

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professional North Brokerage
Independently Owned & Operated



\$1,595,000

Welcome to 1049 Lofty Pines Lane

on Kashagawigamog Lake, Minden



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to this year-round lakeside home or cottage in Ingoldsy, that offers an unparalleled blend of comfort and convenience in a tranquil setting. Enjoy access to 30 miles of boating on Haliburton's renowned five-lake chain, with two nearby marinas catering to boaters and water enthusiasts. Dining and entertainment options are easily accessible, with the esteemed Bonnie View Inn just moments away. Alternatively, a leisurely boat ride to Haliburton village promises a day of shopping and exploration.

With its western exposure, soak up the warmth of the late evening sun while appreciating the meticulously maintained grounds adorned with beautiful perennial gardens. The property features a level lawn both at the front and back, with easy access to the waterfront via a few steps. The sandy shoreline offers an inviting spot for swimming or wading in the crystal-clear waters.

Inside, discover an inviting open concept design, complete with a kitchen boasting new stone countertops and backsplash, a walk-out living room leading to a spacious deck, and a four-season sunroom. Retreat to the primary bedroom featuring a three-piece ensuite, while cozy propane fireplaces on each level ensure comfort on cooler evenings. With a total of three plus one bedrooms, there's ample space for family and guests. The fully finished walk-out basement includes a new bar/kitchenette, perfect for entertaining. Packed with features and upgrades including an irrigation system, air conditioning, forced air furnace, water treatment system, and heated floors in the foyers and bathrooms, this property offers approximately 2600 square feet of luxurious living space.

Experience maintenance-free living and fully immerse yourself in the natural beauty and recreational opportunities of Lofty Pines Lane and both the Haliburton and Minden region.

1049 LOFTY PINES Lane, Minden, Ontario K0M 2K0

Listing

Client Full
Active / Residential

1049 LOFTY PINES Ln Minden
Pending Board Approval

Listing ID: 40629219
Price: **\$1,595,000**



Haliburton/Minden Hills/Minden Bungalow/House



Water Body: **Kashagawigamog Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	2	1	
Main	1	2	1

Beds (AG+BG): **3 (1 + 2)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **2,540**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,340/LBO provide**
BG Fin SF: **1,200/LBO provide**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,560.00/2023**

Remarks/Directions

Public Rmks: **Welcome to this year-round lakeside home or cottage in Ingoldsy, that offers an unparalleled blend of comfort and convenience in a tranquil setting. Enjoy access to 30 miles of boating on Haliburton's renowned five-lake chain, with two nearby marinas catering to boaters and water enthusiasts. Dining and entertainment options are easily accessible, with the esteemed Bonnie View Inn just moments away. Alternatively, a leisurely boat ride to Haliburton village promises a day of shopping and exploration. With its western exposure, soak up the warmth of the late evening sun while appreciating the meticulously maintained grounds adorned with beautiful perennial gardens. The property features a level lawn both at the front and back, with easy access to the waterfront via a few steps. The sandy shoreline offers an inviting spot for swimming or wading in the crystal-clear waters. Inside, discover an inviting open concept design, complete with a kitchen boasting new stone countertops and backsplash, a walk-out living room leading to a spacious deck, and a four-season sunroom. Retreat to the primary bedroom featuring a three-piece ensuite, while cozy propane fireplaces on each level ensure comfort on cooler evenings. With a total of three plus one bedrooms, there's ample space for family and guests. The fully finished walk-out basement includes a new bar/kitchenette, perfect for entertaining. Packed with features and upgrades including an irrigation system, air conditioning, forced air furnace, water treatment system, and heated floors in the foyers and bathrooms, this property offers approximately 2600 square feet of luxurious living space. Experience maintenance-free living and fully immerse yourself in the natural beauty and recreational opportunities of Lofty Pines Lane and both the Haliburton and Minden regions.**

Directions: **From Ingoldsy take Kashagawigamog Lake Road to Lofty Pines Lane to 1049**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Beach Front, Stairs to Waterfront**
Dock Type: **Private Docking**
Shoreline: **Clean, Hard Bottom, Sandy**
Shore Rd Allow: **Owned**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **106.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s), Recreational Area, Year Round Living**
Construct. Material: **Vinyl Siding**
Shingles Replaced: **2020** Foundation: **Concrete Block** Roof: **Asphalt Shingle**
Year/Desc/Source: **/Completed / New/** Prop Attached: **Detached**
Property Access: **Private Road, Year Round Road** Apx Age: **16-30 Years**
Other Structures: **Shed** Winterized: **Fully Winterized**
Garage & Parking: **Attached Garage//Outside/Surface/Open//Gravel Driveway** Garage Spaces: **2.0**
Parking Spaces: **6** Driveway Spaces: **4.0** Sewer: **Septic**
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**
Water Source: **Drilled Well** Water Tmnt: **Sediment Filter, UV System, Water Softener**
Lot Size Area/Units: **0.436/Acres** Acres Range: **< 0.5** Acres Rent:
Lot Front (Ft): **106.00** Lot Depth (Ft): Lot Shape: **Rectangular**
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Arts Centre, Beach, Cul de Sac/Dead End, Golf, Lake/Pond, Landscaped, Marina, Quiet Area**
View: **Lake, Trees/Woods** Retire Com:
Topography: **Level, Sloping, Wooded/Treed** Fronting On: **West**
Restrictions: Exposure: **West**
School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Propane Tank, Water Softener, Water Treatment, Wet Bar**

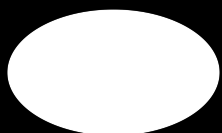
Chattels

Included

- As Viewed



Seller



Buyer

Additional Information

- **Upgrades:**

- Hardwood floors throughout
- New spindles around main floor staircase
- New ½ bath on main floor
- All bathrooms, including heated floors
- Tile flooring, front & garage entry-heated)
- Fireplace on main level
- Hardware on all interior doors
- Window coverings primary bedroom, living room, dining, sliders on lower level
- Kitchen cabinets painted, new sink, stone countertops & backsplash
- Main floor painted
- Fans on main level
- New bar/kitchenette on lower level
- Painted sunroom, new fan
- New fridge in kitchen
- Road graded (cost shared by owners)
- Septic inspected by township, passed 2023 (Inspector indicated it would not need to be pumped for a couple of years)
- 2020:
 - New UV system and water softener
 - New furnace
 - Roof

- **Other features:**

- Drilled well
- Generac generator
- Air conditioning
- 2 propane fireplaces
- Central vac
- Bear bin
- Large double garage with electric openers
- Exterior Cameras
- Smart Thermostate

- Hydro Account # 20024784467
- Approx \$2800/year
- Budget Propane approx. \$3500/year
- Propane Tank rental \$95/year
- Internet provider BELL, highspeed
- Insurance: HTM
- Driveway plowing: \$67 per plow 2022/23

*Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.*



Screen
FILE NUMBER

M1-60-01 REVISÉ

SITE INSPECTION REPORT FOR A SEWAGE SYSTEM

DATE: NOV. 16, 2001
Roll No. 030-000 55700-0000
Lot No. 22 Conc. 3

OWNER [REDACTED]

Township/Municipality MINDEN

Plan # _____ Sub. Lot # _____

1. Assessment of Property

- a) Surface drainage: good fair poor
- b) Slope of ground: level gradual steep
- c) Clearances (horiz.): satisfactory unsatisfactory
- d) Percolation rate: 5-10 min./cm. Measured Estimated

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

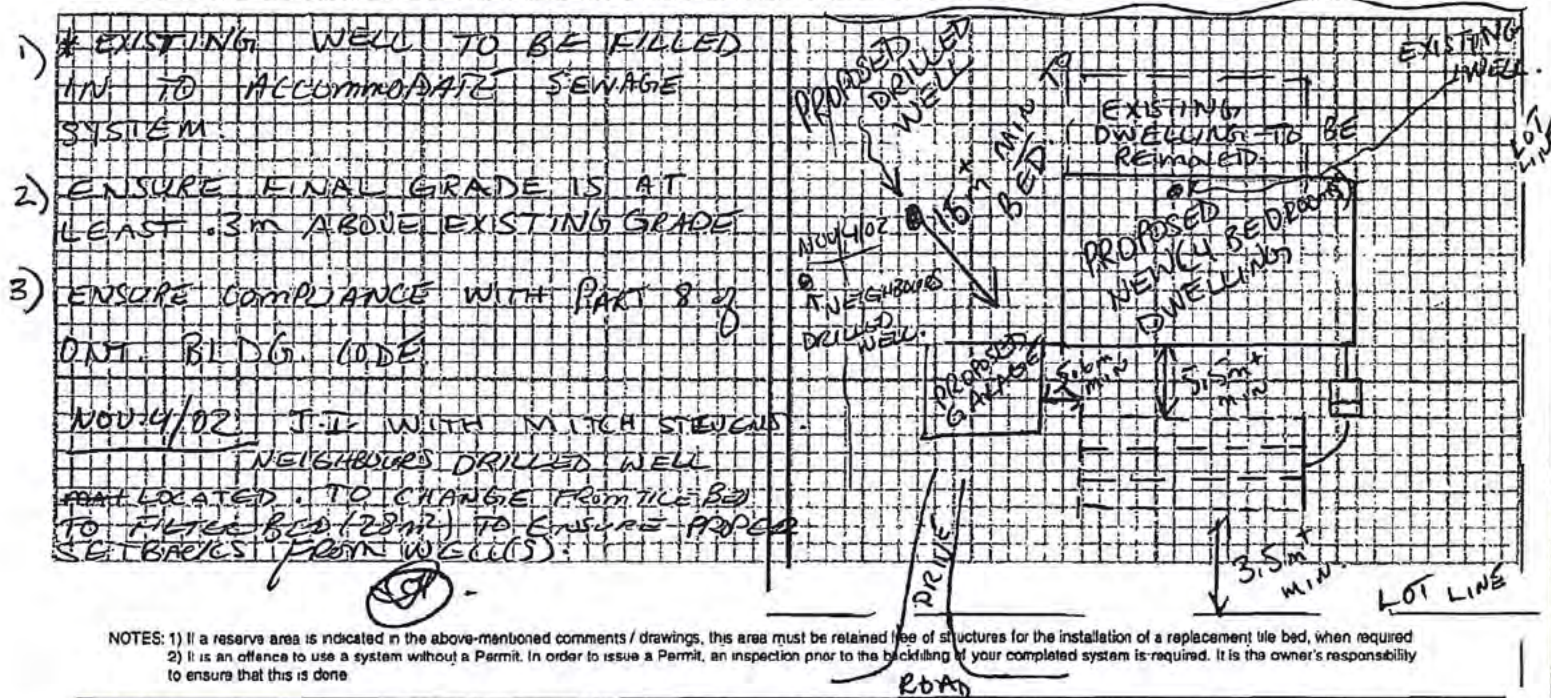
T.P.	Soil Condition
Depth (metres)	Soil Type
0	ORGANIC COVER
0.5	BROWN SILTY SAND
1.0	GRAVEL, COBBLES + BOULDERS.
1.5	BEDROCK VARIES
Show rock elevation	
Show water table <u>W</u>	

3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 4500 litres Holding Tank: _____ litres
- b) Length of absorption trench required 80 metres. c) Filter bed area _____ sq.m., contact area _____ sq.m.
- d) Size of system is based on 4 bedrooms and / or 220 fixture units. Commercial details _____
Under 200 M² Over 200 M²
- 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 LAKE KASHAGAWIGA-MOG.



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 offence 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, and provided that the sewage system shall be completed and a permit issued within 12 months of the issue hereof.

Inspected and Recommended by Francis Studach
(Appointed Inspector - Part 8)

Date Nov. 23, 2001 Issued Tom Miller
(Designated Sewage Inspector - Part 8)

OFFICES:

200 Rose Glen Rd., Port Hope, Ontario L1A 3V6	PHONE (905) 885-8100
P.O. Box 449, Campbellford, Ontario K0L 1L0	PHONE (705) 853-1550
P.O. Box 127, Brighton, Ontario K0K 1H0	PHONE (613) 475-0833
P.O. Box 570, Haliburton, Ontario K0M 1S0	PHONE (705) 457-1391
108 Angeline St. S., Lindsay, Ontario K0V 3L5	PHONE (705) 324-3589



SEWAGE SYSTEM INSTALLATION REPORT

Screen
MI-60-01 Revised
FILE NUMBER

REPORT

INSTALLED BY T.M.S. SERVICES

DATE DEC. 3, 2002

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

— Septic Tank/Holding Tank of working capacity of 4500 litres constructed of steel/concrete/fibreglass. Manufacturer B/P

— Distribution Pipe Type PVC Absorption Trench System

Filter Bed System Filter Bed Area 30.24 sq m Contact Area 30.24 sq m

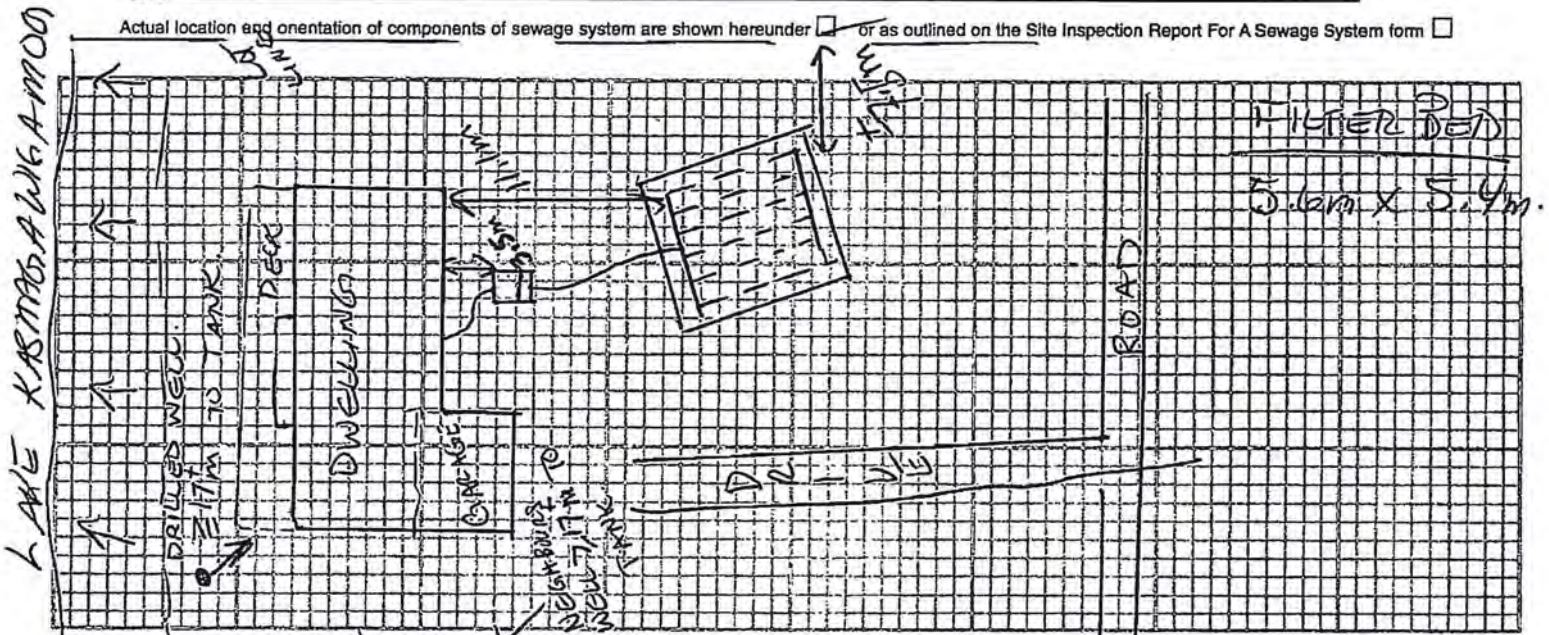
Total 29.4 Lineal Metres in 6 runs of 4.9 metres and fed by gravity , Siphon , or Pump

— Size of System based on 4 bedrooms and/or 220 fixture units Commercial details N/A.

Area of Building: 2200 m²

— Other _____

Actual location and orientation of components of sewage system are shown hereunder or as outlined on the Site Inspection Report For A Sewage System form



The following work remains to be completed Backfill system and sod or seed Stabilize all sloped surfaces Finish grading to shed run-off and divert water around leaching bed Other _____

AGGREGATE SHEET REQ'D.

INSTALLATION REPORT

Under the Building Code Act and regulations and subject to the limitations thereof, a permit is hereby issued to ROBERT + BARB SCULLY

For the use and operation of the Class 4 Sewage System Installed / Altered under Site Inspection Report # MI-60-01 Revised

Such system being located on Lot 22 Conc. 3 Plan _____ Sub. lot _____ Roll No. 4616630600557000000

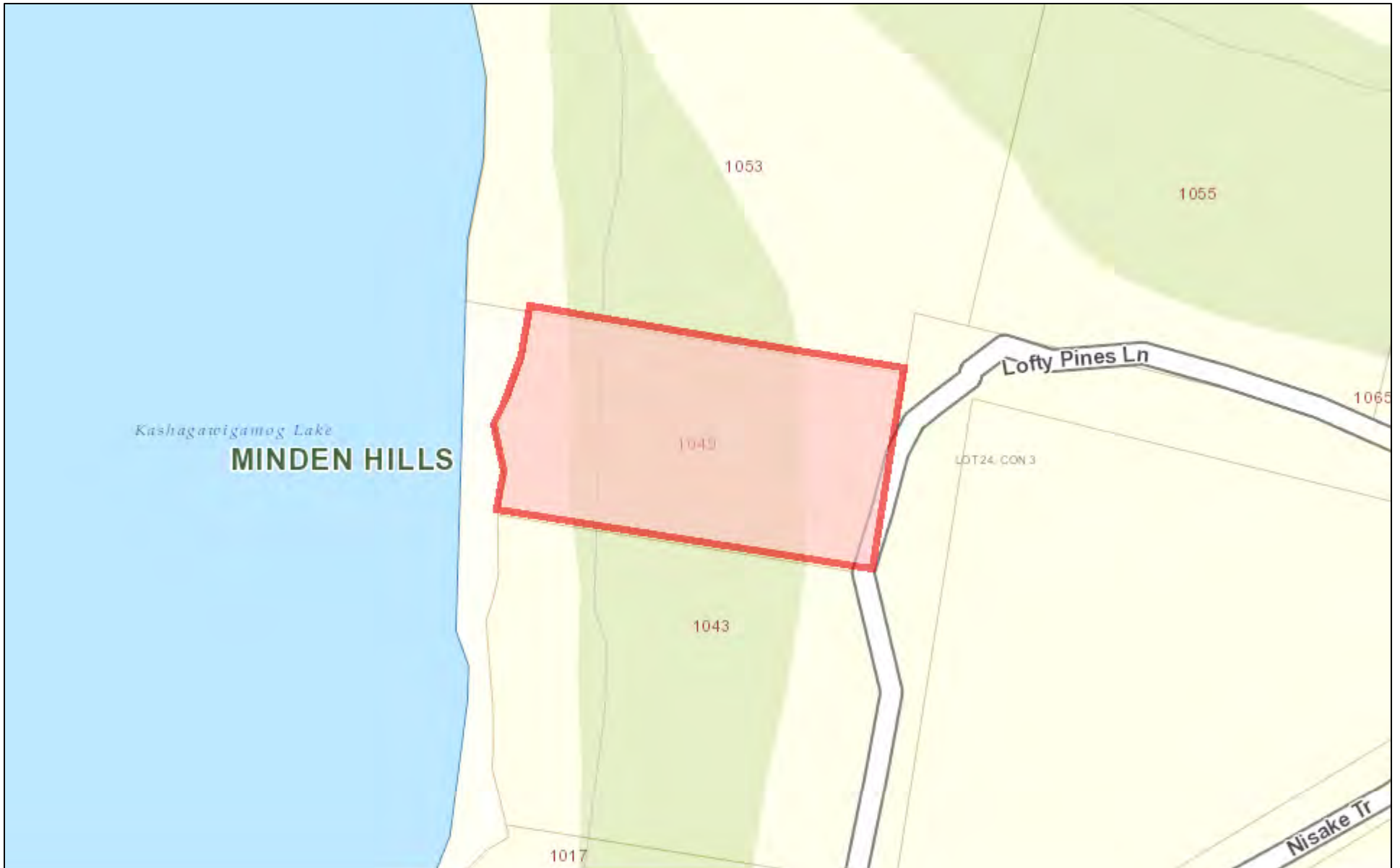
Township / County / City MINDEN Emergency # 911 S102

Inspected and Recommendeded by Frances Jodson/Inspector
(Appointed Inspector - Part 8)

Date Dec. 3, 2002 Issued [Signature]
(Designated Sewage Inspector - Part 8)

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Site Inspection Report is obtained.

1049 Lofty Pines Lane



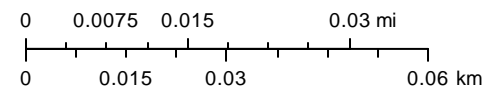
May 15, 2019

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Published by the County of Haliburton, 2016.



1:1,128





181.70ft
182.35ft
101.84ft

1853
1849

Lofty Pines Ln

Nisake Trail

Nisake Trail

Nisake Trail



Location: 10 km (6 mi) northeast of Minden
 Elevation: 313 m (1,043 ft)
 Surface Area: 817 ha (2,020 ac)
 Mean Depth: 12.7 m (42.5 ft)
 Max Depth: 39 m (130 ft)
 Way Point: 78° 36' 00" Lon - W 44° 59' 00" Lat - N

Kashagawigamog Lake

Area Indicator

