

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$4,990,000

Welcome to Wilkinson Road

Kennisis Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

2718 WILKINSON Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

2718 WILKINSON Rd Haliburton

Listing ID: 40551186
Price: **\$4,990,000**



Haliburton/Dysart et al/Guilford 1.5 Storey/House



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

	Beds	Baths	Kitch
Main	3	3	2
Second	5	1	

Beds (AG+BG): **8 (8 + 0)**
Baths (F+H): **4 (3 + 1)**
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: **\$13,990.27/2023**

Remarks/Directions

Public Rmks: **Welcome to an unparalleled opportunity to own a piece of Ontario's heritage while enjoying all the modern amenities you desire. This extraordinary package combines three exceptional properties that seamlessly blend history, craftsmanship, natural beauty, and recreational opportunities. First stop, "The Boomstick," a historic gem, originally a hunt camp, offers heritage and modern amenities. With 546 feet of sandy waterfrontage, enjoy tranquil lake beauty and breathtaking sunsets. The main residence features five bedrooms, two bathrooms, bamboo floors, and a double-sided stone fireplace. All-season comfort is ensured with a Generac backup system and a new furnace. Spanning 1.98 acres, "The Boomstick" is a nature lover's paradise with winding trails, local artwork, a private boat launch, and recreational amenities. Explore a 16' x32' insulated toy shed/workshop, a 320 sq ft bunkie, and a large garage transformed into an indoor pickleball court. Next stop, the expansive 70-acre vacant lot is a secluded paradise at the end of a township road. A striking waterfall at the lot line enhances its natural beauty. A bridge and driveway simplify access for your dream development. Enjoy maximum privacy at the end of the township road, making this lot an ideal canvas for your dream retreat. Last stop, Bluebeary Hill nestled on 0.81 acres with a stunning 268' of frontage along the picturesque Kennisis Lake. Step into the oldest 2.5-story log home in Ontario, meticulously disassembled and reassembled by a log home expert. This home boasts 3 bedrooms, 2 bathrooms, an open concept main floor, a 3-story loft for endless creativity, a new furnace, and a Generac backup system. Gather around the lakeside firepit area for unforgettable evenings. Don't miss the chance to own these three exceptional properties that offer an unparalleled lakeside lifestyle package. Embrace tranquility, history, and adventure on Kennisis Lake with "Bluebeary Hill," the 70-acre vacant lot, and "The Boomstick."**

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

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Beach Front**
Dock Features: **Boat Launch**
Dock Type: **Private Docking**
Shoreline: **Clean, Sandy**
Shore Rd Allow: **Partially Owned**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **814.00**
Exposure: **South, West**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	1	1		
Additional Residence	3	2	1	Yes

Exterior

Construct. Material: **Log**
Shingles Replaced:
Year/Desc/Source: **1965//Estimated**
Property Access: **Municipal Road, Year Round Road**
Other Structures: **Storage, Workshop, Other**
Garage & Parking: **Detached Garage//Outside/Surface/Open**
Parking Spaces: **10**
Services: **Cell Service, Electricity, High Speed Internet, Telephone**
Water Source: **Drilled Well**
Lot Size Area/Units: **72.790/Acres**
Lot Front (Ft): **814.00**
Location: **Rural**
Area Influences: **Access to Water, Ample Parking, Beach, Lake Access, Lake/Pond, Marina, Open Spaces, Quiet Area, Skiing, Trails**
View: **Lake**

Foundation: **Stone**
Water Tmnt: **UV System, Water Softener**
Acres Range: **50-99.99**
Lot Depth (Ft):
Lot Irregularities:

Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **51-99 Years**
Rd Acc Fee:
Winterized:
Garage Spaces: **4.0**
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:

Topography: **Partially Cleared, Sloping, Wooded/Treed**
School District: **Trillium Lakelands District School Board**

Fronting On: **South**

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 for inclusions**
Exclusions: **Refer to chattels list for inclusions**

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: **\$1,928,000/2024** 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

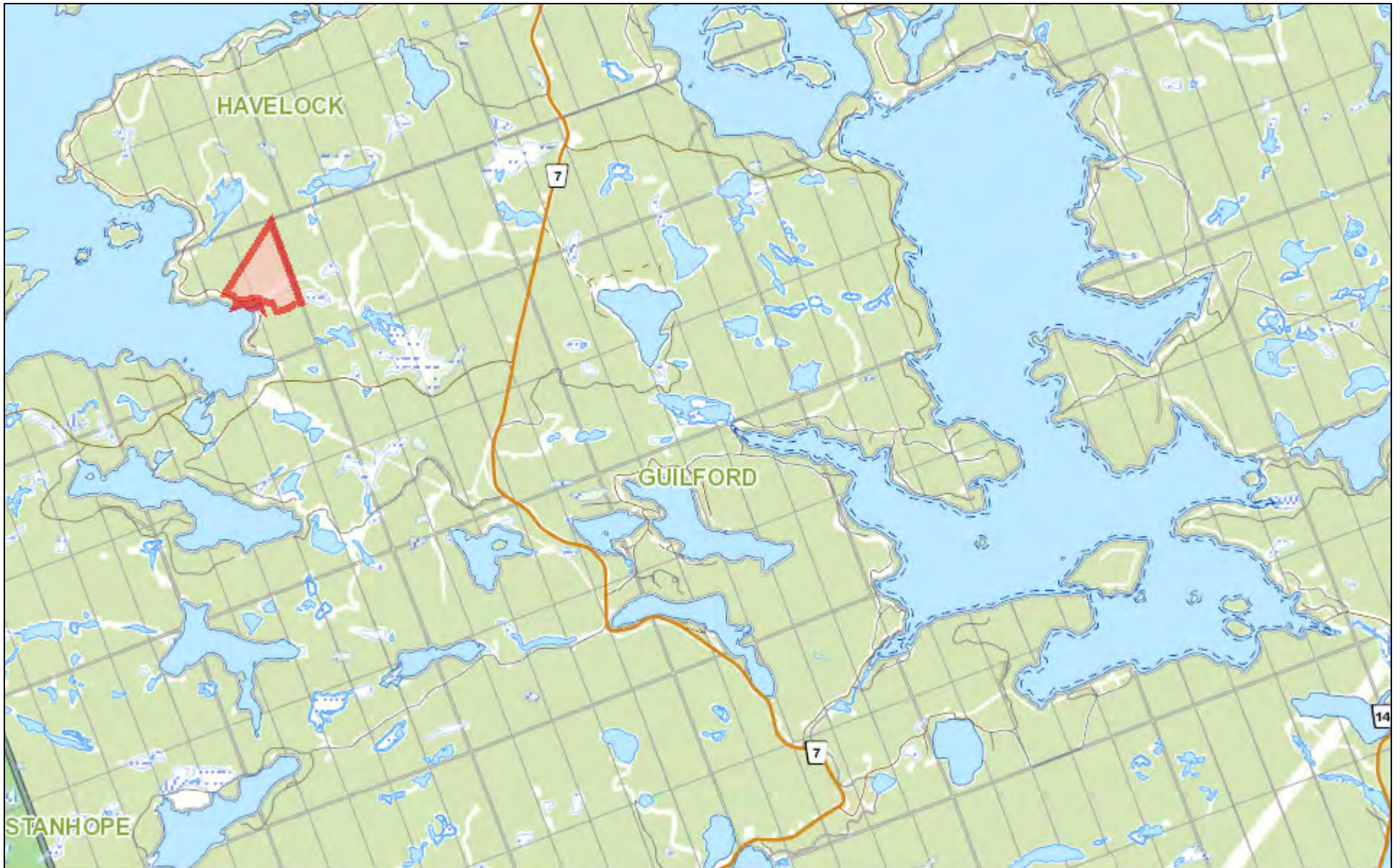
Listing ID: 40551186

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer Desc: Boomstick	Main	11' 0" X 7' 0"	3.35 X 2.13	Heated Floor, Stone floor
Sunroom Desc: Boomstick	Main	12' 6" X 15' 0"	3.81 X 4.57	Heated Floor, Laundry, Stone floor
Office Desc: Boomstick	Main	10' 0" X 8' 8"	3.05 X 2.64	
Bathroom Desc: Boomstick	Main	9' 8" X 7' 8"	2.95 X 2.34	4-Piece
Kitchen/Dining Room Desc: Boomstick	Main	10' 10" X 29' 0"	3.30 X 8.84	
Bedroom Desc: Boomstick	Main	10' 6" X 9' 8"	3.20 X 2.95	
Bathroom Desc: Boomstick	Main	7' 2" X 6' 8"	2.18 X 2.03	3-Piece
Bedroom Primary Desc: Boomstick	Main	10' 7" X 18' 0"	3.23 X 5.49	
Bedroom Desc: Boomstick	Main	9' 8" X 7' 8"	2.95 X 2.34	
Living Room Desc: Boomstick	Main	19' 0" X 25' 0"	5.79 X 7.62	
Bedroom Desc: Boomstick	Second	18' 7" X 10' 0"	5.66 X 3.05	
Bedroom Desc: Boomstick	Second	11' 0" X 19' 0"	3.35 X 5.79	
Mud Room Desc: Bluebeary Hill	Main	7' 8" X 6' 10"	2.34 X 2.08	
Kitchen Desc: Bluebeary Hill	Main	23' 8" X 13' 9"	7.21 X 4.19	
Living Room/Dining Room Desc: Bluebeary Hill	Main	18' 10" X 28' 6"	5.74 X 8.69	
Sunroom Desc: Bluebeary Hill	Main	7' 10" X 23' 2"	2.39 X 7.06	
Bathroom Desc: Bluebeary Hill	Main	9' 6" X 4' 5"	2.90 X 1.35	2-Piece
Laundry Desc: Bluebeary Hill	Main	3' 0" X 3' 0"	0.91 X 0.91	

Bedroom <u>Desc:</u> Bluebeary Hill	Second	13' 0" X 8' 4"	3.96 X 2.54	
Bathroom <u>Desc:</u> Bluebeary Hill	Second	11' 3" X 8' 6"	3.43 X 2.59	3-Piece
Bedroom <u>Desc:</u> Bluebeary Hill	Second	10' 0" X 17' 4"	3.05 X 5.28	
Bedroom <u>Desc:</u> Bluebeary Hill	Second	13' 7" X 10' 6"	4.14 X 3.20	
Loft <u>Desc:</u> Bluebeary Hill	Third	29' 0" X 10' 0"	8.84 X 3.05	

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gis map_wilkinson road package_location



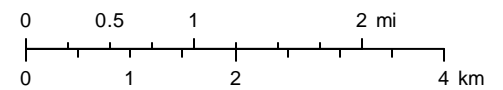
September 7, 2023

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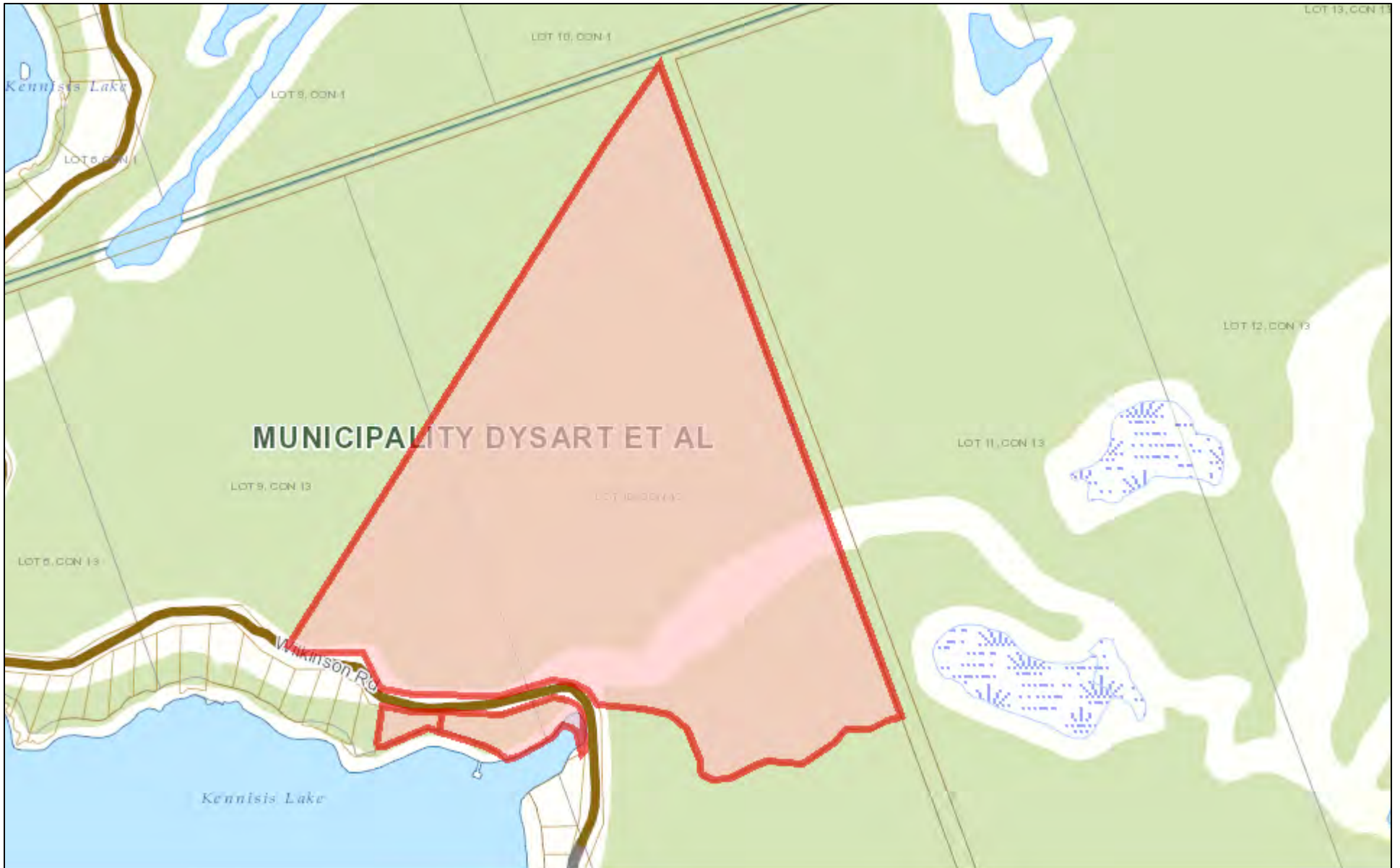
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gis map_wilkinson road package_properties



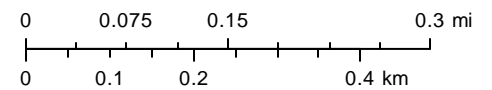
September 7, 2023

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1:9,028



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.

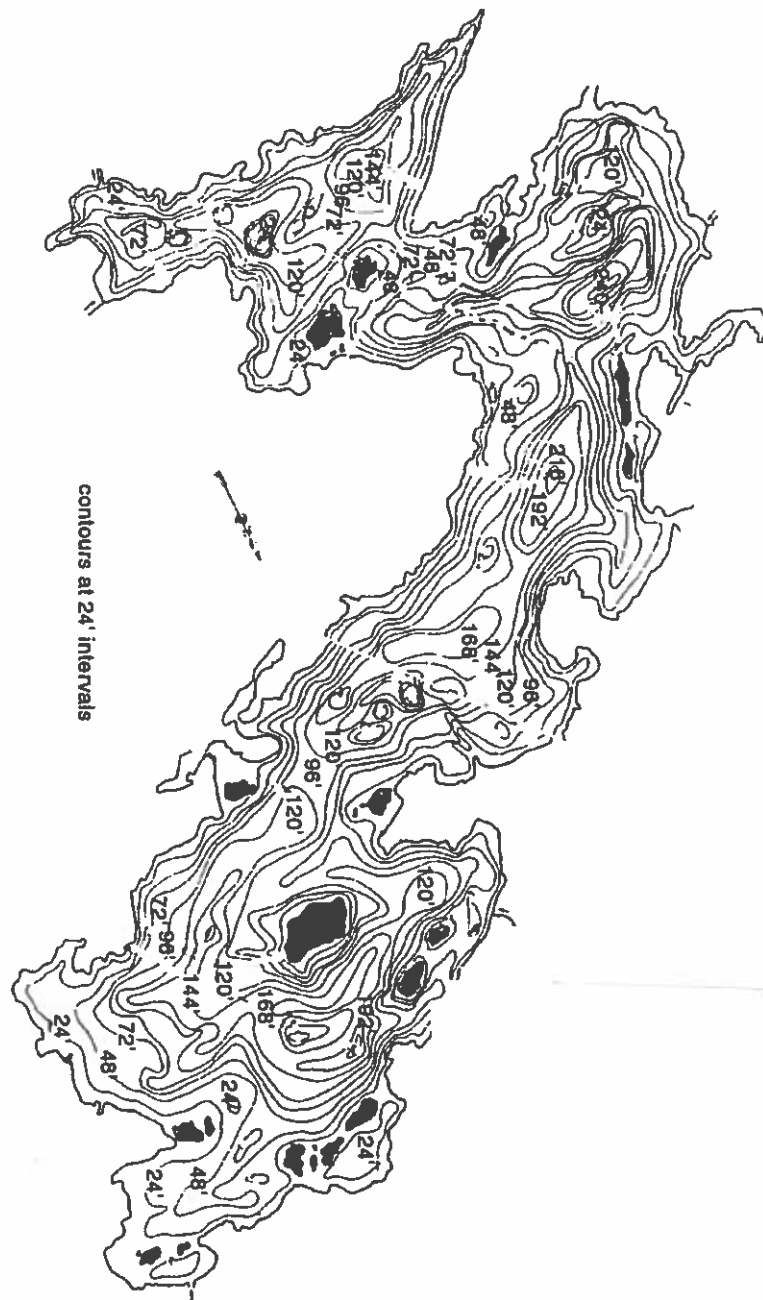
Fishing

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)



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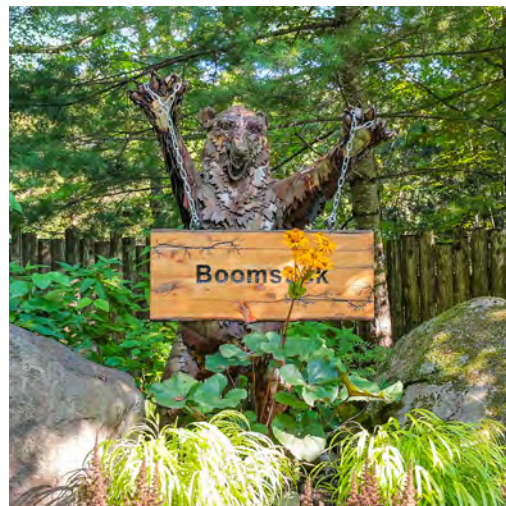
Welcome to The Boomstick

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**

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

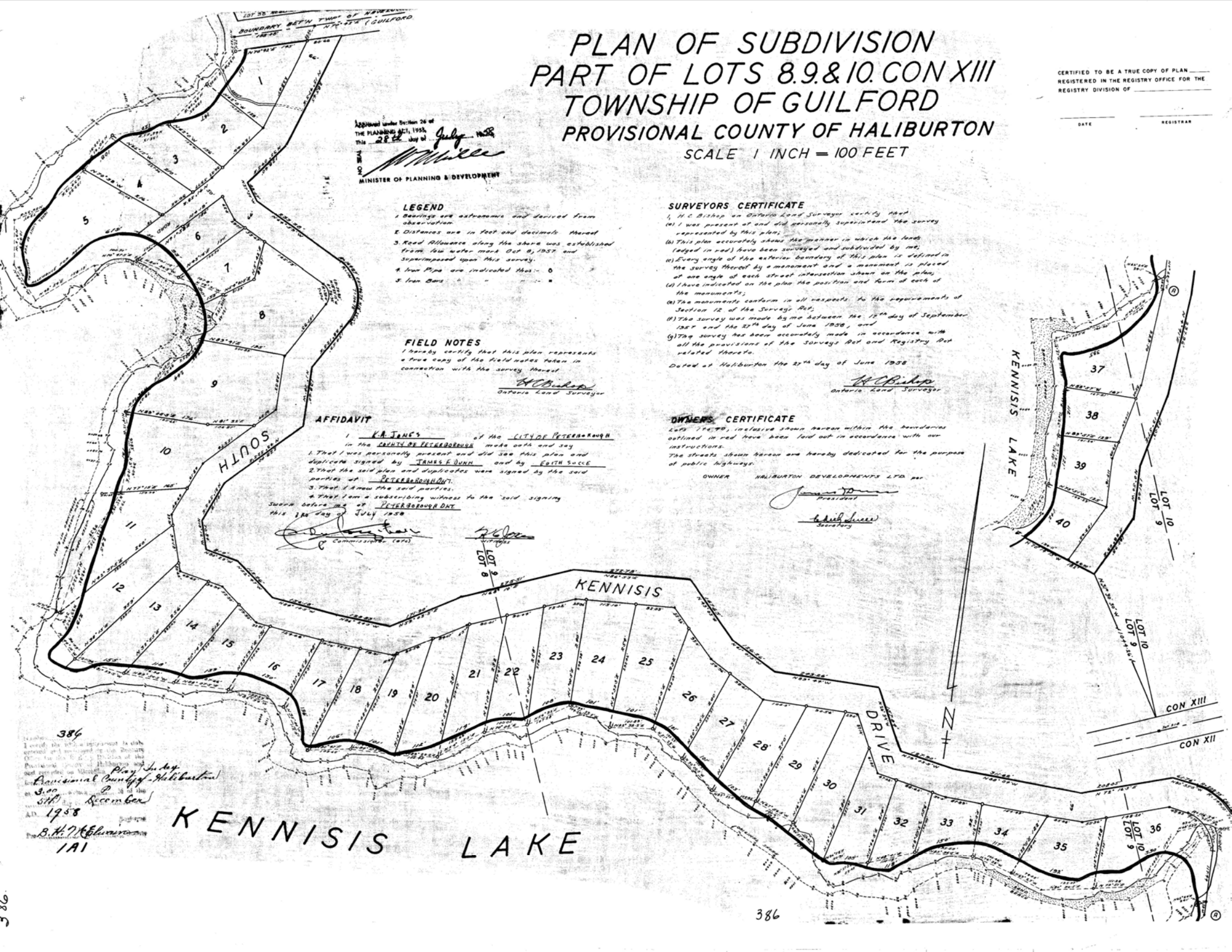
H. C. Bishop
Ontario Land Surveyor

OWNERS CERTIFICATE

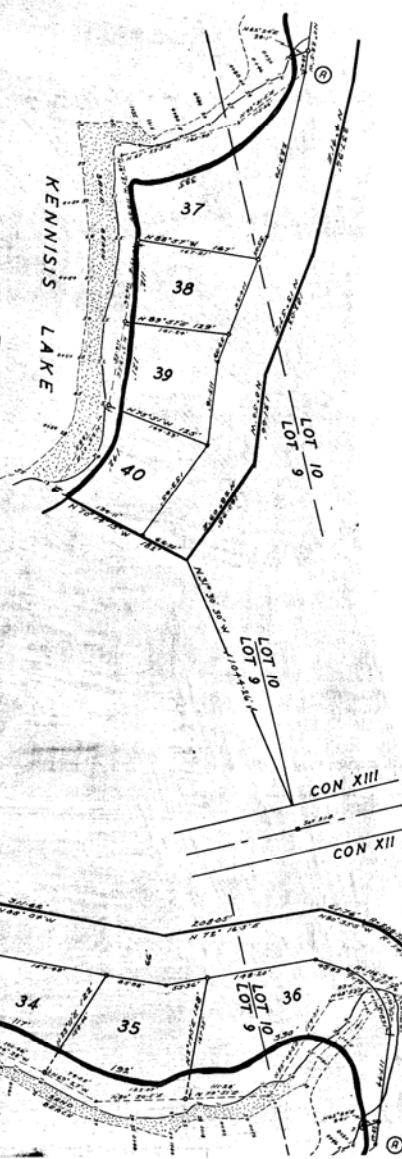
Lot 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, unless shown herein within the boundaries outlined in red have been laid out in accordance with our instructions. The streets shown herein are hereby dedicated for the purpose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

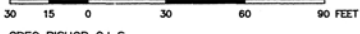
OWNER HALIBURTON DEVELOPMENTS LTD. per

[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.
B. H. McElroy
1/1



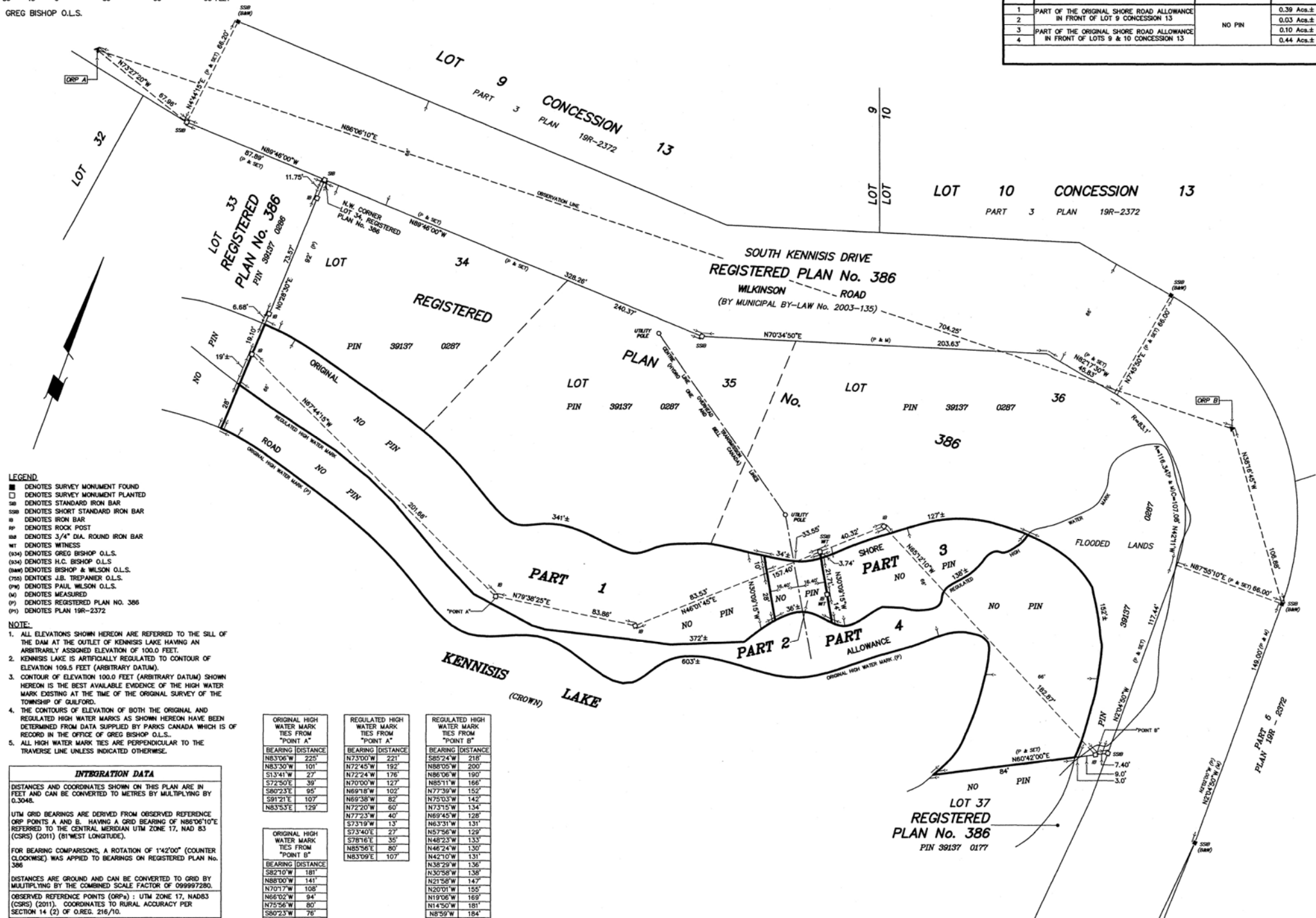


GREG BISHOP O.L.S.

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
 - SIB DENOTES STANDARD IRON BAR
 - SIBS DENOTES SHORT STANDARD IRON BAR
 - IRB DENOTES IRON BAR
 - RP DENOTES ROCK POST
 - RB DENOTES 3/4" DIA. ROUND IRON BAR
 - WT DENOTES WITNESS
 - (G34) DENOTES GREG BISHOP O.L.S.
 - (H34) DENOTES H.C. BISHOP O.L.S.
 - (M34) DENOTES M.S. WILSON O.L.S.
 - (T34) DENOTES J.B. TREPANIER O.L.S.
 - (PW) DENOTES PAUL WILSON O.L.S.
 - (M) DENOTES MEASURED
 - (P) DENOTES REGISTERED PLAN No. 386
 - (R) 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'

ORIGINAL HIGH WATER MARK TIES FROM "POINT B"	
BEARING	DISTANCE
S82°10'W	181'
N88°00'W	141'
N70°17'W	108'
N66°02'W	94'
N75°56'W	80'
S80°23'W	76'
S60°42'W	96'

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

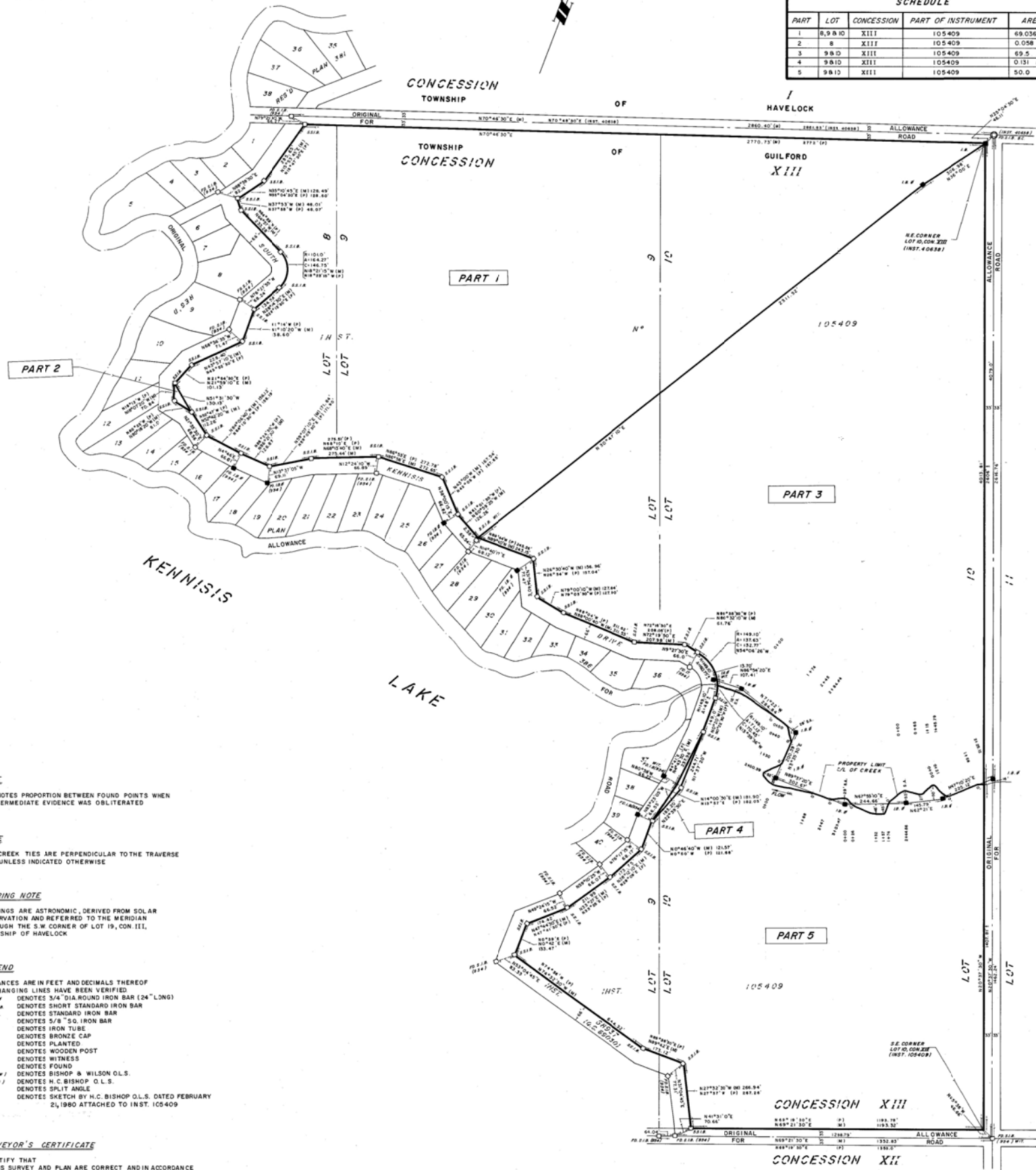
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

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
 DATE H. C. BISHOP
 5th May 1981
 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

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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
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- 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&J) 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



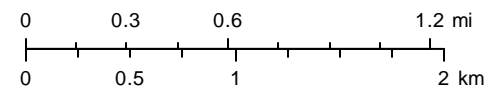
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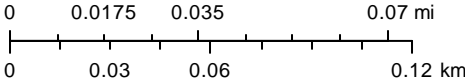
September 7, 2023

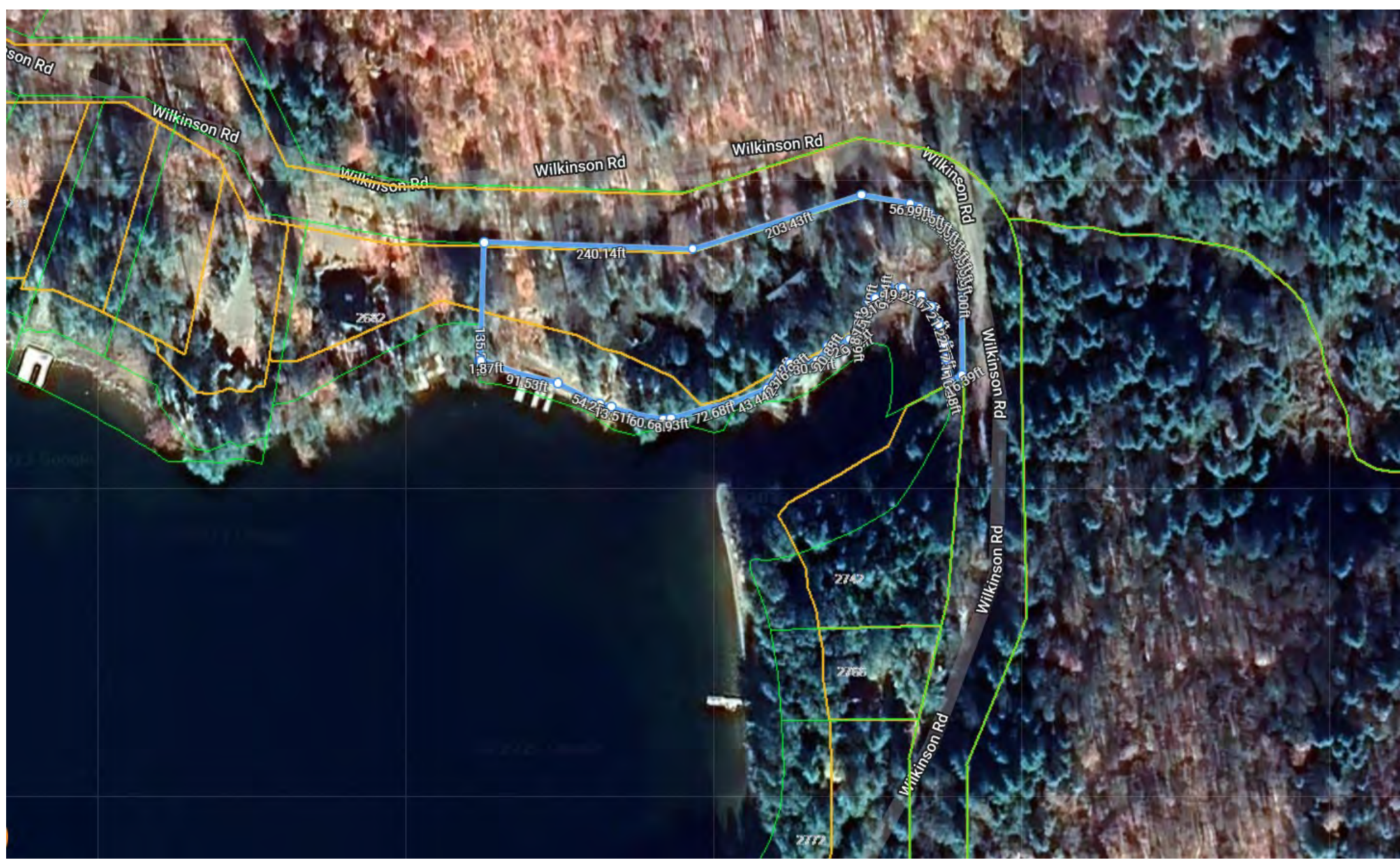
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TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



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

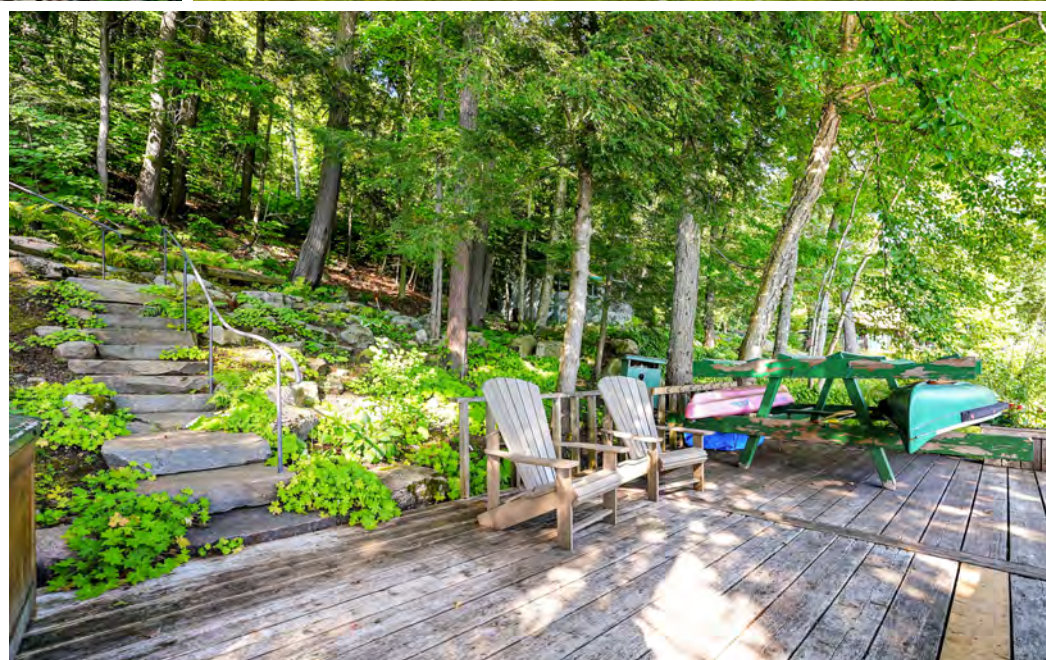
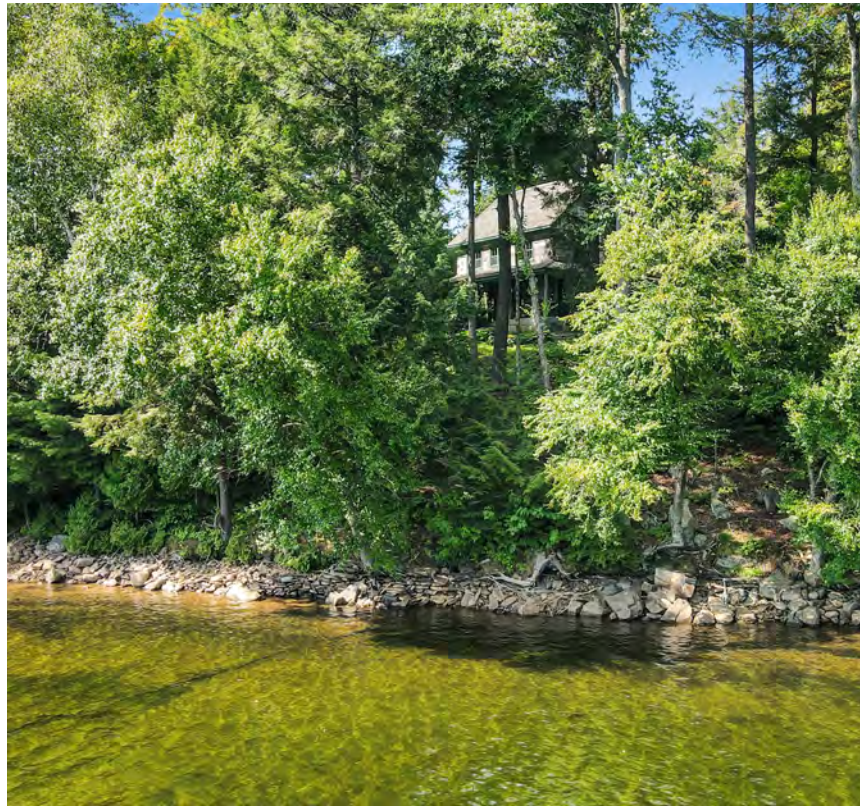
Shoreline stretching 268 feet

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**
 Shingles Replaced:
 Year/Desc/Source: **//** Foundation: **Concrete Block** Roof: **Cedar**
 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** Retire Com:
 Topography: **Sloping** Fronting On: **South**
 School District: **Trillium Lakelands District School Board**

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	Local Improvements Fee:
Legal Desc: LT 32-33 PL 386 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE	
Zoning: WR	Survey: Available/ 1958
Assess Val/Year: \$763,000/2024	Hold Over Days:
PIN: 391370286	Occupant Type: Vacant
ROLL: 462404100082000	
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: 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	

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2682 Wilkinson Road, Haliburton

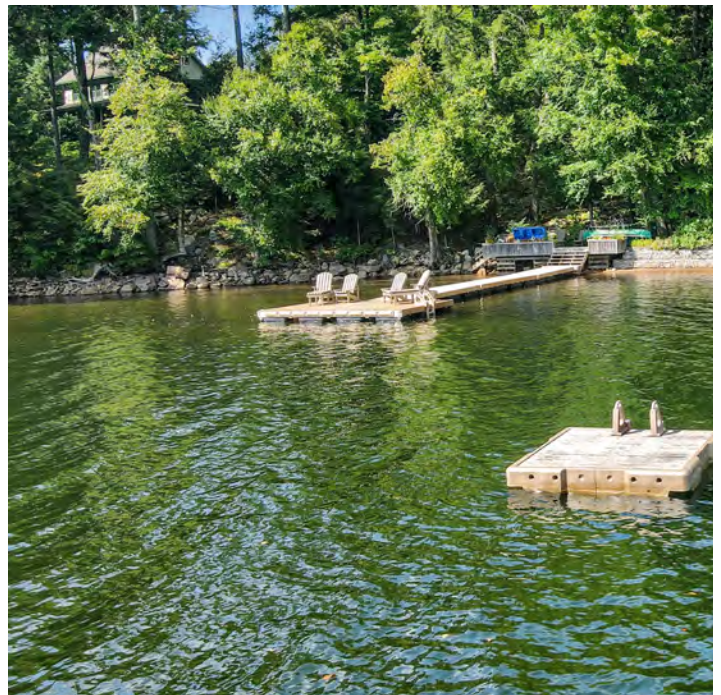
Chattels

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

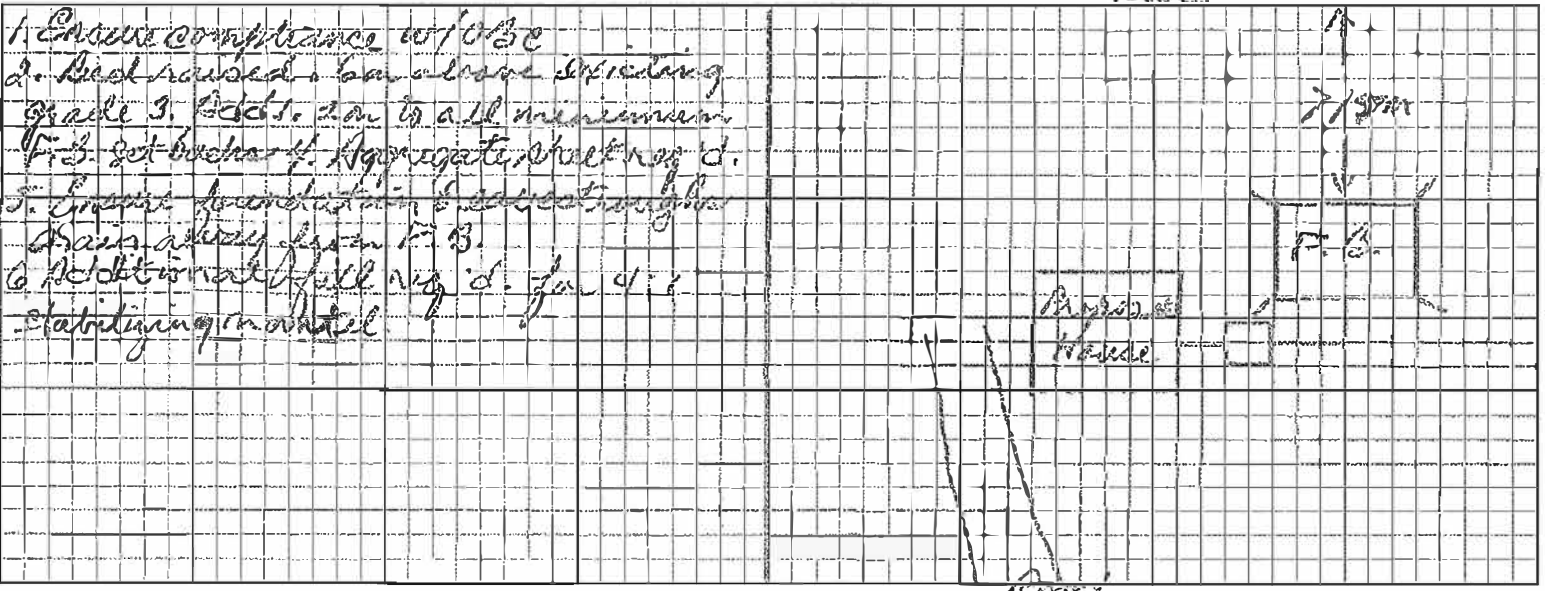
SOIL CONDITION	
Depth (metres)	Soil Type
0	<u>organics clayed</u>
0.5	<u>fine sandy silt</u>
1.0	<u>water table</u>
1.5	
Show rock elevation	
Show water table <u>W</u>	

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

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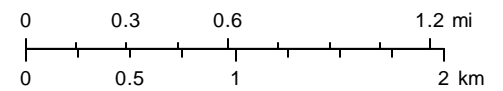
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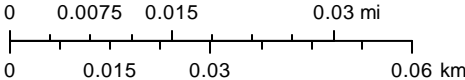
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REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



70 Acres

Welcome to Wilkinson Road

Haliburton



Troy Austen
Sales Representative



CONTACT DETAILS:

 705-457-9994  info@troyausten.ca
 705-455-7653  troyausten.ca

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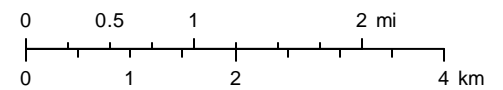
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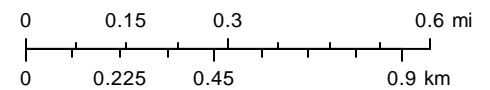
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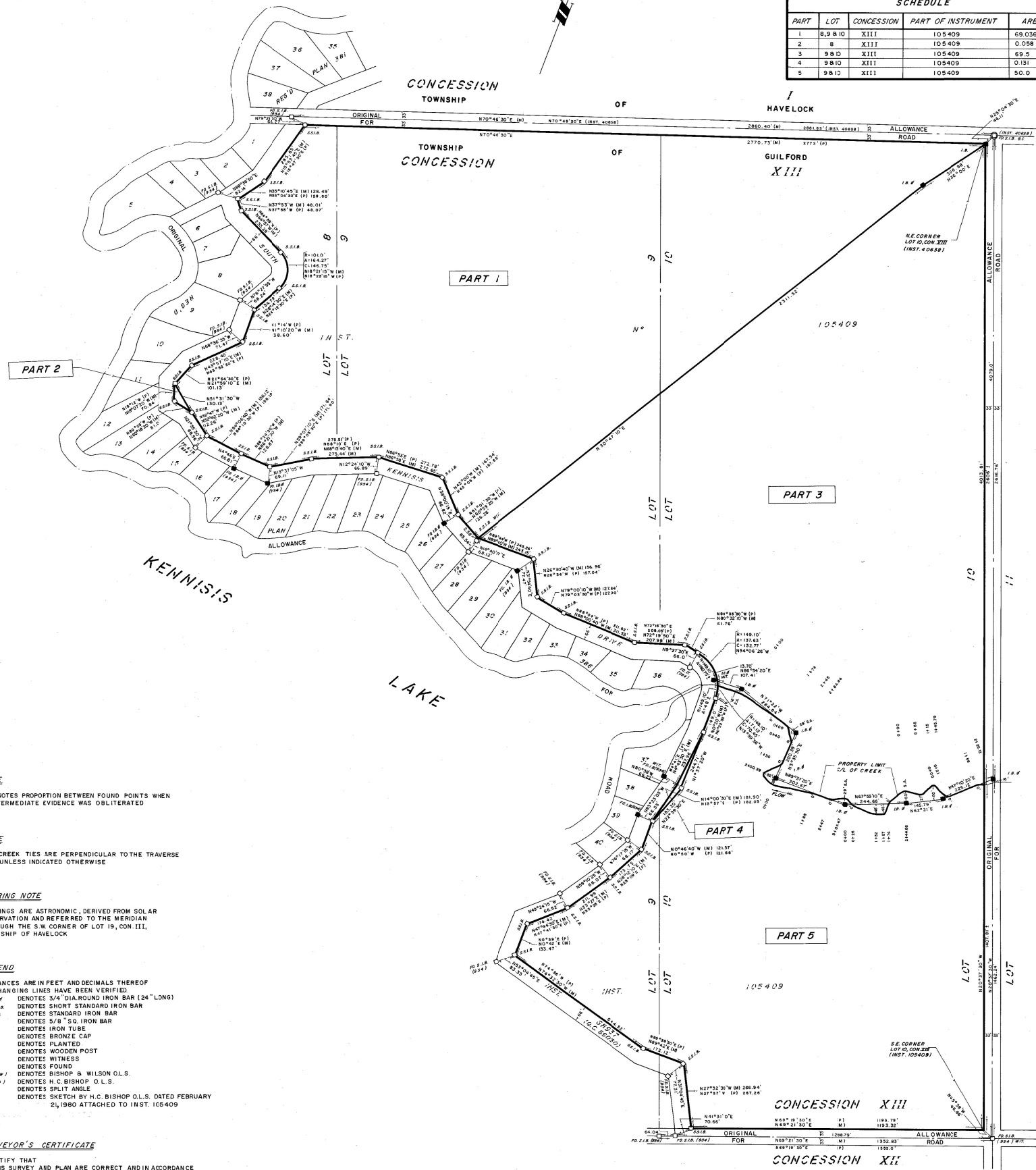


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 PROVISIONAL COUNTY OF HALIBURTON
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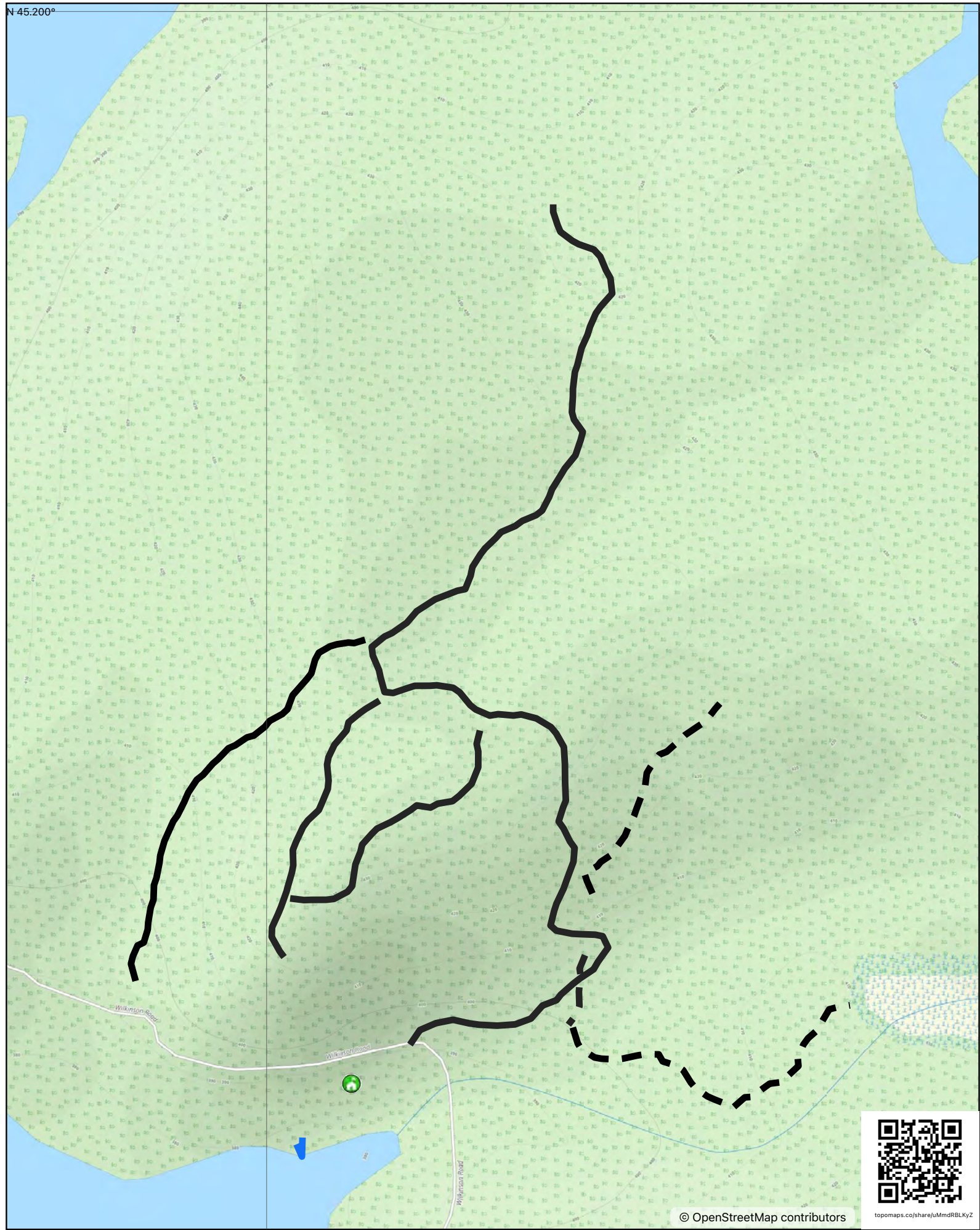
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H. CURRY BISHOP
 ONTARIO LAND SURVEYOR
 APRIL 7, 1981

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

N 45.200°



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0.125 0.25 0.375 km

Scale 1:4,149 1 cm = 41 mt



Sep 8, 2023 at 8:33 AM

