

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,995,000

Welcome to Bluebeary Hill

2682 Wilkinson Road on Kennisis Lake, Haliburton




Troy Austen


Sales Representative



CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca





Welcome to Bluebeary Hill, a captivating Ontario property where history, artistry, and contemporary luxury harmonize effortlessly. Situated on 0.81 acres with 268 feet of shoreline along the scenic Kennisis Lake, this singular residence is a treasure trove of charm.

Step into Ontario's oldest 2 and a half storey log home, meticulously dismantled and expertly reconstructed. The stonework and fireplace, sourced from a church in Montreal, infuse the living spaces with character and warmth. Boasting 3 bedrooms and 2 bathrooms, this dwelling provides ample space for both family and visitors. The open-concept main floor seamlessly integrates a spacious kitchen, ideal for entertaining, with a generous sunroom and covered front porch offering panoramic lake vistas. A three-story loft space awaits the imagination of youngsters and the young at heart, ensuring boundless hours of play and creativity. Stay snug year-round with a new furnace and the added assurance of a Generac backup system.

As twilight falls, gather around the lakeside firepit. Embrace the serenity of Kennisis Lake, relish in the historical tapestry, and transform this distinctive property into your personal haven. Seize the opportunity to own a piece of Ontario's heritage, complete with all the contemporary comforts you desire. Welcome to Bluebeary Hill, where the past converges with the present to craft an enduring sanctuary.



Interior Home Features

Three bedrooms

Two bathrooms

Open concept main floor

Spacious kitchen, perfect for entertaining

Beautiful sunroom

Stonework on the fireplace is from a Church in Montreal

Third-storey loft for additional living/sleeping space

Ontario's oldest 2 and a half storey log home

Exterior Features

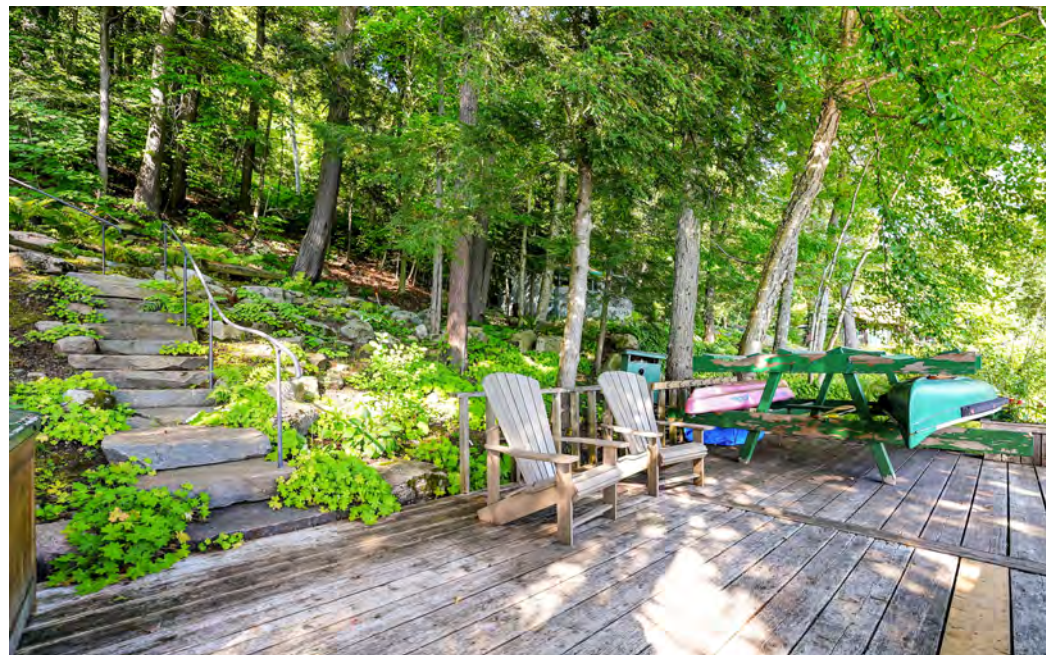
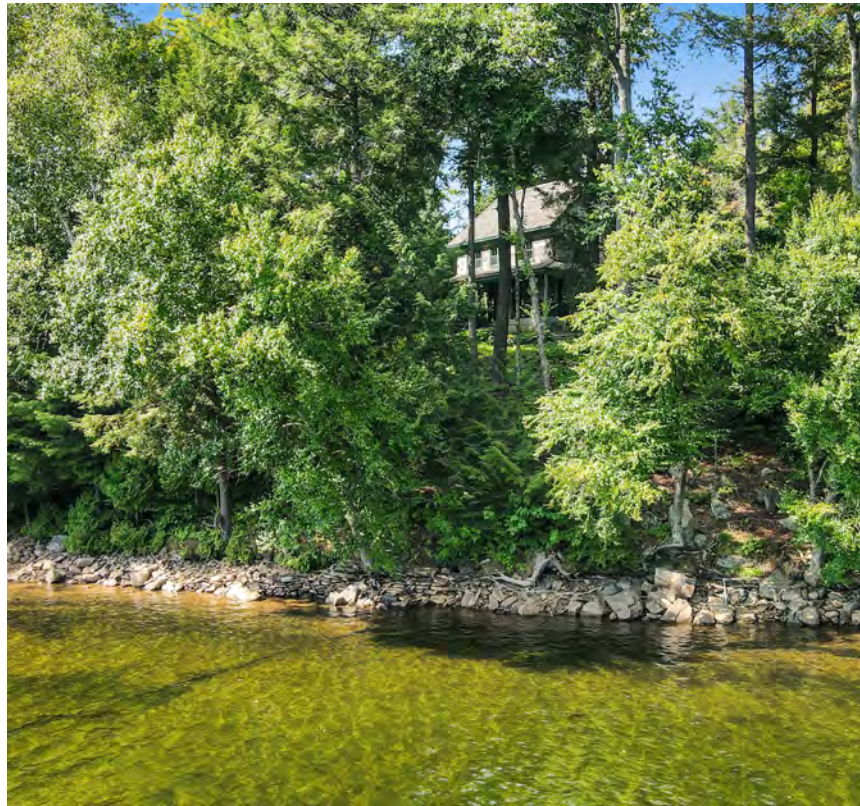
Shoreline stretching 268 feet

0.81 acres of property

Lakeside firepit

Covered front porch offering panoramic lake vistas

Added assurance of a Generac backup system



2682 WILKINSON Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

2682 WILKINSON Rd Haliburton

Listing ID: 40551153
 Price: **\$1,995,000**



Haliburton/Dysart et al/Guilford 2.5 Storey/House



Water Body: **Kennisis Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **2,392**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,392/LBO provide**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,378.42/2023**

Remarks/Directions

Public Rmks: **Welcome to Bluebeary Hill, a captivating Ontario property where history, artistry, and contemporary luxury harmonize effortlessly. Situated on 0.81 acres with 268 feet of shoreline along the scenic Kennisis Lake, this singular residence is a treasure trove of charm. Step into Ontario's oldest 2 and a half storey log home, meticulously dismantled and expertly reconstructed. The stonework and fireplace, sourced from a church in Montreal, infuse the living spaces with character and warmth. Boasting 3 bedrooms and 2 bathrooms, this dwelling provides ample space for both family and visitors. The open-concept main floor seamlessly integrates a spacious kitchen, ideal for entertaining, with a generous sunroom and covered front porch offering panoramic lake vistas. A three-story loft space awaits the imagination of youngsters and the young at heart, ensuring boundless hours of play and creativity. Stay snug year-round with a new furnace and the added assurance of a Generac backup system. As twilight falls, gather around the lakeside firepit. Embrace the serenity of Kennisis Lake, relish in the historical tapestry, and transform this distinctive property into your personal haven. Seize the opportunity to own a piece of Ontario's heritage, complete with all the contemporary comforts you desire. Welcome to Bluebeary Hill, where the past converges with the present to craft an enduring sanctuary.**

Directions: **hwy 118 north out of Haliburton, turn right on to Kennisis Lake Road, turn left on to Wilkinson Road, follow road to signs. Acreage on the left**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline:
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **268.00**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Porch-Enclosed**
 Construct. Material: **Log, Stone** Foundation: **Concrete Block** Roof: **Cedar**
 Shingles Replaced:
 Year/Desc/Source: //
 Property Access: **Municipal Road, Year Round Road** Prop Attached: **Detached**
 Garage & Parking: **Private Drive Single Wide** Rd Acc Fee: **16-30 Years**
 Parking Spaces: **4** Driveway Spaces: **4.0** Garage Spaces:
 Services: **Cell Service, Electricity, Internet Other**
 Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Sediment Filter** Sewer: **Septic**
 Lot Size Area/Units: **0.810/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **268.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Access to Water, Beach, Lake Access, Lake/Pond, Marina, Open Spaces, Skiing, Trails**
 View: **Forest, Lake**
 Topography: **Sloping** Retire Com:
 School District: **Trillium Lakelands District School Board** Fronting On: **South**

Interior

Interior Feat: **Water Heater Owned**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Laundry Closet, Main Level**
 Cooling: **Central Air**
 Heating: **Baseboard, Electric, Forced Air-Propane**
 Fireplace: **1/Wood** FP Stove Op: **Yes**
 Inclusions: **Other**
 Add Inclusions: **Furniture, Appliances, Most Dishes and Serving Plates, All Metal Railings, Dock**

Exclusions: **Personal Items, Art work, Blueberry Pottery (just a few pieces), Fridge and freezer in sunroom, table in front of fireplace, Outdoor Furniture**

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 32-33 PL 386 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**
Zoning: **WR**
Assess Val/Year: **\$763,000/2024**
PIN: **391370286**
ROLL: **462404100082000**
Possession/Date: **Other/**

Local Improvements Fee:
Survey: **Available/ 1958**
Hold Over Days:
Occupant Type: **Vacant**
Deposit: **min 5%**

Brokerage Information

List Date: **03/12/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 03/12/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

Rooms

Listing ID: 40551153

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Mud Room	Main	7' 8" X 6' 10"	2.34 X 2.08	
Kitchen	Main	23' 8" X 13' 9"	7.21 X 4.19	
Living Room/Dining Room	Main	18' 10" X 28' 6"	5.74 X 8.69	
Sunroom	Main	7' 10" X 23' 2"	2.39 X 7.06	
Bathroom	Main	9' 6" X 4' 5"	2.90 X 1.35	2-Piece
Laundry	Main	3' 0" X 3' 0"	0.91 X 0.91	
Bedroom	Second	13' 0" X 8' 4"	3.96 X 2.54	
Bathroom	Second	11' 3" X 8' 6"	3.43 X 2.59	3-Piece
Bedroom	Second	10' 0" X 17' 4"	3.05 X 5.28	
Bedroom	Second	13' 7" X 10' 6"	4.14 X 3.20	
Loft	Third	29' 0" X 10' 0"	8.84 X 3.05	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

2682 Wilkinson Road, Haliburton

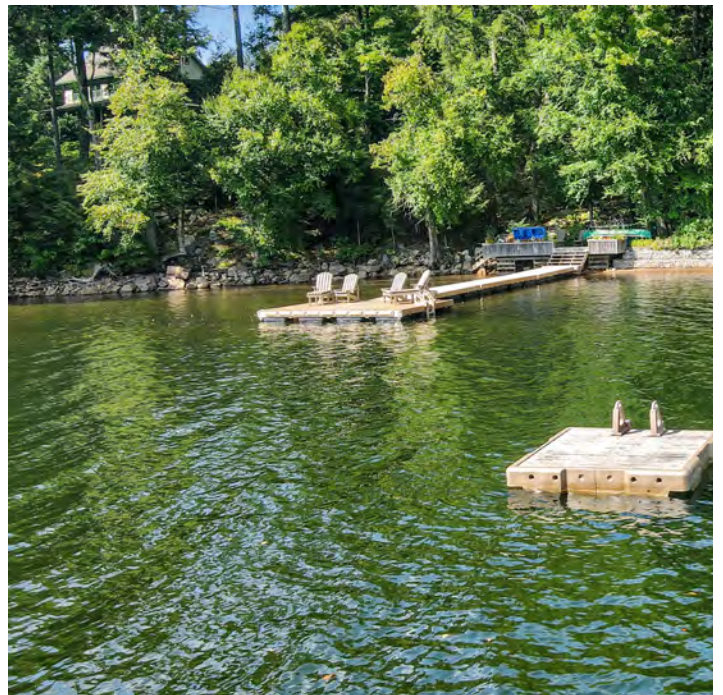
Chattels

Included

- Furniture
- Appliances
- Most Dishes
- Most Serving Dishes
- All Metal Railings
- Dock

Excluded

- Personal Items
- Art
- Blueberry Pottery (just a few pieces)
- Fridge and Freezer on porch
- Table in front of fireplace
- Outdoor furniture



Seller



Buyer



Health Unit

SITE INSPECTION REPORT FOR A SEWAGE SYSTEM PERMIT

File Number Gu-5-04

Address: [Redacted] Date: April 28/04

County/City/Twp.: Quilford Lot#: 32/33 Conc.#: 13

Plan# 386 Sub Lot# 9 Roll# 4624041 Emergency #911 0008210082000000

1. Assessment of Property: (circle one)
- a) Surface drainage: good fair poor
 - b) Slope of ground: level gradual steep
 - c) Clearances (horiz): satisfactory unsatisfactory
 - d) Percolation rate: 2.5 min/cm measured estimated

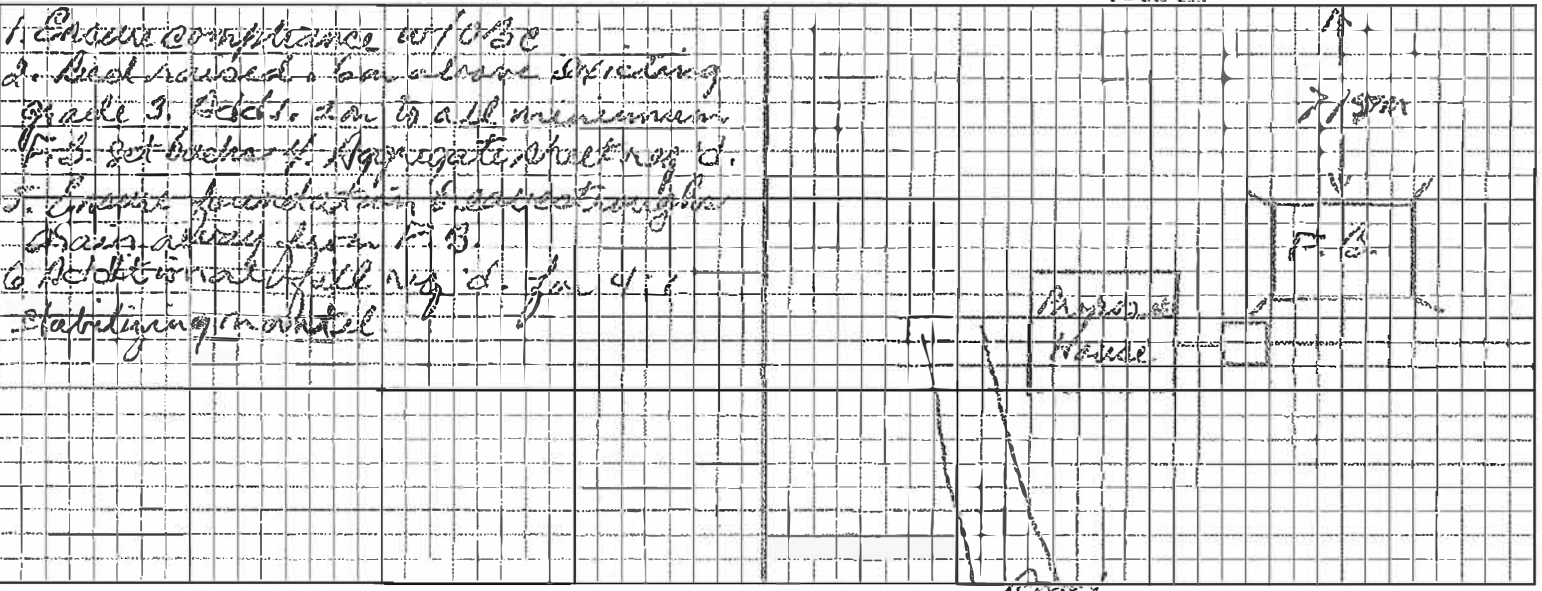
SOIL CONDITION	
Depth (metres)	Soil Type
0	<u>organics clayed</u>
0.5	<u>fine sandy silt</u>
1.0	<u>water table</u>
1.5	
Show rock elevation	
Show water table <u>W</u>	

2. Decision: On the basis of your application the property is:
- a) Acceptable if system is installed as outlined in item 3 below
 - b) Not acceptable; Reason recorded under item 3

An applicant may appeal a decision by writing to:
 The Building Code Commission
 777 Bay St. 2nd Floor, Toronto, Ontario, M5G 2E5

3. Requirements of Sewage System:
- a) Working capacity of Septic Tank: 3600 litres Holding Tank: N/A litres
 - b) Length of absorption trench required _____ metres
 - c) Filter bed area: 21.3 sq. metre contact area: 4.7 sq. metre
 - d) Size of system is based on 2 bedrooms and/or 2.5 fixture units (15)
 Area of building: 162 m² Commercial details: N/A
 Total Daily Design Sewage Flow: 1600L
 - e) Proposed layout of sewage system, as below or, as per attached drawing(s)
- IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

4. Registered under Ontario New Home Warranties Plan Act. YES NO



NOTES: 1) If a reserve area is indicated in the above-mentioned comments/drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required.
 2) It is an offense to use a system without a Permit. In order to issue a Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3

Inspected and Recommended by: B. Colpitts Date: April 28/04 Issued: [Signature]

(Appointed Inspector - Part B) (Designated Sewage Inspector - Part B)

OFFICES: 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6 Phone: (905) 885-9100
 22 Dosssee Ave. S., Campbellford, Ontario K0L 1L0 Phone: (705) 653-1550
 35 Alice St., Brighton, Ontario K0K 1H0 Phone: (613) 475-0933

● One York Lane, Top Floor, Haliburton, Ontario K0M 1S0 Phone: (705) 457-1391
 108 Angeline St., Lindsay, Ontario K9V 3L5 Phone: (705) 324-3569

PLAN OF SUBDIVISION PART OF LOTS 8, 9 & 10, CON XIII TOWNSHIP OF GUILFORD PROVISIONAL COUNTY OF HALIBURTON

SCALE 1 INCH = 100 FEET

CERTIFIED TO BE A TRUE COPY OF PLAN
REGISTERED IN THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF _____

DATE _____ REGISTRAR _____

Approved under Section 26 of
THE PLANNING ACT, 1958
this 28th day of July 1958
H. C. Bishop
MINISTER OF PLANNING & DEVELOPMENT

LEGEND

- Bearings are astronomic and derived from observation.
- Distances are in feet and decimals thereof.
- Road Allowance along the shore was established from low water mark Oct 9, 1957 and superimposed upon this survey.
- Iron Pins are indicated thus: \circ
- Iron Bars " " " " " "

FIELD NOTES

I hereby certify that this plan represents a true copy of the field notes taken in connection with the survey thereof.

H. C. Bishop
Ontario Land Surveyor

AFFIDAVIT

I, K. A. JAMES of the CITY OF PETERBOROUGH in the COUNTY OF PETERBOROUGH do hereby make oath and say:
1. That I was personally present and did see this plan and duplicate signed by JAMES E. QUINN and by EDITH SUCCO
2. That the said plan and duplicates were signed by the said parties at PETERBOROUGH ONT.
3. That I know the said parties.
4. That I am a subscribing witness to the said signing
Sworn before me at PETERBOROUGH ONT.
this 18th day of July 1958

[Signature]
Commissioner (1958)

SURVEYORS CERTIFICATE

- I, H. C. Bishop an Ontario Land Surveyor certify that:
(a) I was present at and did personally superintend the survey represented by this plan;
(b) This plan accurately shows the manner in which the lands (shaded in red) have been surveyed and subdivided by me;
(c) Every angle of the exterior boundary of this plan is defined in the survey thereof by a monument and a monument is placed at one angle of each street intersection shown on the plan;
(d) I have indicated on the plan the position and form of each of the monuments;
(e) The monuments conform in all respects to the requirements of Section 12 of the Survey Act;
(f) The survey was made by me between the 17th day of September 1957 and the 27th day of June 1958; and
(g) The survey has been accurately made in accordance with all the provisions of the Survey Act and Registry Act related thereto.

Dated at Haliburton the 27th day of June 1958

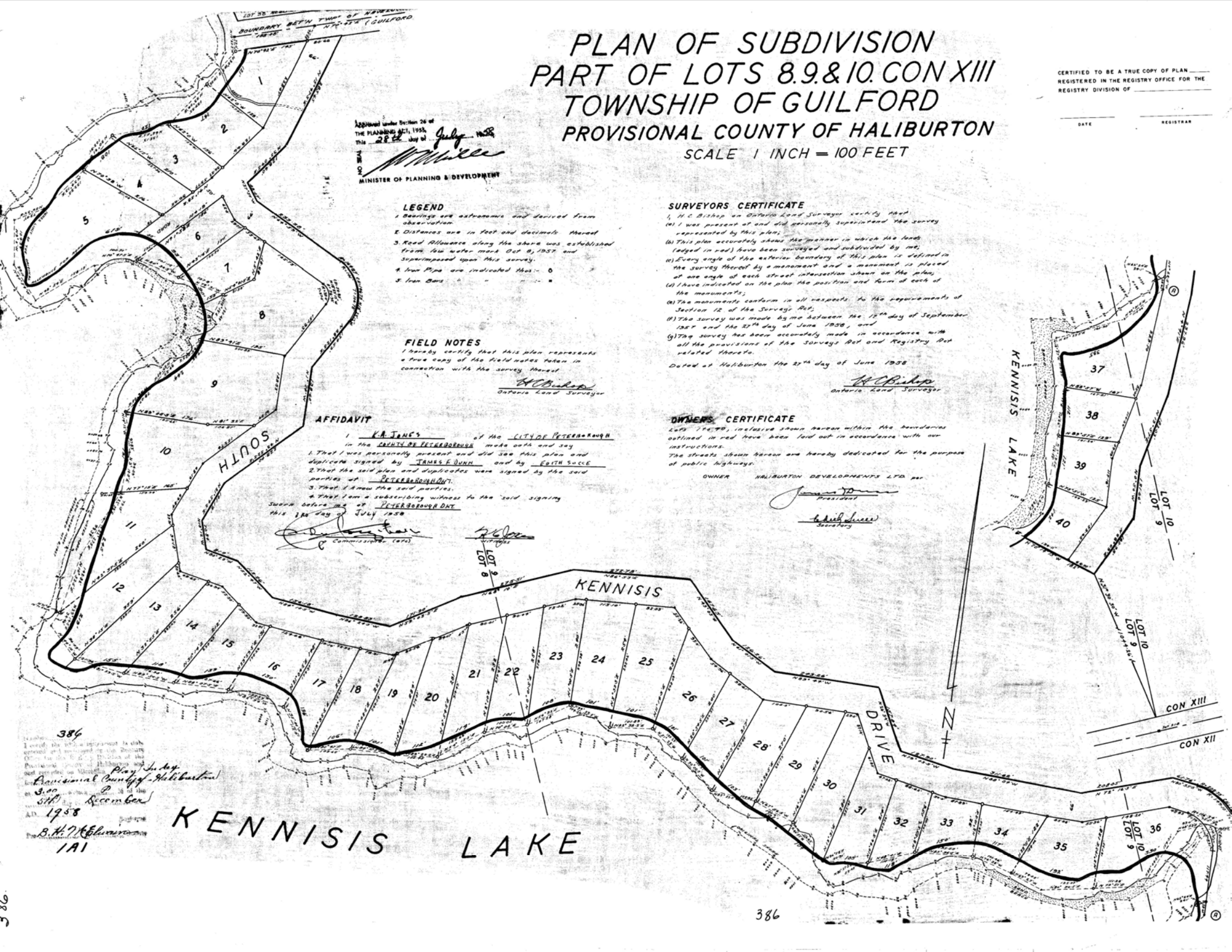
H. C. Bishop
Ontario Land Surveyor

OWNERS CERTIFICATE

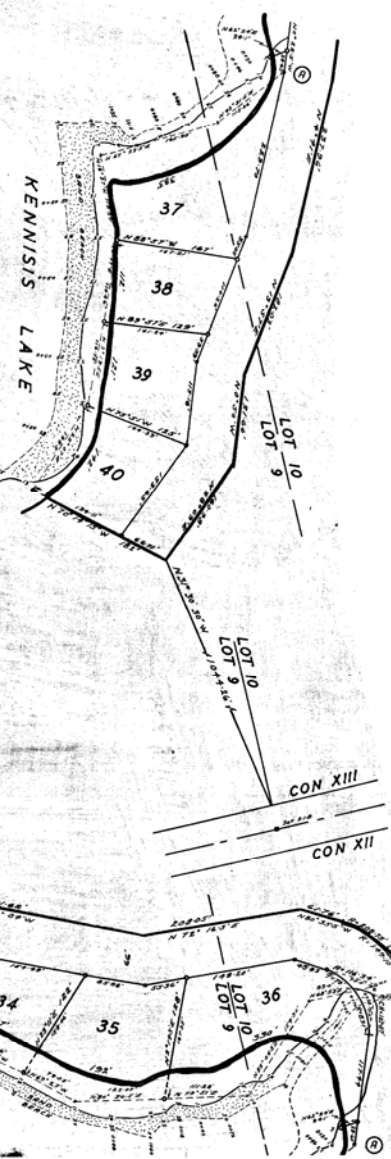
Lot 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, unless shown herein within the boundaries outlined in red have been laid out in accordance with our instructions. The streets shown herein are hereby dedicated for the purpose of public highways.

OWNER HALIBURTON DEVELOPMENTS LTD. per

[Signature]
President
[Signature]
Secretary



386
I hereby certify that this plan represents a true copy of the field notes taken in connection with the survey thereof.
Plan of Subdivision
Provisional County of Haliburton
3.00
1958
B. H. McEwen
1A1



386

gis map_2682 wilkinson road_location



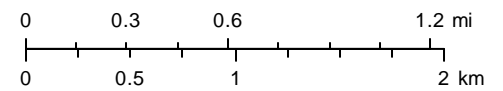
September 7, 2023

Copyright by the County of Haliburton, Minden, Ontario, 2022.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2022.



1:36,112



gis map_2682 wilkinson road_property



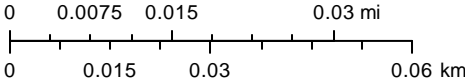
September 7, 2023

Copyright by the County of Haliburton, Minden, Ontario, 2022.
This publication may not be reproduced in any form, in part or in whole, without written permission.

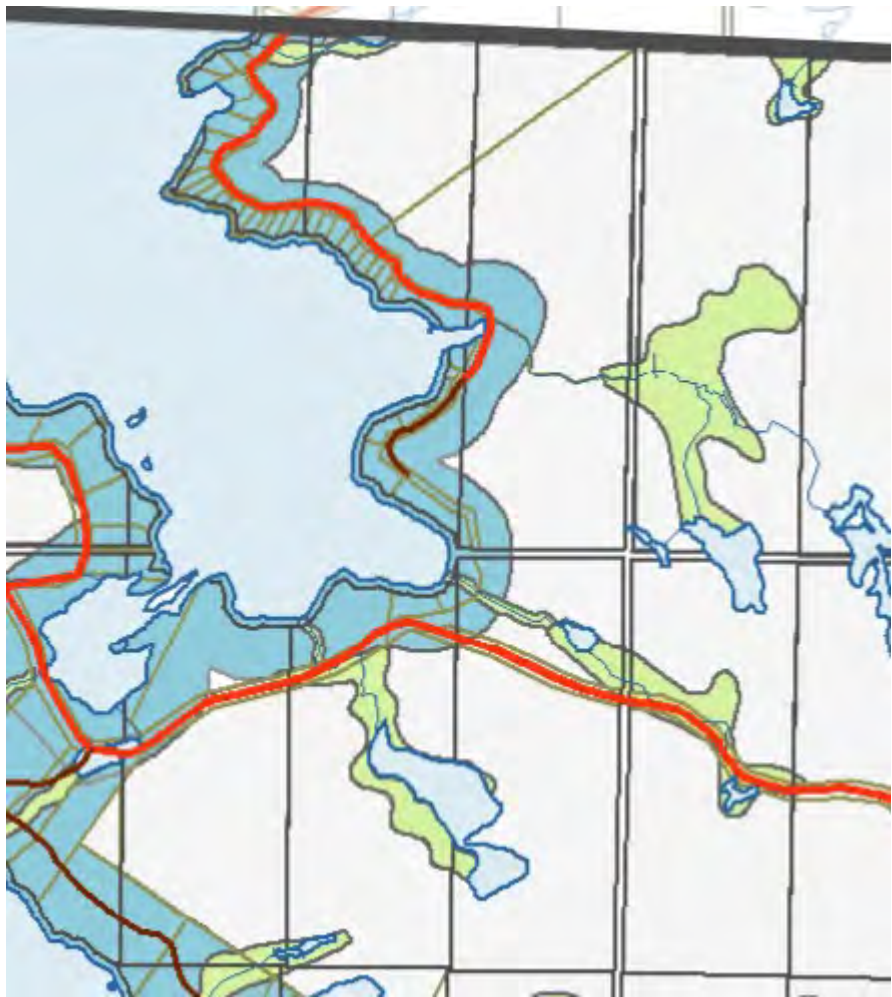
Published by the County of Haliburton, 2022.



1:1,128







Kennesis Lake

County of Haliburton Havelock and Guilford Townships
Lot 10 Con III

Physical Data

Surface Area - 3,502 acres Perimeter - 25.8 miles
Maximum Depth - 223 ft Mean Depth - 77.1 ft

Lake Characteristics

Secchi disc disappeared 30.5 ft below the surface.

Fish Species Present

Lake trout, yellow perch, white sucker, brown bullhead, smallmouth bass.

Fishing

Primarily a lake trout fishery. Very popular winter angling lake. Trout are caught by the use of minnow and jigging with artificial lures. During the open water angling, trolling with light spinning gear and steel line trolling using artificial lures are used. The angling locations are varied.

Access

Accessible by standard vehicle and snowmobile. Public access. Follow County Rd 7 north from West Guilford to Kennesis Lake.

(Refer to Havelock Township map - page 216)

