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RE/MAX Professionals North Brokerage
Independently Owned & Operated



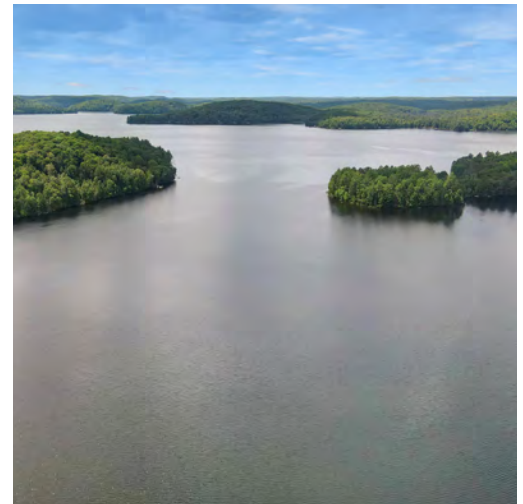
\$1,585,000

Welcome to 1062 Reg's Trail
on Drag Lake, Haliburton




Troy Austen


Sales Representative



CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca





Escape to this uniquely designed cottage or home nestled along the shores of one of Haliburton's most picturesque lakes. Offering an impressive 189 feet of waterfront and sprawling across 8 acres, this property is a true gem. Facing northwest, it provides ample opportunities to enjoy stunning lake views and sunsets. The rocky and gravel shoreline transitions to deep waters, perfect for swimming and boating adventures from the dock.

Spanning over 4400 square feet across two floors, the cottage features expansive living spaces and five bedrooms, ideal for large families and guests. The primary bedroom offers tranquility with abundant windows, a 3pc ensuite, and a deck overlooking the natural surroundings. Discover unique design elements throughout, including a double-sided propane fireplace, skylights, and Mexican tile floors.

The property also boasts an oversized double garage with a loft for additional living space, a carport, a marine railway system for boat access, a workshop, and a boathouse. Conveniently located near Haliburton, this property is perfect for year-round living or as a private retreat for families seeking space to explore.



Interior Home Features

Five spacious bedrooms

Four bathrooms

Approximately 4400sq ft of expansive living space

Open concept design with stunning lake views

Primary bedroom with ensuite and private deck

Games room

Unique design elements throughout including; double-sided propane fireplace, skylights, and Mexican tile floors

Exterior Features

189ft of clean shoreline

Northwest-facing views for breathtaking sunsets

Oversized double car garage with loft

Marine railway system for convenient boat access

Sprawling across 8 acres

Fully winterized for year-round living

Just a 15-minute drive to the Village of Haliburton



1062 REG'S Trail, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

[1062 REG'S TI Haliburton](#)

Listing ID: 40550246
Price: \$1,585,000



Haliburton/Dysart et al/Dudley 2 Storey/House

Water Body: **DRAG LAKE**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	5	3	

Beds (AG+BG): **5 (5 + 0)**
Baths (F+H): **4 (3 + 1)**
SF Fin Total: **4,460**
AG Fin SF Range: **4001 to 5000**
AG Fin SF: **4,460/LBO provide**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$9,354.08/2023**

Remarks/Directions

Public Rmks: **Escape to this uniquely designed cottage or home nestled along the shores of one of Haliburton's most picturesque lakes. Offering an impressive 189 feet of waterfront and sprawling across 8 acres, this property is a true gem. Facing northwest, it provides ample opportunities to enjoy stunning lake views and sunsets. The rocky and gravel shoreline transitions to deep waters, perfect for swimming and boating adventures from the dock. Spanning over 4400 square feet across two floors, the cottage features expansive living spaces and five bedrooms, ideal for large families and guests. The primary bedroom offers tranquility with abundant windows, a 3pc ensuite, and a deck overlooking the natural surroundings. Discover unique design elements throughout, including a double-sided propane fireplace, skylights, and Mexican tile floors. The property also boasts an oversized double garage with a loft for additional living space, a carport, a marine railway system for boat access, a workshop, and a boathouse. Conveniently located near Haliburton, this property is perfect for year-round living or as a private retreat for families seeking space to explore.**

Directions: **Kennaway Road to Dudley Road to Reg's Trail to #1062.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Beach Front**
Dock Features: **Marine Rail**
Dock Type: **Private Docking**
Shoreline: **Rocky**
Shore Rd Allow: **Owned**
Channel Name:

Boat House:
Frontage: **189.00**
Exposure:
Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Hot Tub**
Construct. Material: **Board & Batten**
Shingles Replaced: Foundation: **Concrete**
Year/Desc/Source: // Roof: **Metal**
Property Access: **Private Road, Year Round Road** Prop Attached: **Detached**
Other Structures: Apx Age: **16-30 Years**
Garage & Parking: **Attached Garage//Carport Parking//Gravel Driveway** Rd Acc Fee:
Parking Spaces: **6** Driveway Spaces: **4.0** Winterized: **Fully Winterized**
Services: **Electricity, Telephone** Garage Spaces: **2.0**
Water Source: **Lake/River** Water Tmnt: **Heated Water Line** Sewer: **Septic**
Lot Size Area/Units: **8.020/Acres** Acres Range: **5-9.99** Acres Rent:
Lot Front (Ft): **188.98** Lot Depth (Ft): Lot Shape:
Location: **Rural** Lot Irregularities: **188.98'X IRREGULAR/ 8.02 ACRES** Land Lse Fee:

Area Influences: **Lake Access, Open Spaces, Quiet Area**
View: **Lake** Retire Com:
Topography: **Level, Wooded/Treed** Fronting On: **North**
Restrictions: Exposure: **North, West**

Interior

Interior Feat: **Skylight**
Basement: **Partial Basement** Basement Fin: **Unfinished**
Cooling: **None**
Heating: **Fireplace-Propane, Forced Air, Propane, Wood**
Fireplace: **1/Propane**
Under Contract: **HWT-Propane, Propane Tank** FP Stove Op:
Inclusions: **Hot Tub, Other** Contract Cost/Mo:
Add Inclusions: **All appliances, some furnishings**

Exclusions: **Pine bedroom furniture upstairs, Pine TV unit in den, Grouping in-between living room and dining room (ie. Bookcases, coffee table, carpets, light, plus two lazy boy type chairs), outdoor table and 6 chairs, two hutches in dining room and bathroom**

Property Information

Common Elem Fee: **No**
 Legal Desc: **CONC. 7, LOT 9, 19R-9050 PARTS 1, 2, 3 & 11**
 Zoning: **WR4L**
 Assess Val/Year: **\$1,327,000/2024**
 PIN: **391650270**
 ROLL: **462402000094700**
 Possession/Date: **Other/**

Local Improvements Fee:
 Survey: **Available/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **min 5%**

Brokerage Information

List Date: **03/06/2024**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 03/07/2024

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Rooms

Listing ID: 40550246

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	20' 0" X 16' 7"	6.10 X 5.05	
Kitchen	Main	30' 7" X 14' 10"	9.32 X 4.52	
Dining Room	Main	19' 7" X 13' 0"	5.97 X 3.96	
Bedroom Primary	Second	25' 0" X 14' 0"	7.62 X 4.27	
Bedroom	Second	11' 3" X 11' 5"	3.43 X 3.48	
Bedroom	Second	13' 9" X 11' 8"	4.19 X 3.56	
Bedroom	Second	14' 2" X 12' 7"	4.32 X 3.84	
Bedroom	Second	14' 7" X 12' 4"	4.44 X 3.76	
Game Room	Main	25' 7" X 13' 10"	7.80 X 4.22	
Bonus Room	Main	18' 6" X 11' 3"	5.64 X 3.43	
Loft	Second	8' 0" X 9' 0"	2.44 X 2.74	
Bonus Room	Main	11' 6" X 6' 6"	3.51 X 1.98	Pantry
Bathroom	Main			2-Piece
Primary Ensuite Bathroom	Second			3-Piece
Bathroom	Second			4-Piece
Bathroom	Second			3-Piece

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Chattels

Included

- All appliances
- Hot Tub
- Some furnishings negotiable

Excluded

- Personal Items
- Some Furnishings
- Pine bedroom furniture upstairs
- Pine TV unit in den
- Grouping between living/dining room
 - bookcases
 - coffee table
 - carpets
 - light
 - two lazy boy type chairs
- Outdoor table and 6 chairs
- Two hutches in dining room and bathroom



Seller



Buyer

Additional Information

- Forced Air Propane Heat
- Double sided propane fireplace
- Garage & Loft are insulated, wired for heaters
- 2022 Propane \$4,960
- 2022 Hydro \$1260.

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

Upscreen



SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

DU-13-96 FILE NUMBER

REPORT

DATE 97-06-19

INSTALLED BY: PETER CURRY

Work authorized by certificate of approval has been satisfactorily completed and includes

Septic Tank/Holding Tank of working capacity of 4500 litres constructed of steel/concrete/fibreglass, Manufacturer BROOKLIN

Distribution Pipe: Type Absorption Trench System

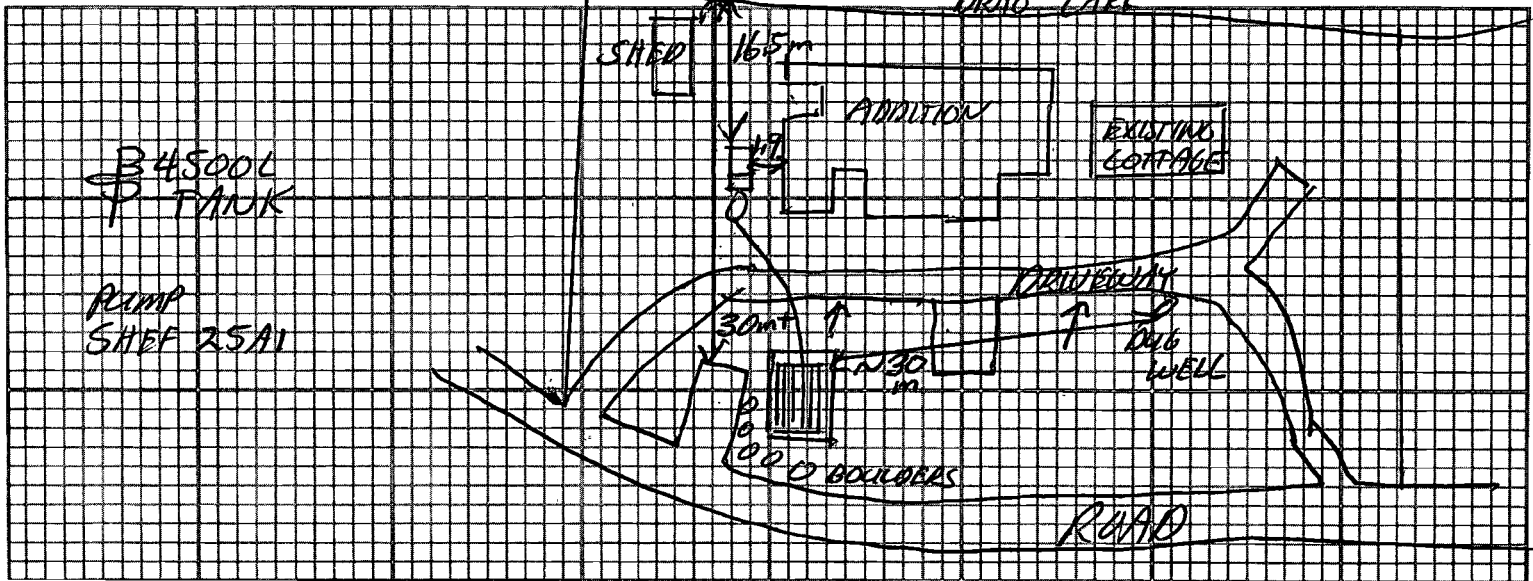
Filter Bed System, Filter Bed Area 45 sq. m: Contact Area 45 sq. m

Total 36 Lineal Metres in 6 runs of 6 metres and fed by gravity, Siphon, or Pump

Size of System based on 3 bedrooms and/or 251 fixture units. Commercial details LUXURY HOME CLASS

Other

Actual location and orientation of components of sewage system are as shown hereunder or as outlined on the Certificate of Approval form



SCALE 1 square equals approx. metre

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: 1) PROTECT PUMP LINE UNDER PRIVATE ROAD. 2) ONTARIO HYDRO INSPECTION REQUIRED

USE PERMIT

Under section 78 of the Environmental Protection Act, 1990 and regulations and subject to the limitations thereof, a permit is hereby issued to

MARIAN WEATHERHEAD

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # DU-13-96

such system being located on Lot 9 Conc 7 Plan Sub lot COTT# 502

Township/Municipality DUDLEY County HALIBURTON

Inspected and Recommended by [Signature]

DATE 97-06-19 Issued [Signature] (Director)

NOTE Section 76 of the Act provides that 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 Certificate of Approval is obtained.



SITE INSPECTION REPORT AND CERTIFICATE OF APPROVAL FOR A SEWAGE SYSTEM

DATE: 96-07-16

OWNER MARIAN WEATHERHEAD DUDLEY
Township/Municipality DUDLEY

Lot No. 9 Conc. 7
Plan # _____ Sub. Lot # COT# 502

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: 15 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
- c) Owner may wish to consider a Proprietary Aerobic System

Under Section 139 of the Environmental Protection Act, 1990 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, Suite 502, 112 St. Clair Avenue West, Toronto, Ontario M4V 1N3, within 15 days of receipt of the decision.

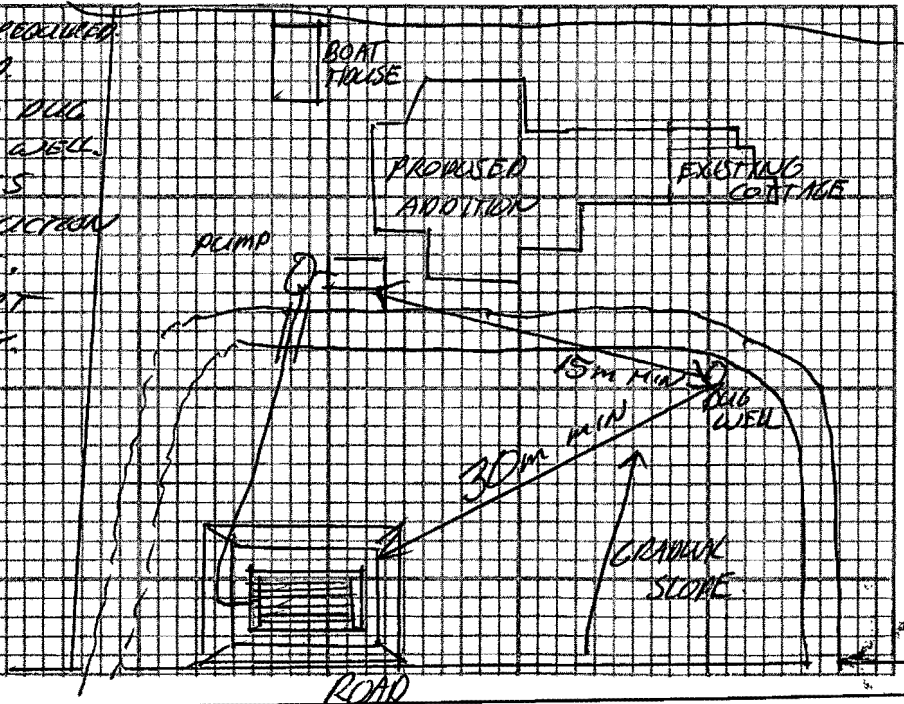
T.I.P.	Soil Condition
Depth (metres)	Soil Type
0	TOPSOIL
0.5	FINE GRAIN SILT & SAND
1.0	" " "
1.5	BEDROCK/BOULDER LEVEL VARIES.
Show rock elevation <u>1150</u>	
Show water table <u>W</u>	

3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 4500 litres Holding Tank: litres
- b) Length of absorption trench required metres. Filter bed area 33 sq.m., contact area 47 sq.m.
- d) Size of system is based on 3 bedrooms and/or 25+ fixture units. Commercial details LUXURY HOME CLASS
- 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.

- ① AT LEAST 1m DE GRADIENT FILL REQUIRED.
- ② AN EFFICIENT PUMP IS REQUIRED.
- ③ MAINTAIN 15m FROM TANK TO DUG WELL & 30m FROM FILTER BED TO WELL.
- ④ REFER TO MOBE DRAWINGS NO. 1, 2, 3 & 4 FOR CONSTRUCTION SPECS AND MIN. SETBACKS.
- ⑤ PROVIDE PROTECTIVE CURBENT FOR LINE UNDER DRIVEWAY.
- ⑥ COMPLETE AND RETURN AGGREGATE SUPPLIER SHEET.



Scale. 1 square equals approx. _____ metre

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 under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use 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.

CERTIFICATE

This Certificate of Approval under Section 77 of the Environmental Protection Act 1990 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 Use Permit issued within 12 months of the issue hereof.

INSPECTED & RECOMMENDED BY [Signature]

DATE 96-07-16

[Signature]
Director

- OFFICES:
- P.O. Box 90, Port Hope, Ontario L1A 3V9
 - P.O. Box 449, Campbellford, Ontario K0L 1L0
 - P.O. Box 127, Brighton, Ontario K0K 1H0
 - P.O. Box 570, Haliburton, Ontario K0M 1S0
 - P.O. Box 565, Lindsay, Ontario K9V 4S5
- PHONE (905) 885-9100
- PHONE (705) 653-1550
- PHONE (613) 475-0933
- PHONE (705) 457-1391
- PHONE (705) 324-3569



APPLICATION FOR A CERTIFICATE OF APPROVAL FOR A SEWAGE SYSTEM

OFFICE USE ONLY
DU-13-96
FILE NUMBER
35945
FEE RECEIPT NUMBER
96 07 09
DATE RECEIVED

Personal information contained on this form is collected under the authority of the Environmental Protection Act, Part VIII. It is used to facilitate the issuance of a Certificate of Approval as prescribed in Section 77 of the Act. Questions about this collection should be addressed to the Medical Officer of Health, 200 Rose Glen Road, Port Hope, Ontario, L1A 3V6 (905) 885-9100

1. NAME OF OWNER: MARIAN WEATHERHEAD, Tel. No. 416-963-9412
2. INSTALLER'S NAME: PETER CURRY, Tel. No. 2692 457-3771
Address: 488 BRUNSWICK AVENUE, TORONTO, ONT M5R2Z5
Address: Property Design, HALIBURTON

3. PROPOSE TO: INSTALL A SEPTIC TANK OR
Install or Alter Septic Tank, Holding Tank Proprietary Aerobic System
Other (Privy, Leaching Pit, Etc.) If other than a privy, specify the make and model number

4. TYPE OF BUILDING: SINGLE FAMILY DWELLING
Single Family Dwelling; Apartment Building; Motel; etc..

5. LOCATION - County: HALIBURTON, Township, Municipality: DUDLEY, Lot No. 7th, Conc. No., Plan No., Sub. Lot No. 502, Lot Size 330 x 1320

Table with 12 columns: State No. of, People, Bedrooms, Showers/Tubs, Dishwashers, Washbasins, Laundry Units, Kitchen Sinks, Garburators, Toilets, Urinals, Whirlpool Baths. Values: 2, 3, 2, 1, 3, 1, 1, NIL, 3, NIL, -

7. WATER SUPPLY: Dug or Bored Well [checked] Municipal System []
Drilled Well (Depth of Steel Casing _____ Metres) []
Other _____
Proposed [] or Existing [checked]

8. RELATIONSHIP TO SEVERANCE: if applicable
Lot Approval Pending []
Lot Approved []
Under Severance Application No. 18 = 257 N/A

9. NAME OF APPLICANT (IF OTHER THAN OWNER):
Address (No., Street, City, Town, etc)

10. I CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT AND THAT, IF APPROVED, THE WORK WILL CONFORM WITH PROVINCIAL REQUIREMENTS FOR SEWAGE SYSTEMS AND LOCAL MUNICIPAL BY-LAWS.

SIGNATURE OF APPLICANT: Marian Weatherhead, TEL. NO. 416-963-9412

SIGNATURE OF OWNER (MUST BE PROVIDED): X Marian Weatherhead
DATE OF APPLICATION:

IMPORTANT INFORMATION!

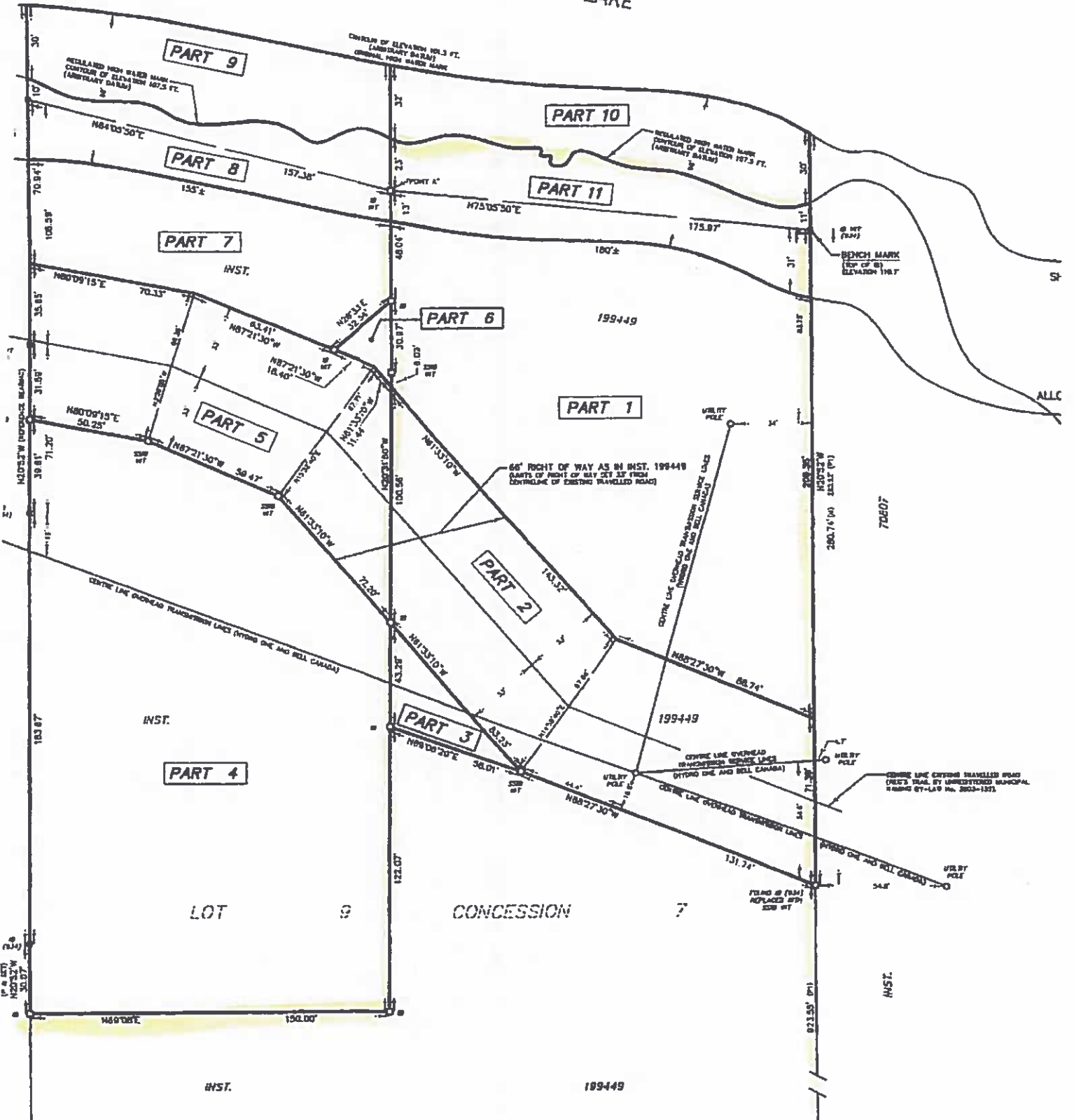
- A. Please attach a cheque or money order for the required fee of \$175.00 payable to the Haliburton, Kawartha, Pine Ridge District Health Unit. A \$350.00 fee is applicable for large commercial systems (more than 4500 litres sewage daily flow).
B. If the application is for a holding tank, a pump-out contract must be attached.
C. To determine the type and depth of soil in the proposed disposal field, a TEST PIT must be excavated to a MINIMUM DEPTH of 1.5 metres (or at least to rock or water) prior to inspection. Please advise when test hole is ready. It is suggested that a protective cover be placed over the hole
D. Post the completed Lot Identification Card where it can be seen from the point of access to your lot.

NOTE: IS THE TEST HOLE READY? yes The inspection of the property will not be made until you notify us that a Test Hole has been provided.

THE REVERSE SIDE OF THIS APPLICATION MUST BE COMPLETED!

OFFICES: Northumberland County - 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6 PHONE (905) 885-9100
P.O. Box 449, Campbellford, Ontario K0L 1L0 PHONE (705) 653-1550
P.O. Box 127, Brighton, Ontario K0K 1H0 PHONE (613) 475-0933
Haliburton County - P.O. Box 570, Haliburton, Ontario K0M 1S0 PHONE (705) 457-1391
Victoria County - 108 Angeline Street S., Lindsay, Ontario K9V 3L5 PHONE (705) 324-3569

LAKE



19R4050
Not to Scale

19R9050
Not to scale

1062 Reg's Trail, Drag Lake, Haliburton



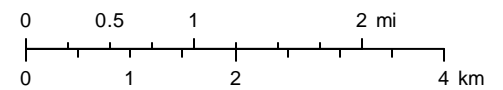
June 7, 2023

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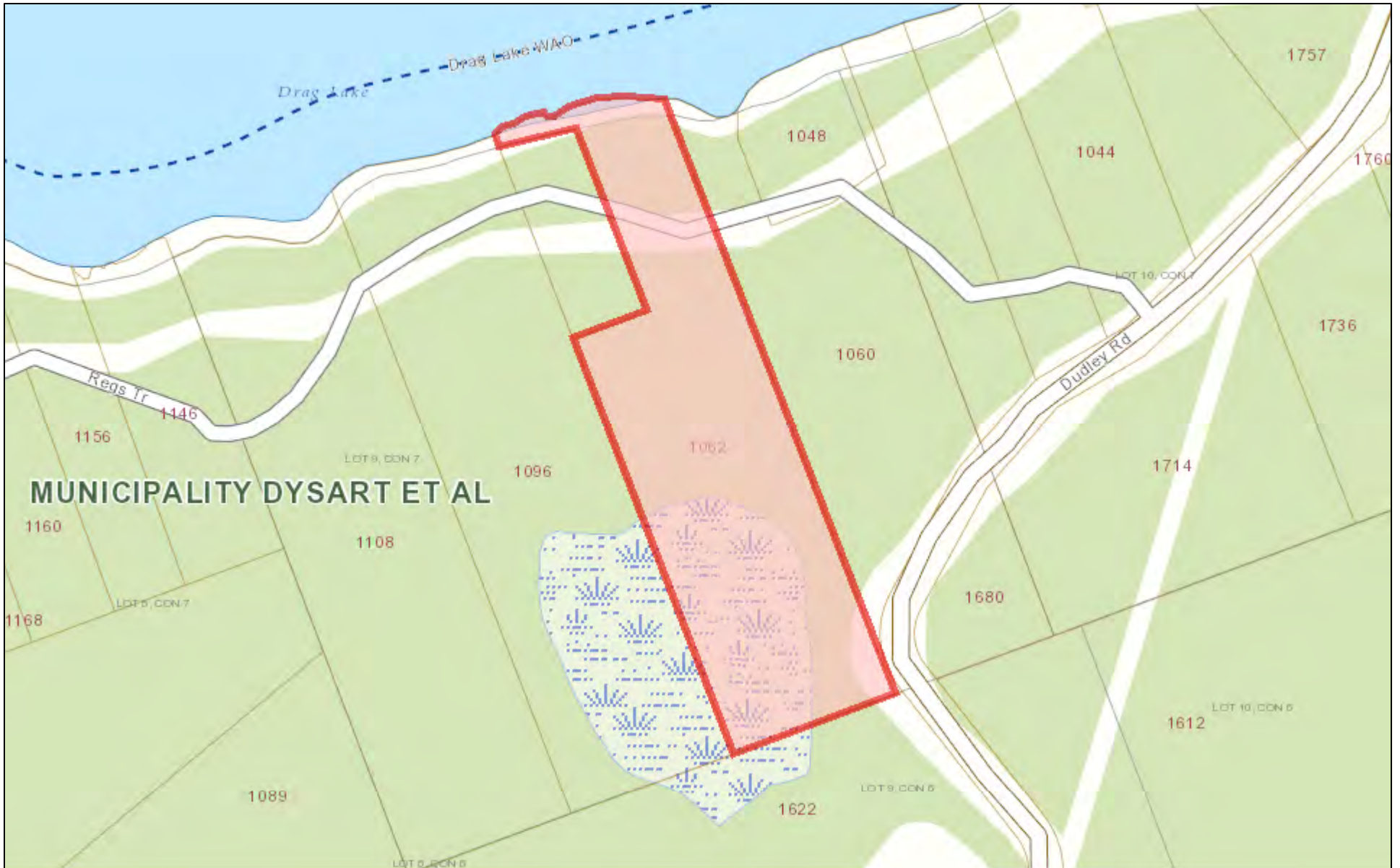
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1062 Reg's Trail, Drag Lake, Haliburton



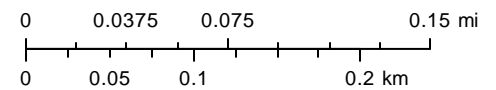
June 7, 2023

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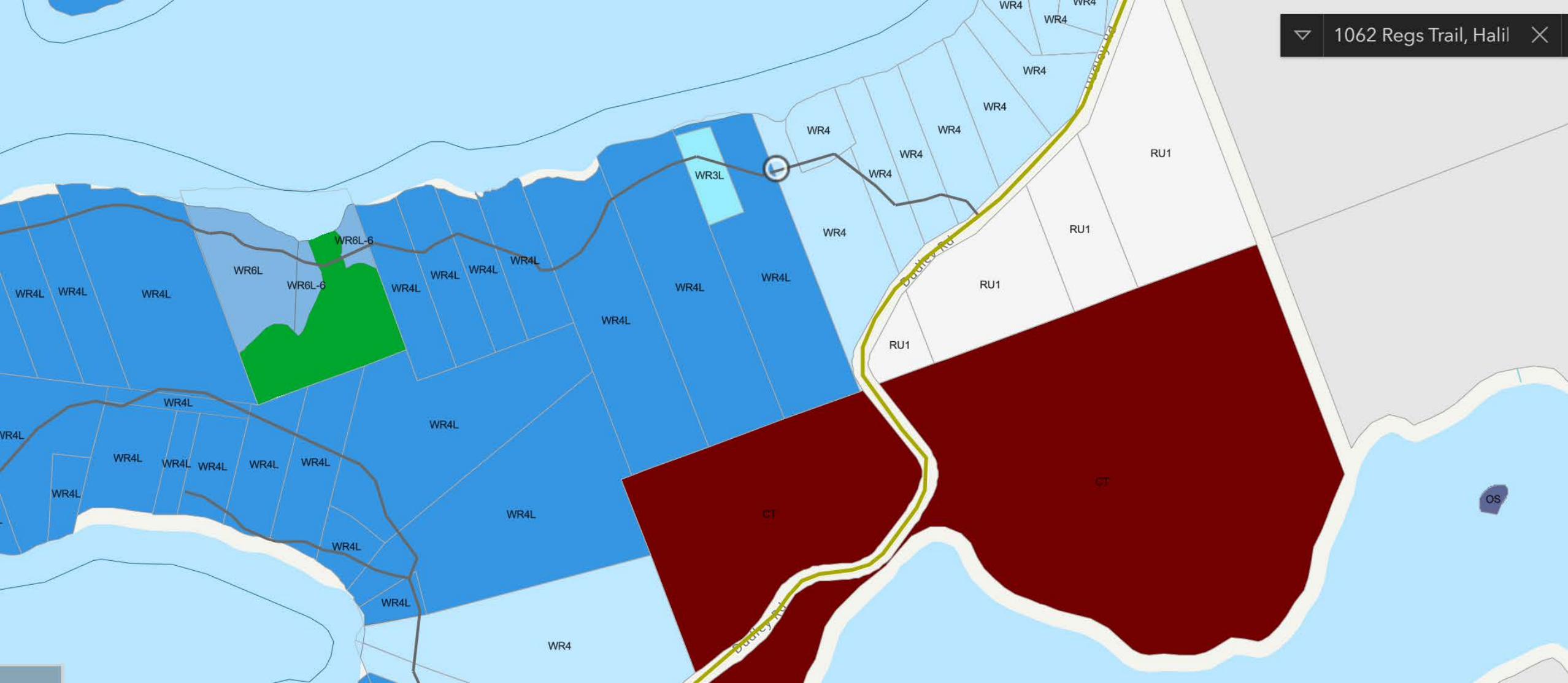
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1:4,514







Location: 6 km (3.5 mi) east of Haliburton
 Elevation: 348 m (1,161 ft)
 Surface Area: 1,003 ha (2,508 ft)
 Mean Depth: 17.7m (59 ft)
 Max Depth: 55m (180 ft)
 Way Point: 78° 24' 00" Lon - W 45° 05' 00" Lat - N



Drag Lake

Fishing



Drag Lake is one of the more popular lakes in the Haliburton area and is a busy cottage destination lake during the summer months. This clear lake is extremely deep, and the crisp cool nature of the lake is prime habitat for lake trout. Because of the abundance of baitfish in Drag Lake, the resident lake trout can grow to good sizes and fish in the 65 cm (26 in) range are caught on occasion. The rocky shoreline structure of Drag Lake is also fantastic smallmouth bass habitat.

Fishing success for the naturally reproducing lake trout is definitely better in the winter months and just after ice off. The most productive way to fish the lake in winter is to determine the best places to fish (off points, around weed beds, drop offs, sunken islands and flats), usually by scouting the area in summer or fall. While some locations are obvious (points, islands), others (sunken islands) are not. Marking the locations with a portable GPS unit can help you find an area again.

Once the ice is solid enough for fishing, drill a series of holes that will cover a variety of depths and structural elements around your chosen spot. A flasher depth finder is a real boon when ice fishing. Using a baited leadhead or an unbaited spoon are two popular techniques. If you don't get a bite in one location, move on to the next hole after a pre-determined time (ten minutes to half an hour). This is the best way to determine where the fish are holding.

Smallmouth can be found in good numbers around the lake and can exceed 1.5 kg (3.5 lbs) on occasion. Due to the clear nature of the water, it is a challenge to entice smallmouth up to the top for surface lures and flies. Rather, spincasters should try jigs and spinners, while fly casters can have great results with crayfish or leech patterns when worked deeper around shoreline structure.

In order to protect the long term viability of the lake trout population, slot size and winter ice fishing regulations have been established. Be sure to check your regulations for details.

Other Options



A few fishing alternatives found near Drag Lake are **Cranberry Lake** and **Boyne Lake**. Both lakes can be accessed not far off the west side of the Harburn Road (County Road 19) and offer fishing opportunities for decent sized smallmouth bass.

Directions



This large lake lies minutes east of Haliburton and can be accessed from its southern or northwestern shore. The northwestern access is easiest to find and can be reached by taking Harburn Road (County Road 19) north from Haliburton to Indian Point Road. Head east on Indian Point Road and watch for boat launch signs leading along Dardanelles Road.

Facilities



Along with the main access areas, there are a few resorts and a picnic area available on Drag Lake. Alternatively, the nearby town of Haliburton offers amenities such as accommodations, restaurants and an array of retailers to service most needs.

Area Indicator

