

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,099,000**

*Welcome to* 1035 Violet Lane

On Kennisis Lake in 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)



Enjoy 105 feet of private shoreline on Big Kennisis Lake, perfect for deep, clean swimming off the dock and stunning northwest sunset views. This 1,200 sq. ft., 3-bedroom cottage offers a comfortable space for lakeside living. A large outbuilding and 32x22 detached garage provide plenty of storage for boats, ATVs, and gear. Located near Kennisis Lake Marina, a vibrant hub for the community with pickleball courts, live concerts, great food, and a welcoming atmosphere. Plus, enjoy easy access to Haliburton Forest for hiking, snowmobiling, and year-round outdoor adventure. A fantastic opportunity to own on one of Haliburton County's most sought-after lakes.

Property Client Full

1035 Violet Lane, Dysart, Ontario K0M 1S0

Listing

**1035 Violet Lane Dysart**  
**Active / Residential Freehold / Cottage**

MLS®#: **X12047101**  
 List Price: **\$1,099,000**  
 New Listing

**Haliburton/Dysart et al**



Tax Amt/Yr: **\$3,518.54/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **LT 18 PL 370; S/T H8429; DYSART ET AL**  
 Style: **Other** Rooms Rooms+: **8+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **2(1+1)**  
 Link: SF Range:  
 Storeys: SF Source:  
 Lot Front: **105.00** Fronting On: **N**  
 Lot Depth: **178.00**  
 Lot Size Code: **Feet**  
 Zoning: **WR4L**  
 Dir/Cross St: **Wilkinson Road**

PIN #: **392600313** ARN #: **462406000025300** Contact After Exp: **No**  
 Holdover: **60**  
 Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: <b>1 (1+0)</b>	Exterior: <b>Wood</b>	Water: <b>Other</b>
Fam Rm: <b>No</b>	Drive: <b>Private</b>	Water Inc: <b>Lake/River</b>
Basement: <b>Yes/Partial Basement, Unfinished</b>	Garage: <b>Yes</b>	Water Supply: <b>Heatd Waterline, UV System</b>
Fireplace/Stv: <b>Yes</b>	Gar/Gar Spcs: <b>Detached Garage/2.0</b>	Water Meter:
Fireplace Feat: <b>Living Room, Wood Stove</b>	Drive Pk Spcs: <b>3.00</b>	Waterfront Feat: <b>Stairs to Waterfront, Winterized</b>
Interior Feat: <b>Central Vacuum, Water Heater</b>	Tot Pk Spcs: <b>5.00</b>	Waterfront Struc:
Heat: <b>Baseboard, Electric</b>	Pool: <b>None</b>	Well Capacity:
A/C: <b>No/None</b>	Room Size: <b>Other</b>	Well Depth:
Central Vac: <b>Yes</b>	Energy Gener: <b>Other</b>	Sewers: <b>Septic</b>
Property Feat:	Rural Services: <b>Electrical, Internet High Speed</b>	Special Desig: <b>Unknown</b>
Exterior Feat: <b>Deck</b>	Security Feat:	Farm Features:
Roof: <b>Metal</b>		Winterized: <b>Fully</b>
Foundation: <b>Block</b>		
Soil Type:		
Alternate Power: <b>Other</b>		
Water Name: <b>Kennisis Lake</b>	Waterfront: <b>Direct</b>	Waterfront Frontage (M): <b>32.00</b>
Waterfront Y/N: <b>Yes</b>	Easements/Restr: <b>Unknown</b>	
Water Struct:		
Water Features: <b>Stairs to Waterfront, Winterized</b>		
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Included In</b>
Access To Property: <b>Yr Rnd Private Rd</b>		
Shoreline: <b>Clean, Deep, Rocky</b>	Shoreline Exposure: <b>North/West</b>	
Shoreline Road Allowance: <b>Not Owned</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Lake, Trees/Woods</b>	Lot Shape:	Lot Size Source:

Remarks/Directions

Client Rmks: **Enjoy 105 feet of private shoreline on Big Kennisis Lake, perfect for deep, clean swimming off the dock and stunning northwest sunset views. This 1,200 sq. ft., 3-bedroom cottage offers a comfortable space for lakeside living. A large outbuilding and 32x22 detached garage provide plenty of storage for boats, ATVs, and gear. Located near Kennisis Lake Marina, a vibrant hub for the community with pickleball courts, live concerts, great food, and a welcoming atmosphere. Plus, enjoy easy access to Haliburton Forest for hiking, snowmobiling, and year-round outdoor adventure. A fantastic opportunity to own on one of Haliburton County's most sought-after lakes.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

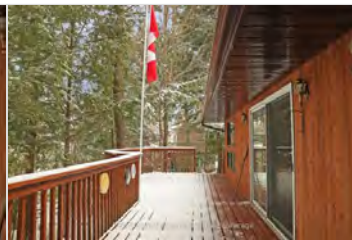
Prepared By: **TROY AUSTEN, REALTOR** Salesperson

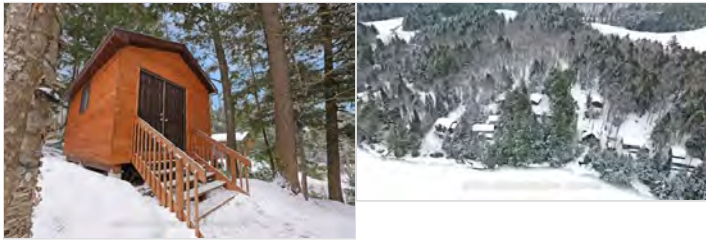
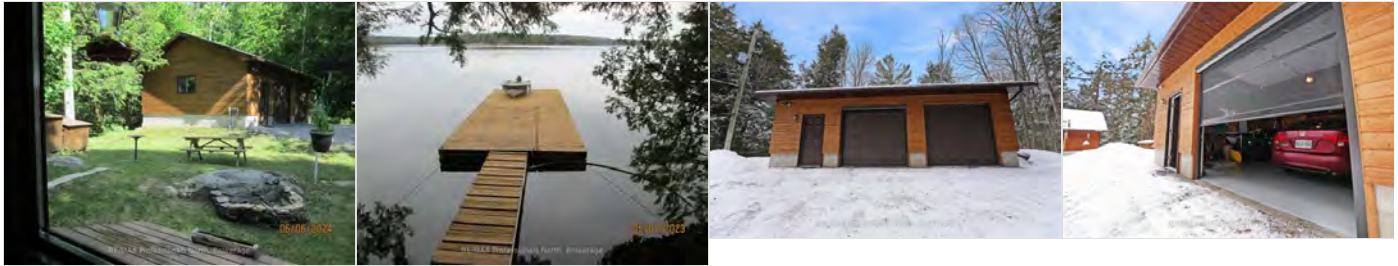
Date Prepared: **03/28/2025**

Photos

MLS®#: **X12047101**

**1035 Violet Lane, Dysart, Ontario K0M 1S0**





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# Chattels

## Included

- 2 fridges
- Stove
- Washer
- Dryer
- All ceiling fans
- All window coverings
- 3 built in drawer/shelf units in closets
- Central vac in cottage and in garage
- Powered screen on 1 garage door
- 2 shelf units in basement
- Heavy racking and metal shelving in garage
- Metal shelving and mezzanine in shed
- Deck box
- Propane BBQ
- Screened deck gazebo
- Portable gas generator and cable for hook up to hydro meter GenerLink unit
- Remaining seasoned firewood and cedar kindling
- Fireplace tools
- 1 wheel barrow

## Excluded

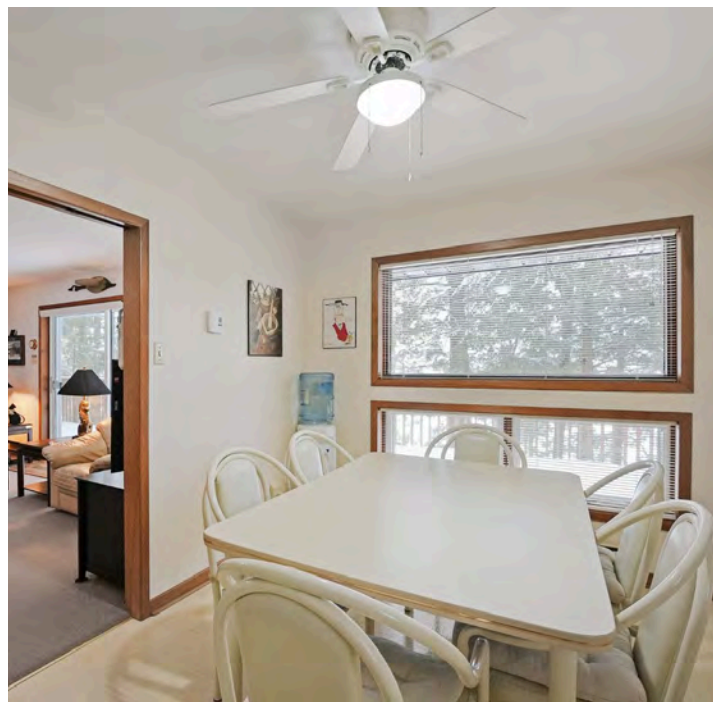
- Personal Items
- If it is not listed above it is excluded. For example (not a complete list) boat and motor, kayaks, freezer



Seller



Buyer



# Additional Information

- Internet Provider: Bell
- Cell Service: Yes
- Fully Winterized
- Road Type: Wilkinson Road to Cottage Road is Municipal Year Round, Violet Lane is Private year around
  - Plowing Season Fee: \$450/season

1035 VIOLET LANE (1986)

LOT: FRONTAGE 105 FEET  
EAST SIDE 191 "  
WEST " 178 "  
REAR 82 "  
AREA .37 ACRES

SHARED ROADWAY  
ROCKY NATURAL SHORELINE  
DEEP WATER  
FACES NORA'S ISLAND (N.W.)

HOME: 42' ± x 29' ± = 1226 SQ. FT. 2 LEVEL

- 3 BEDROOM
- 1 3 PCE BATH (NO TUB)
- 1 OFFICE/LAUNDRY
- 1 EAT IN KITCHEN
- 1 LIVING ROOM
- FRONT DECK
- REAR DECK
- 1 2 PCE POWDER ROOM

CONSTRUCTION: 22" FOOTINGS PINNED TO BEDROCK (FOAMED)  
10" CEMENT BLOCK PERIMETER (6" INSUL)  
6" EXTERIOR WALLS PLUS 2" 5M BLUE  
CEILING 6" PINK + 12" BLOWN IN.  
PRESSUR TREATED PINE CORR SIDING  
ALUMINUM SOFFIT & FACIA  
EAVESTROUGH  
METAL ROOF

200 Full Time

85 ANTI



(CONT'D)

FEATURES:

- ELECTRIC BASEBOARD HEAT
- SUBMERSIBLE PUMP IN LAKE
- HEATED WATER LINE
- U.V. STERILIZE SYSTEM
- NEW 40 GAL (IMP) HOT H<sub>2</sub>O TANK (JUNE 2018)
- CENTRAL VACUUM
- WOOD STOVE (OUTSIDE AIR INTAKE)
- CEILING FANS EVERY ROOM
- WASHER/DRYER, 2 FRIDGES, STOVE
- MIRRORED CLOSET DOORS
- BUILT IN DRAWER/SHELVING CLOSET UNITS  
(EXCEPT MASTER)
- GRAVITY FEED SEPTIC SYSTEM / FILTER BED.  
(NO HOLDING TANK, NO PUMPING)  
INSPECTED & PASSED AUGUST / 2017 - PAPERWORK  
ON FILE WITH MUNICIPALITY.

GARAGE: 32' ± x 22' ± 704 SQ FT (2015)

2 1/2 CAR

10" FOOTINGS DRILLED & PINNED TO BEDROCK

6" EXTERIOR WALLS

8' x 9' GARAGE DOORS (2" INSULATED)

GARAGE DOOR OPENERS

PRESSURE TREATED WOOD PINE CONSIDING

ALUMINUM SOFFIT & FACIA

METAL ROOF

EAVES TROUGH

(UN HEATED)

ROLL UP/DOWN SCREEN ON NORTH DOOR.  
EPOXY GYM FLOOR

(CONT'D)

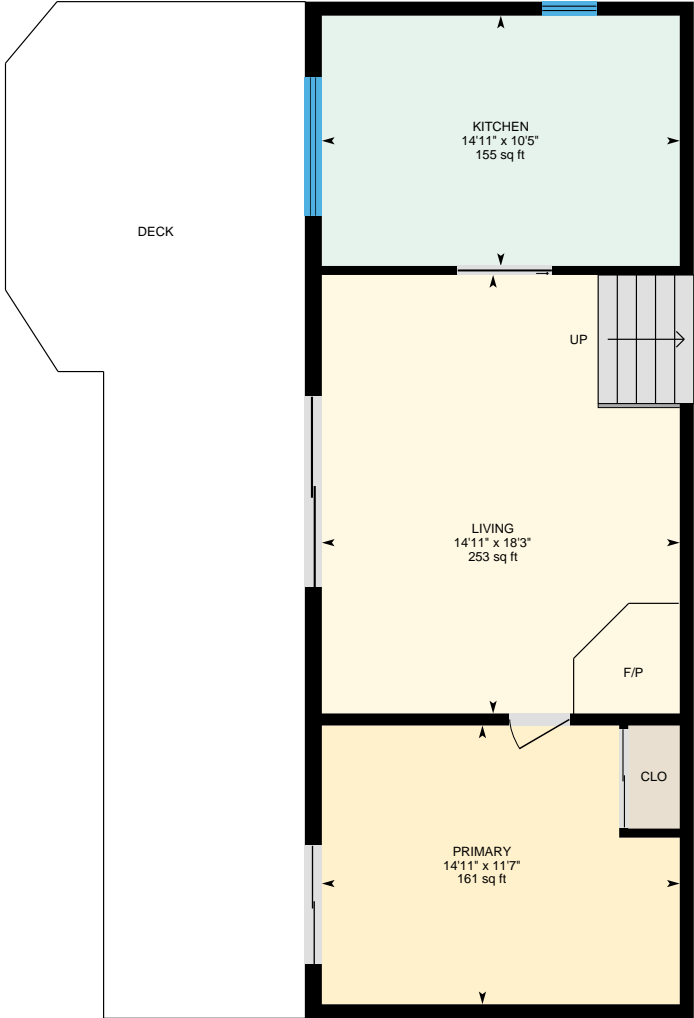
SHED: 12' x 16' 192 SQ FT. (2017)  
SITSON (9) 10" SONO TUBE PILES PINNED TO BEDROCK  
6" EXTERIOR WALLS  
ALUMINUM SOFIT & FACIA  
METAL ROOF  
WOOD PINE COVE SIDING.  
DOUBLE DOOR ENTRY.  
WIRED & INSULATED

2024 ~~2022~~ TAXES: \$2,795 ~~\$3,134~~ ~~\$3,076.00~~ \$3,518

HEATING COSTS: UNKNOWN - WOOD STOVE HEATED.  
ELECTRIC B.B. BACKUP.

# 1035 VIOLET Ln, Dysart Et Al, ON

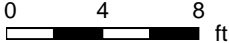
Main Building: Total Interior Area Above Grade 1135.06 sq ft



**Lower Level**  
Interior Area 616.18 sq ft



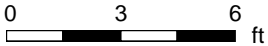
**Main Floor**  
Interior Area 518.87 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 1035 VIOLET Ln, Dysart Et Al, ON

Lower Level Interior Area 616.18 sq ft



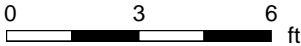
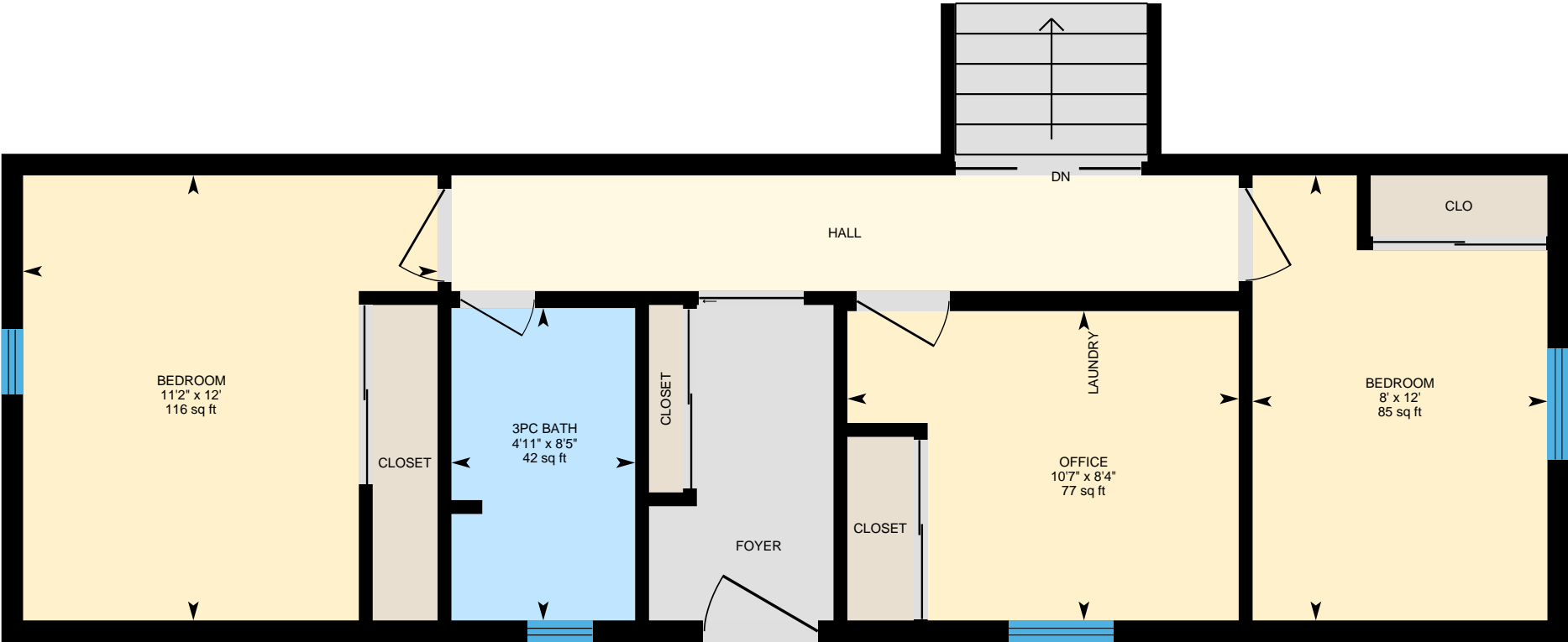
PREPARED: 2025/03/25



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 1035 VIOLET Ln, Dysart Et Al, ON

Main Floor Interior Area 518.87 sq ft



PREPARED: 2025/03/25



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 1035 VIOLET Ln, Dysart Et Al, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### LOWER LEVEL

Kitchen: 14'11" x 10'5" | 155 sq ft  
Living: 14'11" x 18'3" | 253 sq ft  
Primary: 14'11" x 11'7" | 161 sq ft

##### MAIN FLOOR

3pc Bath: 8'5" x 4'11" | 42 sq ft  
Bedroom: 12' x 8' | 85 sq ft  
Bedroom: 12' x 11'2" | 116 sq ft  
Office: 8'4" x 10'7" | 77 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### LOWER LEVEL

Interior Area: 616.18 sq ft

##### MAIN FLOOR

Interior Area: 518.87 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1135.06 sq ft



# Municipality of Dysart et al

P.O. Box 389  
135 Maple Ave  
Haliburton ON K0M 1S0  
(705) 457-1740  
Email: tax@dysartetal.ca

Group Code:  
**DO NOT PAY - ACCOUNT ENROLLED IN PAP**

# TAX NOTICE

<b>Final</b>	<b>2024</b>
<b>Billing Date</b>	<b>May 14, 2024</b>

<b>Mortgage Company</b>		<b>Bill No.</b> 495525
<b>Roll No.</b> 060-000-25300-0000	<b>Mortgage No.</b>	
<b>Name and Address</b> 0629		<b>Municipal Address/Legal Description</b>
		1035 VIOLET LANE CON 2 PT LOT 14 PLAN 370 LOT 18

Assessment		Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount	
RTEP	\$ 474,000.00	Res/Farm Tx:Full - EPubSup	0.00338564	\$ 1,595.31	0.00252745	\$ 1,198.01	0.00153000 \$ 725.22	
<b>Sub Totals &gt;&gt;&gt;</b>			<b>Municipal Levy</b>	<b>\$ 1,595.31</b>	<b>County Levy</b>	<b>\$ 1,198.01</b>	<b>Education Levy</b>	<b>\$ 725.22</b>

By Law #	Description	Amt	Exp Year	Due Date	Amount	Summary	
				7/10/2024	\$ 1,593.18	Sub-Total - Tax Levy	\$ 3,518.54
				9/11/2024	\$ 923.00	Special Charges/Credits	\$ 0.00
						2024 Tax Cap Adjustment	\$ 0.00
						Final 2024 Levies	\$ 3,518.54
						Less Interim Tax Notice	\$ 1,670.62
						Past Due Taxes/Credit	\$ 668.28
<b>Total Special Charges</b>		<b>\$ 0.00</b>				<b>Total Amount Due</b>	<b>\$ 2,516.18</b>

### Schedule 2

#### Explanation of Tax Changes 2023 to 2024

Final 2023 Levies	Final 2024 Levies	Total Year Over Year Change
\$ 3,341.25	\$ 3,518.54	\$ 177.29

Final 2023 Levies	\$ 3,341.25
* 2023 Annualized Taxes	\$ 3,341.25
2024 Local Municipal Levy Change	\$ 97.13
2024 County Levy Change	\$ 80.18
2024 Provincial Education Levy Change	\$ 97.92
2024 Tax Change Due to Reassessment	\$ 37.92
** Final 2024 Levies	\$ 3,518.54

\* Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

### Schedule 3

#### Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2024 CVA Taxes			
* 2023 Annualized Taxes			
2024 Tax Cap Amount			
2024 Provincial Education Levy Change			
2024 Municipal Levy Change			
** 2024 Adjusted Taxes			

\* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.

## Municipality of Dysart et al

P.O. Box 389  
135 Maple Ave  
Haliburton ON K0M 1S0  
(705) 457-1740

**DO NOT PAY - ACCOUNT ENROLLED IN PAP**  
Payment will be automatically withdrawn from your bank account.

PLEASE DETACH AND SUBMIT WITH PAYMENT **SECOND INSTALLMENT**  
THANK YOU

<b>Received from:</b>	
<b>Roll #</b> 060-000-25300-0000	
<b>Name</b>	
<b>Address</b> 1035 VIOLET LANE HALIBURTON, ON K0M 1S0	
<b>Due Date</b>	<b>Total Due</b>
September 11, 2024	\$ 923.00





**Municipality of Dysart et al**  
*Building Inspection Report*

Phone: 705-457-1740 Fax: 705-457-1964

Date: Oct 15/10 Permit# 09-178

Type of Inspection: Final Inspector: D. Sayers

Owner: \_\_\_\_\_ Contractor: \_\_\_\_\_

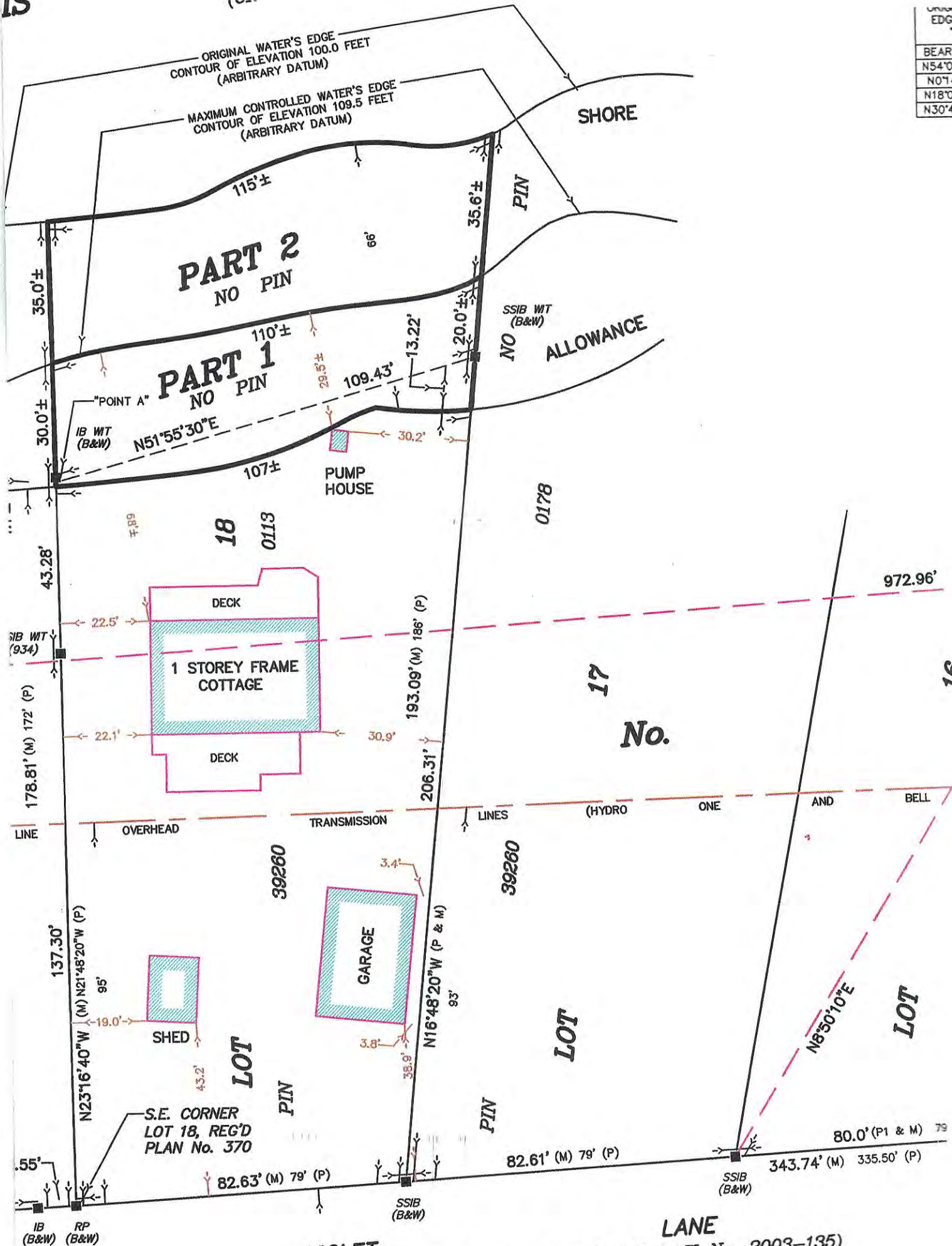
addition is complete \*

Occupancy is permitted

Next Inspection: None



EDGE
BEAR
N54°00'
N0°14'
N18°03'
N30°4'



VIOLET LANE  
 UNREGISTERED MUNICIPAL NAMING BY-LAW No. 2003-135

# 1035 Violet Lane, Kennisis Lake



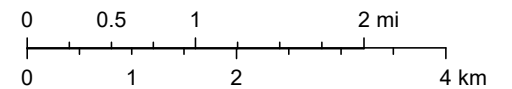
January 27, 2025

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Scale: 1:72,224



# 1035 Violet Lane, Kennisis Lake



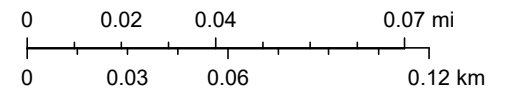
January 27, 2025

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Scale: 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)

