



\$569,000

Welcome to 307 - 4 Lake Ave
Haliburton



Troy Austen
Sales Representative



CONTACT DETAILS:

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 705-455-7653 troyausten.ca

Property Client Full

4 Lake Avenue Unit #307, Dysart, Ontario K0M 1S0

Listing

4 Lake Ave #307 Dysart**Active / Residential Condo & Other / Condo Apartment****MLS® #: X13838766****List Price: \$569,000****New Listing****Haliburton/Dysart et al/Dysart**

Tax Amt/Yr:	\$3,272.53/2026	Transaction:	Sale
SPIS:	No	DOM	0
Legal Level:	3	Legal Unit:	307
Style:	1 Storey/Apt	Rooms Rooms+:	8+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	2 (2+0)
Corp #:	8	SF Range:	1200-1399
Reg Office:	unknown	SF Source:	Floor Plan
Locker:	Exclusive	Lot Acres:	
Locker Level:	parking	Fronting On:	
Locker Unit #:	307	Builder Name:	
Locker #:	307		
Dir/Cross St:	Highland Street to Cedar Ave to Mountain Street to Lake Ave		
Prop Mgmt:	Percol		

PIN #: **398080023**
 Holdover: **60**
 Possession: **Immediate**
 Bldg Name:

ARN #: **462401200018125**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitchens: **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **No**
 Interior Feat: **Accessory Apartment, Carpet Free, Water Heater Owned, Wheelchair Access**
 Heat: **Radiant**
 Heat Source: **Other**
 Sqft Source: **Floor Plan**
 Exposure: **N**
 Assessment: **2026**
 Special Design: **Unknown**
 Bldg Amen: **Party/Meeting Room, Visitor Parking, Elevator**

Pets Allowed: **Yes-with Restrictions**
 Maintenance: **\$715.03**
 A/C: **Yes/Wall Unit**
 Central Vac: **No**
 Elev/Lift: **Yes** Retirement:
 Included: **Heating, Water, Building Insurance, Parking, Common Elements**

Balcony: **Terrace**
 Laundry Acc: **In-Suite Laundry**
 Exterior: **Stone, Vinyl Siding**
 Gar/Gar Spcs: **Underground/1.0**
 Park Type: **Exclusive**
 Drive Pk Spcs: **1.00**
 Tot Pk Spcs: **1.00**
 Park Spot 1/2: **307**

Property Feat: **Golf, Hospital, Lake/Pond, Place of Worship, Rec Centre, School**
 Access Feat: **Bath Grab Bars, Level Entrance, Remote Devices**

Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Docking Type:
 View: **Lake**

Waterfront: **None**
 Easements/Restr:
 Dev Charges Paid:
 Water View: **PartiallyObstructive**
 Lot Shape:

Island YN:
 HST App To SP: **Included In**
 Channel Name:
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Welcome to Granite View on Lake Avenue, located in the heart of Haliburton Village and within walking distance of Head Lake and downtown. Enjoy easy access to grocery stores, restaurants, the library, parks, recreation, healthcare services, and everything else the village has to offer. This top floor corner unit offers approximately 1,200 sq ft of comfortable, accessible living space with two bedrooms and two bathrooms. The open concept kitchen, living and dining area creates a bright and inviting space for everyday living and entertaining. The covered balcony overlooking the lake is a great spot to enjoy your morning coffee or unwind at the end of the day. The spacious primary bedroom features a walk-in closet and private 3-piece ensuite, while the second bedroom provides additional space for guests, family, or a home office. In-suite laundry adds convenience, and the wheelchair accessible design makes everyday living easier. The unit includes one parking space in the parking garage, along with a large storage locker for seasonal items and additional belongings. The condo buildings front entrance also features a conference room, providing a convenient shared space for meetings or gatherings. With its top floor corner location, accessible design, generous living space, lake views, and walkable village location, Granite View is an excellent option for those looking to simplify without giving up space or convenience. Particularly well suited to retirees looking**

to downsize, this is an opportunity to enjoy everything Haliburton Village has to offer right outside your door.

- Inclusions: **Appliances**
- Exclusions: **Any furnishings/personal belongings**

Listing Contracted With: **RE/MAX Professionals North**
Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 09/29/2026

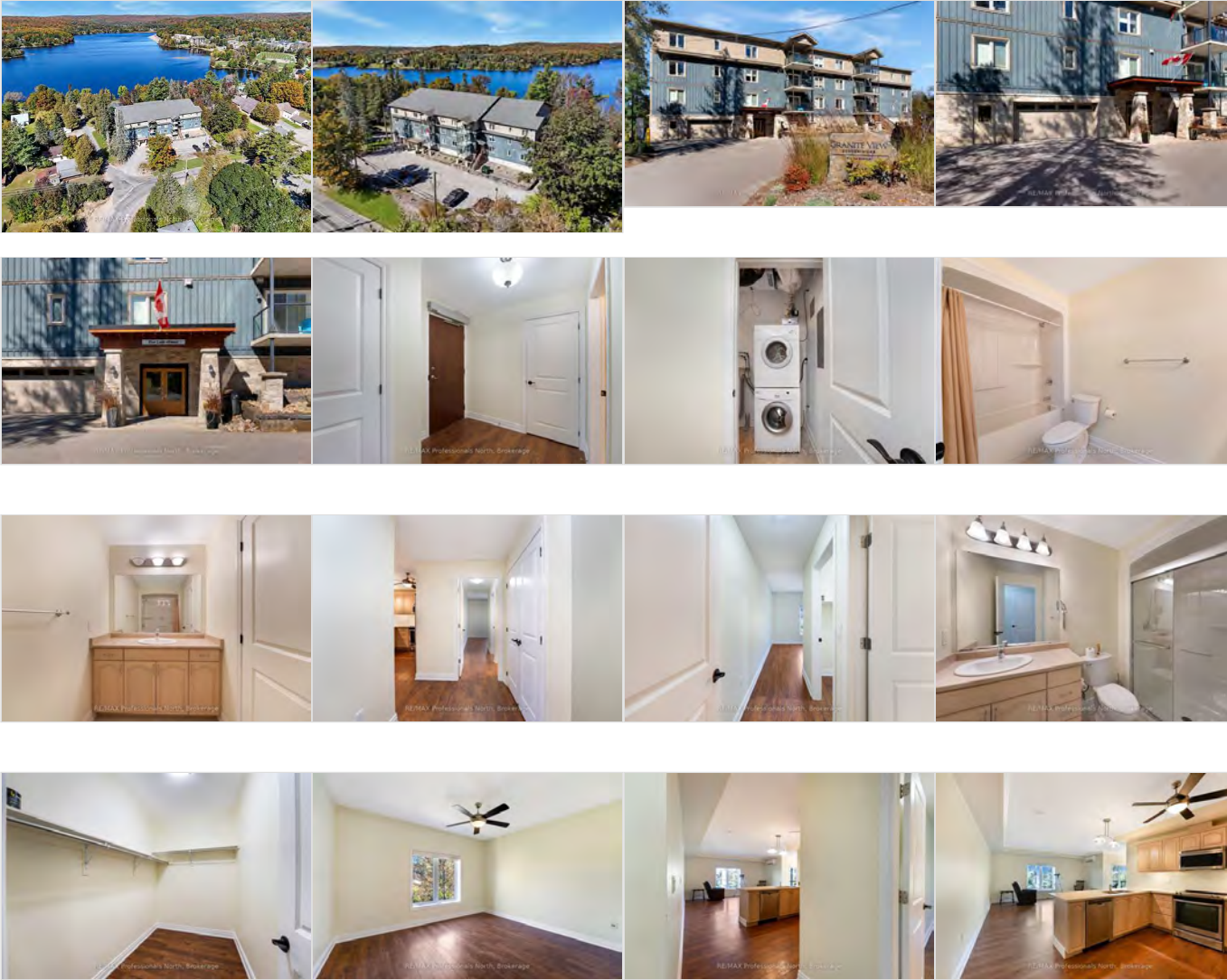
Rooms

MLS®#: X13838766

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.4 M X 2.24 M	11.15 Ft x 7.35 Ft		
Utility Room	Main	2.24 M X 1.25 M	7.35 Ft x 4.10 Ft		Combined w/Laundry
Primary Bedroom	Main	4.04 M X 6.48 M	13.25 Ft x 21.26 Ft		
Other	Main	2.9 M X 1.73 M	9.51 Ft x 5.68 Ft		W/I Closet
Kitchen	Main	3.05 M X 4.14 M	10.01 Ft x 13.58 Ft		
Living Room	Main	5.13 M X 5 M	16.83 Ft x 16.40 Ft		
Dining Room	Main	2.31 M X 2.74 M	7.58 Ft x 8.99 Ft		
Bedroom	Main	3.61 M X 3.51 M	11.84 Ft x 11.52 Ft		
Bathroom	Main			3	
Bathroom	Main			4	

Photos

MLS®#: X13838766 [4 Lake Avenue #307, Dysart, Ontario K0M 1S0](#)





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Schedule "C"

307 - 4 Lake Ave - Chattels

Included

- Appliances

Excluded

- Personal Belongings
- Anything not listed as an inclusion



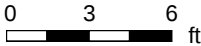
Seller



Buyer

307-4 Lake Ave, Haliburton, ON

Main Floor Exterior Area 1215.70 sq ft
Interior Area 1110.16 sq ft



PREPARED: 2026/09/26



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.

307-4 Lake Ave, 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: 9'1" x 7'4" | 51 sq ft
- 4pc Bath: 11'6" x 5'1" | 59 sq ft
- Bedroom: 11'6" x 11'10" | 120 sq ft
- Dining: 9' x 7'7" | 68 sq ft
- Kitchen: 13'7" x 10' | 131 sq ft
- Living: 16'5" x 16'10" | 271 sq ft
- Primary: 21'3" x 13'3" | 186 sq ft
- Utility: 4'1" x 7'4" | 30 sq ft
- Wic: 5'8" x 9'6" | 53 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: 1110.16 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1215.70 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1110.16 sq ft
- Exterior Area: 1215.70 sq ft

307-4 Lake Ave, Haliburton, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



Measurements recorded in: ☐ Metric ☒ Imperial

Tag #: A171746

Page _____ of _____

Well Owner's Information

First Name 1802367 ON.LINE	Last Name / Organization GRANITE VIEW CONDOS	E-mail Address	☐ Well Constructed by Well Owner
Mailing Address (Street Number/Name) 190 HOTCHKISS ST.	Municipality GRAVENHURST	Province ON	Postal Code P1P 1H6
Telephone No. (inc. area code)			

Well Location

Address of Well Location (Street Number/Name) 4 LAKE AVE.	Township DYSART	Lot 16	Concession 8
County/District/Municipality HALIBURTON	City/Town/Village HALIBURTON	Province Ontario	Postal Code
UTM Coordinates Zone Easting NAD 83 176957914990841	Municipal Plan and Sublot Number	Other	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From To
	WELL UPGRADE			
	HISTORY ON CONSTRUCTION NOT KNOWN			
	EXTENDED 6" CASING 4.5'			
	NOW IS +2 FEET ABOVE NEW GRADE			

Annular Space			
Depth Set at (m/ft) From To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	

Method of Construction		Well Use	
☐ Cable Tool	☐ Diamond	☐ Public	☐ Commercial
☐ Rotary (Conventional)	☐ Jetting	☐ Domestic	☐ Municipal
☐ Rotary (Reverse)	☐ Driving	☐ Livestock	☐ Test Hole
☐ Boring	☐ Digging	☐ Irrigation	☐ Cooling & Air Conditioning
☐ Air percussion		☐ Industrial	
☐ Other, specify		☐ Other, specify	

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From To		
6 1/4"	STEEL	.188	+2 ?	☐ Water Supply	
				☐ Replacement Well	
				☐ Test Hole	
				☐ Recharge Well	
				☐ Dewatering Well	
				☐ Observation and/or Monitoring Hole	
				☐ Alteration (Construction)	
				☐ Abandoned, Insufficient Supply	
				☐ Abandoned, Poor Water Quality	
				☐ Abandoned, other, specify	
				☐ Other, specify	

Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From To

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify	Depth (m/ft) From To	Diameter (cm/in)
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify		
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify		

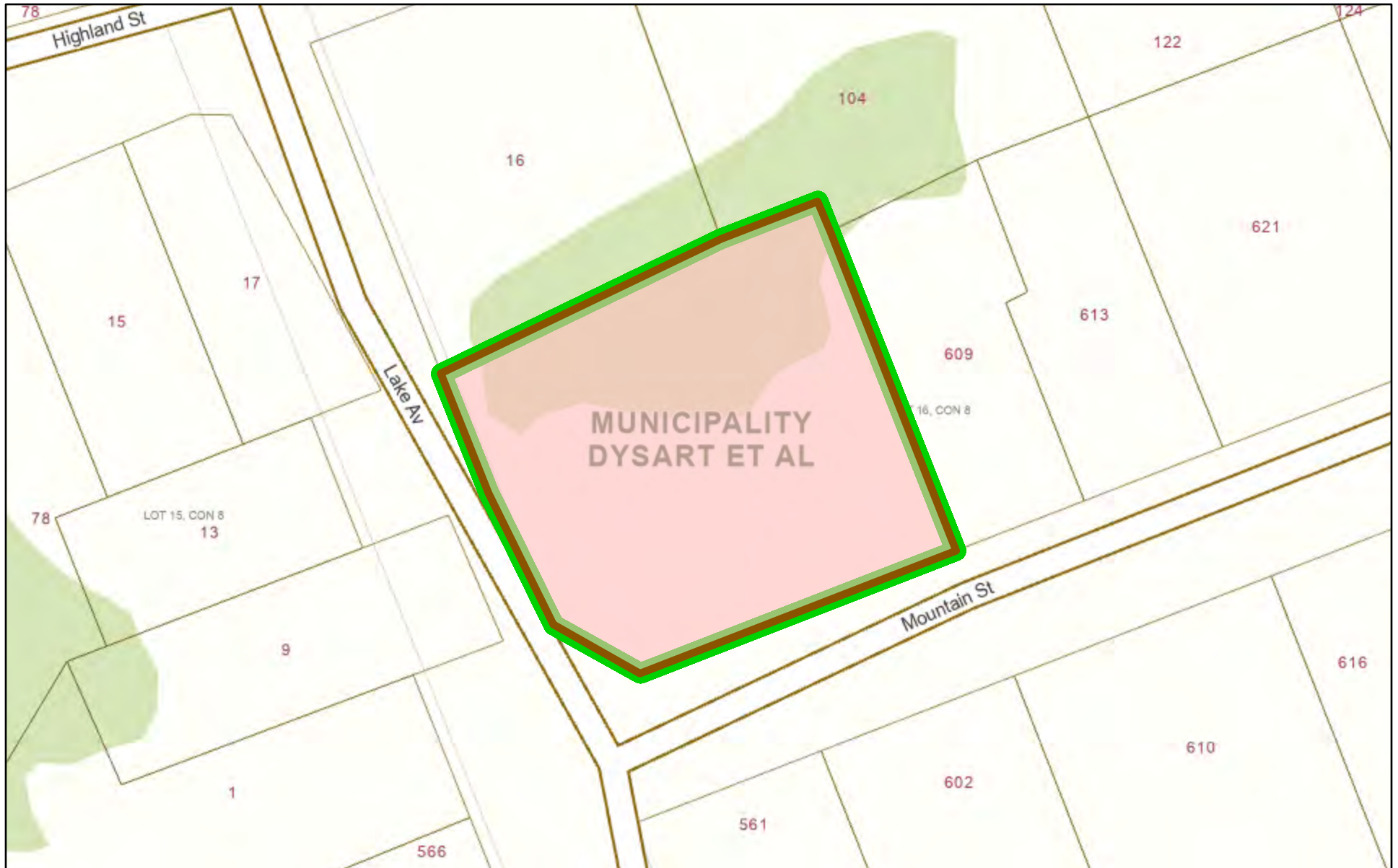
Well Contractor and Well Technician Information			
Business Name of Well Contractor NEIL BROWN WELL DRILLING	Well Contractor's Licence No. 7062		
Business Address (Street Number/Name) 142 BAY LAKE RD.	Municipality EMSDALE		
Province ON	Postal Code P0A 1J0	Business E-mail Address	
Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name) NEIL BROWN		
Well Technician's Licence No. T2225	Signature of Technician and/or Contractor Neil Brown		Date Submitted 20150822

Results of Well Yield Testing				
After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level			
	1		1	
Pump intake set at (m/ft)	2		2	
Pumping rate (l/min / GPM)	3		3	
Duration of pumping hrs + min	4		4	
Final water level end of pumping (m/ft)	5		5	
10		10		
If flowing give rate (l/min / GPM)	15		15	
20		20		
Recommended pump depth (m/ft)	25		25	
Recommended pump rate (l/min / GPM)	30		30	
Well production (l/min / GPM)	40		40	
50		50		
Disinfected? ☐ Yes ☐ No	60		60	

Map of Well Location	
Please provide a map below following instructions on the back.	
Comments:	

Well owner's information package delivered ☐ Yes ☒ No	Date Package Delivered 20150731	Ministry Use Only Audit No. Z196438 JAN 19 2016 Received
	Date Work Completed	

4 Lake Ave, Granite View



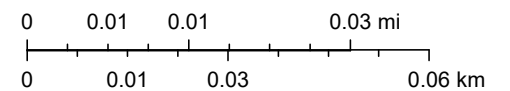
September 18, 2026

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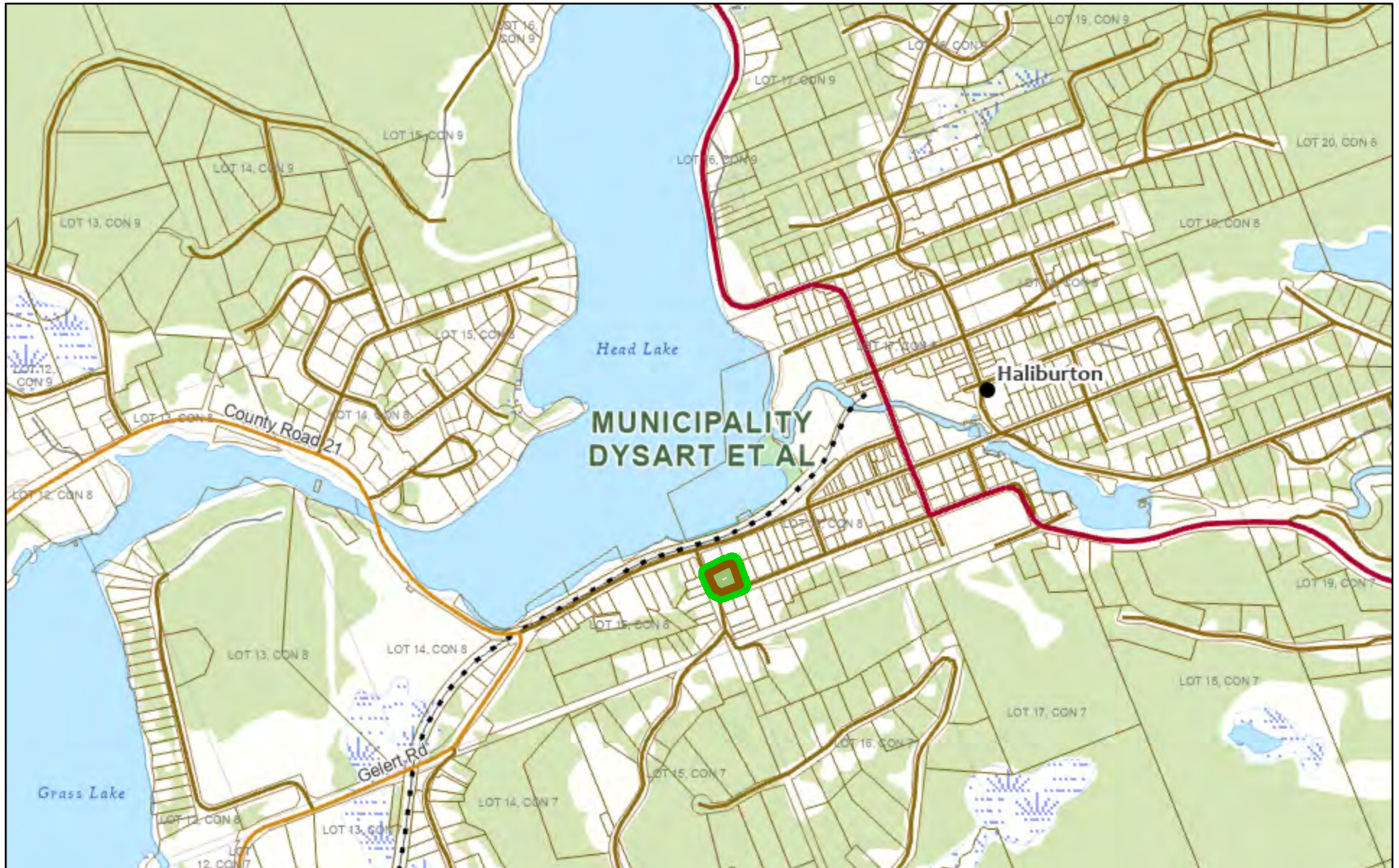
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