

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$659,000



Welcome to 1021 Triple Creek Lane
on Boshkung, Algonquin Highlands



Troy Austen
Sales Representative



CONTACT DETAILS:

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Discover the potential of this lakeside retreat on Boshkung Lake, nestled within a three-lake chain renowned for its boating opportunities. This property features a beautiful, gently sloping lot with a flat grass area surrounding a 540 sq ft cottage. The cottage, in need of renovation or rebuild, offers 2 bedrooms and a 3-piece bathroom with a composting toilet, providing a basic starting point for your lakeside getaway. The property includes a dry boathouse on the water's edge, awaiting restoration. Enjoy the clean, sandy shoreline and expansive lake views, perfect for relaxation and outdoor activities. Nearby amenities include restaurants, with Haliburton and Minden just 15-20 minutes away, and Sir Sam's Ski Hill a short 25-minute drive for winter sports enthusiasts. This property offers a prime opportunity to reimagine and transform this lakeside location into your ideal retreat on Boshkung Lake.

1021 TRIPLE CREEK Lane, Algonquin Highlands, Ontario K0M 1J1

Listing

Client Full

1021 TRIPLE CREEK Ln Algonquin Highlands

Listing ID: 40612161

Active / Residential

Price: **\$659,000**



Haliburton/Algonquin Highlands/Stanhope Contemporary/House



Water Body: **Boshkung Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (0 + 1)**
 SF Fin Total: **540**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **540/LBO provided**
 DOM: **57**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,230.05/2023**

Remarks/Directions

Public Rmks: **Discover the potential of this lakeside retreat on Boshkung Lake, nestled within a three-lake chain renowned for its boating opportunities. This property features a beautiful, gently sloping lot with a flat grass area surrounding a 540 sq ft cottage. The cottage, in need of renovation or rebuild, offers 2 bedrooms and a 3-piece bathroom with a composting toilet, providing a basic starting point for your lakeside getaway. The property includes a dry boathouse on the water's edge, awaiting restoration. Enjoy the clean, sandy shoreline and expansive lake views, perfect for relaxation and outdoor activities. Nearby amenities include restaurants, with Haliburton and Minden just 15-20 minutes away, and Sir Sam's Ski Hill a short 25-minute drive for winter sports enthusiasts. This property offers a prime opportunity to reimagine and transform this lakeside location into your ideal retreat on Boshkung Lake.**

Directions: **ON-35 N to Boshkung Lake Rd to Triple Creek Ln and follow to sign.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Stairs to Waterfront**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Hard Bottom, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Water View: **Direct Water View**
 Boat House: **Dry Boathouse - Single**
 Frontage: **200.00**
 Exposure:
 Island Y/N: **No**

Exterior

Construct. Material: **Other**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Other**
 Garage & Parking: **Outside/Surface/Open**
 Parking Spaces: **3**
 Services: **Cell Service, Electricity**
 Water Source: **Lake/River**
 Lot Size Area/Units: **1.950/Acres**
 Lot Front (Ft): **200.00**
 Location: **Rural**
 Area Influences: **Access to Water, Lake Access, Lake/Pond**
 View: **Lake, Trees/Woods**
 Topography: **Dry, Level, Sloping, Wooded/Treed**
 Foundation: **Piers**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft):
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Garage Spaces:
 Sewer: **None**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**

Interior

Interior Feat: **None**
 Basement: **None**
 Cooling: **None**
 Heating: **None**
 Inclusions: **Other**
 Exclusions: **Personal Items, Canoe, Kayak (+paddles and PFD's), Weber BBQ, Icebox, Trunk, Bench, Buffet, Sideboard, Small table in bedroom**
 Basement Fin:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT RDAL BTN LT 10 CON 5 AND LT 11 CON 6 STANHOPE CLOSED BY SA2019; PT LT 11 CON 6 STANHOPE AS IN H9041 & SA2060, T/W H9041; ALGONQUIN HIGHLANDS**
 Zoning: **SR2**
 Assess Val/Year: **\$300,000/2024**
 Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:

PIN: **393030287**
ROLL: **462100200079200**
Possession/Date: **Other/**

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

Brokerage Information

List Date: **06/26/2024**
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: 08/22/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40612161

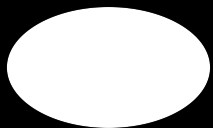
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom	Main	11' 6" X 8' 10"	3.51 X 2.69	
Bathroom	Main	3' 9" X 3' 5"	1.14 X 1.04	2-Piece
Desc: Compost Toilet				
Kitchen	Main	12' 0" X 10' 0"	3.66 X 3.05	
Living Room	Main	13' 0" X 8' 6"	3.96 X 2.59	
Bedroom	Main	12' 0" X 10' 0"	3.66 X 3.05	

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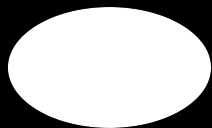
Chattels

Excluded

- Personal Items
- Canoe
- Kayak with paddles and PFD's
- Weber BBQ
- Living room
 - Icebox
 - Trunk
- Verandah
 - Bench
 - Buffet
- Kitchen
 - Sideboard
- Bedroom
 - Small Table



Seller



Buyer

1021 Triple Creek Lane, Boshkung Lake



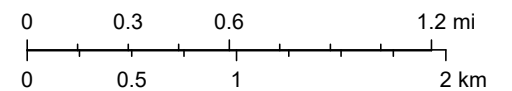
May 30, 2024

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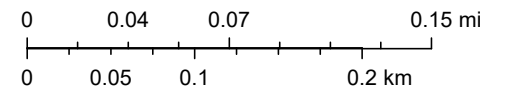
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any help?

