Age: **6-10**
Sqft Source: **LBO**
Exposure: **N**
Assessment: **2024**
Special Design: **Unknown**
Property Feat:

Pets Allowed: **Restricted**
Maintenance: **\$971.94**
A/C: **Yes/Central Air**
Central Vac: **No**
Elev/Lift: **Yes** Retirement:
Included: **Building Insurance, Parking**
Com Elem Inc: **Yes**

Balcony: **Enclosed**
Laundry Acc: **Ensuite**
Exterior: **Board/Batten, Stone**
Gar/Gar Spcs: **Attached Garage/1.0**
Park Type: **Owned**
Drive Pk Spcs: **0.00**
Tot Pk Spcs: **1.00**

Water Name: **Head Lake**
Waterfront Y/N: **Yes**
Water Features: **Beachfront, Winterized**
Under Contract:
Access To Property: **Yr Rnd Municpal Rd**
Shoreline: **Mixed, Natural**
Shoreline Road Allowance: **Not Owned**
Docking Type: **Private**
View: **Lake**

Waterfront:
Dev Charges Paid:
Shoreline Exposure: **West**
Water View: **Obstructive**
Lot Shape: **Irregular**
Waterfront Frontage (M): **182.88**
HST App To SP: **Included In**
Channel Name:
Lot Size Source:

Remarks/Directions

Client Rmks: **Enjoy lakeside living in this spacious 1,275 sq. ft. condo at Granite Cove, a sought-after waterfront community in Haliburton Village. This 2-bedroom, 2-bathroom unit features an open-concept floor plan, a well-appointed kitchen with stainless steel appliances and a wine fridge, and a private balcony accessible from both the primary suite and living room, offering beautiful lake views. The property is surrounded by mature landscaping, creating a peaceful setting while being just a short walk to restaurants, shopping, and local amenities. With exclusive covered parking, a secure entry, and close proximity to the hospital and schools, this condo provides both convenience and comfort in a prime location.**

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 03/14/2025

Photos

MLS®#: X12020077

1 Park Street #107, Dysart, Ontario K0M 1S0

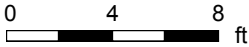
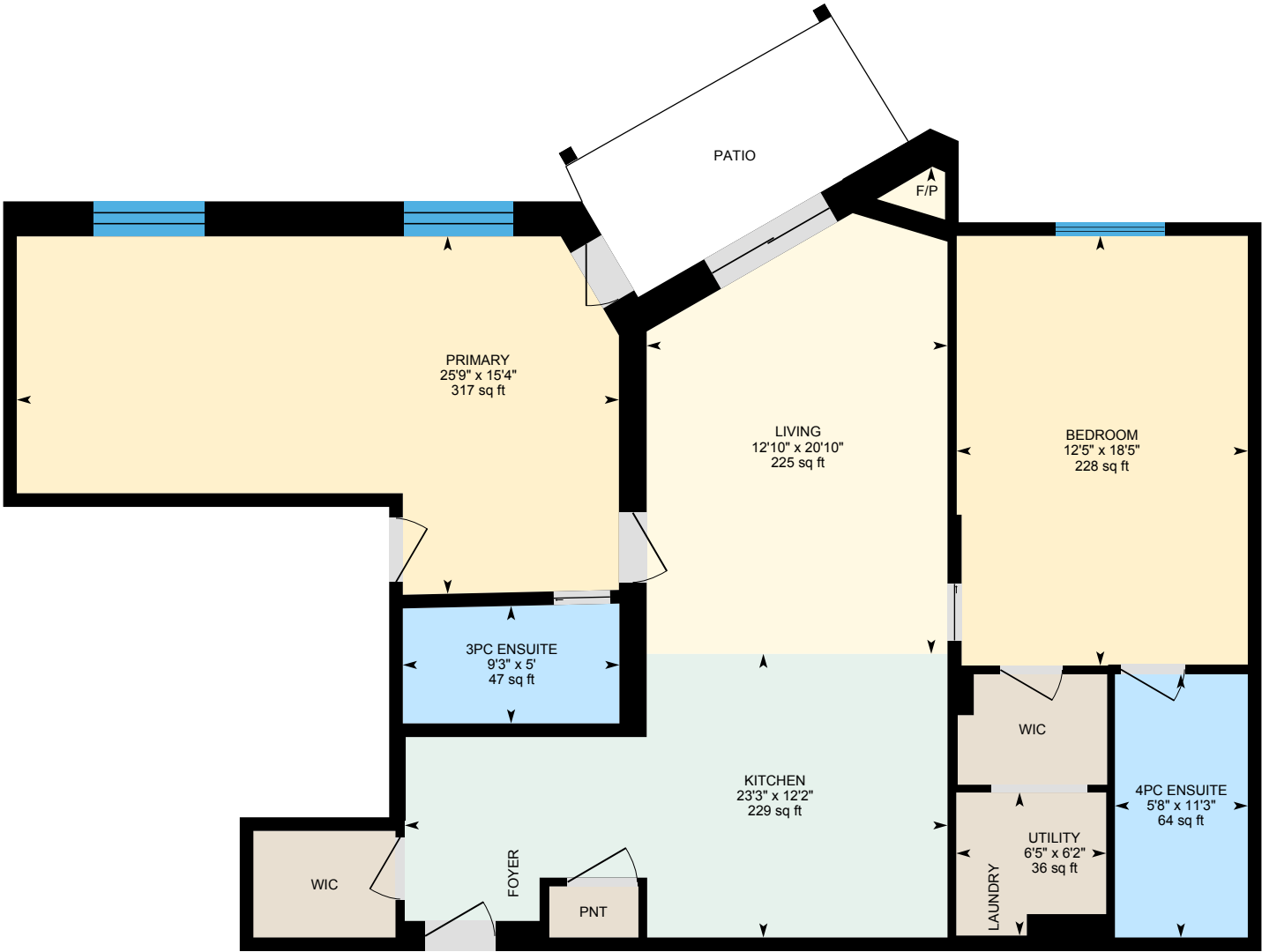




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107-1 Park St, Haliburton, ON

Main Floor Interior Area 1276.20 sq ft



PREPARED: 2025/03/12



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

107-1 Park St, Haliburton, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

- 3pc Ensuite: 5' x 9'3" | 47 sq ft
- 4pc Ensuite: 11'3" x 5'8" | 64 sq ft
- Bedroom: 18'5" x 12'5" | 228 sq ft
- Kitchen: 12'2" x 23'3" | 229 sq ft
- Living: 20'10" x 12'10" | 225 sq ft
- Primary: 15'4" x 25'9" | 317 sq ft
- Utility: 6'2" x 6'5" | 36 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

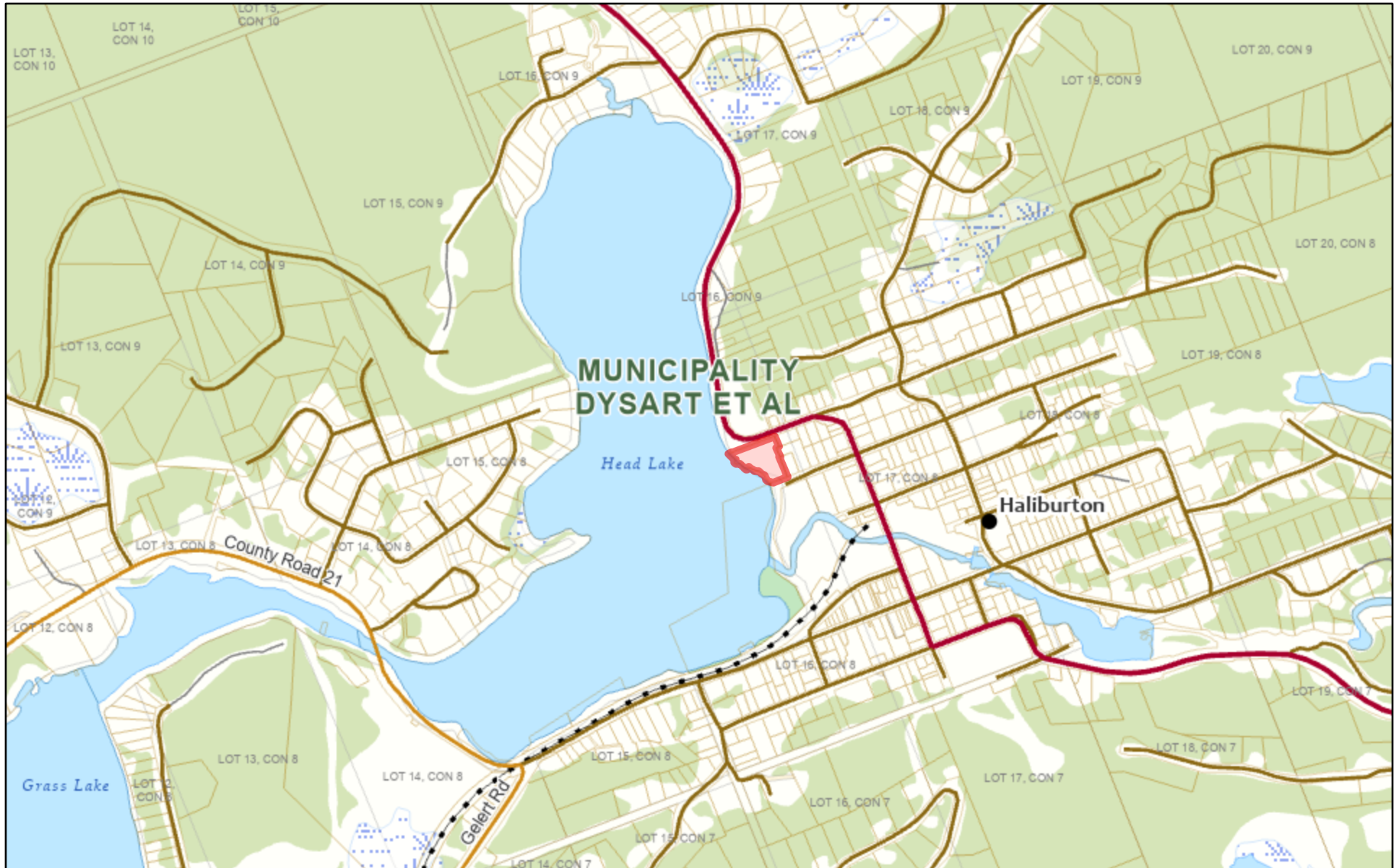
MAIN FLOOR

Interior Area: 1276.20 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1276.20 sq ft

107-1 Park Street, Haliburton Condo



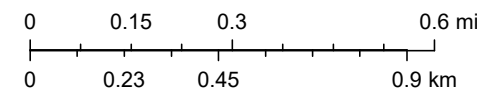
November 18, 2024

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Scale: 1:18,056

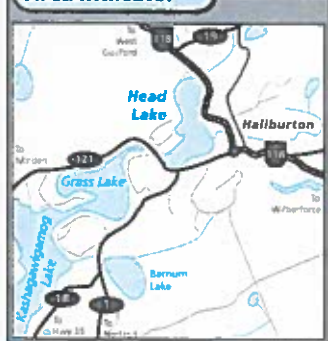




Location: 1 km (0.6 mi) west of Haliburton
 Elevation: 324 m (1,080 ft)
 Surface Area: 62 ha (153 ac)
 Mean Depth: 2.5 m (8.4 ft)
 Max Depth: 5.5 m (18.5 ft)
 Way Point: 78° 31' 00" W 45° 03' 00" N

Head Lake

Area Indicator



Fishing



Even though Head Lake is found abutting the town of Haliburton, the lake does see significant angling pressure throughout the season. However, angling success remains decent for smallmouth and largemouth bass as well as the odd muskellunge.

The lake is located at the west end of Haliburton, and is easily accessible from a variety of points around the lake. Although most anglers prefer to get out on the water, there are a couple parks from which to shore cast from.

There is plenty of weed growth located around the lake, especially along the north and eastern ends of the lake. It is here where you will find largemouth and smaller smallmouth bass, who hang out in the shallows, dining on crayfish, minnows, leeches and nymphs. Largemouth like to hang out in the weeds, waiting to ambush their unsuspecting prey. A tube jig, Texas rigged worm or other weedless lure can work well for spincasters while fly anglers can try a leech pattern.

The trouble is, the larger smallmouth bass tend to head into deeper water, making them difficult to find, and much more prized (at least by passionate smallmouth anglers) than largemouth and smaller smallmouth. While young bass forage in the shallow where the easy food is found, once they hit about 1.5 kg (3 lbs) they begin to move into the deeper water to chase after baitfish.

However, this makes them hard to catch, as they will frequently move from one area to another, change depths, and just generally move around. The best place to find them though is around rock piles, against steep drop-offs and anywhere that baitfish congregate. A tube jig with a 10 cm (3 inch) tube, twister-tail grub, and shad or minnow body is a good default lure. Try using white, black, smoke or pumpkinseed colours. In Head Lake, there are a couple prominent points that are logical places to start your search. A fish finder will help in your search for these roaming fish too.

Fishing for musky is inconsistent throughout the summer months, although during the fall musky are often caught in shallow areas, mainly along weed lines. Watch for fishing sanctuary times and locations.

Directions



Head Lake forms the western boundary of the scenic town of Haliburton. It is a small, but popular local lake. The main access point is found from Rotary Park in town.

Facilities

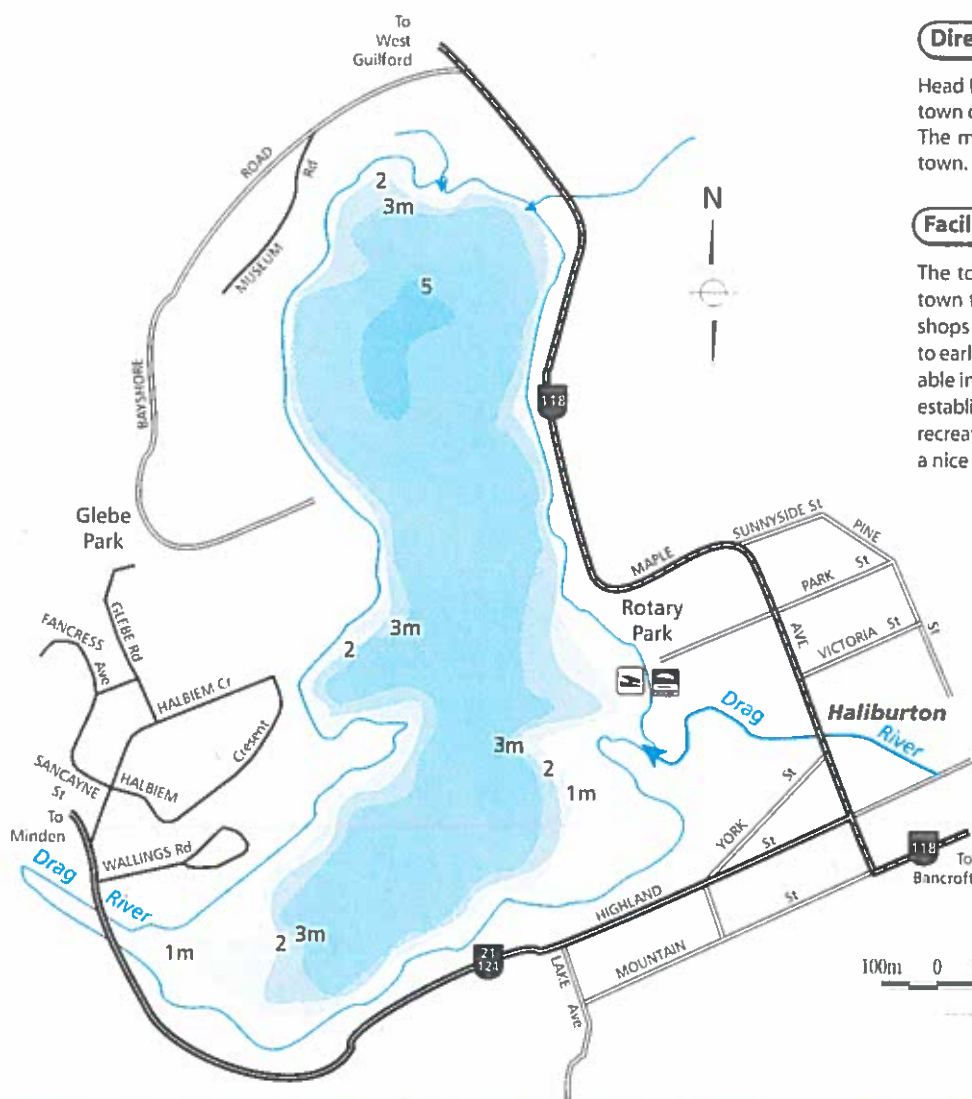


The town of Haliburton is a scenic Cottage Country town that is a popular summer destination. The local shops and restaurants are always a buzz from late June to early September. Accommodations are readily available in the area and other facilities such as golfing and established recreation trails help make an ideal outdoor recreation haven. The Haliburton Rotary Park provides a nice beach and boat launch onto the lake.

Other Options



Head Lake is part of the Drag River system that connects with Grass Lake and then the much bigger Kaskagawigamog Lake. All three lakes offer a similar fishery with bass being the most active sportfish and walleye being the preferred catch. The lakes also offer up the odd muskellunge, while Kaskagawigamog also boasts of lake trout. More details on Kaskagawigamog are found elsewhere in this book.



100m 0 100m 200m 300m 400m 500m
 Scale