

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$629,000**

*Welcome to*

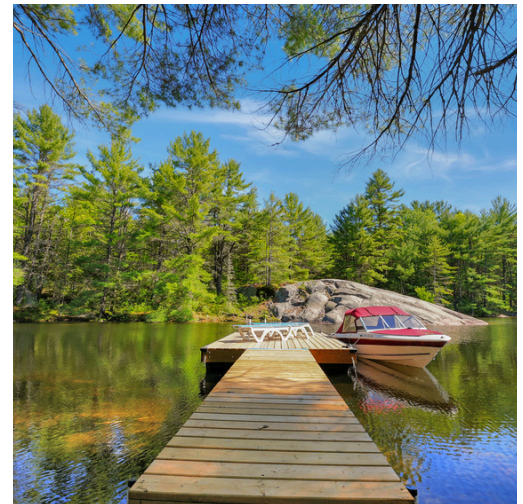
1031 Solitude Lane

on Koshlong Lake, Haliburton




*Troy Austen*


Sales Representative



**CONTACT DETAILS:**

 705-457-9994

 [info@troyausten.ca](mailto:info@troyausten.ca)

 705-455-7653

 [troyausten.ca](http://troyausten.ca)



Experience the ultimate escape at this secluded cabin on Koshlong Lake in Haliburton. Set on a generous lot with 232 feet of pristine lakefront, this property is surrounded by lush forests, offering complete privacy and a serene atmosphere. Despite its peaceful setting, the cabin is just a short drive from town and close to three golf courses, as well as snowmobile and ATV trails. Modern conveniences like WiFi, cell service, and internet ensure you stay connected, while the cabin's rustic charm shines through its pine interiors, cathedral ceilings, and cozy two-bedroom layout with a sleeping loft. Recent updates include a WETT-certified wood stove, installed in 2021, perfect for warming up after a day of outdoor adventures. The shoreline features the classic Koshlong Lake landscape with bald exposed rock and expansive Crown Land views, making it an ideal spot for both relaxation and exploration. Whether you enjoy a gentle wade from the bedrock or a dive off the dock, the clear waters of the lake offer endless enjoyment. This cabin is your perfect retreat, where every moment feels like a peaceful getaway.

# 1031 SOLITUDE Lane, Highlands East, Ontario K0M 1R0

Listing

Client Full  
**Active / Residential**

**1031 SOLITUDE Ln Highlands East**

Listing ID: 40666493  
Price: **\$629,000**



## Haliburton/Highlands East/Glamorgan Bungalow/House



Water Body: **Koshlong Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		1	
Main	1		1
Second	1		

Beds (AG+BG): **2 (2 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **496**  
AG Fin SF Range: **0 to 500**  
AG Fin SF: **496/LBO provided**  
DOM: **1**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$2,404.49/2023**

### Remarks/Directions

Public Rmks: **Nestled on the shores of Koshlong Lake, this secluded cabin offers a private getaway surrounded by 232 feet of pristine lakefront and lush forest. Enjoy complete privacy while still being just a short drive to town, golf courses, and nearby snowmobile and ATV trails. The cabin's rustic charm shines through its pine interiors, cathedral ceilings, and cozy two-bedroom layout with a sleeping loft, all complemented by modern amenities like WiFi and cell service. Recent upgrades include a 2021 WETT-certified wood stove, perfect for warming up after a day of adventure. The shoreline, with its striking exposed rock and Crown Land views, provides a picturesque spot for swimming, relaxing, or diving from the dock. A perfect blend of serenity and convenience, this cabin is an ideal retreat for those seeking both relaxation and outdoor exploration.**

Directions: **Gelert Rd/Haliburton County Rd 1 to Koshlong Lake Rd to Universal Rd to Solitude Lane**

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
Waterfront Features: **Stairs to Waterfront**  
Dock Type: **Private Docking** Boat House:  
Shoreline: **Clean, Deep, Rocky, Sandy, Shallow** Frontage: **231.99**  
Shore Rd Allow: **Not Owned** Exposure: **North**  
Channel Name: Island Y/N: **No**

### Exterior

Construct. Material: **Stone, Wood** Roof: **Asphalt Shingle, Metal**  
Shingles Replaced: Foundation: **Concrete Block, Perimeter Wall** Prop Attached: **Detached**  
Year/Desc/Source: // Apx Age: **Unknown**  
Property Access: **Private Road, Seasonal Road** Rd Acc Fee:  
Other Structures: Winterized: **Partially Winterized**  
Garage & Parking: **Outside/Surface/Open, Private Drive Single Wide//Gravel Driveway** Garage Spaces:  
Parking Spaces: **6** Driveway Spaces: **6.0**  
Services: **Cell Service, Electricity, High Speed Internet Avail**  
Water Source: **Lake/River** Water Tmnt: Sewer: **Septic**  
Lot Size Area/Units: **1.200/Acres** Acres Range: **0.50-1.99** Acres Rent:  
Lot Front (Ft): **231.99** Lot Depth (Ft): Lot Shape:  
Location: **Rural** Lot Irregularities: Land Lse Fee:  
Area Influences: **Arts Centre, Business Centre, Downtown, Hospital, Lake/Pond, Landscaped, Library, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**  
View: **Forest, Lake, Trees/Woods** Retire Com:  
Topography: **Level, Partially Cleared, Rocky, Rolling, Wooded/Treed** Fronting On: **North**

### Interior

Interior Feat: **Water Heater**  
Basement: **Crawl Space** Basement Fin: **Unfinished**  
Laundry Feat: **None**  
Cooling: **None**  
Heating: **Wood**  
Fireplace: **1/Wood Stove** FP Stove Op: **Yes**  
Inclusions: **Dishwasher, Microwave, Refrigerator, Stove**  
Add Inclusions: **Gazebo, outdoor patio table, 8 Adirondack chairs, bbq, beds, lawnmower, canoe, 2 blue dock chairs, various inflatable toys, some life jackets, white outdoor chaise/chair/ottoman**  
Exclusions: **Personal items, 2007 Grew boat/motor/trailer, Outdoor furniture blue set, Outdoor furniture blue dining set, Outdoor garden ornaments, Red umbrella and stand, hot/cold water cooler, Nespresso coffee maker, adjustable bed, kayak**

### Property Information

Common Elem Fee: **No**  
Legal Desc: **LT 9 PL 430 S/T H254075; HIGHLANDS EAST**  
Zoning: **LSR**  
Assess Val/Year: **\$263,000/2024**  
PIN: **392670102**  
ROLL: **460190300011600**  
Possession/Date: **Other/**

Local Improvements Fee:

Survey: **Available/ 1961**  
Hold Over Days:  
PIN 2:  
Occupant Type: **Owner**  
Deposit: **min 5%**

---

**Brokerage Information**

---

List Date: **10/21/2024**  
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)** 

--- --  
Source Board: OnePoint - The Lakelands  
Prepared By: Troy Austen, Salesperson  
Date Prepared: 10/22/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
POWERED by [itsorealestate.ca](https://itsorealestate.ca). All rights reserved.

**Rooms**

---

**Listing ID: 40666493**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>9' 0" X 6' 0"</b>	<b>2.74 X 1.83</b>	
<b>Dinette</b>	<b>Main</b>	<b>13' 0" X 8' 0"</b>	<b>3.96 X 2.44</b>	
<b>Bathroom</b>	<b>Lower</b>	<b>5' 7" X 5' 0"</b>	<b>1.70 X 1.52</b>	<b>3-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>8' 0" X 7' 7"</b>	<b>2.44 X 2.31</b>	
<b>Bedroom</b>	<b>Second</b>	<b>8' 0" X 7' 7"</b>	<b>2.44 X 2.31</b>	
<u>Desc:</u> <b>Loft</b>				
<b>Foyer</b>	<b>Main</b>	<b>10' 0" X 9' 0"</b>	<b>3.05 X 2.74</b>	
<u>Desc:</u> <b>Used as extra sleeping area</b>				

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.

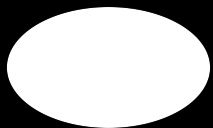
# Chattels

## Included

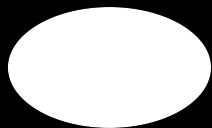
- Gazebo
- Outdoor patio table
- 8 Adirondack chairs
- Bbq
- Beds
- Lawnmower
- Canoe
- 2 blue dock chairs
- Various inflatable toys
- Some life jackets
- White outdoor chaise/chair/ottoman

## Excluded

- Personal items
- 2007 Grew boat/motor/trailer
- Outdoor furniture blue set
- Outdoor furniture blue dining set
- Outdoor garden ornaments
- Red umbrella and stand
- Hot/Cold water cooler
- Nespresso coffee maker
- Adjustable bed
- Kayak



Seller

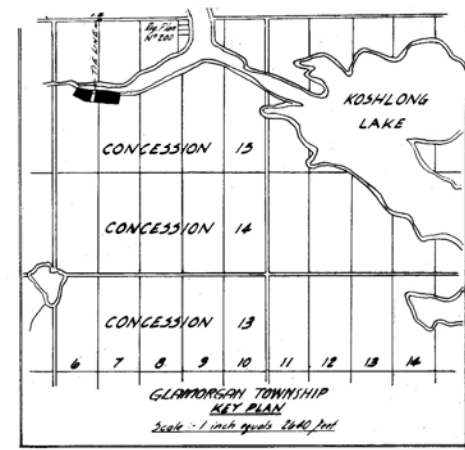
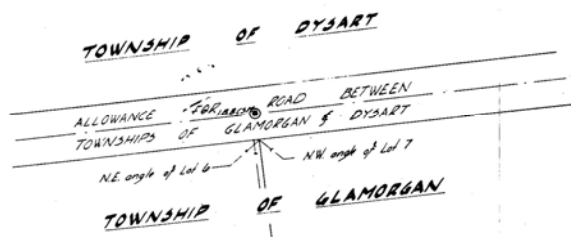


Buyer

# Additional Information

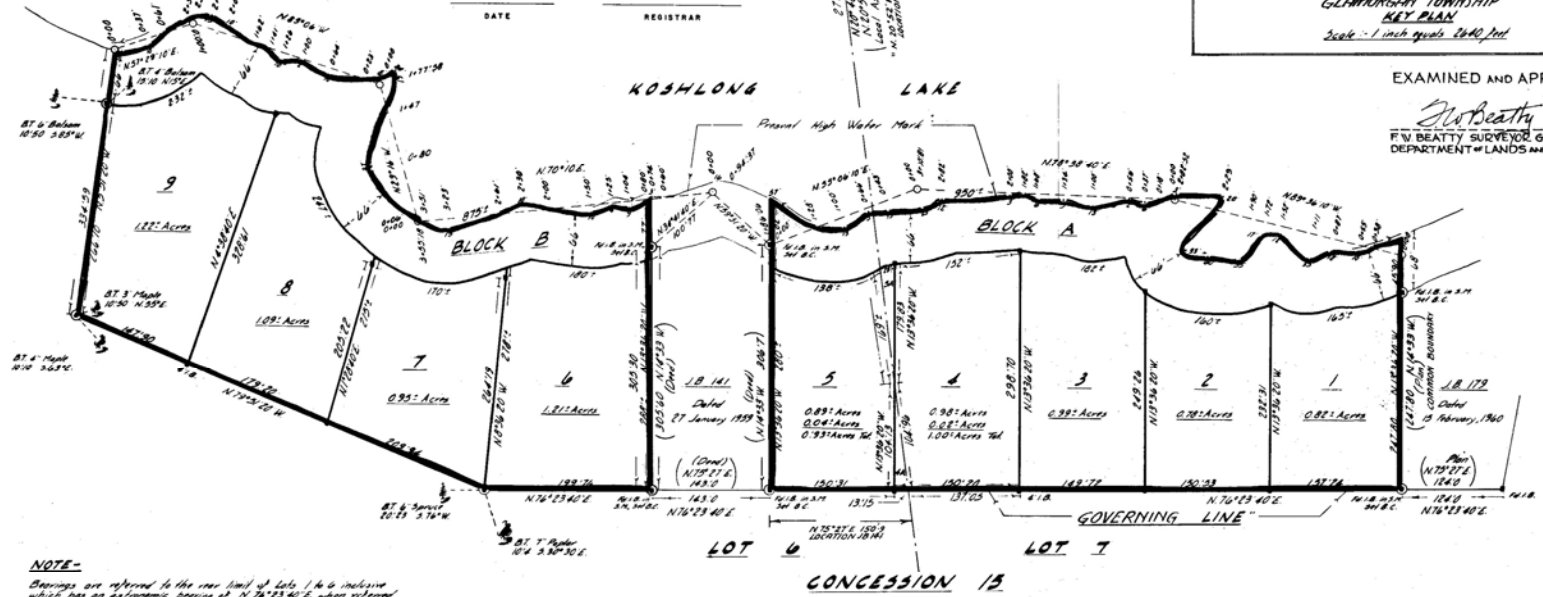
- Hydro cost per year - \$800/yr approx
- Satellite provider - Bell
- Internet provider - Bell
  - Highspeed available
- Septic last pumped by French/Shepherd
  - Pump date - 08/09/2023
- Age of building - 40 years
- Age of roof - 6 years
- Insurance company - Co-operators
- Lake Assc. Dues - \$45/year
- Updates
  - Metal Roof on Large Shed and Wood Shed (2021)
  - Deck (2020)
  - Eaves troughing (2020)
  - Sofa bed (2020)
  - Cottage Roof (2018)
  - Hot Water Heater (2018)
  - Water Pump (2018)
  - Cottage Side Deck (2011)
  - Gazebo
  - Water Filtration System (2010)

Number 430  
 I certify the within instrument is duly entered and registered in the Registry Office for the Registry Division of the Provisional County of Haliburton and recorded on Microfilm  
 for John G. Pierce  
 at 10:00 o'clock AM of the 2nd day of March 1961  
 A.D. 1961 Registrar  
 Per B.H. McEwen Deputy  
102



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

DATE \_\_\_\_\_ REGISTRAR \_\_\_\_\_



EXAMINED AND APPROVED  
*J.W. Beatty*  
 F.W. BEATTY SURVEYOR GENERAL  
 DEPARTMENT OF LANDS AND FORESTS

**NOTE-**  
 Bearings are referred to the true line of Lots 1 to 6 inclusive which has an astronomical bearing of N 76° 23' 40" E, when referred to the Meridian through the NE angle of Lot 12, Concession 13, Township of Glamorgan (Long 78° 28' W).  
 High Water Mark is controlled by a dam at the outlet of Koshlong Lake.

**LEGEND-**  
 (O) Denotes 1" x 1/4" 40 surveyor's iron bar with bronze cap and 4" wood post at stone mound.  
 (■) Denotes 1" x 1/4" 24 surveyor's iron bar and 4" wood post in stone mound.

**OWNER'S CERTIFICATE-**  
 Lots 1 to 9 inclusive, Lots 4 & 5A, and Blocks A & B, as designated within the area of survey outlined have been laid out in accordance with my instructions.  
*John G. Pierce*  
 J.A. McDougall  
 Deputy Minister  
 Lands and Forests



**NOTE-**  
 Mathematical closures were obtained on the following groups of lots:  
 - Lots 1 to 3 inclusive  
 - Lots 4 to 9 inclusive  
 The angular and linear measurements of the intervening sidelines were double checked.

Approved under Section 28 of THE PLANNING ACT.  
 This 2nd day of March, 1961.  
 NO SEAL  
*[Signature]*  
 MINISTER OF MUNICIPAL AFFAIRS

**PLAN AND FIELD NOTES**  
 OF SUBDIVISION OF PART OF LOTS  
 6 & 7 CONCESSION NO 13  
**TOWNSHIP OF GLAMORGAN**  
**PROVISIONAL COUNTY OF HALIBURTON**  
 SCALE: 1 INCH EQUALS 100 FEET  
 JOHN G. PIERCE, O.L.S., 1960

**SURVEYOR'S CERTIFICATE**  
 I, JOHN G. PIERCE, an Ontario Land Surveyor, certify that:  
 (a) I was present at and did personally supervise the survey represented by this plan;  
 (b) This plan accurately shows the manner in which the lands (def'd in 1960) have been surveyed and subdivided by me;  
 (c) Every angle of the exterior boundaries of the plan is defined in the survey thereof by a monument and a monument is placed at one angle of each closed 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 requirements of Section 33 of the Surveyors Act;  
 (f) The survey was made by me between the 6<sup>th</sup> day of October, 1960 and the 20<sup>th</sup> day of October, 1960;  
 (g) The survey has been accurately made in accordance with all the provisions of the Surveyors Act and the Registry Act relating thereto.  
 Dated at Atherburgh, this 2<sup>nd</sup> day of December, 1960  
*John G. Pierce*  
 JOHN G. PIERCE  
 Ontario Land Surveyor





# 1031 Solitude Lane, Koshlong Lake



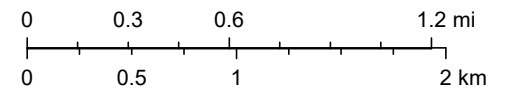
March 7, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.  
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:36,112



# 1031 Solitude Lane, Koshlong Lake



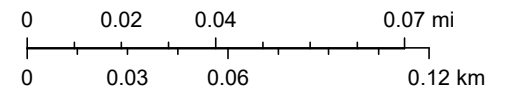
March 7, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.  
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:2,257





Universal Rd

Universal Rd

Universal Rd

Solitude Ln

Universal Rd

Universal Rd

26.30ft

83.18ft

472.42ft

6070.71ft

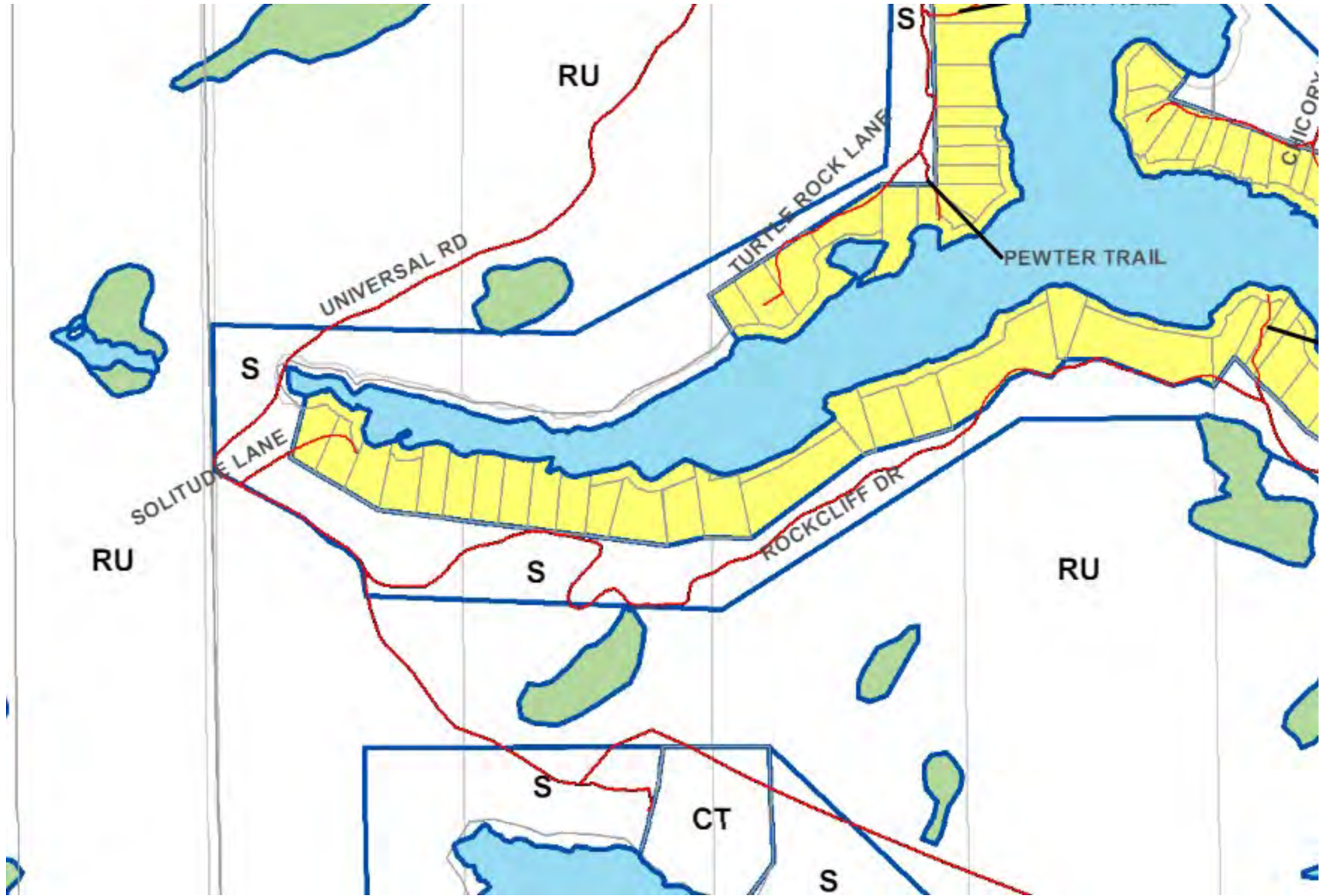
328.78ft

273.27ft

1031

1451

145.53ft



Location: 8 km (5 mi) south of Haliburton  
 Elevation: 341.1 m (1,137 ft)  
 Surface Area: 400 ha (990 ac)  
 Mean Depth: 10.2m (34 ft)  
 Max Depth: 42 m (140 ft)  
 Way Point: 78° 29' 00" Lon - W 44° 58' 00" Lat - N



# Koshlong Lake

## Fishing



Koshlong Lake has had several different names over the years, such as Kokwayong Lake, and Cockweong Lake. The current name was established just after the turn of the 19th Century.

Koshlong Lake was originally inhabited by only smallmouth bass; however, in 1956 the lake was stocked with lake trout. Since the initial stocking was successful, the stocking program has been continued ever since. Fishing for lake trout is quite popular throughout the year with ice fishing being one of the more effective periods.

In the spring, lake trout are found in the shallower water near shore, and can even sometimes be caught using topwater lures. However, as the weather warms up, lake trout head for deeper waters, usually the very deepest areas of the lake. The only way to get a lure down that deep is to either use a downrigger or a very long line jig. William's spoons, the Little Cleo, Diamond King, and Apex lures are some of the hardware people find success with when fishing for lakers.

Fishing for smallmouth can be good at times for bass to the 1.5 kg (3.5 lb) range. There is a wealth of bass structure found around the lake, including rock shoals and weeds throughout shoreline areas and in the many shallower bays. In these weedy areas, topwater action can be a lot of fun during the evening or on overcast days.

As the heat of summer kicks in and the lake begins to warm, the larger smallmouth will migrate towards slightly deeper water. A fish finder will certainly help your success. Lures to try include a bass tubes, and a shad or minnow body. Cast the jig and let it sink to the bottom, then slowly crawl and pop the jig back towards you.

Before fishing, check for special regulations on Koshlong Lake.

## Area Indicator



## Directions



South of Haliburton, Koshlong Lake is accessible by following County Road 1 south to the Koshlong Lake Road. Take the Koshlong Lake Road east and you will soon find a private boat launch along the northwestern shore of the lake. Another public access point is found a bit further east.

## Facilities



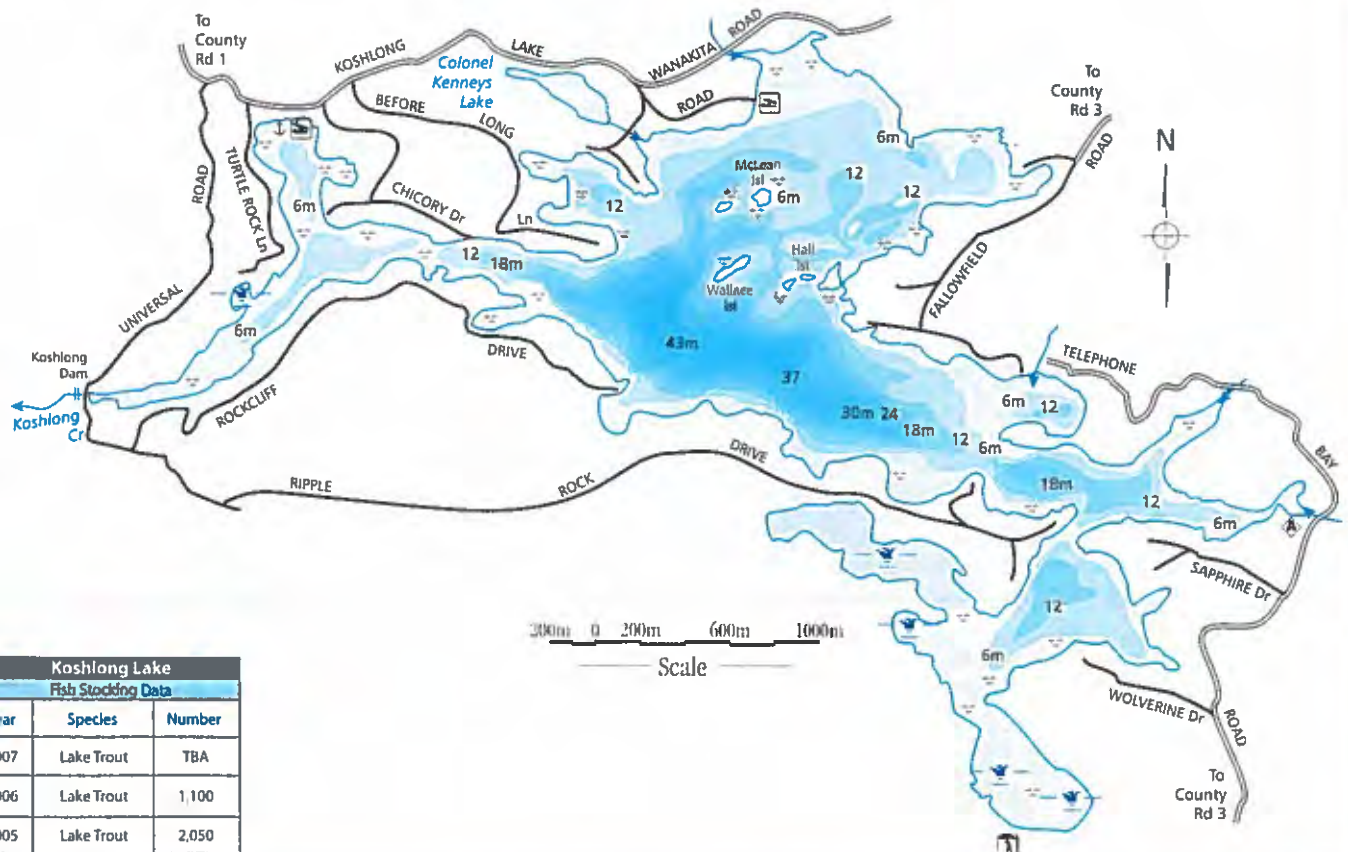
In addition to the access points described above, visitors will find another canoe/small boat access area on the east end of the lake. Accommodations and supplies can be picked up in the town of Haliburton.

If you are looking for a little adventure and some exercise before or after your angling adventure, the Victoria Rail Trail passes to the west of Koshlong Lake and is a great spot for hiking, biking and snowmobiling.

## Other Options



If your luck is poor on Koshlong Lake, take a short trip to Lochlin Lake. Lochlin Lake can be reached via a rough 2wd road south of Koshlong Lake and offers angling opportunities for smallmouth bass. There is a boat launch available at the lake.



Koshlong Lake Fish Stocking Data		
Year	Species	Number
2007	Lake Trout	TBA
2006	Lake Trout	1,100
2005	Lake Trout	2,050