

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$857,700**

*Welcome to*

1242 Rice Road  
Minden



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**

 705-457-9994  [info@troyausten.ca](mailto:info@troyausten.ca)  
 705-455-7653  [troyausten.ca](http://troyausten.ca)





Welcome to your own piece of paradise just minutes outside of Minden! This charming family home sits on over 7 acres of pristine land, offering the perfect blend of tranquility and convenience. Explore your expansive property with its own trails, ideal for outdoor adventures and even hunting right on your doorstep.

Step inside to discover 1400 square feet of beautifully finished living space on the main floor, designed with comfort and functionality in mind. The open concept layout creates a seamless flow between the kitchen, dining, and living areas, perfect for entertaining family and friends. Enjoy the serene views from the three-season sunporch, an inviting space to savor your morning coffee or unwind with a good book. The main floor also boasts a spacious primary bedroom complete with an ensuite bathroom, offering a private retreat at the end of the day. An additional bedroom and bathroom provide plenty of space for family or guests. Venture downstairs to the finished walkout basement, where a cozy wood stove awaits in the spacious rec room, creating the perfect ambiance for cozy evenings in. An additional bedroom, bathroom, and office area offer versatility and space for all your needs.

Outside, you'll find a spacious 26x36 garage providing ample storage for all your toys and tools. But the real gem awaits with the 4 person sauna, nestled just outside the basement walkout, promising relaxation and rejuvenation after a day of exploration. With its blend of natural beauty, outdoor amenities, and comfortable living spaces, this family home offers the ideal retreat for those seeking the perfect balance of rural living and modern convenience. Don't miss your chance to make this property your own!

# Interior Home Features

Three Bedrooms

Three Bathroom

Approximately 1400sq ft of living space on the main floor

Open concept layout with dining room opening to a 3 season sunroom

Finished walkout basement providing you additional space for friends and family

Move in ready



# Exterior Features

Over 7 acres of land with trails

Detached 26x36' garage

Four person Sauna

Minutes from the village of Minden

# 1242 RICE Road, Minden Hills, Ontario K0M 2K0

Listing

Client Full  
Active / Residential

[1242 RICE Rd Minden Hills](#)

Listing ID: 40577853  
Price: \$857,700



## Haliburton/Minden Hills/Snowdon Bungalow/House

	Beds	Baths	Kitch
Lower	1	1	
Main	2	2	1

Beds (AG+BG): **3 (2 + 1)**  
 Baths (F+H): **3 (3 + 0)**  
 SF Fin Total: **2,760**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,380/LBO provide**  
 BG Fin SF: **1,380**  
 DOM: **1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,458.41/2023**

### Remarks/Directions

Public Rmks: **Welcome to your own piece of paradise just minutes outside of Minden! This charming family home sits on over 7 acres of pristine land, offering the perfect blend of tranquility and convenience. Explore your expansive property with its own trails, ideal for outdoor adventures and even hunting right on your doorstep. Step inside to discover 1400 square feet of beautifully finished living space on the main floor, designed with comfort and functionality in mind. The open concept layout creates a seamless flow between the kitchen, dining, and living areas, perfect for entertaining family and friends. Enjoy the serene views from the three-season sunporch, an inviting space to savor your morning coffee or unwind with a good book. The main floor also boasts a spacious primary bedroom complete with an ensuite bathroom, offering a private retreat at the end of the day. An additional bedroom and bathroom provide plenty of space for family or guests. Venture downstairs to the finished walkout basement, where a cozy wood stove awaits in the spacious rec room, creating the perfect ambiance for cozy evenings in. An additional bedroom, bathroom, and office area offer versatility and space for all your needs. Outside, you'll find a spacious 26x36 garage providing ample storage for all your toys and tools. But the real gem awaits with the 4 person sauna, nestled just outside the basement walkout, promising relaxation and rejuvenation after a day of exploration. With its blend of natural beauty, outdoor amenities, and comfortable living spaces, this family home offers the ideal retreat for those seeking the perfect balance of rural living and modern convenience. Don't miss your chance to make this property your own!**

Directions: **County Road 121 to Rice Road, past Hospitality road to 1242 - Shared driveway at the road - immediate right.**

### Exterior

Exterior Feat: **Deck(s), Porch, Porch-Enclosed, Privacy, Year Round Living**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced: **2018** Foundation: **Poured Concrete** Roof: **Fiberglass Shingle, Shingles**  
 Year/Desc/Source: **//** Prop Attached: **Detached**  
 Property Access: **Public Road, Year Round Road** Apx Age: **31-50 Years**  
 Other Structures: **Shed** Rd Acc Fee:  
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway, Heated** Winterized: **Fully Winterized**  
 Parking Spaces: **9** Driveway Spaces: **6.0** Garage Spaces: **3.0**  
 Services: **Cell Service, Electricity, High Speed Internet, Telephone**  
 Water Source: **Drilled Well** Water Tmnt: **UV System, Water Softener** Sewer: **Septic**  
 Lot Size Area/Units: **7.200/Acres** Acres Range: **5-9.99** Acres Rent:  
 Lot Front (Ft): **331.00** Lot Depth (Ft):  
 Location: **Rural** Lot Irregularities: Land Lse Fee: **Irregular**  
 Area Influences: **Trails**  
 Topography: **Level, Partially Cleared, Rolling, Wooded/Treed** Fronting On: **East**  
 Restrictions: Exposure: **West**  
 School District: **Trillium Lakelands District School Board**  
 High School: **HHSS**  
 Elementary School: **ASES, SBES (French Immersion)**

### Interior

Interior Feat: **Other**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Separate Entrance, Walk-Out**  
 Cooling: **Central Air**  
 Heating: **Electric, Heat Pump, Woodstove**  
 Fireplace: **2/Propane, Wood Stove** FP Stove Op: **Yes**  
 Under Contract: **Hot Water Heater, Propane Tank** Contract Cost/Mo:  
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Other**  
 Add Inclusions: **Sauna**  
 Exclusions: **Personal Items**

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**Property Information**

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Common Elem Fee: **No**  
Legal Desc: **Pt. Lot 34, Conc A, Snowdon, Pt. 1 19R3571, Minden Hills.**  
Zoning: **RR**  
Assess Val/Year: **\$304,000/2024**  
PIN: **392110251**  
ROLL: **461604200041950**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **Available/ 1986**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **min 5%**

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**Brokerage Information**

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List Date: **04/29/2024**  
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)** 

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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Troy Austen, Salesperson  
Date Prepared: 04/30/2024

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

**Listing ID: 40577853**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Porch</b>	<b>Main</b>	<b>12' 0" X 14' 0"</b>	<b>3.66 X 4.27</b>	
<b>Kitchen/Dining Room</b>	<b>Main</b>	<b>28' 0" X 13' 9"</b>	<b>8.53 X 4.19</b>	
<b>Foyer</b>	<b>Main</b>	<b>15' 6" X 5' 0"</b>	<b>4.72 X 1.52</b>	
<b>Laundry</b>	<b>Main</b>	<b>9' 10" X 5' 5"</b>	<b>3.00 X 1.65</b>	
<b>Living Room</b>	<b>Main</b>	<b>15' 5" X 18' 3"</b>	<b>4.70 X 5.56</b>	
<b>Bathroom</b>	<b>Main</b>	<b>9' 4" X 5' 11"</b>	<b>2.84 X 1.80</b>	<b>4-Piece</b>
<b>Bedroom Primary</b>	<b>Main</b>	<b>15' 2" X 11' 0"</b>	<b>4.62 X 3.35</b>	
<b>Bedroom</b>	<b>Main</b>	<b>13' 0" X 10' 4"</b>	<b>3.96 X 3.15</b>	
<b>Primary Ensuite Bathroom</b>	<b>Main</b>	<b>9' 2" X 4' 2"</b>	<b>2.79 X 1.27</b>	<b>3-Piece</b>
<b>Recreation Room</b>	<b>Lower</b>	<b>22' 0" X 21' 0"</b>	<b>6.71 X 6.40</b>	
<b>Exercise Room</b>	<b>Lower</b>	<b>23' 0" X 21' 0"</b>	<b>7.01 X 6.40</b>	
<b>Bedroom</b>	<b>Lower</b>	<b>11' 7" X 11' 0"</b>	<b>3.53 X 3.35</b>	
<b>Other</b>	<b>Lower</b>	<b>12' 7" X 7' 0"</b>	<b>3.84 X 2.13</b>	
<b>Desc: Furnace Room</b>				
<b>Foyer</b>	<b>Lower</b>	<b>10' 0" X 5' 10"</b>	<b>3.05 X 1.78</b>	
<b>Office</b>	<b>Lower</b>	<b>11' 8" X 7' 0"</b>	<b>3.56 X 2.13</b>	
<b>Other</b>	<b>Lower</b>	<b>14' 0" X 6' 5"</b>	<b>4.27 X 1.96</b>	
<b>Desc: Freezer room</b>				
<b>Utility Room</b>	<b>Lower</b>	<b>5' 4" X 8' 0"</b>	<b>1.63 X 2.44</b>	
<b>Bathroom</b>	<b>Lower</b>	<b>5' 6" X 5' 0"</b>	<b>1.68 X 1.52</b>	<b>3-Piece</b>

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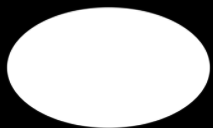
# Chattels

## Included

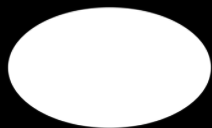
- Built in Microwave
- Dishwasher
- Dryer
- Garage door opener
- Refrigerator
- Stove
- Washer
- Sauna

## Excluded

- Personal Items



Seller



Buyer

# Additional Information

- Hydro cost per year - Approx \$2200 per year
- Propane Supplier - Budget
- Propane cost per year - \$950 (incl. rental)
- Wood Supplier - Rick Hynes
- Rental Equipment - Propane Tanks, Water Heater
- Internet Provider - Starlink
  - Highspeed available
- Cell Service - Yes
- Septic Installer - Brent Coltman Trucking
  - Installed in 2009
  - Last pumped by Sheperds
- Water Treatment System - Yes
- Winterize - Yes
- Insurance Company - The Personal
- Road - Municipal Year Round
  - School bus route







MR. TRAMMILLON

Your account number is:

2002 5020 9043

This statement is issued on:

March 5, 2024

# Your Electricity Statement

For the period of: **January 30, 2024 - February 28, 2024**

## What do I owe?

# \$214.42

See reverse for a summary of your charges

## How much did I use?

You powered your home with



# 1,290 kWh

of electricity this period

## When is it due?

# Mar 25, 2024

## What does my electricity usage look like?

Your average daily usage has **decreased by 1%** compared to the same period last year.

Find out more by logging into **myAccount** at [www.HydroOne.com](http://www.HydroOne.com)



## What do I need to know?

Total Ontario support: \$154.91. To learn more about the province's electricity support programs, visit [Ontario.ca/yourelectricitybill](http://Ontario.ca/yourelectricitybill).



For billing, quick answers and much more, visit [www.HydroOne.com](http://www.HydroOne.com)



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



For service inquiries and payment **1-888-864-9376** Mon to Fri 7:30 a.m. - 8 p.m.



Hydro One Networks Inc. PO Box 5700 Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: **2002 5020 9043**



Total amount you owe **\$214.42**

Amount enclosed

\$



HYDRO ONE NETWORKS INC.  
PO BOX 4102 STN A  
TORONTO ON M5W 3L3

2002502090430000214420





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

Account Nr: 01-20155

Invoice Date: 9/25/23

Invoice Number: 291666

Tank Number: 1631716W



1242 RICE ROAD  
MINDEN

ON

I N V O I C E

Terms: NET 15 Days

Tax #: R123217366

Item	Quantity	Unit Price	Amount
Propane Delivery	167.4	.819/ LT	137.10
Hazmat Fee			9.00
Federal Fuel Charge			16.84
H.S.T. (Harmonized Sales Tax)		13.00 %	21.18
		Invoice Total:	184.12

Customer Name [REDACTED]  
 Address # 1292 RICE RD  
 Telephone [REDACTED]  
 Inspector WETT Certification #7196

**JOHN D. ROBINSON**  
**CULTURED STONEMWORK**  
**WOOD STOVE INSTALLATIONS**  
 75 Walling Road, Unit 303, Haliburton, ON K0M 1S0  
 Cell: 705-457-8516  
 Email: cranberrycottage33@gmail.com



# SPACE HEATER AND FLUE PIPE INSPECTION

Appliance Manufacturer PACIFIC ENERGY  
 Appliance Type WOOD PEDESTAL Model \_\_\_\_\_  
 Certified  Yes  No Date of Inspection Nov. 26/21

**Appliance Clearances**

	Required	Actual	Compliance
Left	14"	14"+	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Right	14"	14"+	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Front	18"	25"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Back	5"	30 1/2"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Top	30"	52 1/2"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mantel	N/A	NONE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Appliance Clearance Reduction**

Wall Shield Type	Reduction %	Compliance
Shield Extension	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sides & Back	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ceiling Shield	50%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Floor Shield Type	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Floor Shield Extension	—	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

Floor Clearance to Fire Box to CERAMIC TILE - 10" Compliance  Yes  No  
 Floor Pad Dimension 60" x 48"  Yes  No  
 Material CERAMIC TILE - GROUTED  Yes  No

Floor Pad Extension

	Required	Actual	Compliance
Sides and Rear	8"	11"	<input type="checkbox"/> Yes <input type="checkbox"/> No
Front Loading	18"	25"	<input type="checkbox"/> Yes <input type="checkbox"/> No

Flue Pipe Type DOUBLE WALL  
 Diameter 6" Length 62" Gauge 24"  
 Fasteners 3 SCREWS  
 Condition VERY GOOD Compliance  Yes  No  
 Properly Supported  Yes  No  
 Pipe Length 62" Compliance  Yes  No  
 Number of 90° elbows NONE  Yes  No

Flue Pipe Clearance  
 Required 6" Actual 6"+  
 Shielding Material NOT REQUIRED  
 Size — Clearance reduced to: N/A  
 Compliance  Yes  No

Chimney Breech  
 Type HIGH TEMP. INSULATES  
 Condition VERY GOOD  
 Compliance  Yes  No  
 Comments: \_\_\_\_\_

**TOWNSHIP OF MINDEN HILLS**

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

**TAX BILL****FINAL 2022**

Billing Date

**Jun 24, 2022**Roll No. **4616 042 00041950.0000**

Mortgage Co: TD CANADA TRUST

Mortgage No. 1757464

1242 RICE RD  
CON A PT LOT 34 RP 19R3571 PART 1 REG 7.13AC  
331.62FR D

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RTP	304.000	RES FULL - MUNICIPAL RES FULL - COUNTY	0.00400664 0.00229423	1,218.02 697.45	0.00153000	465.12
<b>Sub Totals</b>		<b>Municipal Levy</b>			<b>Education Levy</b>	<b>465.12</b>
<b>Special Charges/Credits</b>		<b>Summary</b>				
		Tax Levy Sub-Total (Municipal+Education)				2,380.59
		Special Charges/Credits				0.00
		2022 Tax Cap Adjustment				0.00
		Final 2022 Taxes				2,380.59
		Less Interim Billing				(1,154.28)
		Past Due/Credit (As of 06/24/2022)				0.00
<b>Total</b>		<b>Total Amount Due</b>				<b>\$ 1,226.31</b>

Please return this portion with your payment

**FINAL 2022****TOWNSHIP OF****TOWNSHIP OF MINDEN HILLS**

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

**Second Installment**

Roll # 4616 042 00041950.0000		Total Amount Due	
Due Date:	Sep 23, 2022	\$	613.00
<b>YOU ARE PARTICIPATING IN THE MORTGAGE PAYMENT PLAN, NO PAYMENT IS REQUIRED.</b>		<b>Amount Paid</b>	

Please return this portion with your payment

**FINAL 2022****TOWNSHIP OF****TOWNSHIP OF MINDEN HILLS**

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

**First Installment**

Roll # 4616 042 00041950.0000	Current Amount Due	613.31
Due Date:	Past Due/Credit	0.00
<b>YOU ARE PARTICIPATING IN THE MORTGAGE PAYMENT PLAN, NO PAYMENT IS REQUIRED.</b>		<b>Total Amount Due</b>
		\$ 613.31
		<b>Amount Paid</b>

PLAN 19R-3571  
03 July 1986

Checked House/Dep  
LAND REGISTRY FOR  
THE REGISTRY DIVISION  
OF HALIBURTON (RT 19)

SCHEDULE

DATE	LOT	CO	DEPT	POST	AREA
1986	1	1	1	1	1.88
1986	2	1	1	1	1.88
1986	3	1	1	1	1.88
1986	4	1	1	1	1.88
1986	5	1	1	1	1.88
1986	6	1	1	1	1.88
1986	7	1	1	1	1.88
1986	8	1	1	1	1.88
1986	9	1	1	1	1.88
1986	10	1	1	1	1.88
1986	11	1	1	1	1.88
1986	12	1	1	1	1.88
1986	13	1	1	1	1.88
1986	14	1	1	1	1.88
1986	15	1	1	1	1.88
1986	16	1	1	1	1.88
1986	17	1	1	1	1.88
1986	18	1	1	1	1.88
1986	19	1	1	1	1.88
1986	20	1	1	1	1.88
1986	21	1	1	1	1.88
1986	22	1	1	1	1.88
1986	23	1	1	1	1.88
1986	24	1	1	1	1.88
1986	25	1	1	1	1.88
1986	26	1	1	1	1.88
1986	27	1	1	1	1.88
1986	28	1	1	1	1.88
1986	29	1	1	1	1.88
1986	30	1	1	1	1.88

PLAN OF SURVEY OF  
PART OF LOT 34, CONCESSION A  
TOWNSHIP OF SNOWDON  
COUNTY OF HALIBURTON  
SCALE 1 INCH = 50 FEET  
ADRIAN WOODS, O.L.S.  
1986

RECORDING OFFICE  
THIS PLAN IS A PLAN OF SURVEY AS DEFINED BY THE REGISTRY ACT AND THE REGISTRY DIVISION OF HALIBURTON (RT 19) AND IS NOT A PLAN OF SUBDIVISION AS DEFINED BY THE REGISTRY ACT.

ALL MARKING LINES HAVE BEEN VERIFIED  
BY THE SURVEYOR AND FOUND TO BE CORRECT  
AND ACCURATE TO WITHIN THE LIMITS OF  
THE REGISTRY ACT AND THE REGISTRY DIVISION  
OF HALIBURTON (RT 19).

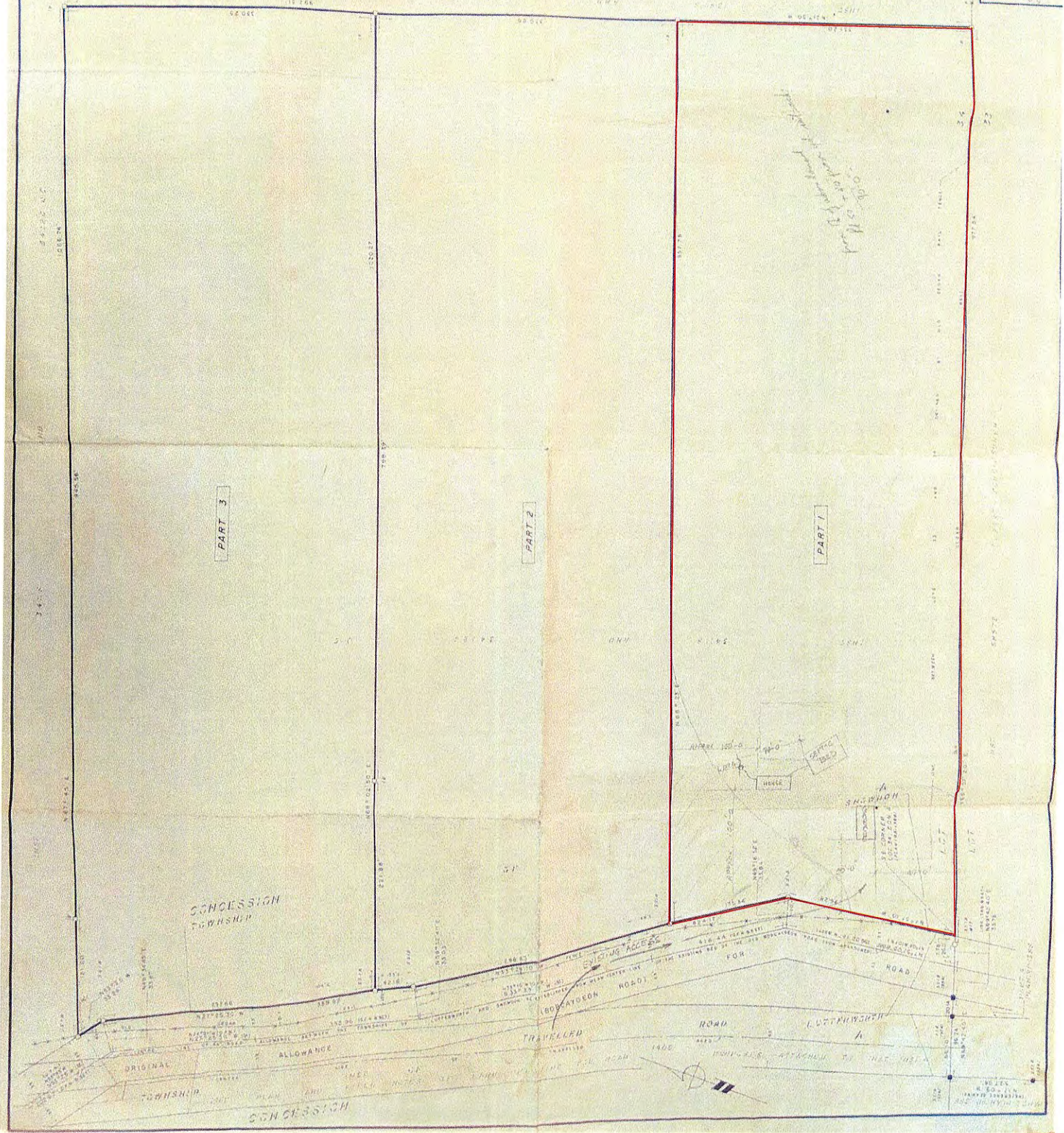
SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE EXAMINED THE PLAN AND FOUND IT TO BE CORRECT AND ACCURATE TO WITHIN THE LIMITS OF THE REGISTRY ACT AND THE REGISTRY DIVISION OF HALIBURTON (RT 19).

ADRIAN WOODS, O.L.S.  
SURVEYOR

BISHOP & WILSON LTD.

ONTARIO LAND SURVEYORS  
REG. OFFICE  
100 KING ST. W. TORONTO, ONT. M5X 1C4  
BRANCH OFFICES  
100 KING ST. W. TORONTO, ONT. M5X 1C4  
100 KING ST. W. TORONTO, ONT. M5X 1C4  
100 KING ST. W. TORONTO, ONT. M5X 1C4







# 1242 Rice Road, Minden



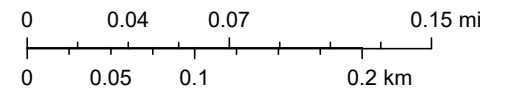
April 2, 2024

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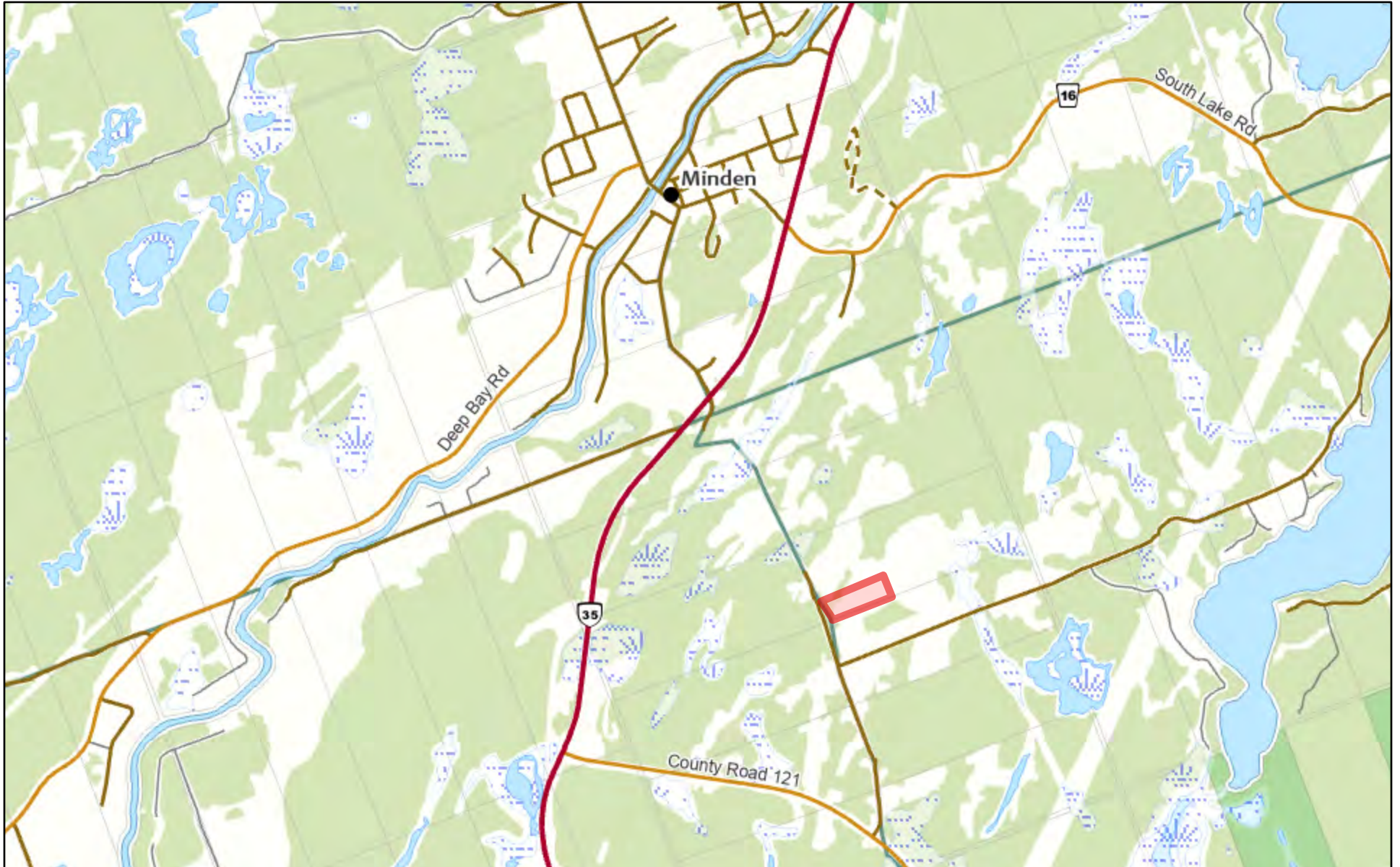
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Scale: 1:4,514



# 1242 Rice Road, Minden

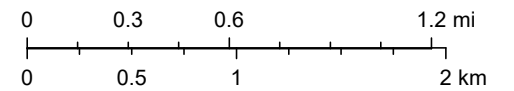


April 2, 2024

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Scale: 1:36,112





12441

969.68ft

335.71ft

12452

981.96ft

130.60ft

198.63ft

Rice Rd

11771

Hospitality Rd

Hospitality Rd

Hospitality Rd

Hospitality Rd

