

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,299,999**

*Welcome to*

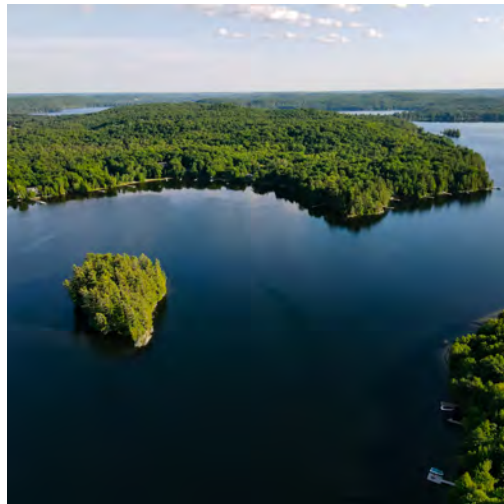
1047 Whyman Road

on Boshkung Lake, Algonquin Highlands



*Braden Roberts*

Broker



**CONTACT DETAILS:**



705-457-9994



[braden@troyausten.ca](mailto:braden@troyausten.ca)



705-455-2345



[troyausten.ca](http://troyausten.ca)





Discover the ultimate lakeside retreat in this stunning house/cottage. Boasting four bedrooms and two full bathrooms, including a soaker tub in the primary bedroom, this property offers luxurious comfort. With a new upgraded septic system, electrical panel, Panoramic Sauna, starlink wifi and year-round municipal road access, convenience and ease are guaranteed. Take in the breathtaking western views over Boshkung Lake, part of a three-lake chain renowned for its boating opportunities.

Indulge in nearby restaurants and enjoy the close proximity to Haliburton and Minden, just 15-20 minutes away, as well as the thrilling slopes of Sir Sam's Ski Hill, a mere 25 minutes away. Relax in the panoramic barrel sauna or hot tub on the patio, and immerse yourself in the sandy waterfront with shallow walk-in access and a new dock for deeper water exploration. With its great rental history and income, this lakeside oasis offers both a personal escape and an excellent business/investment opportunity. Don't miss the chance to own this remarkable property and experience the epitome of lakeside living. Inquire today for a full list of upgrades and rental history.



## Interior Home Features

Four bedrooms

Two bathrooms

Over 1800sq ft of living space

Natural light floods the space, offering views of the lake

Fully winterized for year-round enjoyment

Fully Finished basement walks right out on to lower deck

Fully turnkey space ensures you can simply walk in and enjoy

# Exterior Features

88 feet of clean shoreline with gentle entry

Stunning Lake views from all decks

Westerly views offer stunning sunsets

Enjoy the ultimate relaxation either from the hot tub or the panoramic barrel sauna

Proven track record of rental success

Close proximity to Haliburton and Minden, just 15-20 minutes away



# 1047 WHYMAN Road, Algonquin Highlands, Ontario K0M 1J2

Listing

Client Full  
**Active / Residential**

[1047 WHYMAN Rd Algonquin Highlands](#)

Listing ID: 40565969  
 Price: \$1,299,999



## Haliburton/Algonquin Highlands/Stanhope Backsplit/House



Water Body: **Boshkung Lake**  
 Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	2	1	
Main	2	1	1

Beds (AG+BG): **4 (2 + 2)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,800**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,800/LBO provide**  
 DOM: **2**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,230.87/2023**

### Remarks/Directions

Public Rmks: **Discover the ultimate lakeside retreat in this stunning house/cottage. Boasting four bedrooms and two full bathrooms, including a soaker tub in the primary bedroom, this property offers luxurious comfort. With a new upgraded septic system, electrical panel, Panoramic Sauna, starlink wifi and year-round municipal road access, convenience and ease are guaranteed. Take in the breathtaking western views over Boshkung Lake, part of a three-lake chain renowned for its boating opportunities. Indulge in nearby restaurants and enjoy the close proximity to Haliburton and Minden, just 15-20 minutes away, as well as the thrilling slopes of Sir Sam's Ski Hill, a mere 25 minutes away. Relax in the panoramic barrel sauna or hot tub on the patio, and immerse yourself in the sandy waterfront with shallow walk-in access and a new dock for deeper water exploration. With its great rental history and income, this lakeside oasis offers both a personal escape and an excellent business/investment opportunity. Don't miss the chance to own this remarkable property and experience the epitome of lakeside living. Inquire today for a full list of upgrades and rental history.**

Directions: **FOLLOW HWY 35 TO WHYMAN ROAD, AND FOLLOW WHYMAN UNTIL SIGNS.**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Beach Front, Stairs to Waterfront**  
 Dock Type: **Private Docking**  
 Shoreline: **Clean, Deep**  
 Shore Rd Allow: **Not Owned**  
 Channel Name:

Water View: **Direct Water View**  
 Boat House:  
 Frontage: **88.04**  
 Exposure: **West**  
 Island Y/N: **No**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				

### Exterior

Construct. Material: **Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Municipal Road, Year Round Road**  
 Other Structures:  
 Garage & Parking: **Detached Garage//Private Drive Double Wide**  
 Parking Spaces: **7**  
 Services: **Cell Service, Electricity, High Speed Internet**  
 Water Source: **Drilled Well**  
 Lot Size Area/Units: **/**  
 Lot Front (Ft): **88.04**  
 Location: **Rural**  
 Area Influences: **Airport, Beach, Lake/Pond, Library, Marina, Park, Place of Worship, Playground Nearby, Quiet Area, School Bus Route, Shopping Nearby**  
 View: **Lake**  
 Topography: **Dry, Flat, Hilly, Open space, Wooded/Treed**  
 Restrictions:  
 School District: **Trillium Lakelands District School Board**

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Garage Spaces: **1.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **West**  
 Exposure: **West**

### Interior

Interior Feat: **None**  
 Basement: **Full Basement**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **In Basement**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane, In-Floor**  
 Inclusions: **Other**  
 Basement Fin: **Fully Finished**

Add Inclusions: **Turn Key - as viewed except for noted exclusions**  
Exclusions: **Personal items**

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**Property Information**

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Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT LT 15 CON 3 STANHOPE AS IN H273406; S/T H270569; ALGONQUIN HIGHLANDS</b>	Survey: <b>Available/ 2006</b>
Zoning: <b>SR1</b>	Hold Over Days:
Assess Val/Year: <b>\$308,000/2024</b>	Occupant Type: <b>Owner</b>
PIN: <b>391270223</b>	Deposit: <b>min 5%</b>
ROLL: <b>462100100065800</b>	
Possession/Date: <b>Flexible/</b>	

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**Brokerage Information**

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List Date: **04/03/2024**  
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Braden Roberts, Salesperson  
Date Prepared: 04/05/2024

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

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**Listing ID: 40565969**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>5' 3" X 15' 5"</b>	<b>1.60 X 4.70</b>	
<b>Kitchen</b>	<b>Main</b>	<b>14' 10" X 12' 3"</b>	<b>4.52 X 3.73</b>	
<b>Living Room</b>	<b>Main</b>	<b>15' 9" X 12' 3"</b>	<b>4.80 X 3.73</b>	
<b>Bathroom</b>	<b>Main</b>	<b>6' 11" X 7' 5"</b>	<b>2.11 X 2.26</b>	<b>4-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>12' 6" X 10' 8"</b>	<b>3.81 X 3.25</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 8" X 10' 6"</b>	<b>3.25 X 3.20</b>	
<b>Living Room</b>	<b>Lower</b>	<b>14' 8" X 21' 10"</b>	<b>4.47 X 6.65</b>	
<b>Bedroom Primary</b>	<b>Lower</b>	<b>18' 5" X 10' 5"</b>	<b>5.61 X 3.17</b>	
<b>Bedroom</b>	<b>Lower</b>	<b>10' 0" X 10' 6"</b>	<b>3.05 X 3.20</b>	
<b>Bathroom</b>	<b>Lower</b>	<b>7' 2" X 8' 5"</b>	<b>2.18 X 2.57</b>	<b>4-Piece, Laundry</b>

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# Chattels

## Included

- Turn Key!
  - Everything as viewed except noted exclusions

## Excluded

- Personal Items



Seller



Buyer



# Additional Information

- Upgrades include:
  - Upgraded electrical panel to 200amp breakers
  - New railings on main deck on driveway side and on hot tub patio
  - New dock
  - Fast electric car charger
  - New 4 bed septic system
  - Added Starlink
  - Transfer switch added for a generator
  - Panorama sauna
  - Custom furniture and beds all included

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

ST-14-75 ✓

FILE NUMBER

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

REPORT:

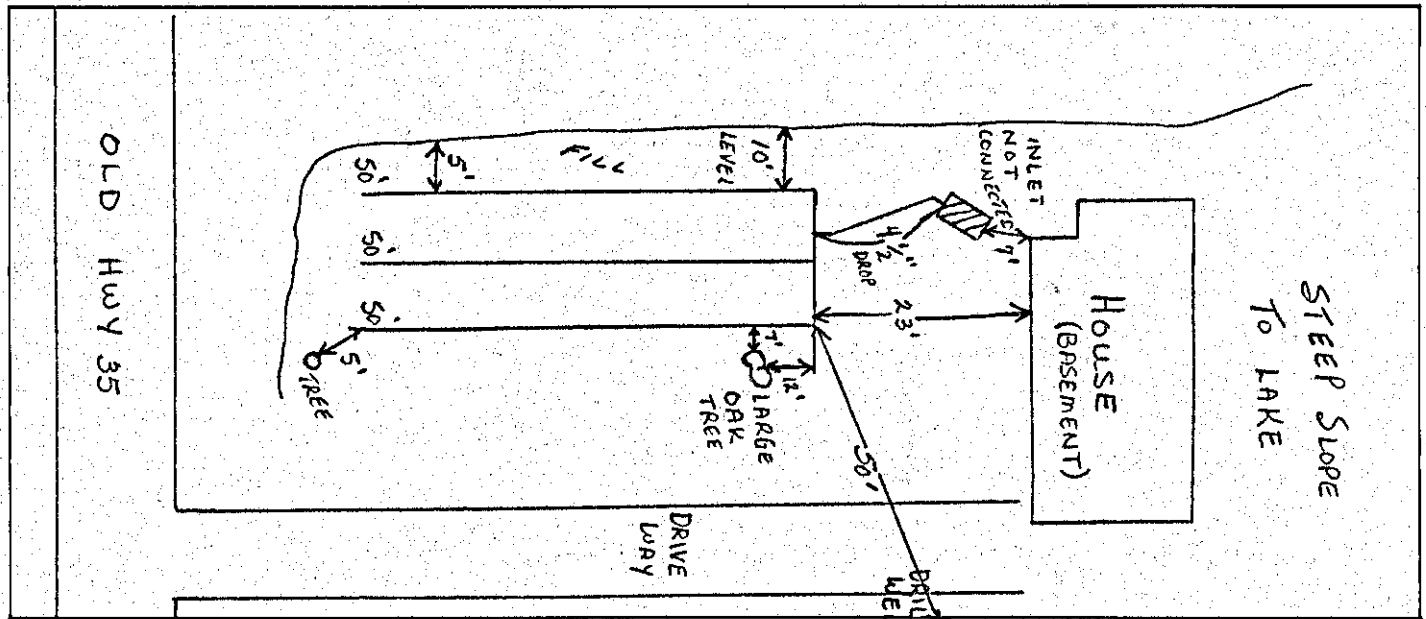
DATE: May 15, 1975

INSTALLED BY: Francis Thomas

Work authorized by certificate of approval has been satisfactorily completed and includes:

- A. Septic Tank/Holding Tank of working capacity of 500 imp. gals. constructed of steel/concrete/fiberglass on site  or prefabricated  to serve 2 bedrooms
- B. Leaching Bed of total 150 lineal feet of PVC distribution pipe laid in 3 runs of 50 feet 24" TRENCH (P.V.C., Drain Tile, etc.) and fed by Gravity/Syphon/Pump.
- C. Other Details \_\_\_\_\_

Actual location and orientation of components of sewage system are as shown hereunder or as outlined on the Certificate of Approval form .



The following work remains to be completed: Backfill system and complete ; Stabilize all sloped surfaces ; Finish grading to shed run-off and divert water around leaching bed ; Other \_\_\_\_\_

Any use permit issued hereunder may be revoked if this work is not completed promptly to provincial standards.

USE PERMIT

Under section 59A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to

A. J. Whyman

for the use and operation of the Class Sewage System Installed/Altered under Certificate of Approval # ST-14-75 Dated MAY 13, 1975

in accordance with the application and Certificate of Approval with any changes indicated above and located on lot 15 Conc. 3

Township/Municipality Stanhope County Haliburton Plan No. \_\_\_\_\_ Sub Lot No. \_\_\_\_\_

Inspected and Recommended by J. Kendall

Dated this 15 Day of May 19 75 Issued B. J. MacNeill (Director)

NOTE: Section 57A of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.



# Sewage System Installation Report

File Number: 5-22-98

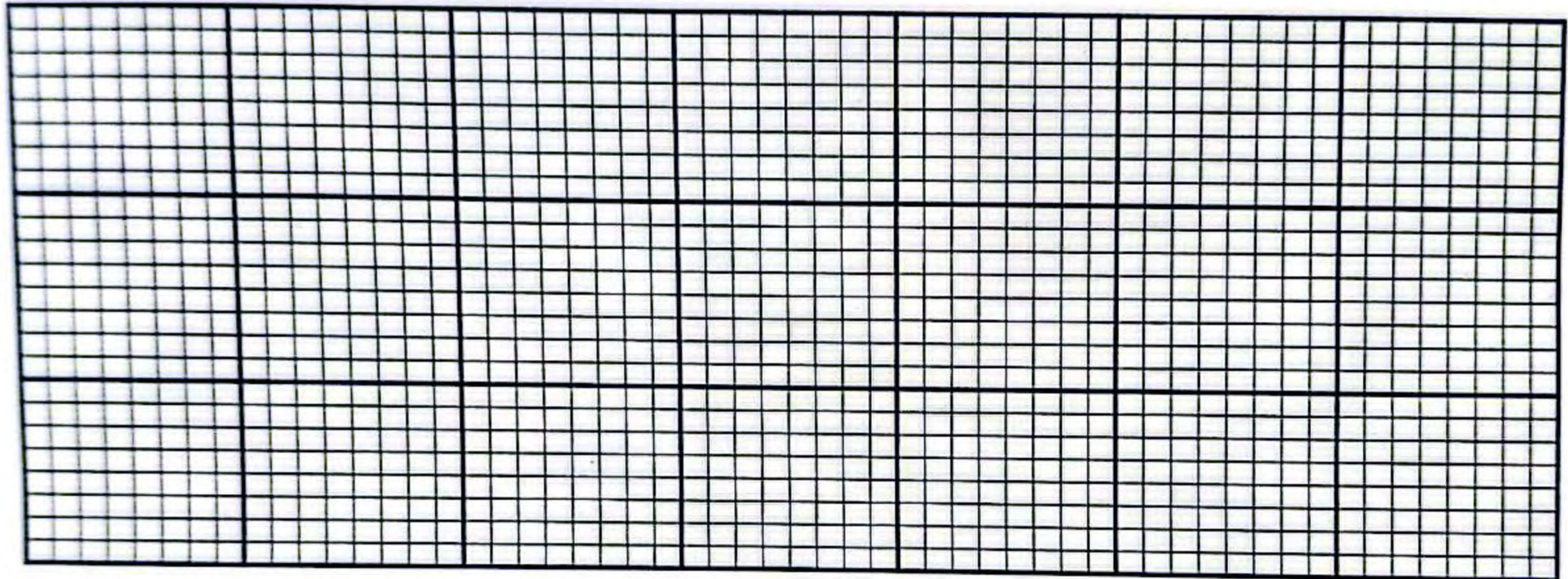
Installation by: 1

Date: Nov. 29, 2022

Work authorized by Site Inspection Report for Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank/Holding Tank of working capacity of 4500 litres constructed of plastic/concrete/fibreglass  
 Manufacturer: N.M.P. Model: \_\_\_\_\_
2. Distribution Pipe: Type: PVC PIPE Absorption Trench System Filter Bed System  
 Filter Bed Area: \_\_\_\_\_ m<sup>2</sup> Filter Sand Contact Area \_\_\_\_\_ m<sup>2</sup>  
 Total \_\_\_\_\_ Lineal Metres in 5 runs of \_\_\_\_\_ metres and fed by: Gravity Siphon or Plump  
 Loading Rate Area: \_\_\_\_\_ m<sup>2</sup> 15 metres constructed mantel provided: Yes / No (circle)
3. Size of System based on 4 bedrooms and/or \_\_\_\_\_ fixture units. Commercial Details: \_\_\_\_\_  
 Area of Building: \_\_\_\_\_ m<sup>2</sup> Total Daily Design Sewage Flow: 2000 litres
4. Other \_\_\_\_\_

**Diagram of Installation as observed by Inspector:**



**Ensure the following work is completed:** 1) Back fill system and sod or seed 2) Stabilize all sloped surfaces 3) Finish grading to shed run-off and divert water around leaching bed 4) If a pump is used after the tank, ensure the weeping tiles are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: \_\_\_\_\_

**INSTALLATION REPORT**

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

\_\_\_\_\_ For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report #: \_\_\_\_\_

Such system being located on Lot #: 15 Conc. #: 3 Plan #: \_\_\_\_\_ Sub Lot #: \_\_\_\_\_

Civic (Emergency, Fire, 911) #: \_\_\_\_\_ Street: WINDYMAN RD

Roll #: 46-21-001-000-65800-000 Township/County/City: STANHOPE

Inspected 7 Recommended by (Appointed Inspector - Part 8) \_\_\_\_\_ Date: Nov 29, 2022

Reviewed (Part 8 Coordinator): \_\_\_\_\_ Date: \_\_\_\_\_

Note: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.



1011 Beiers Road  
Gravenhurst, ON P1P 1R1  
budgetpropaneontario.com  
(705) 687-5608

Account Nr: 01-34740

Invoice Date: 6/20/23

Invoice Number: 330627

Tank Number: F00383733

1047 WHYMAN ROAD  
ALGONQN HIGHLND ON

I N V O I C E

Terms: NET 15 Days

Tax #: R123217366

Item	Quantity	Unit Price	Amount
Propane Delivery	445	.759/ LT	337.76
Hazmat Fee			9.00
Federal Fuel Charge			44.77
H.S.T. (Harmonized Sales Tax)		13.00 %	50.90
Invoice Total:			442.43

PLAN OF SURVEY OF PART OF  
**LOT 15**  
**CONCESSION 3**  
 (GEOGRAPHIC TOWNSHIP OF STANHOPE)  
 NOW IN THE  
**MUNICIPALITY OF ALGONQUIN HIGHLANDS**  
**COUNTY OF HALIBURTON**

SCALE 1 : 500



RUDY MAK SURVEYING LTD.

I REQUIRE THIS PLAN TO BE DEPOSITED  
 UNDER THE REGISTRY ACT

**PLAN 19R-8317**  
 RECEIVED AND DEPOSITED.

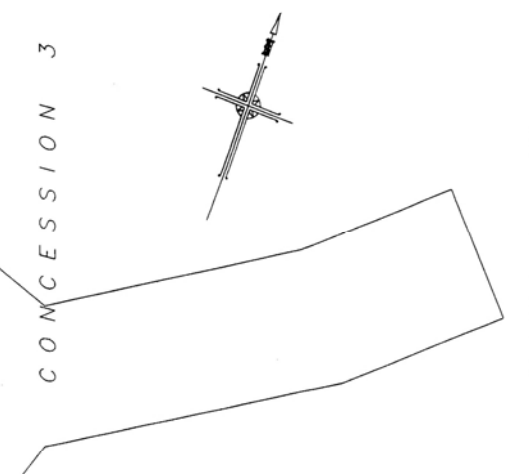
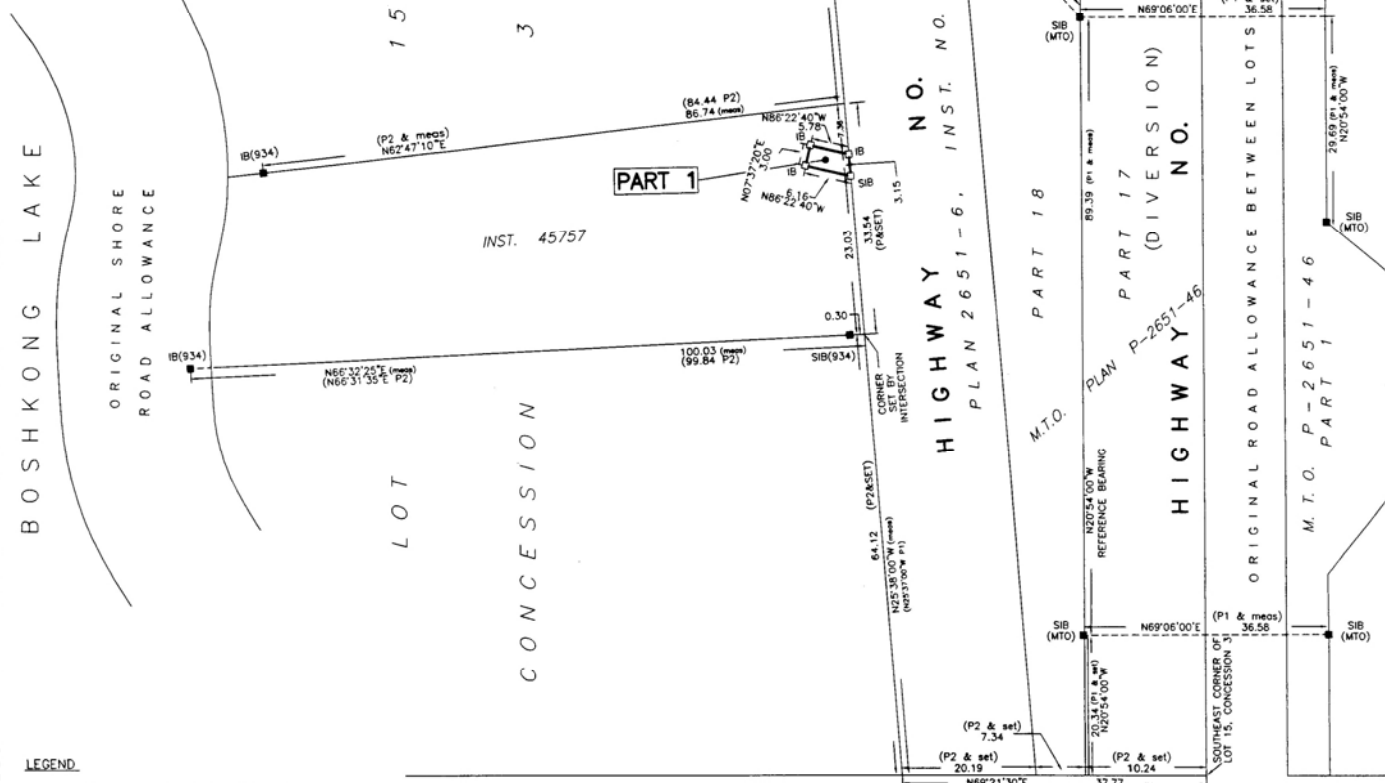
DATE: May 23/06

DATE: 2006-06-08

*Rudy Mak*  
 RUDY MAK  
 ONTARIO LAND SURVEYOR

*A. Johnston*  
 Dep. LAND REGISTRAR FOR THE REGISTRY  
 DIVISION OF HALIBURTON (No. 19)

SCHEDULE				
PART	LOT	CONCESSION	INSTRUMENT	AREA
1	15	3	PART OF 45757	18.81 m <sup>2</sup>
OWNER ALFRED JAMES WYMAN				



**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2) THE SURVEY WAS COMPLETED ON THE 10 DAY OF DECEMBER, 2005.

May 23/06  
 DATE  
*Rudy Mak*  
 RUDY MAK  
 ONTARIO LAND SURVEYOR

- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
  - DENOTES PLANTED SURVEY MONUMENT
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - WT. DENOTES WITNESS
  - ✶✶ DENOTES FENCING
  - (NI) DENOTES NOT IDENTIFIED
  - (MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
  - (P1) DENOTES M.T.O. PLAN P-2651-46
  - (P2) DENOTES SEE PLAN ATTACHED TO INST 45757
  - (934) DENOTES CURRY BISHOP O.L.S.

**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 18 AS SHOWN ON M.T.O. PLAN P-2651-46 HAVING A BEARING OF N20°54'00"W.

**METRIC NOTE**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3

CONCESSION

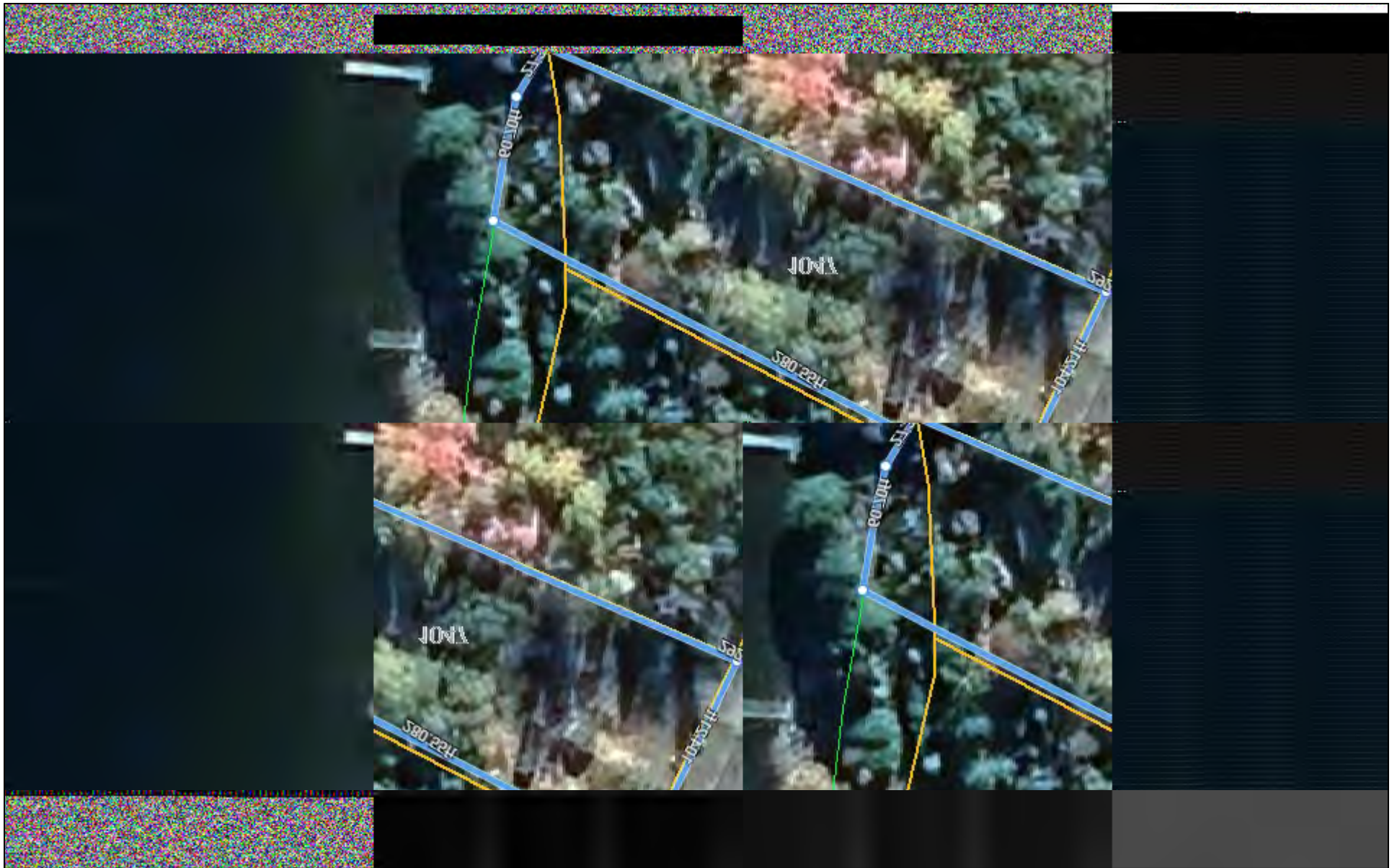
JOB # S64-12  
 DRAWING # L99998 D2S 10162 2838  
 DOS # L99998101622838

**RUDY MAK SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS

89 BIG BAY POINT ROAD AT BAYVIEW  
 BARRIE, ONTARIO L4N 8M5 (705) 722-3845  
 E-mail: mail@maksurveying.com

DRAWN BY: EJB | CHECKED BY: RM | FILE No. S-8379-M2-9

# 1047 Whyman Road, Boshkung Lake



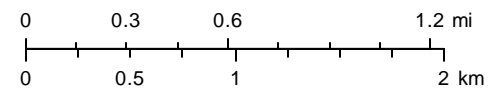
September 12, 2022

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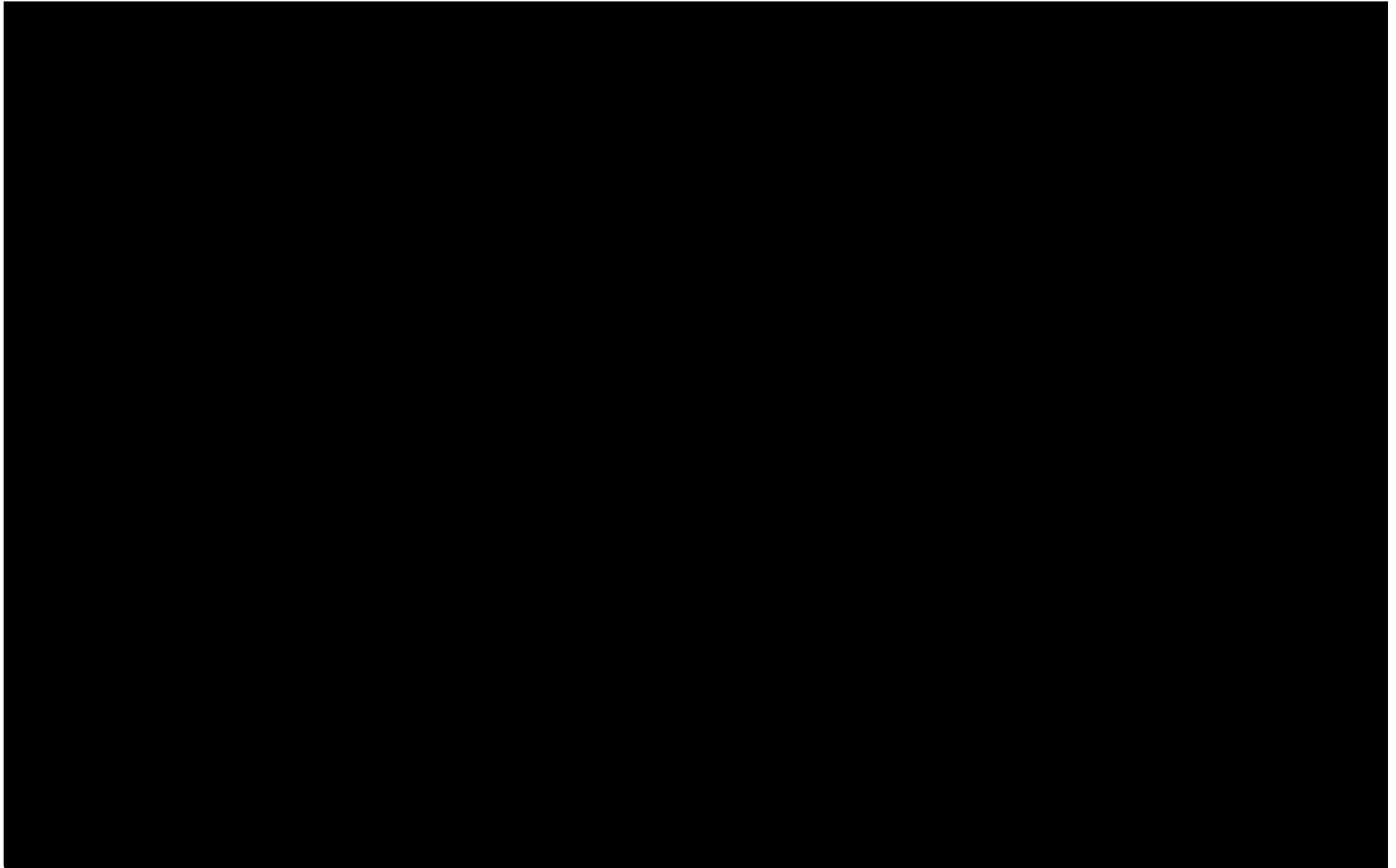
Published by the County of Haliburton, 2022.



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# 1047 Whyman Road, Boshkung Lake



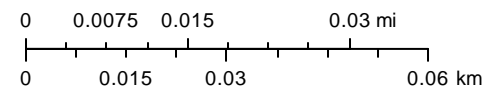
September 12, 2022

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1:1,128





1047

1033

Whyman Crescent

Whyman Crescent

Whyman Crescent

Whyman Cr

Beech Bay Dr

Beech Bay Dr

35

Hwy 35

60.70ft

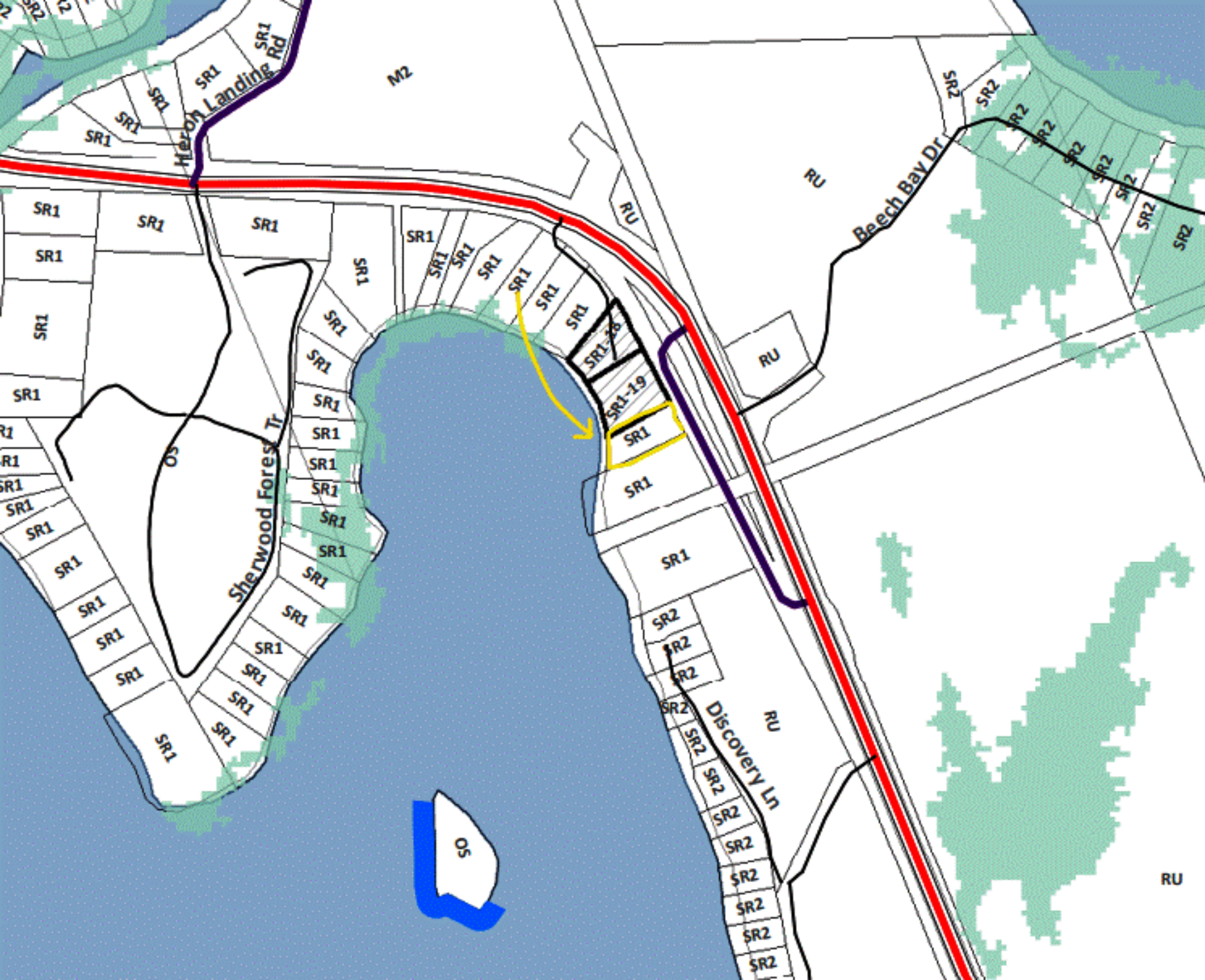
280.55ft

104.27ft

292.61ft

27.28ft







Location: 13 km (8 mi) north of Minden  
 Elevation: 303 m (1,010 ft)  
 Surface Area: 715 ha (1,768 ac)  
 Mean Depth: 22.8 m (76 ft)  
 Max Depth: 70 m (229 ft)  
 Way Point: 78° 44' 00" Lon - W 45° 04' 00" Lat - N

# Boshkung Lake

## Area Indicator



## Directions



Boshkung Lake is located just outside of the village of Carnarvon to the north of Minden. Highway 35 travels along the eastern shore of the lake and a canoe or small boat can be launched in a few spots from the highway, although it is not recommended. Highway 118 also passes by the southern end of the lake where a public launch can be found. There are also boat launches at many of the privately owned resorts on the lake.

## Facilities



Visitors will find a few resorts on the lake that provide the perfect fishing getaway. In addition to cottages, most offer docks, canoe and rowboat rentals and ice fishing huts in the winter. Alternatively, private cottages are often available to rent in the area. For last minute supplies, the town of Minden is found close by and offers a variety of retailers and restaurants.

## Other Options



Little Boshkung Lake is found to the south of the bigger lake on the opposite side of Highway 118. There is a boat launch here and anglers will find a similar fishery for lake trout as well as smallmouth and largemouth bass.

## Fishing



The close proximity of Boshkung Lake to Highway 35 makes it a popular destination, especially in the summer. At this time, the fishing is usually a bit better for the smallmouth and largemouth bass that roam the lake. However, most anglers come here in search of the prized lake trout.

Ice fishing is the best way to find lake trout, which are the most targeted, if not the most frequently caught, species on the lake. In the summer, the natural population of lake trout seems to completely disappear in this deep lake. (Boshkung Lake has an average depth of 23 m/76 ft and a maximum depth of 71 m/233 ft). This makes finding lake trout rather difficult during the heat of the summer, which is why the fish are more often targeted during the winter ice fishing season. Anglers do not have to fish as deep and can jig through the ice with small spoons and various other lures. A few of the more productive ice fishing locations are located off any of the points found along the lake, as this is where the baitfish tend to congregate. There are a couple resorts on the lake that provide heated ice fishing huts in many of the prime locations for anglers staying at their resort.

Although not fished as heavily as the lake trout, Boshkung Lake does produce decent numbers of bass. These feisty fish can be found up to 1.5 kg (3.5 lb) in size, although they average around 0.5-1 kg (1-2 lbs). Look for bass off rock drop-offs or around weed structure. The inflow from Halls Lake and Beech Lake can be productive areas. Crankbaits are popular for smallmouth, while often just jigging a worm on a hook with a split shot weight works for largemouth. Both species like to hang around cover, although the largemouth are more likely to bury right into weeds, while the smallmouth tend to lurk beside, or even on top of, the weeds.

In order to maintain the natural lake trout fishery, slot size and special ice fishing regulations have been established.

