

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$629,000

Welcome to

301 - 1 Park Street

on Head Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca



]Welcome to Granite Cove, a stunning waterfront condo located in the heart of Haliburton Village. This spacious 1,245 sq. ft. unit features an open-concept floor plan, flooding the space with natural light. The living area includes a cozy propane fireplace, perfect for relaxing evenings. The condo offers two generous bedrooms and two well-appointed bathrooms. The primary bedroom provides direct access to a balcony where you can enjoy breathtaking sunsets. Step outside to find beautifully maintained, mature landscaping and an outdoor seating area complete with a dock, perfect for enjoying the waterfront. Fully furnished, this unit is ready for immediate rental or personal use. The condo also includes exclusive parking and a locker for your convenience. Located within walking distance to local amenities such as restaurants, shopping, and more, this property offers the best of village living. Additionally, it is in close proximity to the hospital and schools, making it an ideal location for families and retirees alike. Don't miss this opportunity to own a piece of Haliburton's beautiful waterfront.

1 PARK Street Unit #301, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

1 PARK St #301 Haliburton

Listing ID: 40615573
Price: **\$629,000**



Haliburton/Dysart et al/Dysart 1 Storey/Apt/Apartment/Condo Unit



Water Body: **Head Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,245**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,245/Builder**
 DOM: **4**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$3,307.58/2024**
 Condo Fee/Freq: **\$802.00/Monthly**

Remarks/Directions

Public Rmks: **Welcome to Granite Cove, a stunning waterfront condo located in the heart of Haliburton Village. This spacious 1,245 sq. ft. unit features an open-concept floor plan, flooding the space with natural light. The living area includes a cozy propane fireplace, perfect for relaxing evenings. The condo offers two generous bedrooms and two well-appointed bathrooms. The primary bedroom provides direct access to a balcony where you can enjoy breathtaking sunsets. Step outside to find beautifully maintained, mature landscaping and an outdoor seating area complete with a dock, perfect for enjoying the waterfront. Fully furnished, this unit is ready for immediate rental or personal use. The condo also includes exclusive parking and a locker for your convenience. Located within walking distance to local amenities such as restaurants, shopping, and more, this property offers the best of village living. Additionally, it is in close proximity to the hospital and schools, making it an ideal location for families and retirees alike. Don't miss this opportunity to own a piece of Haliburton's beautiful waterfront.**

Directions: **Hwy 118 to Park Street**

Common Elements

Common Element/Condo Amenities: **BBQs Permitted, Elevator, Party Room, Visitor Parking**

Condo Fees: **\$802.00/Monthly**

Condo Fees Incl: **Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Heat, Parking, Private Garbage Removal, Property Management Fees, Snow Removal, Windows**

Locker: **Exclusive/301**

Pets Allowed: **Yes**

Prop Mgmt Co: **North Country Property**

Building Name: **Granite Cove**

Balcony: **Enclosed**

Condo Corp #: **HSCC 6**

Condo Corp Yr End: **02/28/2023**

Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features: **Beach Front**

Dock Type: **Private Docking**

Shoreline: **Mixed, Natural**

Shore Rd Allow: **Not Owned**

Channel Name:

Water View: **Direct Water View**

Boat House:

Frontage: **600.00**

Exposure: **West**

Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Built-In BBQ, Controlled Entry, Landscaped, Private Entrance**

Construct. Material: **Board & Batten, Hardboard, Stone, Wood**

Shingles Replaced: Foundation: **ICF**

Year/Desc/Source: **2012/Completed / New/Builder**

Property Access: **Municipal Road**

Other Structures: **None**

Garage & Parking: **Underground Parking//Visitor Parking//Exclusive Parking**

Parking Spaces: **1** Driveway Spaces: **0.0**

Parking Level/Unit: **Basement** Parking Assigned: **301**

Services: **Cable, Cell Service, Fibre Optics, High Speed Internet**

Water Source: **Drilled Well** Water Tmnt:

Lot Size Area/Units: **1.880/Acres** Acres Range: **0.50-1.99**

Lot Front (Ft): **138.00** Lot Depth (Ft): **374.00**

Location: **Urban** Lot Irregularities:

Area Influences: **Ample Parking, Dog Park, Downtown, Golf, Hospital, Lake/Pond, Library, Park, Playground Nearby, Public Parking, Rec./Community Centre, School Bus Route, Schools, Skiing, Trails**

View: **Panoramic, Skyline, Water**

Topography: **Terraced**

Restrictions: **Easement**

High School: **HHSS**

Elementary School: **SBES, JDHES**

Roof: **Shingles**

Prop Attached: **Attached**

Apx Age: **6-15 Years**

Rd Acc Fee:

Winterized:

Garage Spaces: **1.0**

Licen Dwelling:

Sewer: **Sewer (Municipal)**

Acres Rent:

Lot Shape: **Irregular**

Land Lse Fee:

Retire Com:

Fronting On: **South**

Exposure: **North**

Interior

Interior Feat: **Elevator, Separate Hydro Meters**
Access Feat: **Hard/Low Nap Floors, Level within Dwelling, Open Floor Plan, Shower Stall**
Basement Feat: **Separate Entrance, Walk-Out**
Laundry Feat: **In-Suite**
Cooling: **Central Air**
Heating: **Forced Air-Propane**
Fireplace: **1/Propane**
Under Contract: **HWT-Electric**
Inclusions: **Other**
Add Inclusions: **All Appliances and All furniture**
Exclusions: **Screen in Master bedroom, Tenant belongings**
Electric Age: **2012**
Furnace Age: **2012**

FP Stove Op: **Yes**
Contract Cost/Mo: **17.57**

Plumbing Age: **2012**
Tank Age: **2012**

Furnished:
UFFI:

Property Information

Common Elem Fee: **No**
Legal Desc: **UNIT 1, LEVEL 3, HALIBURTON STANDARD CONDOMINIUM PLAN NO. 6 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN HA23930 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**
Zoning: **R1**
Assess Val/Year: **\$337,000/2024**
PIN: **398060015**
ROLL: **462401200038328**
Possession/Date: **Other/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days: **90**
Occupant Type: **Tenant**

Deposit: **min 5%**

Brokerage Information

List Date: **07/08/2024**
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 07/12/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40615573

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	6' 0" X 5' 0"	1.83 X 1.52	Laminate
Bedroom	Main	10' 8" X 11' 0"	3.25 X 3.35	Carpet
Bathroom	Main	6' 0" X 5' 0"	1.83 X 1.52	4-Piece
Kitchen	Main	10' 0" X 9' 0"	3.05 X 2.74	Crown Moulding, Double sink, Laminate
Living Room/Dining Room	Main	19' 0" X 21' 6"	5.79 X 6.55	Balcony/Deck, Crown Moulding, Fireplace, Laminate, Walkout to Balcony/Deck
Bedroom Primary	Main	19' 0" X 12' 5"	5.79 X 3.78	Balcony/Deck, Carpet, Ensuite, Walkout to Balcony/Deck
Primary Ensuite Bathroom	Main	6' 0" X 5' 0"	1.83 X 1.52	3-Piece, Tile Floors

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Chattels

Included

- All Appliances
- All Furniture

Excluded

- Screen in primary bedroom
- Tenants belongings



Seller



Buyer

Additional Information

- Hydro costs per year - \$697.13/yr approx
- Propane costs per year - included in condo fees
- Hot water tank rental - \$220/yr
- Cell service - Yes



Your account number is:

2000 3672 5480
June 11, 2024

This statement is issued on:

Your Electricity Statement

For the period of: May 4, 2024 - June 5, 2024

What do I owe?

\$71.30

See reverse for a summary of your charges

How much did I use?

You powered your home with



244 kWh

of electricity this period

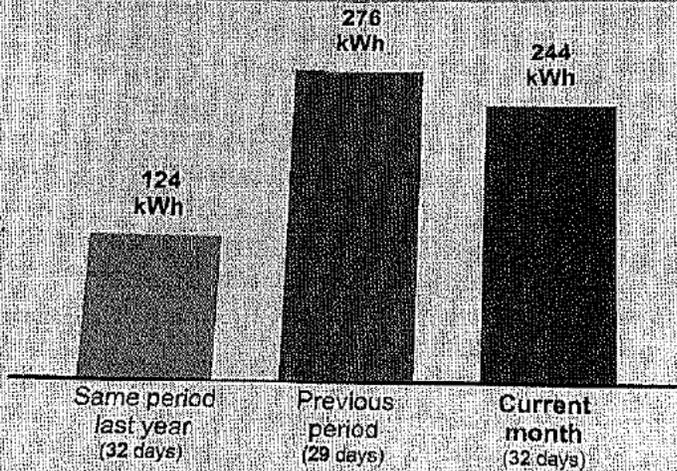
When is it due?

Jul 1, 2024

What does my electricity usage look like?

Your average daily usage has **Increased by 97%** compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com



What do I need to know?

Total Ontario support: \$45.00. Learn more about the province electricity support programs, Ontario.ca/yourelectricitybill.

For billing, quick answers and much more, visit www.HydroOne.com



For emergencies or reporting outages
1-800-434-1235 (24 hrs)



For service inquiries and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.



Hydro One Ne
PO Box 5700
Markham, ON

Please return this slip with your payment.

Your account number: 2000 367



Total amount you owe

Amount enclosed

\$71.30

HYDRO ONE
PO BOX 410 STN A
TORONTO ON M5W 3L3



Balance carried forward from previous statement	\$0.00
Your electricity charges	\$71.30
Total amount you owe	\$71.30

Powering 301-1 PARK ST

Power Delivery: 100 kWh

Electricity	\$25.50
Delivery	\$40.50
Regulatory Charges	\$5.30
Ontario Electricity Rebate	-\$14.00
Total of your electricity charges	\$71.30

Meter reading details

Meter Number	Current Reading	Previous Reading	Difference
12440742	124 524 24313 1445	124 524 24070 4024	243 1421

Payment of your electricity bill is required by the payment date of 15th of each month. Payment of your bill is required by the payment date of 15th of each month.

What is my Time-of-Use?

May 2024 Tariff

Time-of-Use

Time-of-Use

Weekday Standard

Weekend Standard

Evening Standard

Off-peak Standard

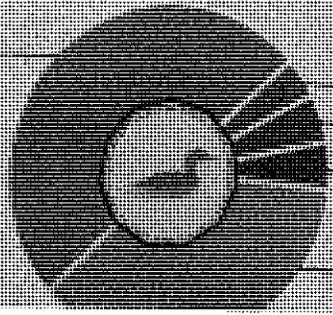


Save time and keep your system 24/7 - and more. Hydro One MyApp

Shed light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the OEB. These charges are used to cover the cost of electricity generation.



Regulatory costs

Taxes

Other delivery costs

Hydro One's Delivery costs

Energy Saver

Phantom Power

Electronics use energy when off. Plug them into power bars with timers, auto-shutoff to lower usage.

- Hydro Loss
- Propane Supplier *W/CLERKED CANADO FEES*
- Propane C
- Oil Supplie
- Oil Cost Pe
- Wood Suppl
- Wood Cord
- Rental Equ
- Satellite P
- Internet Pr
- Cell Servic
- Septic Inst
- Septic Las
- Well Instal
- Water Tre
- Building V
- What is Ne
- Age of Bu
- Required
- Insurance
- Road: M
- Yr Round
- Driveway
- Rd Fee/Assc. Dues
- Lake Assc. Dues



Municipality of Dysart et al
 P.O. Box 388
 135 Maple Ave
 Haldimilton ON N0M 1S0
 (705) 457-1740
 Email: tax@dysart.ca

Group Code

Mortgage Company
 Roll No. 012-030-38328-0003
 Name and Address: 643

Mortgage No.
 Municipal Address/legal Description
 301 E PARK ST
 HSCP-6/LEVEL 3 UNIT 1

TAX NOTICE
 Final Billing Date: May 14, 2024
 2024
 Bill No. 4879319

Class	Value	Assessment Class/Desc. Support	Municipal Levy		County Levy		Education Levy	
			Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 537,000.00	Rosefarm Dchtr - FplusSup	0.000336584	\$ 179.422	0.00262745	\$ 951.73	0.00163000	\$ 615.61
Sub Totals >>>				\$ 1,124.22		\$ 851.75		\$ 516.91
Special Charges								
By Law #	Description	Amnt	Exp Year	Due Date	Amount			
SEWER RES	SEWER RESIDENTIAL	\$ 806.00	9889	7/10/2024 9/11/2024	\$ 873.81 \$ 973.00			
Total Special Charges					\$ 806.00			
Schedule 2								
Explanation of Tax Changes 2023 to 2024								
Final 2023 Levies					\$ 1,788.05			
Final 2024 Levies					\$ 2,501.58			
Total Year Over Year Change					\$ 713.53			
Schedule 3								
Explanation of Property Tax Calculations								
Commercial								
Industrial								
Muni Prop								
Total Amount Due					\$ 1,746.91			

003 FROM AUSTIN REGISTERED REALTOR/RE/MAX HOY AUSTIN SALES REPRESENTATIVE 705-455-7663

Dr Wha

1 Park Street Condo, Haliburton



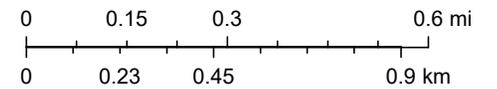
July 2, 2024

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Scale: 1:18,056



301 - 1 Park Street GIS



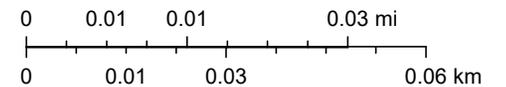
July 12, 2024

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Scale: 1:1,128





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.



Scale