

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$2,995,000

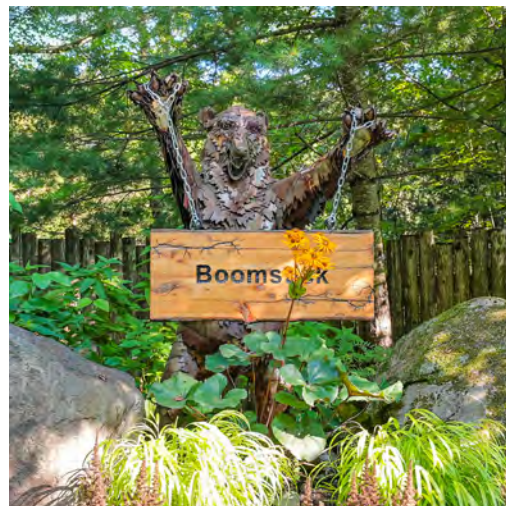
Welcome to The Boomstick

2718 Wilkinson Road on Kennisis Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Introducing The Boomstick, an extraordinary property nestled along the serene shores of Kennisis Lake. Originally a cherished hunt camp established by the former owners of Haliburton Forest, this historic treasure seamlessly merges timeless charm with contemporary comforts. With an impressive 546 feet of sandy waterfront, this sanctuary beckons you to immerse yourself in the tranquil allure of the lake. Enjoy sunsets with its southwesterly exposure.

The main residence boasts five bedrooms and two bathrooms, finished with bamboo floors and kitchen cabinets featuring intricate marquetry. A striking double-sided stone fireplace serves as the heart of the home, radiating warmth and character throughout the living space and leading gracefully to the second-story bedrooms. Prepared for every season, The Boomstick is equipped with a Generac backup system and a new furnace, ensuring year-round comfort and peace of mind.

Encompassing 1.98 acres, this property is a haven for nature enthusiasts, offering meandering trails and captivating local artwork amidst its picturesque landscape. Embark on aquatic adventures with ease using the private boat launch, while a 16' x 32' insulated toy shed/workshop, a 320 sq ft bunkie with a compostable toilet, and a spacious garage transformed into an indoor pickleball court with second-floor storage promise boundless entertainment and leisure pursuits.

Experience a harmonious blend of history, natural splendor, and recreational delights at The Boomstick, an unparalleled retreat for those seeking the quintessential lakeside lifestyle.

(70 acre back acreage also available to purchase with this property, contact us today for more info!)



Interior Home Features

Five spacious bedrooms

Two bathrooms

Bamboo Floors throughout main floor

Heated Stone floors in foyer and sunroom

Stunning stain glass windows - local artisan Tom Green

Marquetry kitchen cabinets and owl panels - local artisan Kevin Dunlop

Beautiful lake views

Unique double sided stone fireplace with built in stairs to access second floor bedrooms

Exterior Features

Shoreline stretching 546 feet

Sprawling 1.98 acres of property

320sq ft bunkie complete with 2-pc bathroom

Two-storey garage with 1536sq ft per floor

Garage currently set up as an indoor pickleball court

Personal boat launch

16'x32' insulated, drive thru style toy shed/workshop



2718 WILKINSON Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

[2718 WILKINSON Rd Haliburton](#)

Listing ID: 40551068
Price: \$2,995,000



Haliburton/Dysart et al/Guilford 1.5 Storey/House



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

	Beds	Baths	Kitch
Main	3	2	1
Second	2		

Beds (AG+BG): **5 (5 + 0)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **2,193**
AG Fin SF Range: **2001 to 3000**
AG Fin SF: **2,193/LBO provide**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$8,211.85/2023**

Remarks/Directions

Public Rmks: **Introducing The Boomstick, an extraordinary property nestled along the serene shores of Kennisis Lake. Originally a cherished hunt camp established by the former owners of Haliburton Forest, this historic treasure seamlessly merges timeless charm with contemporary comforts. With an impressive 546 feet of sandy waterfront, this sanctuary beckons you to immerse yourself in the tranquil allure of the lake. Enjoy sunsets with its southwesterly exposure. The main residence boasts five bedrooms and two bathrooms, finished with bamboo floors and kitchen cabinets featuring intricate marquetry. A striking double-sided stone fireplace serves as the heart of the home, radiating warmth and character throughout the living space and leading gracefully to the second-story bedrooms. Prepared for every season, The Boomstick is equipped with a Generac backup system and a new furnace, ensuring year-round comfort and peace of mind. Encompassing 1.98 acres, this property is a haven for nature enthusiasts, offering meandering trails and captivating local artwork amidst its picturesque landscape. Embark on aquatic adventures with ease using the private boat launch, while a 16' x 32' insulated toy shed/workshop, a 320 sq ft bunkie with a compostable toilet, and a spacious garage transformed into an indoor pickleball court with second-floor storage promise boundless entertainment and leisure pursuits. Experience a harmonious blend of history, natural splendor, and recreational delights at The Boomstick, an unparalleled retreat for those seeking the quintessential lakeside lifestyle.**

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

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **Partially Owned**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **546.00**
Exposure:
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	1	1		

Exterior

Construct. Material: Log	Foundation: Stone	Roof: Metal
Shingles Replaced:		Prop Attached: Detached
Year/Desc/Source: 1965//Estimated		Apx Age: 51-99 Years
Property Access: Municipal Road, Year Round Road		Rd Acc Fee:
Other Structures: Storage, Workshop, Other		Winterized:
Garage & Parking: Detached Garage//Outside/Surface/Open		Garage Spaces: 4.0
Parking Spaces: 10	Driveway Spaces: 10.0	
Services: Cell Service, Electricity, High Speed Internet, Telephone		
	UV System, Water Softener	Sewer: Septic
Water Source: Drilled Well	Water Tmnt: Softener	
Lot Size Area/Units: 1.980/Acres	Acres Range: 0.50-1.99	Acres Rent:
Lot Front (Ft): 546.00	Lot Depth (Ft):	Lot Shape:
Location: Rural	Lot Irregularities:	Land Lse Fee:
Area Influences: Access to Water, Ample Parking, Beach, Lake Access, Lake/Pond, Marina, Open Spaces, Quiet Area, Skiing, Trails		
View: Lake		Retire Com:
Topography: Partially Cleared, Sloping, Wooded/Treed		Fronting On: South
School District: Trillium Lakelands District School Board		

Interior

Interior Feat: **Water Heater Owned, Water Softener**

Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Forced Air-Propane, Wood**
 Fireplace: **2/Wood** FP Stove Op: **Yes**
 Inclusions: **Other**
 Add Inclusions: **Refer to chattels list**
 Exclusions: **Refer to chattels list**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **FIRSTLY: LT 34-36 PL 386; SECONDLY: PT RDAL IN FRONT OF LT 9 CON 13 GUILFORD PT 1 & 2 19R9695; PT RDAL IN FRONT OF LT 9 & 10 CON 13 GUILFORD PT 3 19R9695 (CLOSED BY HA36164)...(see attached addendum for full legal description)**
 Zoning: **WR** Survey: **Available/ 1958**
 Assess Val/Year: **\$1,165,000/2024** Hold Over Days:
 PIN: **391370295** Occupant Type: **Owner**
 ROLL: **462404100082300**
 Possession/Date: **Other/** 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
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Rooms

Listing ID: 40551068

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	11' 0" X 7' 0"	3.35 X 2.13	Heated Floor, Stone floor
Sunroom	Main	12' 6" X 15' 0"	3.81 X 4.57	Heated Floor, Laundry, Stone floor
Office	Main	10' 0" X 8' 8"	3.05 X 2.64	
Bathroom	Main	9' 8" X 7' 8"	2.95 X 2.34	4-Piece
Kitchen/Dining Room	Main	10' 10" X 29' 0"	3.30 X 8.84	
Bedroom	Main	10' 6" X 9' 8"	3.20 X 2.95	
Bathroom	Main	7' 2" X 6' 8"	2.18 X 2.03	3-Piece
Bedroom Primary	Main	10' 7" X 18' 0"	3.23 X 5.49	
Bedroom	Main	9' 8" X 7' 8"	2.95 X 2.34	
Living Room	Main	19' 0" X 25' 0"	5.79 X 7.62	
Bedroom	Second	18' 7" X 10' 0"	5.66 X 3.05	
Bedroom	Second	11' 0" X 19' 0"	3.35 X 5.79	

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2718 Wilkinson Road, Haliburton

Chattels

Included

- Appliances in home
- Marquetry Cupboard and panels in loft
- Green chairs around outdoor table/sculpture
- Stone Sculpture
- Metal Bear with boomstick stand
- Pullout couches above garage
- Office Furniture

Excluded

- Fridge in Shed
- Art inside/sculptures
- Living room furniture
- Front loft bedroom furniture
- Outdoor Furniture
- Dining room set from garage loft
- Dining room light
- Outdoor totem poles & metal sculpture
- Lego
- Dining room set
- Rugs
- Personal Items



Seller



Buyer

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

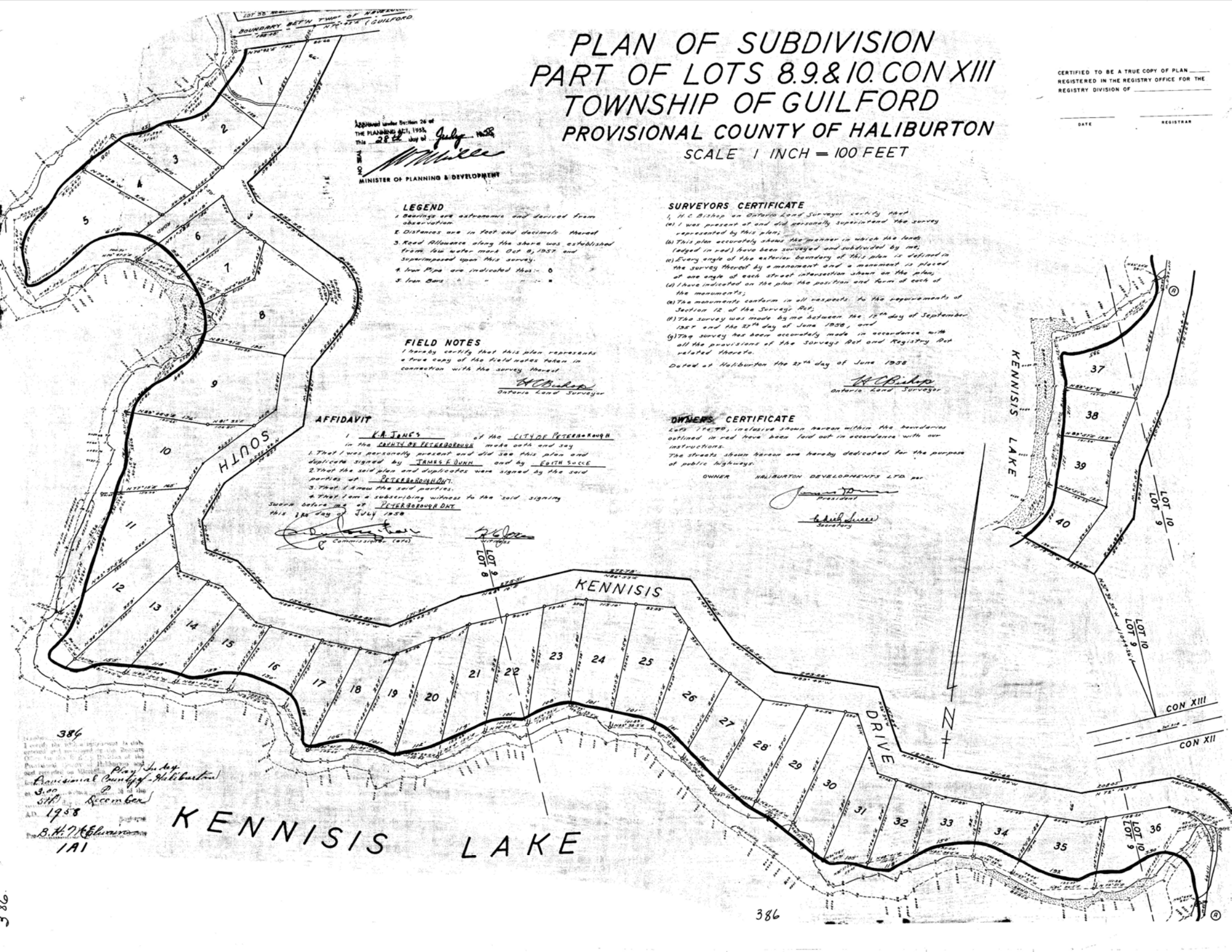
H. C. Bishop
Ontario Land Surveyor

OWNERS CERTIFICATE

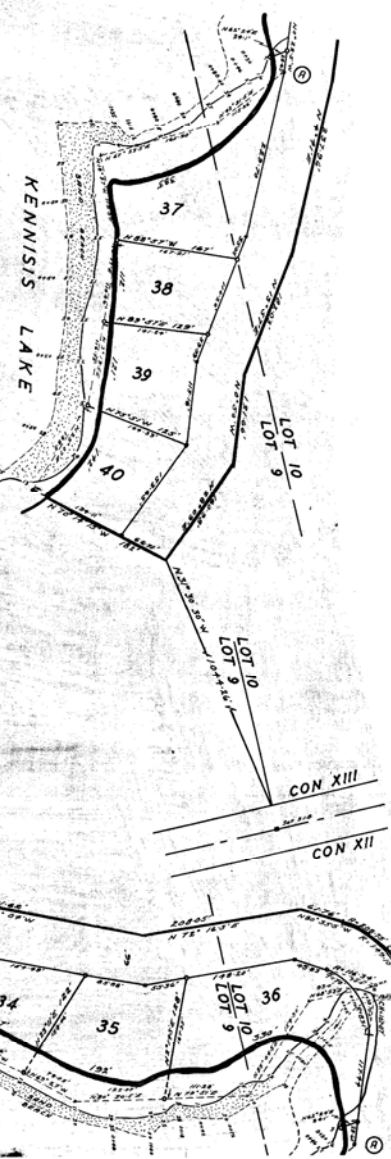
Lot 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, unless shown herein within the boundaries outlined in red have been laid out in accordance with our instructions.
The streets shown herein are hereby dedicated for the purpose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

OWNER HALIBURTON DEVELOPMENTS LTD. per

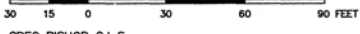
[Signature]
President
[Signature]
Secretary



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
No. 386
Dated this 28th day of July 1958
B. H. McEwen
1A1



386

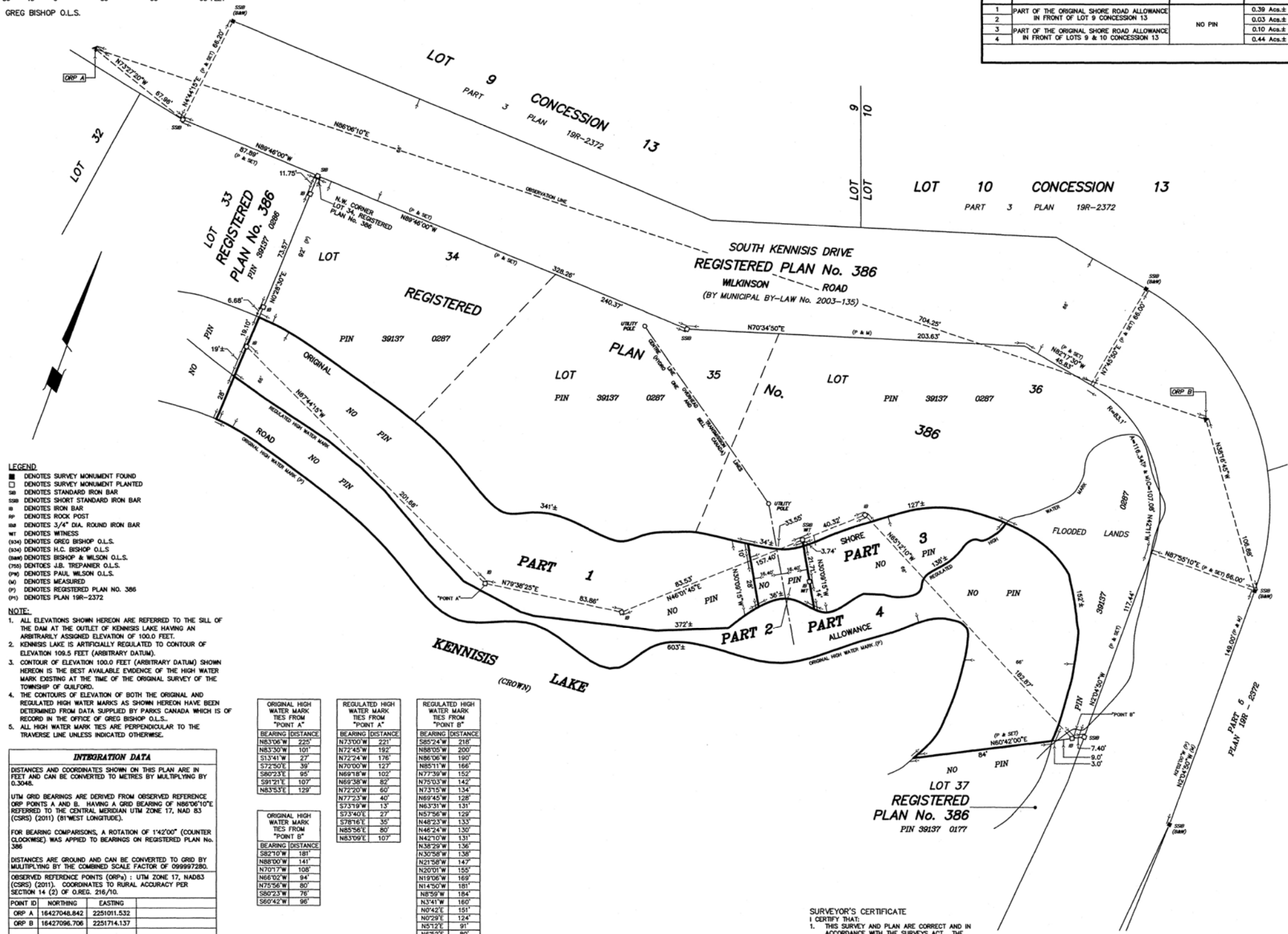


GREG BISHOP O.L.S.

IMPERIAL: DISTANCES AND COORDINATES ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

Johnson
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALIBURTON (No. 19)

SCHEDULE			
PART	LOCATION	PIN	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 9 CONCESSION 13	NO PIN	0.39 Acs.±
2			0.03 Acs.±
3	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOTS 9 & 10 CONCESSION 13		0.10 Acs.±
4			0.44 Acs.±



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - SBH DENOTES SHORT STANDARD IRON BAR
 - SBP DENOTES IRON BAR
 - SP DENOTES ROCK POST
 - SB DENOTES 3/4" DIA. ROUND IRON BAR
 - WT DENOTES WITNESS
 - (G34) DENOTES GREG BISHOP O.L.S.
 - (G34) DENOTES H.C. BISHOP O.L.S.
 - (G34) DENOTES BISHOP & WILSON O.L.S.
 - (G20) DENOTES J.B. TREPANIER O.L.S.
 - (P16) DENOTES PAUL WILSON O.L.S.
 - (M) DENOTES MEASURED
 - (P) DENOTES REGISTERED PLAN No. 386
 - (P1) DENOTES PLAN 19R-2372

- NOTE:**
- ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF KENNISIS LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FEET.
 - KENNISIS LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 109.5 FEET (ARBITRARY DATUM).
 - CONTOUR OF ELEVATION 100.0 FEET (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF GUILFORD.
 - THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICE OF GREG BISHOP O.L.S..
 - ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

ORIGINAL HIGH WATER MARK TIES FROM "POINT A"		REGULATED HIGH WATER MARK TIES FROM "POINT A"		REGULATED HIGH WATER MARK TIES FROM "POINT B"	
BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
N83°06'W	225'	N73°00'W	221'	S85°24'W	218'
N83°30'W	101'	N72°45'W	192'	N88°05'W	200'
S13°41'W	27'	N72°24'W	176'	N86°36'W	190'
S72°50'E	39'	N70°00'W	127'	N85°11'W	166'
S80°23'E	95'	N69°18'W	102'	N77°39'W	152'
S91°21'E	107'	N69°38'W	82'	N75°03'W	142'
N83°33'E	129'	N72°20'W	60'	N73°15'W	134'
		N77°23'W	40'	N69°45'W	128'
		S73°19'W	13'	N63°31'W	131'
		S73°40'E	27'	N57°56'W	129'
		S78°16'E	35'	N48°23'W	133'
		N85°56'E	80'	N46°24'W	130'
		N83°09'E	107'	N42°10'W	131'
				N38°29'W	136'
				N30°58'W	138'
				N21°58'W	147'
				N20°01'W	155'
				N19°06'W	169'
				N14°50'W	181'
				N8°59'W	184'
				N3°41'W	160'
				N0°42'E	151'
				N0°29'E	124'
				N5°12'E	91'
				N6°52'E	80'
				N15°17'E	61'

INTEGRATION DATA

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE ORP POINTS A AND B, HAVING A GRID BEARING OF N86°06'10"E REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD83 (CSRS) (2011) (81°WEST LONGITUDE).

FOR BEARING COMPARISONS, A ROTATION OF 1°42'00" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON REGISTERED PLAN No. 386.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99997280.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2011). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

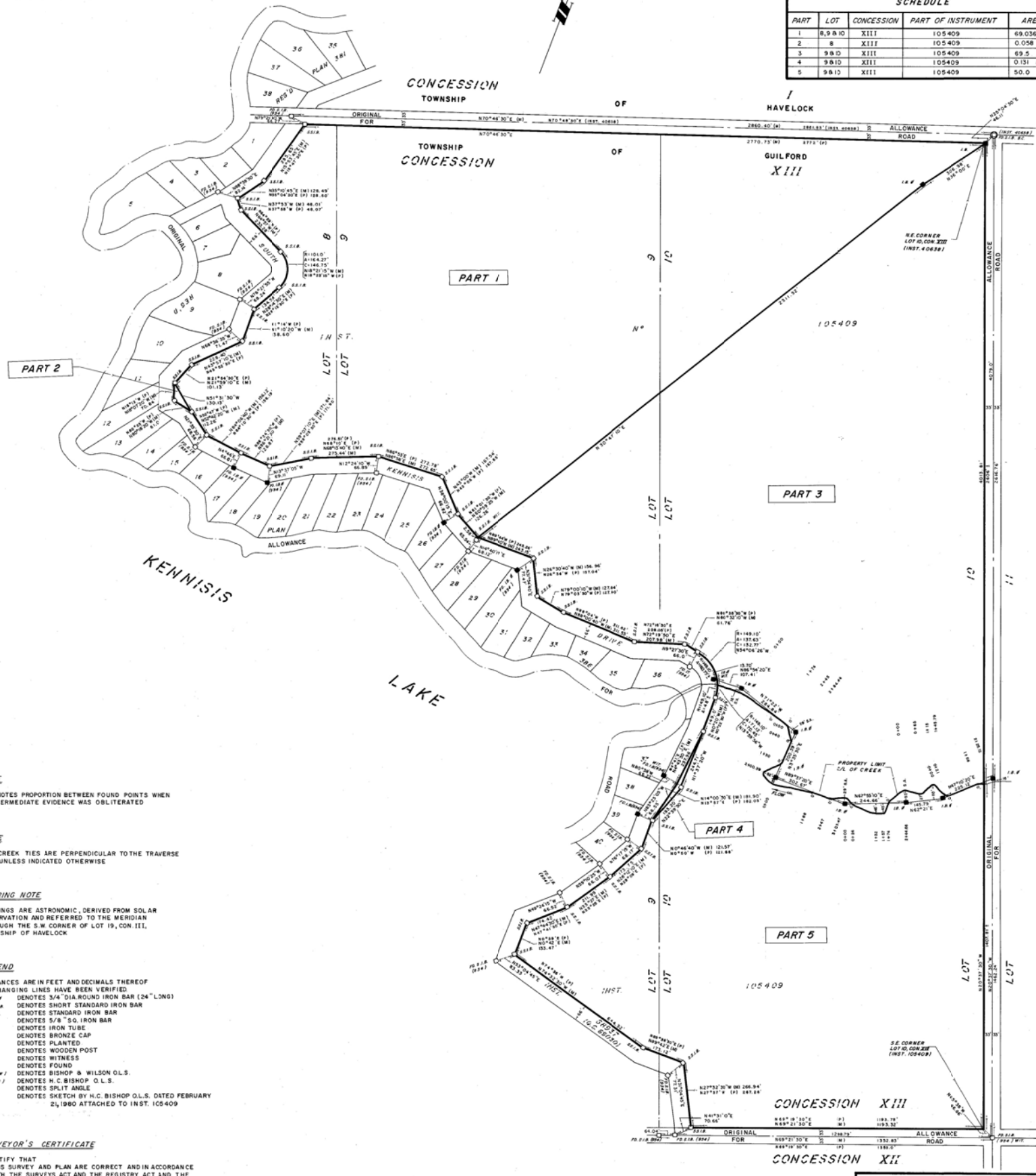
POINT ID	NORTHING	EASTING
ORP A	16427048.842	2251011.532
ORP B	16427096.706	2251714.137

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

PLAN OF SURVEY
 PART OF LOTS 8, 9 & 10, CONCESSION XIII
 TOWNSHIP OF GUILFORD
 PROVISIONAL COUNTY OF HALIBURTON
 SCALE: 1 INCH = 200 FEET
 H. CURRY BISHOP O.L.S.
 1981

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 PLAN 19R-2372
 RECEIVED AND DEPOSITED
 MAY 5, 1981 H.C.B. 5th May 1981
 DATE H. C. BISHOP
 CAUTION: THIS IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT
 Jean A. Jackson
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N°19)

SCHEDULE				
PART	LOT	CONCESSION	PART OF INSTRUMENT	AREA
1	8, 9 & 10	XIII	105409	69.036 Acs.
2	8	XIII	105409	0.058 Ac.
3	9 & 10	XIII	105409	69.5 Acs.
4	9 & 10	XIII	105409	0.131 Ac.
5	9 & 10	XIII	105409	50.0 Acs.



NOTE
 * DENOTES PROPORTION BETWEEN FOUND POINTS WHEN INTERMEDIATE EVIDENCE WAS OBLITERATED

NOTE
 ALL CREEK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE

BEARING NOTE
 BEARINGS ARE ASTROMOMIC, DERIVED FROM SOLAR OBSERVATION AND REFERRED TO THE MERIDIAN THROUGH THE S.W. CORNER OF LOT 19, CON. XII, TOWNSHIP OF HAVELOCK

LEGEND
 DISTANCES ARE IN FEET AND DECIMALS THEREOF
 ALL HANGING LINES HAVE BEEN VERIFIED

- DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
- DENOTES SHORT STANDARD IRON BAR
- DENOTES STANDARD IRON BAR
- DENOTES 5/8" S.Q. IRON BAR
- DENOTES IRON TUBE
- DENOTES BRONZE CAP
- PL DENOTES PLANTED
- WP DENOTES WOODEN POST
- WT DENOTES WITNESS
- PF DENOTES FOUND
- (B&W) DENOTES BISHOP & WILSON O.L.S.
- (H.C.B.) DENOTES H. C. BISHOP O.L.S.
- SA DENOTES SPLIT ANGLE
- S DENOTES SKETCH BY H.C. BISHOP O.L.S. DATED FEBRUARY 2, 1980 ATTACHED TO INST. 105409

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 APRIL 2, 1981

H. CURRY BISHOP
 ONTARIO LAND SURVEYOR
 APRIL 7, 1981

BISHOP & WILSON
 BOX 309, HALIBURTON, ONTARIO, K0M 1S0
 PHONE: (705) 457-2811
 BOX 311, MINDEN, ONTARIO, K0M 2K0
 PHONE: (705) 286-2811

gis map_2718 wilkinson road_location



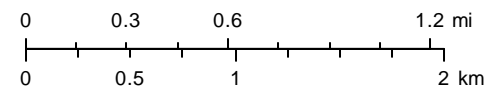
September 7, 2023

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Published by the County of Haliburton, 2022.



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gis map_2718 wilkinson road_property



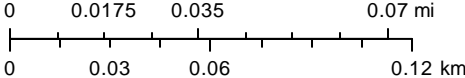
September 7, 2023

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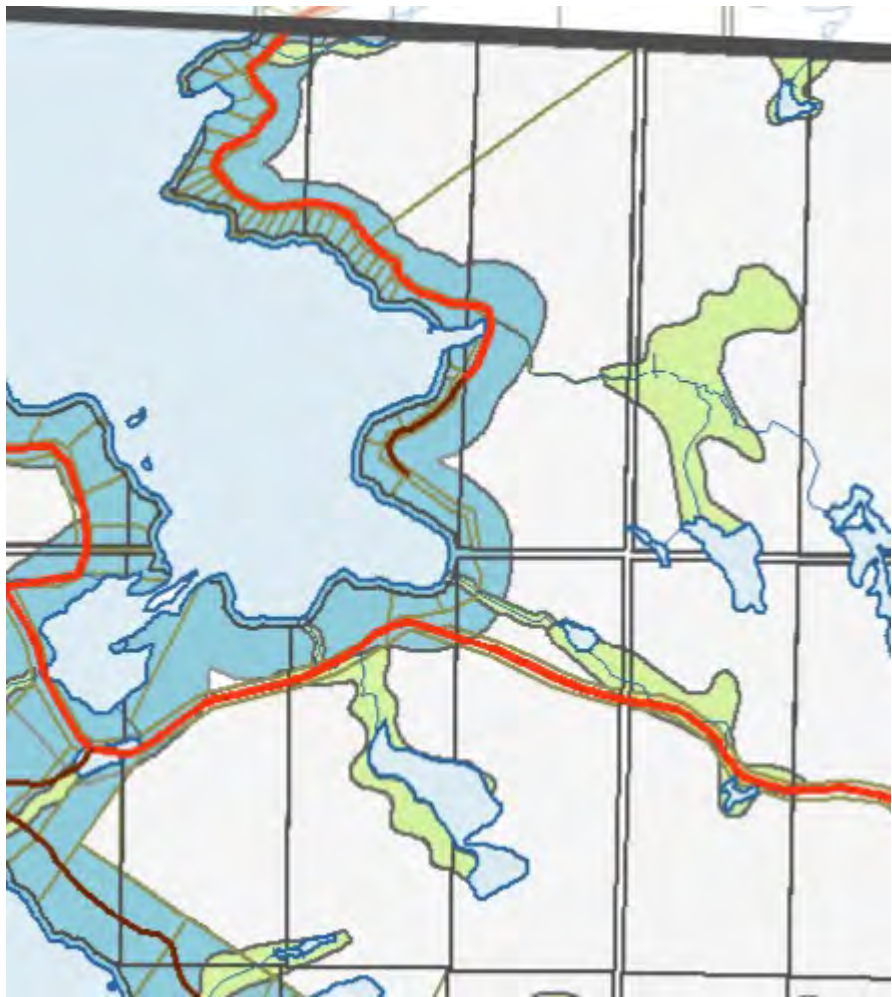
Published by the County of Haliburton, 2022.



1:2,257







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)

