





**CONTACT DETAILS:**  705-887-7878  heatherahrens@remax.net  
 705-344-4235  heatherahrens.ca

# Heather Ahrens

*Sales Representative*



**\$950,000**







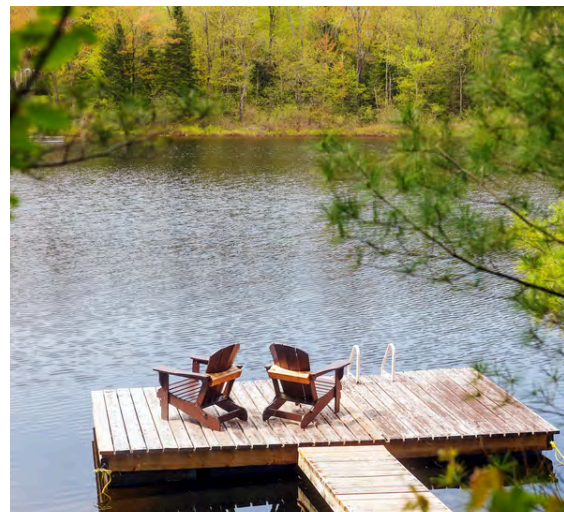
*Troy Austen*

Sales Representative

*Welcome to*

1021 Obelisk Trail  
on Davis Lake, Minden

**CONTACT DETAILS:**  705-457-9994  info@troyausten.ca  
 705-455-7653  troyausten.ca





Welcome to your family getaway nestled along the tranquil shores of Davis Lake! Experience the beauty of lakeside living in this charming two-story cottage, perfectly designed for families seeking endless adventures and unforgettable memories. Surrounded by the picturesque Algonquin Style landscape, with rugged rocks and majestic pines, this cottage offers a true escape into nature's embrace. With an expansive, 700 feet of lake frontage, over 1.6 acres, a secluded fire-pit to toast smores, a lakeside deck to view the sunrises and a dock placed in a quiet bay to view the sunsets, your family will enjoy every moment of lakeside living. From gentle entries into the crystal-clear waters off the point to leisurely afternoons spent soaking up the sun, this property offers endless opportunities for family fun.

Inside, the 1500 square feet of living space welcomes you with open arms, featuring three bedrooms and two bathrooms to comfortably accommodate your entire family. With a convenient garage for storing all your recreational gear, such as bikes, kayaks, and paddle boards, every day promises new adventures waiting to be had. With a proven track record of rental success, this cottage also presents an exciting investment opportunity for families seeking to offset their costs while enjoying their own slice of paradise. Plus, with easy access to amenities in the nearby villages of Minden and Kinmount, you'll have everything you need for a stress-free and enjoyable stay. Escape the hustle and bustle of everyday life and reconnect with your loved ones in nature at this family-friendly retreat. Just 2 hours and 20 minutes away from the city, your journey to unforgettable family memories begins here, on the shores of Davis Lake.



# Interior Home Features

Three bedrooms

Two bathrooms

1500sq ft of living space

Natural light floods the space, offering views of the lake

Wood stove to keep you cozy on those cool fall evenings

Fully winterized for year-round enjoyment

# Exterior Features

700 feet of gradual entrance waterfront

Algonquin style lot with rock and large pines

Enjoy the sunrise and sunset views

Situated on a spacious 1.6 acre lot

Attached garage for storing all your recreational gear

Proven track record of rental success

Just a 20-minute drive to the Village of Minden or 10-minutes to the village of Kinmount



# 1021 OBELISK Trail, Minden, Ontario K0M 2K0

Listing


Client Full  
**Active / Residential**

**1021 OBELISK TI Minden**

Listing ID: 40589075  
 Price: **\$950,000**



## Haliburton/Minden Hills/Lutterworth 2 Storey/House

 Water Body: **Davis Lake**  
 Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	
Main	3	1	1

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,540**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,540/LBO provide**  
 DOM: **1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,288.60/2023**

### Remarks/Directions

Public Rmks: **Welcome to your family getaway nestled along the tranquil shores of Davis Lake! Experience the beauty of lakeside living in this charming two-story cottage, perfectly designed for families seeking endless adventures and unforgettable memories. Surrounded by the picturesque Algonquin Style landscape, with rugged rocks and majestic pines, this cottage offers a true escape into nature's embrace. With an expansive, 700 feet of lake frontage, over 1.6 acres, a secluded fire-pit to toast smores, a lakeside deck to view the sunrises and a dock placed in a quiet bay to view the sunsets, your family will enjoy every moment of lakeside living. From gentle entries into the crystal-clear waters off the point to leisurely afternoons spent soaking up the sun, this property offers endless opportunities for family fun. Inside, the 1500 square feet of living space welcomes you with open arms, featuring three bedrooms and two bathrooms to comfortably accommodate your entire family. With a convenient garage for storing all your recreational gear, such as bikes, kayaks, and paddle boards, every day promises new adventures waiting to be had. With a proven track record of rental success, this cottage also presents an exciting investment opportunity for families seeking to offset their costs while enjoying their own slice of paradise. Plus, with easy access to amenities in the nearby villages of Minden and Kinmount, you'll have everything you need for a stress-free and enjoyable stay. Escape the hustle and bustle of everyday life and reconnect with your loved ones in nature at this family-friendly retreat. Just 2 hours and 20 minutes away from the city, your journey to unforgettable family memories begins here, on the shores of Davis Lake.**

Directions: **Hwy 35 South turn on to Davis Lake road follow to chapel lane then turn on to Obelisk Trail. Follow to sign**

### Waterfront

Waterfront Type:	<b>Direct Waterfront</b>	Water View:	<b>Direct Water View</b>
Waterfront Features:	<b>Beach Front</b>		
Dock Type:	<b>Private Docking</b>	Boat House:	
Shoreline:	<b>Clean, Shallow</b>	Frontage:	<b>700.00</b>
Shore Rd Allow:	<b>Not Owned</b>	Exposure:	<b>East, South</b>
Channel Name:		Island Y/N:	<b>No</b>

### Exterior

Exterior Feat:	<b>Deck(s)</b>	Roof:	<b>Metal</b>
Construct. Material:	<b>Wood</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2022</b>	Apx Age:	<b>31-50 Years</b>
Year/Desc/Source:	<b>1984//Owner</b>	Rd Acc Fee:	
Property Access:	<b>Private Road</b>	Garage Spaces:	<b>1.0</b>
Garage & Parking:	<b>Attached Garage//Outside/Surface/Open</b>		
Parking Spaces:	<b>7</b>	Driveway Spaces:	<b>6.0</b>
Services:	<b>Cell Service, Electricity</b>	Water Tmnt:	<b>Water System</b>
Water Source:	<b>Drilled Well</b>	Acres Range:	<b>0.50-1.99</b>
Lot Size Area/Units:	<b>1.600/Acres</b>	Water Tmnt:	
Lot Front (Ft):	<b>700.00</b>	Lot Depth (Ft):	
Location:	<b>Rural</b>	Lot Irregularities:	
Area Influences:	<b>Beach, Lake Access, Lake/Pond, Open Spaces, Place of Worship, Quiet Area, Schools</b>		
View:	<b>Lake</b>	Retire Com:	
Topography:	<b>Flat, Rocky, Wooded/Treed</b>	Fronting On:	<b>East</b>

### Interior

Interior Feat:	<b>None</b>	Basement Fin:	
Basement:	<b>None</b>		
Cooling:	<b>None</b>		
Heating:	<b>Baseboard, Electric</b>		
Fireplace:	<b>/Wood Stove</b>	FP Stove Op:	
Inclusions:	<b>Other</b>		
Add Inclusions:	<b>Turn Key! Everything included except for noted exclusions.</b>		
Exclusions:	<b>Personal Items, DeWalt Battery Powered weedwhacker and leaf blower, bedding</b>		

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**Property Information**

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Common Elem Fee: **No**  
Legal Desc: **PT LT 7 CON 2 LUTTERWORTH PT 4 19R1036; S/T H244258; MINDEN HILLS**  
Zoning: **SR**  
Assess Val/Year: **\$283,000/2024**  
PIN: **392070169**  
ROLL: **461605100017500**  
Possession/Date: **Other/**

Local Improvements Fee:  
Survey: **Available/ 1976**  
Hold Over Days:  
Occupant Type: **Owner**  
  
Deposit: **min 5%**

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**Brokerage Information**

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List Date: **05/15/2024**  
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Troy Austen, Salesperson  
Date Prepared: 05/16/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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**Rooms**

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**Listing ID: 40589075**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Bedroom</b>	<b>Lower</b>	<b>15' 8" X 10' 0"</b>	<b>4.78 X 3.05</b>	
<b>Recreation Room</b>	<b>Lower</b>	<b>13' 5" X 10' 0"</b>	<b>4.09 X 3.05</b>	
<b>Bathroom</b>	<b>Lower</b>	<b>10' 0" X 7' 9"</b>	<b>3.05 X 2.36</b>	<b>4-Piece, Laundry</b>
<b>Kitchen/Living Room</b>	<b>Main</b>	<b>23' 0" X 11' 3"</b>	<b>7.01 X 3.43</b>	
<b>Desc: Kitchen/Living room/Dining room</b>				
<b>Bedroom</b>	<b>Main</b>	<b>11' 3" X 6' 3"</b>	<b>3.43 X 1.91</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11' 4" X 9' 10"</b>	<b>3.45 X 3.00</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 0" X 9' 0"</b>	<b>3.05 X 2.74</b>	
<b>Bathroom</b>	<b>Main</b>	<b>7' 8" X 5' 0"</b>	<b>2.34 X 1.52</b>	<b>4-Piece</b>
<b>Foyer</b>	<b>Main</b>	<b>8' 3" X 3' 8"</b>	<b>2.51 X 1.12</b>	

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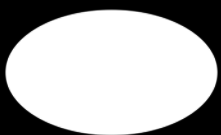
# Chattels

## Included

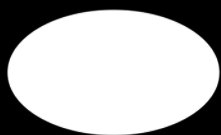
- Turn Key!
  - (Everything included except for noted exclusions)

## Excluded

- Personal Items
- DeWalt battery powered weedwhacker and leaf blower
- Bedding



Seller



Buyer



# Additional Information

- Insurance is with Wawanesa through Floyd Hall insurance brokers. Current policy valid through June 28, 2024. Amount = \$2,103.84 which includes short term rental rider at a cost of 25% of the premium and sales tax.
- New well pump installed in June 2015
- Under sink water filter on drinking tap.
- Cottage is winterized.
- Age cottage built 1984.
- New steel roof 2022.
- New water tank installed 2023.
- New indoor wood burner firebox installed 2022. (WETT cert can be provided)
- Septic last pumped on June 22, 2023 by French Septic Pumping
- Road into cottage is private and is maintained by all cottages along the road.
- Laneway plowing approx. \$400 for a winter season



**TOWNSHIP OF MINDEN HILLS**  
 PO BOX 359 7 MILNE ST  
 MINDEN ON K0M 2K0  
 Tel. No. : (705) 286-1260

**TAX BILL**

**INTERIM 2024**

Billing Date

**Feb 12, 2024**

Roll No. **4616 051 00017500.0000**

Mortgage Co:

Mortgage No.

1021 OBELISK TRAIL  
 CON 2 PT LOT 7 RP 19R1036 PART 4

2023 Annualized Taxes

Rate

2024 Interim Tax Amount

2,288.60

50% of 2023 Taxes

1,144.30

Sub Total

1,144.30

Special Charges/Credits

Summary

Interim 2024 Taxes

1,144.30

Past Due (Credit) (As of 02/12/2024)

0.00

Total

Total Amount Due

\$ 1,144.30

**NEW LANDFILL CARDS WILL BE INCLUDED WITH FINAL TAX BILLS IN JUNE, WITH EFFECTIVE DATE OF JULY 1, 2024**

Please return this portion with your payment

**INTERIM 2024**

**Second Installment**

Roll # 4616 051 00017500.0000	
Due Date: May 24, 2024	Total Amount Due \$ 572.00
<b>Amount Paid</b>	



**TOWNSHIP OF MINDEN HILLS**  
 PO BOX 359 7 MILNE ST  
 MINDEN ON K0M 2K0  
 Tel. No. : (705) 286-1260

*Y8X5J7*

TOWNSHIP OF

TOWNSHIP OF MINDEN HILLS

Please return this portion with your payment

INTERIM 2024

PLAN OF SURVEY  
 PART OF LOT 7, CON. II  
 TOWNSHIP OF LUTTERWORTH  
 PROVISIONAL COUNTY OF HALIBURTON  
 SCALE 1 INCH = 100 FEET  
 H. CURRY BISHOP O.L.S.  
 1976

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II

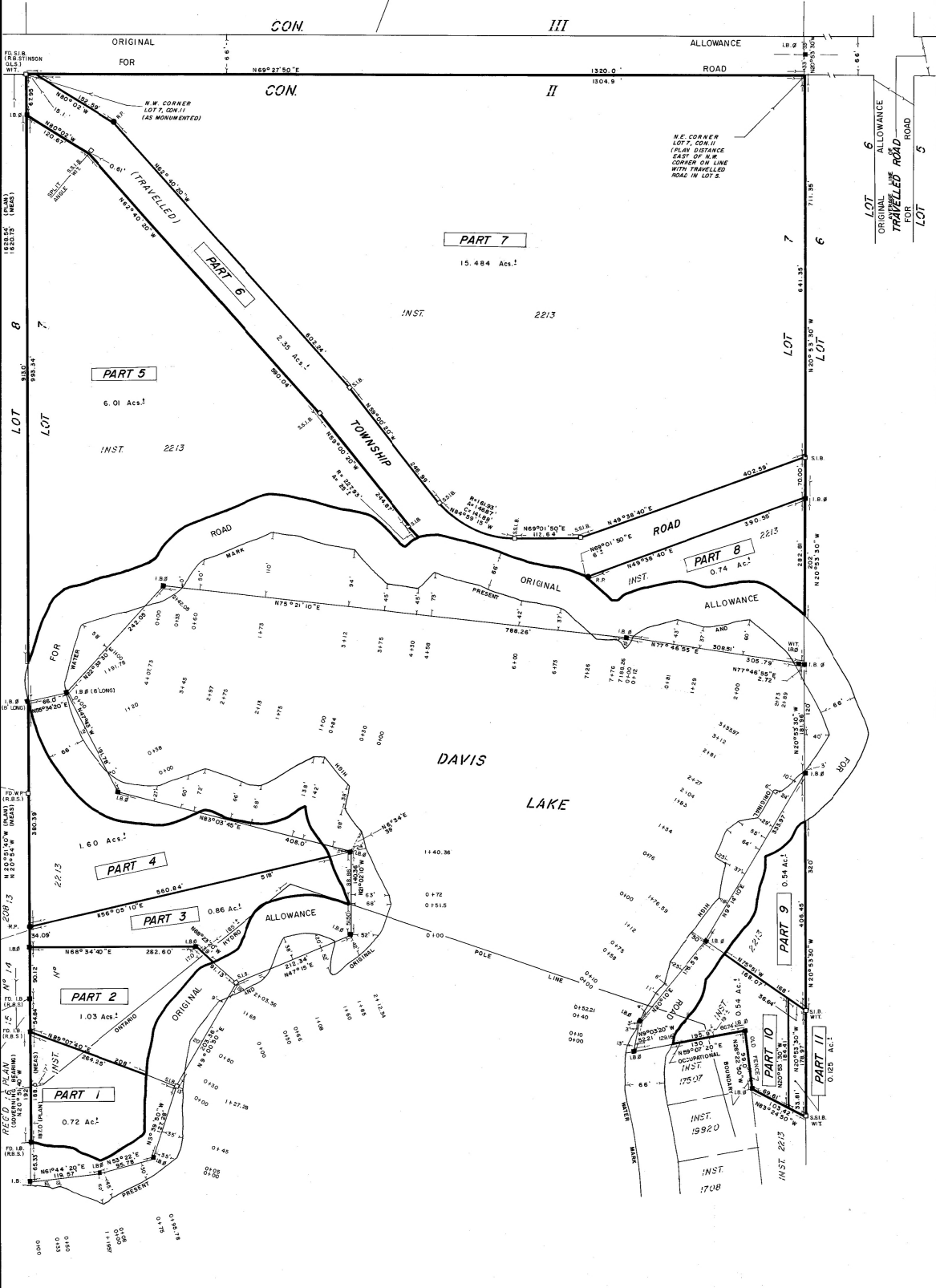
APRIL 20, 1976 *H. Curry Bishop*  
 DATE H.C. BISHOP

RECEIVED AND DEPOSITED

PLAN 19R-1036  
 23 April 1976

CAUTION: THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.

*Leah A. Jackson*  
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N° 19)



**BEARING NOTE**

BEARINGS ARE ASTRONOMIC DERIVED FROM THE LINE BETWEEN LOTS 7 & 8, CON. II, HAVING A BEARING OF N20°51'40"W AS SHOWN ON REGISTERED PLAN N° 208 FOR THE EASTERLY LIMIT OF LOT 16, R.P. 208.

NOTE: SHORE TIES TAKEN ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

**LEGEND**

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 ALL HANGING LINES HAVE BEEN VERIFIED.
- 1/8" DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
  - 5/8" DENOTES SHORT STANDARD IRON BAR
  - DENOTES STANDARD IRON BAR
  - 1/8" DENOTES 5/8" SQ. IRON BAR
  - WP DENOTES WOODEN POST
  - RP DENOTES ROCK POST
  - WIT. DENOTES WITNESS
  - FD. DENOTES FOUND
  - R.S. DENOTES R.B. STINSON, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.  
 2. THIS SURVEY WAS COMPLETED JANUARY 19, 1976

HALIBURTON ONT.  
 MARCH 24, 1976  
*H. Curry Bishop*  
 H. CURRY BISHOP  
 ONTARIO LAND SURVEYOR

# 1021 Obelisk Trail, Davis Lake



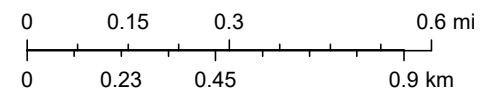
October 6, 2023

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Scale: 1:18,056



# 1021 Obelisk Trail, Davis Lake



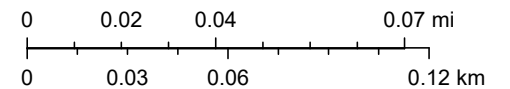
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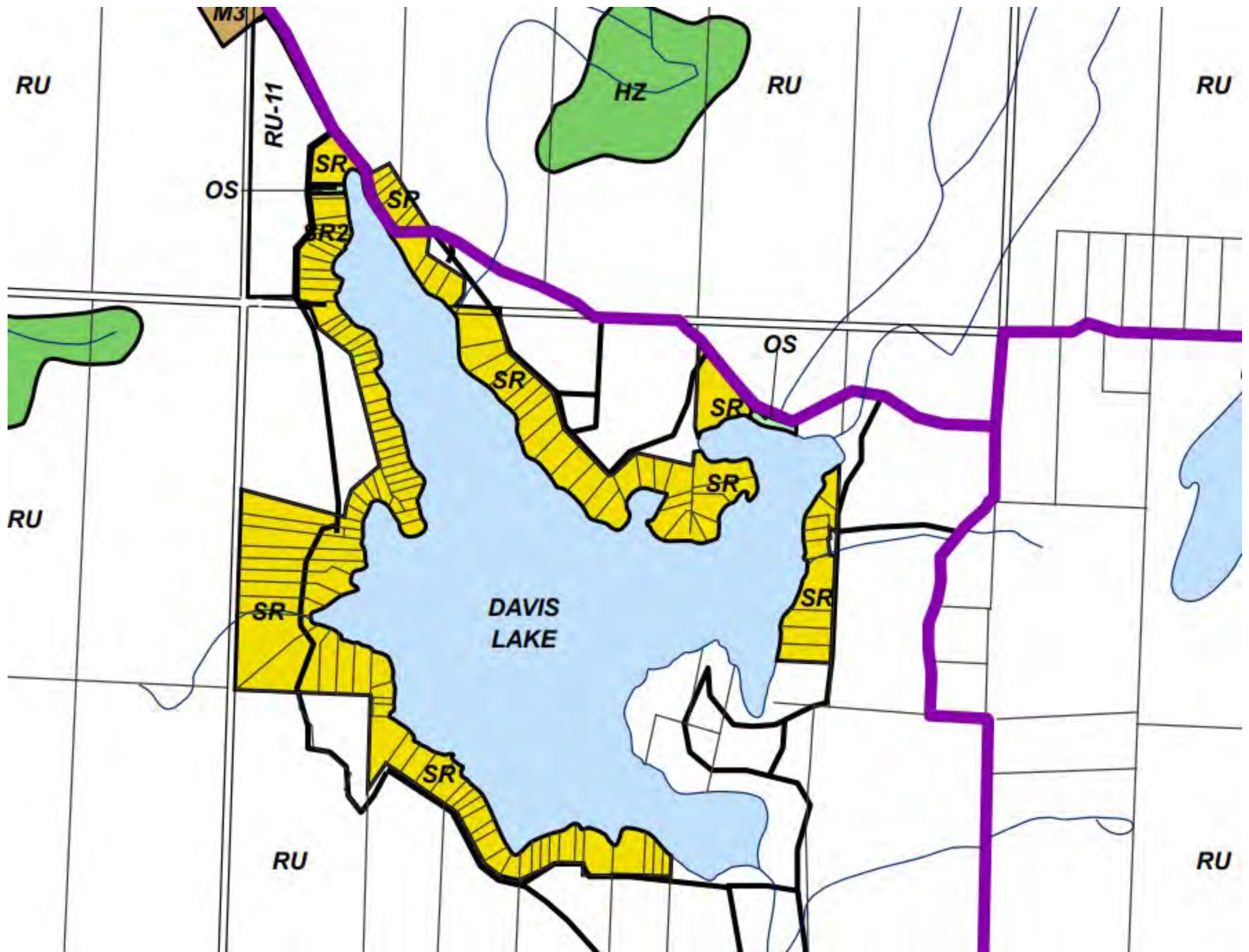
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Scale: 1:2,257







## Davis Lake

County of Haliburton

Lutterworth Township

### Physical Data

Surface Area - 198 acres

Maximum Depth - 90 feet

Longitude - 78°43'

Perimeter - 5 miles

Mean Depth - 31 feet

Height Above Sea level - 855 ft

### Lake Characteristics

At the time of survey, May 17, 1972, the water temperature ranged from 60°F on the surface to 42°F on the bottom. The thermocline occurred between 4 ft and 9 ft with the temperature dropping from 60°F to 50°F.

The dissolved oxygen content ranged from 12 mg/L at the 4 ft level to 10 mg/L at the 88 ft level. The dissolved solids reading ranged from 68.4 parts per million at the 4 ft level to 34.2 parts per million at the 87 ft level.

The pH value ranged from 7.5 at the 4 ft level to 7 at the 67 ft level giving the water a basic characteristic. Clarity in this yellow-brown water was indicated by the disappearance of the secchi disc 39 ft under the surface.

### Fish Species Present

Lake trout, smallmouth bass, rock bass. Presently closed to winter fishing, check with MNR for current regulations.

### Access

Follow Davis Lake Rd east, just north of Miners Bay on Hwy 35.

Survey Date May 17, 1972



(Refer to Lutterworth  
Township map -  
page 217)