

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$599,000

Welcome to 1017 Dungannon Drive
on Horseshoe Lake, Minden Hills



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



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705-455-7653



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Discover the charm of this original family-owned cottage on the shores of Horseshoe Lake in Minden Hills. Boasting 115 feet of pristine waterfrontage, this beautiful lot is situated on one of the area's premier lakes, offering a prime setting with southern exposure. The cozy 2-bedroom, 1-bathroom cottage provides a perfect retreat, with a gorgeous rippled sand beach that's ideal for families and young children. The lot's gentle slope is perfect for rebuilding if you wish to design your dream home or cottage with a walkout basement.

Just 10 minutes from the village of Minden, you'll enjoy easy access to restaurants, groceries, Kawartha Dairy, schools, parks, and more!

1017 DUNGANNON Drive, Minden Hills, Ontario K0M 2K0

Listing

Client Full
Active / Residential

1017 DUNGANNON Dr Minden Hills

Listing ID: 40636212
 Price: **\$599,000**



Haliburton/Minden Hills/Minden Cottage/House



Water Body: **Horseshoe Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **714**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **714/LBO provided**
 DOM: **3**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,516.79/2024**

Remarks/Directions

Public Rmks: **Discover the charm of this original family-owned cottage on the shores of Horseshoe Lake in Minden Hills. Boasting 115 feet of pristine waterfrontage, this beautiful lot is situated on one of the area's premier lakes, offering a prime setting with southern exposure. The cozy 2-bedroom, 1-bathroom cottage provides a perfect retreat, with a gorgeous rippled sand beach that's ideal for families and young children. The lot's gentle slope is perfect for rebuilding if you wish to design your dream home or cottage with a walkout basement. Just 10 minutes from the village of Minden, you'll enjoy easy access to restaurants, groceries, Kawartha Dairy, schools, parks, and more!**

Directions: **HWY 35 to Horseshoe Lake Road to Nectarine Ln/Out of the Way Trail to Shanahan Trail to Mahaffy Ct to Dunganon Dr**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Sandy, Shallow**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Water View: **Direct Water View**
 Boat House:
 Frontage: **115.00**
 Exposure: **East, South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Year Round Road**
 Other Structures:
 Garage & Parking: **Outside/Surface/Open**
 Parking Spaces: **3**
 Services: **Cell Service, Electricity**
 Water Source: **Lake/River**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **115.00**
 Location: **Rural**
 Area Influences: **Access to Water, Beach, Lake Access, Lake/Pond, Quiet Area, Lake, Trees/Woods**
 View:
 Topography: **Flat, Hilly**

Foundation: **Piers**
 Driveway Spaces: **3.0**
 Water Tmnt: **UV System**
 Acres Range: **< 0.5**
 Lot Depth (Ft):
 Lot Irregularities:

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Retire Com:
 Fronting On: **North**

Interior

Interior Feat: **Other**
 Basement: **None**
 Cooling: **None**
 Heating: **Fireplace-Propane**
 Fireplace: **1/Propane**
 Inclusions: **Other**
 Add Inclusions: **As Viewed**
 Exclusions: **Personal Items**

Basement Fin:

FP Stove Op:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 8-10 PL 204 S/T H128946; T/W H202981 & H129846 EXCEPT THE EASEMENT THEREIN RE H134296; TOWNSHIP OF MINDEN HILLS**
 Zoning: **SR**
 Assess Val/Year: **\$296,000/2024**
 Local Improvements Fee:
 Survey: **Available/ 2022**
 Hold Over Days:

PIN: **391940492**
ROLL: **461603100014200**
Possession/Date: **Other/**

PIN 2:
Occupant Type: **Owner**
Deposit: **min 5%**

Brokerage Information

List Date: **08/23/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 08/26/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40636212

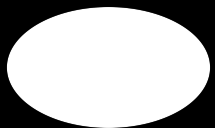
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Dining Room	Main	9' 6" X 11' 5"	2.90 X 3.48	
Kitchen	Main	11' 3" X 7' 5"	3.43 X 2.26	
Living Room	Main	16' 2" X 11' 1"	4.93 X 3.38	
Bedroom	Main	8' 6" X 7' 10"	2.59 X 2.39	
Bedroom	Main	8' 9" X 7' 9"	2.67 X 2.36	
Porch	Main	5' 5" X 7' 9"	1.65 X 2.36	
<u>Desc:</u> Screened-In Porch				
Bathroom	Main	5' 4" X 7' 8"	1.63 X 2.34	4-Piece
Laundry	Main	11' 2" X 4' 2"	3.40 X 1.27	

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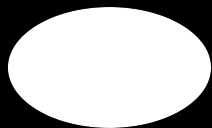
Chattels

Excluded

- Personal Items



Seller



Buyer

CIVIC ADDRESS: 1017 & 1019 DUNGANNON DRIVE
 OWNER: CAROLYN BAILEY
 BUILDER:
 BUILDING PERMIT No. _____
 ROLL No. _____

SITE PLAN OF
LOTS 8, 9 AND 10
REGISTERED PLAN No. 204
 GEOGRAPHIC TOWNSHIP OF MINDEN
 TOWNSHIP OF MINDEN HILLS
 COUNTY OF HALIBURTON

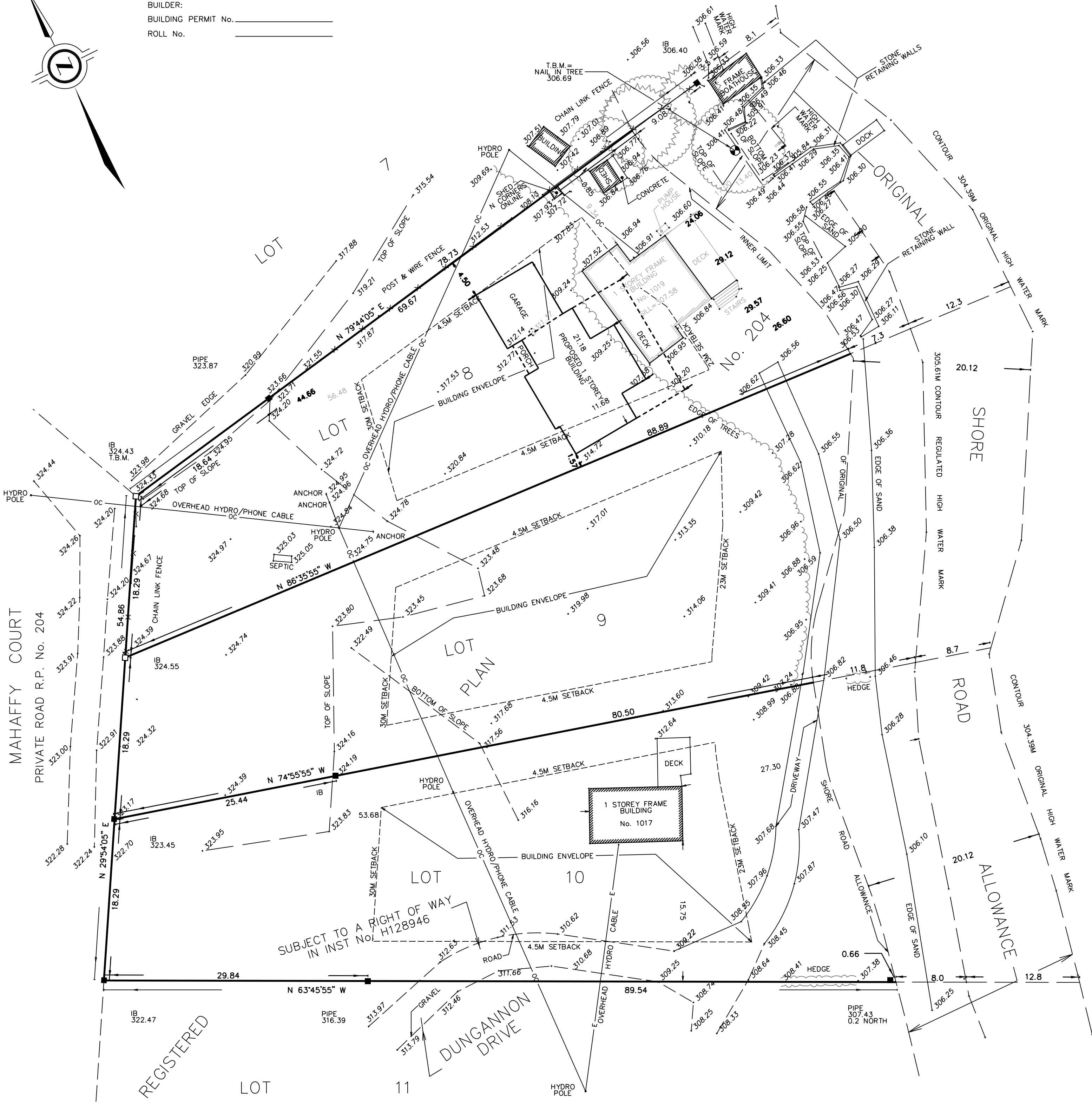
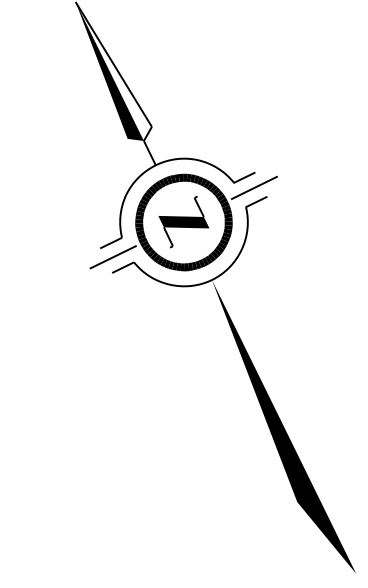
SCALE 1 : 300


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

LEGEND:

- - FOUND SURVEY MONUMENT
- - SET SURVEY MONUMENT
- SIB - STANDARD IRON BAR
- IB - IRON BAR



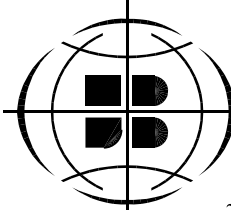
ZONING	SR	F.F.E.	*
LOT AREA	* SQ. m.	T.B.W.	*
BUILDING AREA	* SQ. m.	T.B.S.	*
		T.G.S.	*
		U.F.	*

No.	DATE	DESCRIPTION
REVISIONS		
		SHEET 1

ELEVATIONS:
 ELEVATIONS SHOWN HEREON ARE GEODETIC DERIVED BY GPS OBSERVATIONS AND ARE REFERRED TO A NAIL IN A TREE, HAVING AN ELEVATION OF 306.69M AND THE TOP OF AN IRON BAR LOCATED ON THE NORTHWEST CORNER OF LOT 8, HAVING AN ELEVATION OF 324.43M (CGVD-1928:1978).

NOTE:
 - ROAD ALLOWANCE ESTABLISHED FROM THE SILL OF THE DAM BEING 303.93M.
 - REGULATED HIGH WATER MARK BEING 305.61M.
 - ROAD ALLOWANCE LIMIT BEING 304.39M.
 - ROAD ALLOWANCE CONTOURS ARE REFERRED TO PLAN 19R-10031

DATED: _____
 GERALD G. HICKSON
 ONTARIO LAND SURVEYOR



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 LAND SURVEYORS
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SURVEYING
 MAPPING
 GIS

DRAWN BY: RMM	CHECKED BY: GGH	REFERENCE NO.: 21-17-299-02
PLOTTED: 3/14/2022		DATED: 03/11/2022

1017 Dungannon Drive - location

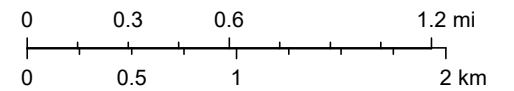


August 21, 2024

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Scale: 1:36,112



1017 Dungannon Drive - Property



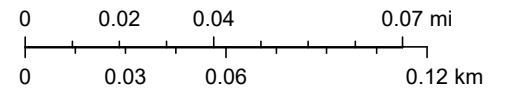
August 21, 2024

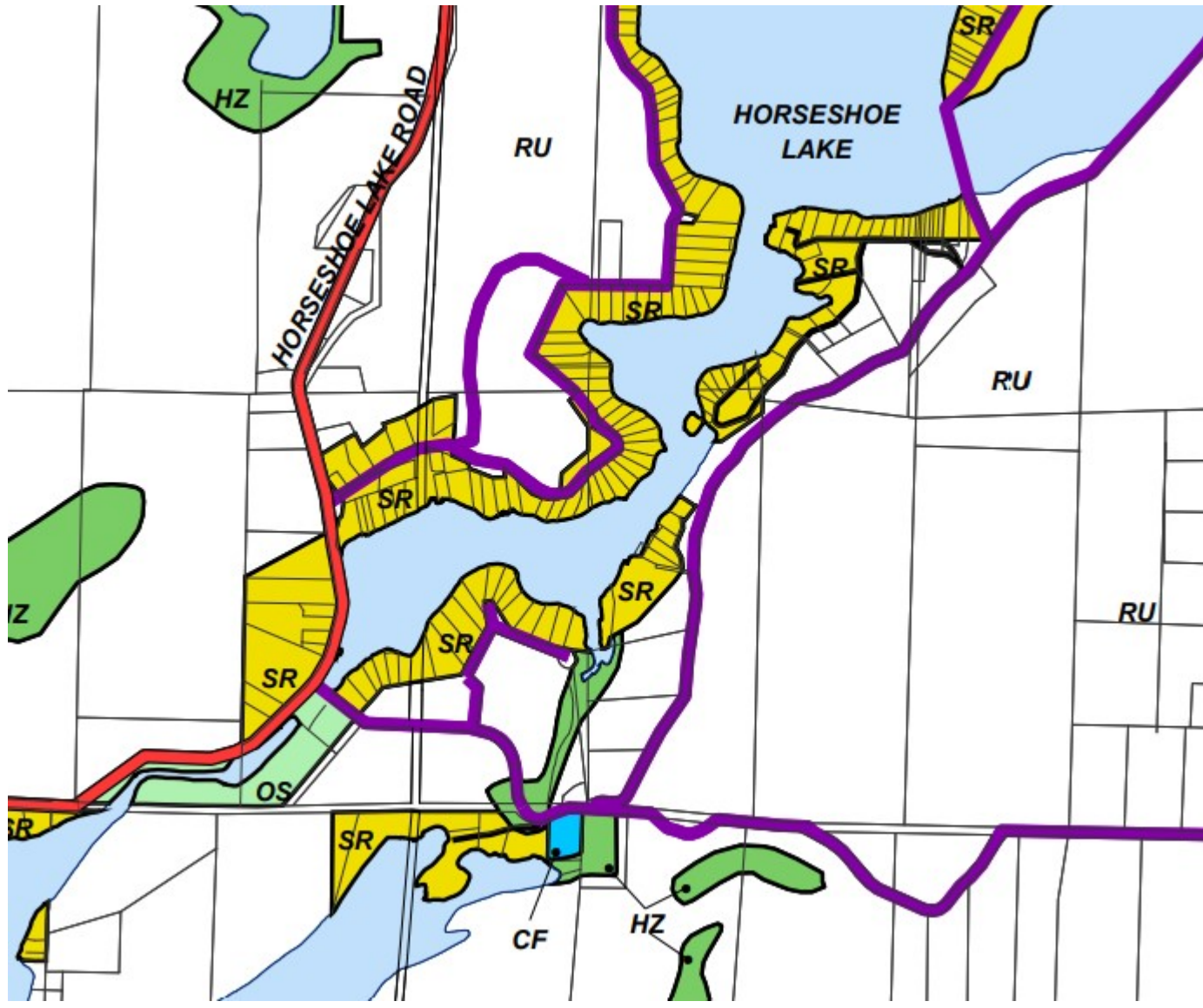
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Scale: 1:2,257





Horseshoe Lake

Haliburton County

Minden Township

Physical Data

Surface Area - 637 acres

Perimeter - 2.5 miles

Maximum Depth - 75 ft

Mean Depth - 26 ft

Lake Characteristics

The lake is located in a Tectonic basin. Its fed by the Gull river and Duck Creek. It flows into the Gull River. A concrete dam is used for water regulation. The bottom consists of some silty sand and organic material and Calcite rock.

Aquatic vegetation includes Willow Bog Laurel, Labrador Tea, Sedges, grass, and cattails. White parasites and cysts observed on Perch, Smelt, and Sucker.

Clarity in this greenish/brown water was indicated by the disappearance of the secchi disc 21.5 ft below the surface.

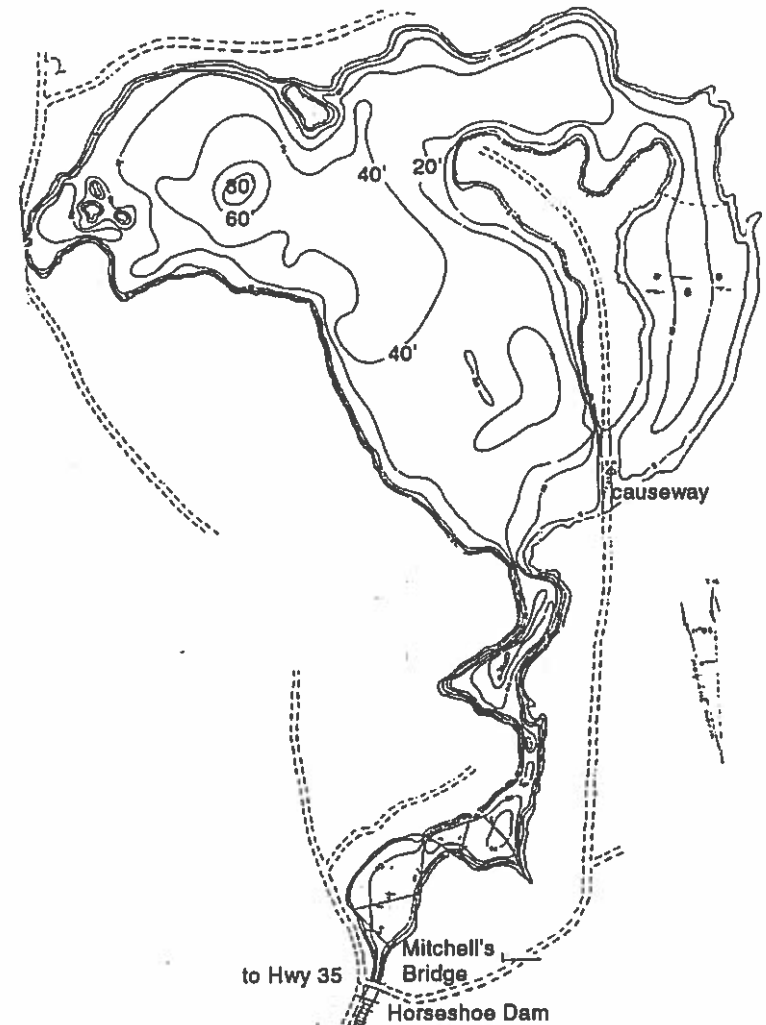
Fish Species Present

Lake trout, splake, bass, whitefish, perch, smelt and sucker.

Lake trout was introduced in 1982. It was stocked again with lake trout in '85 and 1990.

Access

Horseshoe Lake is 5 miles north-east from Minden. There is public access.



(Refer to Minden Township map - page 218)