

**TROY AUSTEN**

**REAL ESTATE TEAM**

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$749,000**

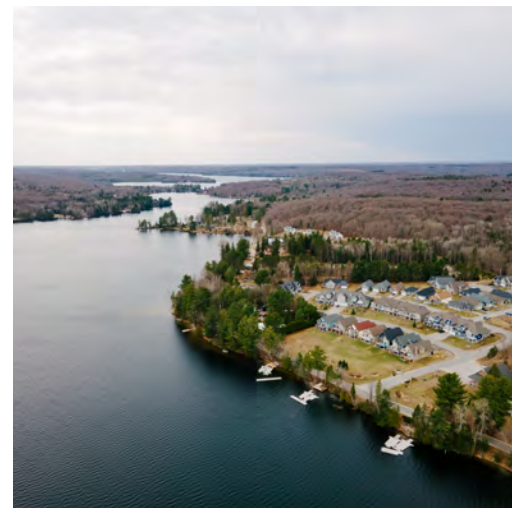
*Welcome to* 13 - 68 Webb Circle

Silver Beach on Kashagawigamog Lake, Haliburton




*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 lakeside-inspired 2-storey condo with a fully finished walk-out basement, offering luxurious living and convenient access to the serene Kashagawigamog Lake. Boasting over 2500 square feet of meticulously crafted living space, this home invites you into a world of comfort and elegance. Quality finishes around every corner, creating an atmosphere of timeless sophistication.

The main level welcomes you with an open-concept layout, perfect for entertaining or simply unwinding in style. The kitchen is a culinary haven, featuring modern appliances, ample storage, and a convenient coffee bar. Step onto the terraces and breathe in the fresh air as you soak in the picturesque vistas of the lake and surrounding landscape. Upstairs, two bedrooms await, including a spacious primary suite with ensuite privileges. Indulge in relaxation in the luxurious ensuite bathroom, complete with a rejuvenating soaker tub and separate shower. The fully finished walk-out basement provides additional living space, including a bedroom for guests or family members, along with flexible areas for a home office or rec room. With an attached 18x16 garage, storage is ample for all your outdoor essentials.

Experience a maintenance-free lifestyle, as snowplowing and lawn care are taken care of for you. For leisure and socializing, the clubhouse features a kitchenette, large gathering space, exercise room, and games room. Although not directly on the lake, your access to the private dock on Kashagawigamog Lake, part of Haliburton's 5 lake chain, offers endless opportunities for recreational activities, from boating to fishing or simply enjoying the tranquility of the water's edge. Don't miss out on the chance to embrace lakeside living at its finest!



# Interior Home Features

Three Bedrooms

Three Bathrooms

Over 2500sq ft of living space

Large primary bedroom ft. walk-in closet, private terrace and ensuite privileges with soaker tub

Open concept main floor great for entertaining

Fully finished lower level with walk-out to patio

Attached single car garage

# Exterior Features

Multiple terraces and balconies with different view points

Garage/Recycling pickup

Maintenance free with snowplowing and lawn cutting included

Access to the club house ft. kitchenette, exercise room, games room, and gathering space

Access via to Kashagawigamog Lake, Haliburton's 5-lake chain

10 minute drive to the village of Haliburton for all your amenities



# 68 WEBB Circle Unit #13, Haliburton, Ontario K0M 1S0

Listing

Client Full  
Active / Residential

**68 WEBB Ci #13 Haliburton**

Listing ID: 40568836  
Price: \$749,000



## Haliburton/Dysart et al/Dysart 2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Lower	1	1	
Main		1	1
Second	2	1	

Beds (AG+BG): **3 (2 + 1)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **2,556**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,856/LBO provide**  
 BG Fin SF: **700/LBO provided**  
 DOM: **0**  
 Common Interest: **Condominium**  
 Tax Amt/Yr: **\$3,685.45/2023**  
 Condo Fee/Freq: **\$410.00/Monthly**

### Remarks/Directions

Public Rmks: **Welcome to your lakeside-inspired 2-storey condo with a fully finished walk-out basement, offering luxurious living and convenient access to the serene Kashagawigamog Lake. Boasting over 2500 square feet of meticulously crafted living space, this home invites you into a world of comfort and elegance. Quality finishes around every corner, creating an atmosphere of timeless sophistication. The main level welcomes you with an open-concept layout, perfect for entertaining or simply unwinding in style. The kitchen is a culinary haven, featuring modern appliances, ample storage, and a convenient coffee bar. Step onto the terraces and breathe in the fresh air as you soak in the picturesque vistas of the lake and surrounding landscape. Upstairs, two bedrooms await, including a spacious primary suite with ensuite privileges. Indulge in relaxation in the luxurious ensuite bathroom, complete with a rejuvenating soaker tub and separate shower. The fully finished walk-out basement provides additional living space, including a bedroom for guests or family members, along with flexible areas for a home office or rec room. With an attached 18x16 garage, storage is ample for all your outdoor essentials. Experience a maintenance-free lifestyle, as snowplowing and lawn care are taken care of for you. For leisure and socializing, the clubhouse features a kitchenette, large gathering space, exercise room, and games room. Although not directly on the lake, your access to the private dock on Kashagawigamog Lake, part of Haliburton's 5 lake chain, offers endless opportunities for recreational activities, from boating to fishing or simply enjoying the tranquility of the water's edge. Don't miss out on the chance to embrace lakeside living at its finest!**

Directions: **County Road 21 to Wigamog Road to Margaret's Trail to Webb Circle. Follow to sign**

### Common Elements

Common Element/Condo Amenities: **Club House, Exercise Room, Games Room, Guest Suites, Party Room, Shared Beach, Shared Dock, Visitor Parking**

Condo Fees: **\$410.00/Monthly**  
 Condo Fees Incl: **Ground Maintenance/Landscaping, Property Management Fees, Snow Removal, Water**  
 Locker: **None** Balcony: **Terrace**  
 Pets Allowed: **Yes** Condo Corp #: **HVLC2**  
 Prop Mgmt Co: **Guardian Property Mgmt** Condo Corp Yr End:

### Exterior

Exterior Feat: **Balcony, Year Round Living**  
 Construct. Material: **Stone, Wood**  
 Shingles Replaced: Foundation: **Concrete Block** Roof: **Asphalt Shingle**  
 Year/Desc/Source: // Prop Attached: **Attached**  
 Property Access: **Private Road, Year Round Road** Apx Age: **6-15 Years**  
 Other Structures: Winterized: **Fully Winterized**  
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Asphalt Driveway**  
 Parking Spaces: **3** Driveway Spaces: **2.0** Garage Spaces: **1.0**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup**  
 Water Source: **Community Well** Water Tmnt: Sewer: **Sewer (Municipal)**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Access to Water, Hospital, Lake Access, Lake/Pond, Library, Marina, Park, Place of Worship, Quiet Area, Rec./Community Centre, School Bus Route, Schools**  
 View: **Lake** Retire Com:  
 Topography: **Sloping** Fronting On: **East**  
 Restrictions: Exposure: **East**  
 School District: **Trillium Lakelands District School Board**

### Interior

Interior Feat: **Central Vacuum, On Demand Water Heater**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **In-Suite**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane**

Fireplace: **1/Family Room, Propane**  
Inclusions: **Window Coverings, Other**  
Add Inclusions: **Appliances, Light Fixtures, 2012 Gastron Bow Rider**  
Exclusions: **Personal Items**

FP Stove Op: **Yes**

### Property Information

Common Elem Fee: **No**  
Legal Desc: **UNIT 13, LEVEL 1, HALIBURTON STANDARD CONDOMINIUM PLAN NO. 3 AND ITS APPURTENANT INTEREST "T/W AN APPURTENANT INTEREST IN HALIBURTON VACANT LAND CONDOMINIUM PLAN NO. 2" SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN HA28488 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**  
Zoning: **Res**  
Assess Val/Year: **\$417,000/2024**  
PIN: **398030013**  
ROLL: **462401000000328**  
Possession/Date: **60 - 89 Days/**

Local Improvements Fee:  
Survey: **None/**  
Hold Over Days:  
Occupant Type: **Owner**  
Deposit: **min 5%**

### Brokerage Information

List Date: **04/17/2024**  
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Troy Austen, Salesperson  
Date Prepared: 04/17/2024

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

#### Listing ID: 40568836

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>7' 6" X 15' 0"</b>	<b>2.29 X 4.57</b>	
<b>Bathroom</b>	<b>Main</b>	<b>5' 9" X 5' 0"</b>	<b>1.75 X 1.52</b>	<b>2-Piece</b>
<b>Kitchen</b>	<b>Main</b>	<b>23' 6" X 7' 9"</b>	<b>7.16 X 2.36</b>	
<b>Living Room/Dining Room</b>	<b>Main</b>	<b>23' 7" X 13' 3"</b>	<b>7.19 X 4.04</b>	
<b>Bedroom Primary</b>	<b>Second</b>	<b>20' 0" X 18' 10"</b>	<b>6.10 X 5.74</b>	<b>Balcony/Deck</b>
<b>Bathroom</b>	<b>Second</b>	<b>12' 0" X 8' 0"</b>	<b>3.66 X 2.44</b>	<b>4-Piece, Ensuite Privilege</b>
<b>Bedroom</b>	<b>Second</b>	<b>19' 6" X 15' 6"</b>	<b>5.94 X 4.72</b>	<b>Balcony/Deck</b>
<b>Recreation Room</b>	<b>Lower</b>	<b>25' 7" X 12' 9"</b>	<b>7.80 X 3.89</b>	
<b>Bedroom</b>	<b>Lower</b>	<b>15' 3" X 10' 3"</b>	<b>4.65 X 3.12</b>	<b>Walkout to Balcony/Deck</b>
<b>Bathroom</b>	<b>Lower</b>	<b>8' 9" X 5' 1"</b>	<b>2.67 X 1.55</b>	<b>4-Piece</b>
<b>Utility Room</b>	<b>Lower</b>	<b>6' 5" X 8' 9"</b>	<b>1.96 X 2.67</b>	

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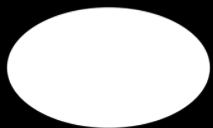
# Chattels

## Included

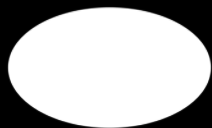
- All Appliances
- Window Coverings
- Light fixtures
- 2012 Gastron Bow Rider

## Excluded

- Personal Items



Seller



Buyer



# Additional Information

- Hydro Cost Per Year: \$1048.05 approx/per
- Propane Supplier: Kelly's Propane
- Propane Cost Per Year: \$2276.24 approx/year
- Satellite Provider: Bell
- Internet Provider: Bell
- Highspeed Internet Available: Yes
- Cell Service: Yes
- Fully Winterized
- Age of Building: 2013
- Insurance Company: HTM Insurance
- Road Type: Private Year-Round
- Condo Fees: \$410/mon

HVLCC2/HVLCC3  
c/o Guardian Property Management  
P.O.Box 2488  
Peterborough ON K9J 7Y8

**INVOICE**

Number: 3579  
30019.00 - Unit 68WCLOT19  
Date : 06/02/2023  
Due date: 06/02/2023

Sold to :

Sent to :



Product #	Description	Qty	Unit price	Amount
	Propane consumed June 1/22 to May 31/23	1.00	2,276.24	2,276.24
	Monthly payments received June 1/22 to May 31/23	1.00	(2,378.00)	(2,378.00)
<b>Total</b>				<b>-101.76</b>

2024  
WE now pay 232.00 /mthly.




# Municipality of Dysart et al

P.O. Box 389  
 135 Maple Ave  
 Haliburton ON K0M 1S0  
 (705) 457-1740  
 Email: tax@dysartetal.ca

# TAX NOTICE

Group Code:  
**DO NOT PAY - PAID BY MORTGAGE HOLDER**

<b>Final</b>	<b>2023</b>
<b>Billing Date</b>	<b>May 10, 2023</b>

<b>Mortgage Company</b> CIBC MORTGAGES INC-RESIDENTIAL	<b>Bill No.</b> 463947
<b>Roll No.</b> 010-000-00328-0000	<b>Mortgage No.</b> 007941643.1
<b>Name and Address</b> 8789	<b>Municipal Address/Legal Description</b>
	68 WEBB CIR HSCP 3 LEVEL 1 UNIT 13

Assessment		Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 417,000.00	Res/Farm Tx:Full - EPubSup	0.00316071	\$ 1,318.02	0.00235833	\$ 983.42	0.00153000	\$ 638.01

**Sub Totals >>>**      **Municipal Levy** \$ 1,318.02      **County Levy** \$ 983.42      **Education Levy** \$ 638.01

Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
SEWER RES	SEWER RESIDENTIAL	\$ 748.00	9999	7/12/2023	\$ 950.14	Sub-Total - Tax Levy	\$ 2,939.45
				9/13/2023	\$ 949.00	Special Charges/Credits	\$ 746.00
						2023 Tax Cap Adjustment	\$ 0.00
						<b>Final 2023 Levies</b>	<b>\$ 3,685.45</b>
						Less Interim Tax Notice	\$ 1,786.31
						Past Due Taxes/Credit	\$ 0.00
<b>Total Special Charges</b>		<b>\$ 746.00</b>				<b>Total Amount Due</b>	<b>\$ 1,899.14</b>

### Schedule 2

#### Explanation of Tax Changes 2022 to 2023

Final 2022 Levies    Final 2023 Levies    Total Year Over Year Change  
 \$ 2,882.59            \$ 2,939.45            \$ 56.86

Final 2022 Levies	\$ 2,882.59
* 2022 Annualized Taxes	\$ 2,882.59
2023 Local Municipal Levy Change	\$ 30.13
2023 County Levy Change	\$ 171.95
2023 Provincial Education Levy Change	\$ 33.36
2023 Tax Change Due to Reassessment	\$ 111.86
** Final 2023 Levies	\$ 2,939.45

\*\*Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

### Schedule 3

#### Explanation of Property Tax Calculations

Commercial      Industrial      Multi-Res.

2023 CVA Taxes	Commercial	Industrial	Multi-Res.
* 2022 Annualized Taxes			
2023 Tax Cap Amount			
2023 Provincial Education Levy Change			
2023 Municipal Levy Change			
** 2023 Adjusted Taxes			

\* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.



# 13-68 Webb Circle, Silver Beach, Lake Kashagawigamog



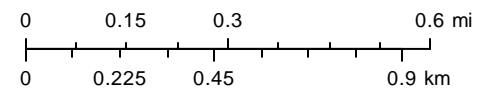
September 6, 2023

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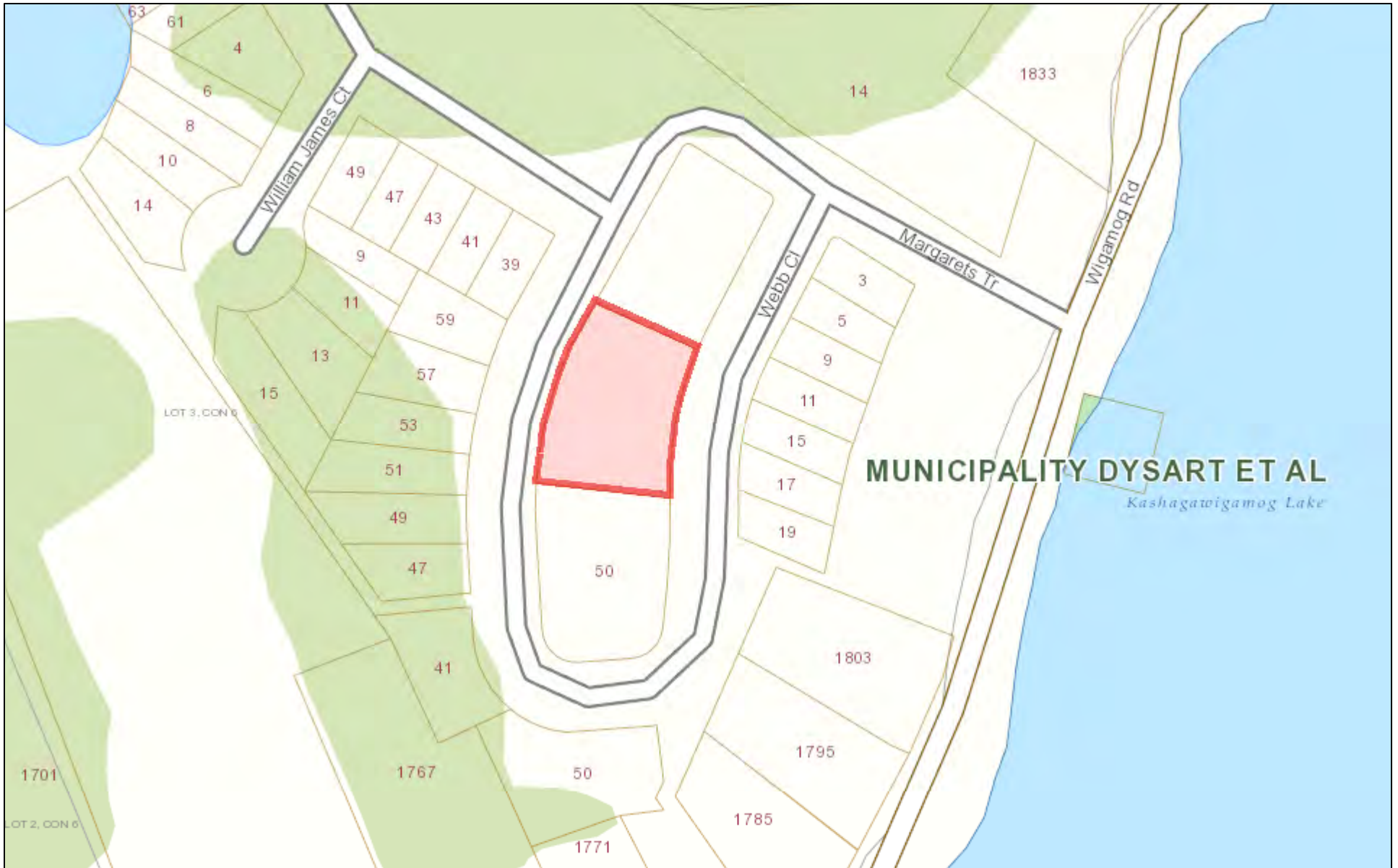
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# 13-68 Webb Circle, Silver Beach, Lake Kashagawigamog



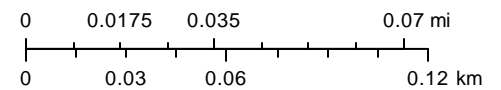
September 6, 2023

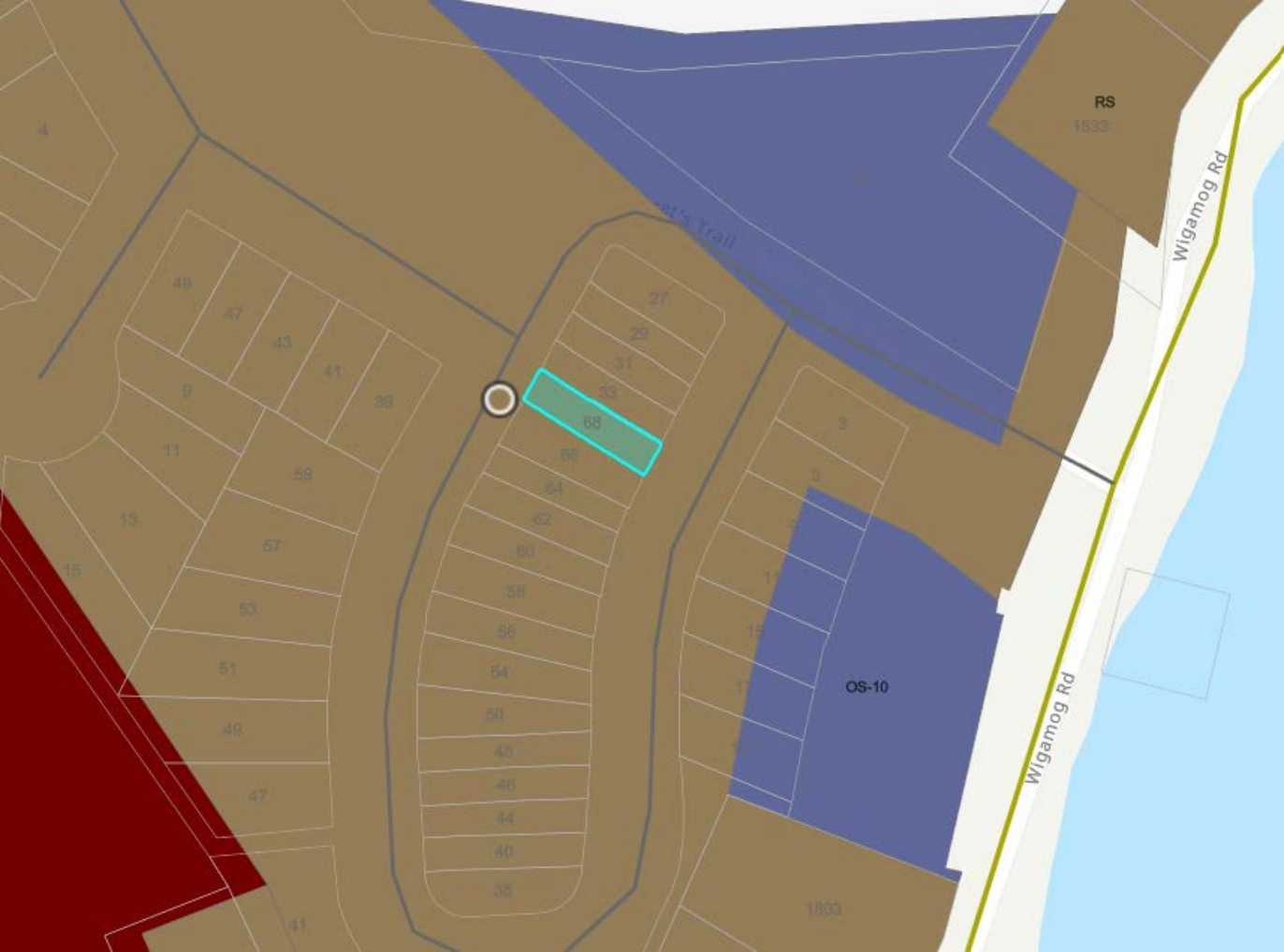
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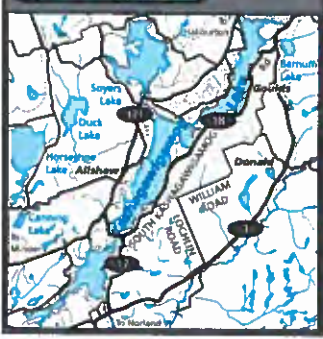




Location: 10 km (6 mi) northeast of Minden  
 Elevation: 313 m (1,043 ft)  
 Surface Area: 817 ha (2,020 ac)  
 Mean Depth: 12.7 m (42.5 ft)  
 Max Depth: 39 m (130 ft)  
 Way Point: 78° 36' 00" Lon - W 44° 59' 00" Lat - N

# Kashagawigamog Lake

Area Indicator







Location: 5 km (3 mi) south of Minden  
 Elevation: 243 m (810 ft)  
 Surface Area: 801 ha (1,980 ac)  
 Mean Depth: 14.7 m (49 ft)  
 Max Depth: 44.1 m (147 ft)  
 Way Point: 78° 47' 00" Lon - W 44° 51' 00" Lat - N

[www.backroadmapbooks.com](http://www.backroadmapbooks.com)

## Gull Lake - Minden

Lake Chart on p.63

### Fishing



Reference to Gull Lake dates back as far as 1826 when it was named Kinashingiquash Lake. More recently the name was changed in reference to the Gull River, which flows in and out of the lake. This big lake is a popular cottage country destination and has many camps and cottages scattered along its shoreline.

Lake trout are perhaps the most sought after sportfish on Gull Lake and a natural population of lake trout remains in the lake. Fishing is best during the winter ice fishing season. Early in the season, the fish can be found most anywhere in the lake, and at any depth, but as the ice gets thicker, they tend to come closer to the surface, which is where the baitfish are, and you will often find them just a few metres under the ice. A variety of jigs—round, airplane and tube jig heads—all work well. Randomly bounce the lure at various depths while you are fishing. Use short and slow bounces with long pauses in between. Most strikes happen when the lure is at rest and the bites are often delicate. Spoons can work well too, as the motion of the spoon through the water sends out vibrations which the fish can hear or feel.

Fishing can be decent for a few weeks after ice-off, before the lake trout head for deeper water. Trolling with downriggers is the only effective summertime trout angling method.

Gull Lake also holds both smallmouth and largemouth bass. Fishing for bass can be good at times for average size bass, although they can be found much larger. There is plenty of fine bass structure found around the big lake and anglers should work the weedy bays, the rocky drop-offs or even the man-made structure such as boat docks. Spincasters should try jigs and spinners, while fly casters can have great results with crayfish or leech patterns when worked around shoreline structure.

In order to protect the natural lake trout population of Gull Lake, slot size restrictions and special ice fishing regulations have been established. Check the regulations before heading out.

### Directions



Set between the town of Minden and Norland, Gull Lake lies off the west side of Highway 35. On the opposite shoreline, County Road 2 (Deep Bay Road) provides access to several side roads that lead to the lake. While it is possible to launch a canoe from the side of the road, it is not recommended due to private property in the area. The main boat launch facility is found at Miners Bay, but there are also a few other resorts found around the lake. Most charge a fee to use the launch if you are not staying at their facility.

### Facilities



There are a few resorts and lodges available on and around Gull Lake as well as several rental cottages available. You can contact Resorts of Ontario or inquire locally for more information on various options. Supplies can be found in the town of Minden minutes away to the north.

### Other Options



**North Pigeon** and **Little Bob Lakes** are located near the northwestern shore of Gull Lake and are accessible via 2wd roads. The smaller lakes are stocked every few years with lake trout and are home to resident smallmouth and largemouth bass populations. A privately run campground lies on Little Bob Lake. Moore Lakes to the south are separated from Gull Lake by a dam. The lakes provide angling opportunities for lake trout, smallmouth and largemouth bass as well as whitefish.



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[www.backroadmapbooks.com](http://www.backroadmapbooks.com)

## Kashagawigamog Lake

Lake Chart on p.64

### Fishing



Kashagawigamog Lake can be a busy spot during the summer months as visitors flock to the area in search of a pleasant rural retreat. Although the lake may be busy, anglers have a variety of sportfish to focus on including bass, lake trout, walleye and muskellunge.

Out of the species resident in this lake, angling success is best for smallmouth and largemouth bass. Fishing for bass can be good at times for bass that average 1 kg (2 lbs) in size, although they can be found much larger. Weed and rock structure abound around Kashagawigamog Lake making for prime holding areas for bass. Submersible flies and lures are best to find bass; however, these aggressive fish can be enticed to hit top water flies and lures on occasion. The best time to try top water presentations is during overcast periods or in the evening.

Lake trout and walleye are the two most sought after sportfish found in the lake. As a result, the fishing has suffered a bit over recent years. Ice fishing still remains quite popular for both species and ice huts dot the lake in the winter. During the open water season, lakers are best caught by trolling spoons, while walleye can be caught by still jigging. Trolling minnow imitation lures can also produce results for the odd walleye.

A small population of muskellunge also inhabit the lake, but fishing is regarded as slow. Some musky anglers will dispute this, and there are reports of consistent success in the northeast end of the lake at times. The odd musky also hits ice fishing presentations ferociously. Larger spoons such as the Daredevil and the Five of Diamonds are popular classics, while floating Rapalas are also known to do well.

Lake trout slot size restrictions are in place on this lake to help preserve the natural lake trout population. For ice fishing, only one line is permitted to help reduce winter pressure on both lake trout and walleye. As always, the use of catch and release techniques will go a long way to ensuring the fishery remains healthy.

### Directions



This long lake is one of the focal points of activity in the Minden and Haliburton areas. It stretches southwest from the town of Haliburton and has two main access areas found off County Road 21. Many simply launch on the smaller Head Lake outside of town and boat through Grass Lake to access Kashagawigamog Lake. Another launch is found near the middle of the lake on the channel connecting with Soyers Lake. Again, it is a short jaunt to the main body of the lake.

On the opposite shoreline, County Road 18 (Kashagawigamog Lake Road) provides good access to there various facilities there. There is a public launch found about halfway down the lake on this side of the road.

### Facilities



Visitors in the area will find several nice resorts and inns scattered around the lake. Most provide camping and/or cabin rentals and usually provide a boat launch onto the lake for day visitors (for a fee). It is best to inquire locally for more information on the various options. Supplies and local fishing tips can be picked up in either Minden or Haliburton.

### Other Options



**Canning Lake** to the south, **Soyers Lake** to the west as well as **Grass** and **Head Lakes** to the northeast are all connected to Kashagawigamog Lake by short channels. As can be expected, they all provide similar fisheries. Smallmouth bass provide the bulk of the action but anglers will also find walleye, lake trout and even muskellunge in the system.