

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,249,000

Welcome to

1075 Lakeshore Road

on Gooderham Lake, Gooderham







Braden Roberts

Broker



CONTACT DETAILS:

 705-457-9994  braden@troyausten.ca
 705-455-2345  troyausten.ca



Nestled in the picturesque Gooderham Village, this exquisite year-round home or cottage offers 175 feet of stunning sandy and granite rock frontage on the pristine Gooderham Lake. This 2,450 square-foot house boasts 4 spacious bedrooms and 2 bathrooms, making it the perfect home and retreat for family gatherings and peaceful getaways. The updated kitchen is modern, stylish, and offers an open concept to the dining area for entertaining. Also the four-season porch off the main floor is complete with a propane fireplace, abundant natural light, and beautiful lake views from the newly installed windows. The house has a large walkout deck for outdoor entertaining and relaxing.

Take your relaxation one step farther by unwinding in the hot tub while overlooking the serene lake.

In addition to the large deck on the cottage there is a new spacious dock set on the lake to accommodate all types of water activities. The owned shoreline road allowance ensures private and uninterrupted lake access. This property boasts a 42x32 foot hanger with a 20-foot peak, insulated with an electric furnace and in-floor radiant heat, providing versatile space. The hanger is a perfect space for storage, extra entertainment room, and is a unique addition to the property. The property is conveniently located within walking distance to an LCBO, general store, and gas station. The property is close to a snowmobile/four wheeler trail for winter and summer activities. Haliburton village is only a 20-minute drive from the property which offers a wider range of amenities. The amenities include a hospital, the renowned Sir Sam's Ski Hill, shops and restaurants. Well known for its deep, clean waters and Algonquin-style rock outcroppings, Gooderham Lake is a haven for fishing enthusiasts and nature lovers. Whether you're looking for a year-round residence or a seasonal escape, this property is sure to exceed your expectations. This property also has great rental history for the avid investor.

1075 LAKESHORE Road, Gooderham, Ontario K0M 1R0

Listing

Client Full
Active / Residential

1075 LAKESHORE Rd Gooderham

Listing ID: 40585602
 Price: **\$1,249,000**



Haliburton/Highlands East/Glamorgan 2 Storey/House



Water Body: **Gooderham Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,450**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,450/LBO provide**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,013.58/2023**

Remarks/Directions

Public Rmks: **Nestled in the picturesque Gooderham Village, this exquisite year-round home or cottage offers 175 feet of stunning sandy and granite rock frontage on the pristine Gooderham Lake. This 2,450 square-foot house boasts 4 spacious bedrooms and 2 bathrooms, making it the perfect home and retreat for family gatherings and peaceful getaways. The updated kitchen is modern, stylish, and offers an open concept to the dining area for entertaining. Also the four-season porch off the main floor is complete with a propane fireplace, abundant natural light, and beautiful lake views from the newly installed windows. The house has a large walkout deck for outdoor entertaining and relaxing. Take your relaxation one step farther by unwinding in the hot tub while overlooking the serene lake. In addition to the large deck on the cottage there is a new spacious dock set on the lake to accommodate all types of water activities. The owned shoreline road allowance ensures private and uninterrupted lake access. This property boasts a 42x32 foot hanger with a 20-foot peak, insulated with an electric furnace and in-floor radiant heat, providing versatile space. The hanger is a perfect space for storage, extra entertainment room, and is a unique addition to the property. The property is conveniently located within walking distance to an LCBO, general store, and gas station. The property is close to a snowmobile/four wheeler trail for winter and summer activities. Haliburton village is only a 20-minute drive from the property which offers a wider range of amenities. The amenities include a hospital, the renowned Sir Sam's Ski Hill, shops and restaurants. Well known for its deep, clean waters and Algonquin-style rock outcroppings, Gooderham Lake is a haven for fishing enthusiasts and nature lovers. Whether you're looking for a year-round residence or a seasonal escape, this property is sure to exceed your expectations. This property also has great rental history for the avid investor.**

Directions: **County Road 503 to Lakeshore Road to 1075 and signs.**

Waterfront

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

Water View: **Direct Water View**
 Boat House:
 Frontage: **175.00**
 Exposure: **North**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Year Round Living**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//** Foundation: **Block** Roof: **Metal**
 Property Access: **Municipal Road, Year Round Road** Prop Attached: **Detached**
 Other Structures: **Other** Apx Age: **31-50 Years**
 Garage & Parking: **Attached Garage, Detached Garage//Private Drive Single Wide//Asphalt Driveway** Rd Acc Fee:
 Parking Spaces: **8** Driveway Spaces: **4.0** Winterized: **Fully Winterized**
 Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone** Garage Spaces: **4.0**
 Water Source: **Drilled Well** Water Tmnt: **UV System** Sewer: **Septic**
 Lot Size Area/Units: **0.442/Acres** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **175.00** Lot Depth (Ft): Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Access to Water, Ample Parking, Beach, Lake Access, Lake/Pond, Landscaped, Park, Rec./Community Centre**
 View: **Lake** Retire Com:
 Topography: **Dry, Flat** Fronting On: **North**
 School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Hot Tub, Other**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**

Cooling: **None**
 Heating: **Forced Air-Propane**
 Fireplace: **1/Propane**
 Under Contract: **Propane Tank**
 Inclusions: **Other**
 Add Inclusions: **Turn Key! Everything included minus noted exclusions**
 Exclusions: **Personal Items, Lawnmower**

FP Stove Op: **Yes**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 26 CON 6 GLAMORGAN; PT RDAL IN FRONT OF LT 26 CON 6 GLAMORGAN CLOSED BY H227500 PT 1, 3 19R6826; HIGHLANDS EAST**
 Zoning: **SR1**
 Assess Val/Year: **\$439,000/2024**
 PIN: **392290436**
 ROLL: **460190200027500**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Available/ 2000**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **min 5%**

Brokerage Information

List Date: **05/16/2024**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Braden Roberts, Broker
 Date Prepared: 05/17/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40585602

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	3' 3" X 7' 6"	0.99 X 2.29	
Kitchen	Main	14' 6" X 14' 2"	4.42 X 4.32	
Dining Room	Main	14' 11" X 10' 0"	4.55 X 3.05	
Porch	Main	7' 7" X 29' 5"	2.31 X 8.97	
Living Room	Main	17' 3" X 17' 3"	5.26 X 5.26	
Bedroom	Main	14' 5" X 10' 4"	4.39 X 3.15	
Bathroom	Main	13' 11" X 9' 5"	4.24 X 2.87	4-Piece
Bedroom	Second	22' 6" X 16' 11"	6.86 X 5.16	
Bathroom	Second	11' 3" X 8' 11"	3.43 X 2.72	4-Piece
Bedroom	Second	11' 9" X 11' 8"	3.58 X 3.56	
Bedroom	Second	11' 8" X 10' 10"	3.56 X 3.30	
Sitting Room	Second	9' 0" X 11' 5"	2.74 X 3.48	
Porch	Second	30' 0" X 4' 10"	9.14 X 1.47	

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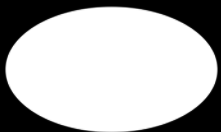
Chattels

Included

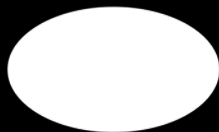
- Turn Key!
 - Everything as viewed except noted exclusions

Excluded

- Personal Items
- Lawnmower



Seller



Buyer

Additional Information

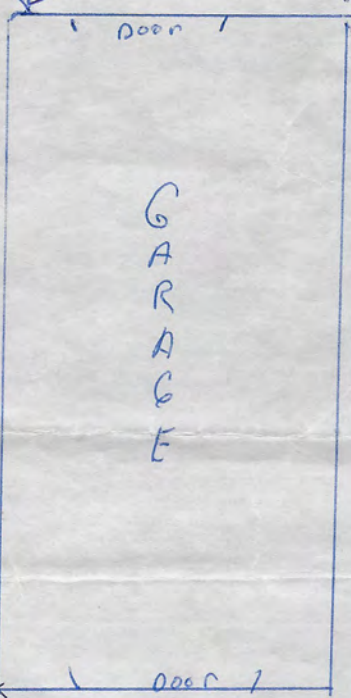
- Hydro cost per year - \$2093.75 approx
- Propane supplier - Kelly's Fuels
- Propane cost per year - \$1942.37
- Internet provider - Bell
 - Highspeed available - Yes
- Cell service - Yes
- Water Treatment system - Yes
- Winterized - Yes

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

43'.6"

40" IN from edge of garage
North Corner
STAKE N Location

Drilled
1992
Nov 10/92
Depth 435'
44' casing
Steel



Gray Water
Septic
Clean out
Location

South west
Prop
STAKE
Location

Standard
Stake

13'2 1/2"
70 Prop
Stake

9"

20'6"

53"

30' 1/2"

PLAN OF SURVEY OF
**PART OF LOT 26, CONCESSION 6 AND
 PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF LOT 26, CONCESSION 6**
GEOGRAPHIC TOWNSHIP OF GLAMORGAN
 MUNICIPALITY OF GLAMORGAN
 COUNTY OF HALIBURTON
 PAUL WILSON O.L.S.
 1999

I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER THE
 REGISTRY ACT

PLAN19R-6826
 RECEIVED AND DEPOSITED

MAY 3 2000
 DATE PAUL WILSON

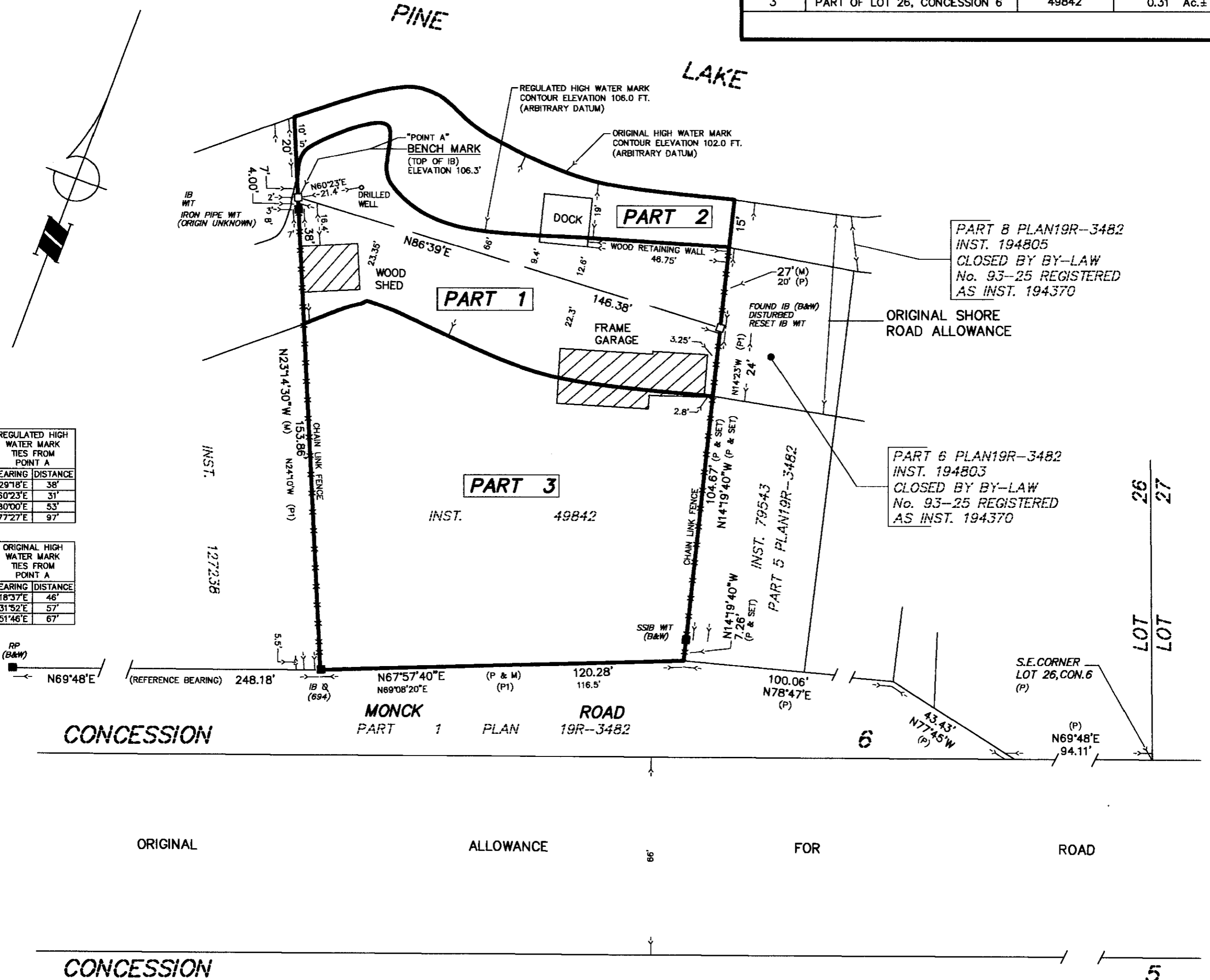
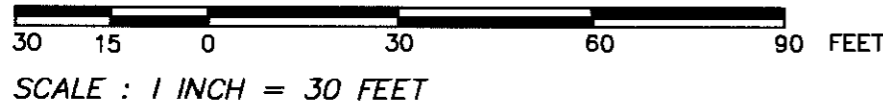
May 3, 2000

IMPERIAL: DISTANCES SHOWN
 HEREON ARE IN FEET AND CAN
 BE CONVERTED TO METRES BY
 MULTIPLYING BY 0.3048 .

A. Johnston Deputy
 LAND REGISTRAR FOR
 THE REGISTRY DIVISION
 OF HALIBURTON (No.19)

SCHEDULE

PART	LOCATION	INSTRUMENT	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 26, CONCESSION 6		0.15 Ac.±
2			0.08 Ac.±
3	PART OF LOT 26, CONCESSION 6	49842	0.31 Ac.±



REGULATED HIGH WATER MARK TIES FROM POINT A

BEARING	DISTANCE
N29°18'E	38'
N60°23'E	31'
N80°00'E	53'
N77°27'E	97'

ORIGINAL HIGH WATER MARK TIES FROM POINT A

BEARING	DISTANCE
N18°37'E	48'
N31°52'E	57'
N51°46'E	67'

RP (B&W)
 N69°48'E

- NOTE**
- ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF PINE LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FT..
 - PINE LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 106.0 FT. (ARBITRARY DATUM).
 - CONTOUR OF ELEVATION 102.0 FT. (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF GLAMORGAN.
 - THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICES OF PAUL WILSON SURVEYING LTD..
 - ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

- LEGEND**
- DENOTES PLANTED.
 - DENOTES FOUND.
 - SIB DENOTES STANDARD IRON BAR.
 - SSIB DENOTES SHORT STANDARD IRON BAR.
 - IB DENOTES IRON BAR.
 - RP DENOTES ROCK POST.
 - IB R DENOTES 3/4" DIA. ROUND IRON BAR.
 - WT DENOTES WITNESS.
 - (PW) DENOTES PAUL WILSON O.L.S..
 - (B&W) DENOTES BISHOP & WILSON LTD. O.L.S..
 - (934) DENOTES H. C. BISHOP O.L.S..
 - (755) DENOTES J.B. TREPANIER O.L.S..
 - (894) DENOTES G.E. SMITH O.L.S..
 - (M) DENOTES MEASURED.
 - (P) DENOTES PLAN19R-3482.
 - (P1) DENOTES PLAN BY G.E. SMITH O.L.S. DATED AUGUST 1, 1958 ATTACHED TO INST. 12784.

BEARING NOTE
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF MONCK ROAD HAVING A BEARING OF N69°48'E AS SHOWN ON PLAN19R-3482.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED DECEMBER 22, 1999.

HALIBURTON, ONTARIO.
 JANUARY 24, 2000.

PAUL WILSON
 ONTARIO LAND SURVEYOR

PAUL WILSON SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 BOX 309, HALIBURTON, ONTARIO, K0M 1S0
 (705) 457 - 2811

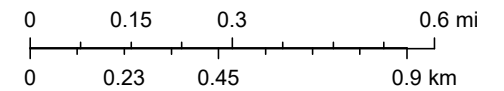
1075 Lakeshore Road, Gooderham Lake



May 14, 2024



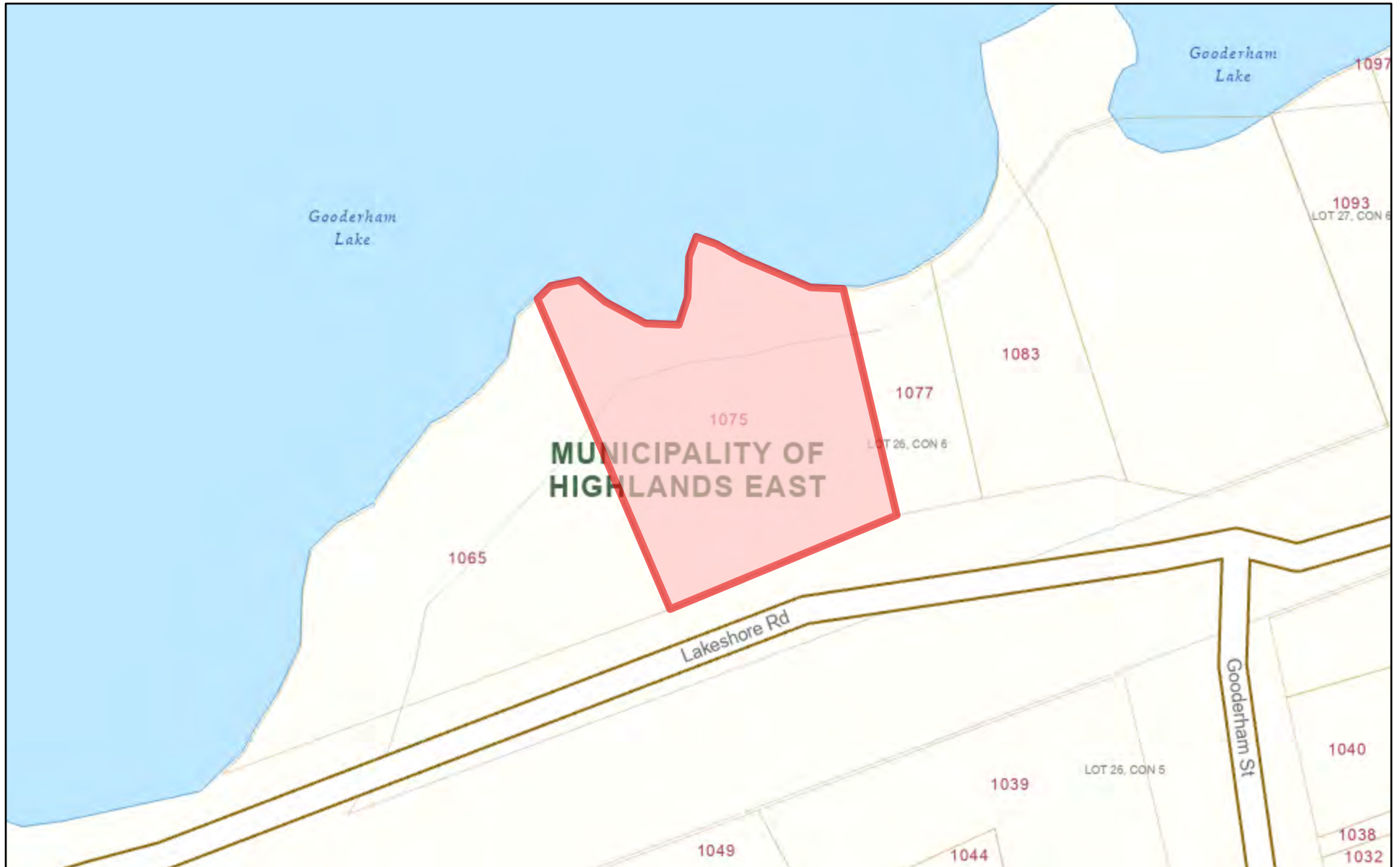
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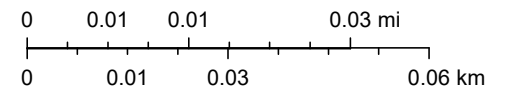
May 14, 2024

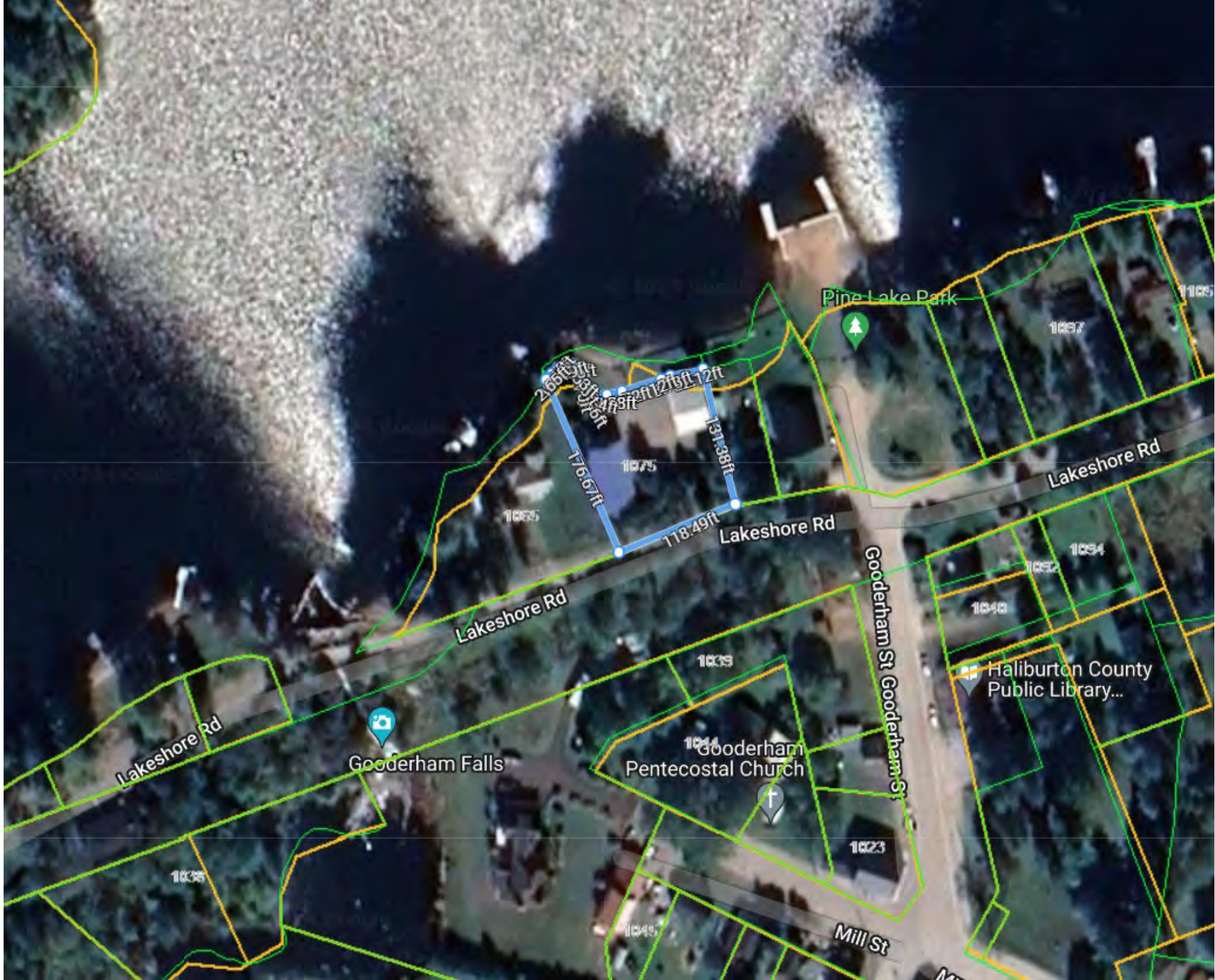
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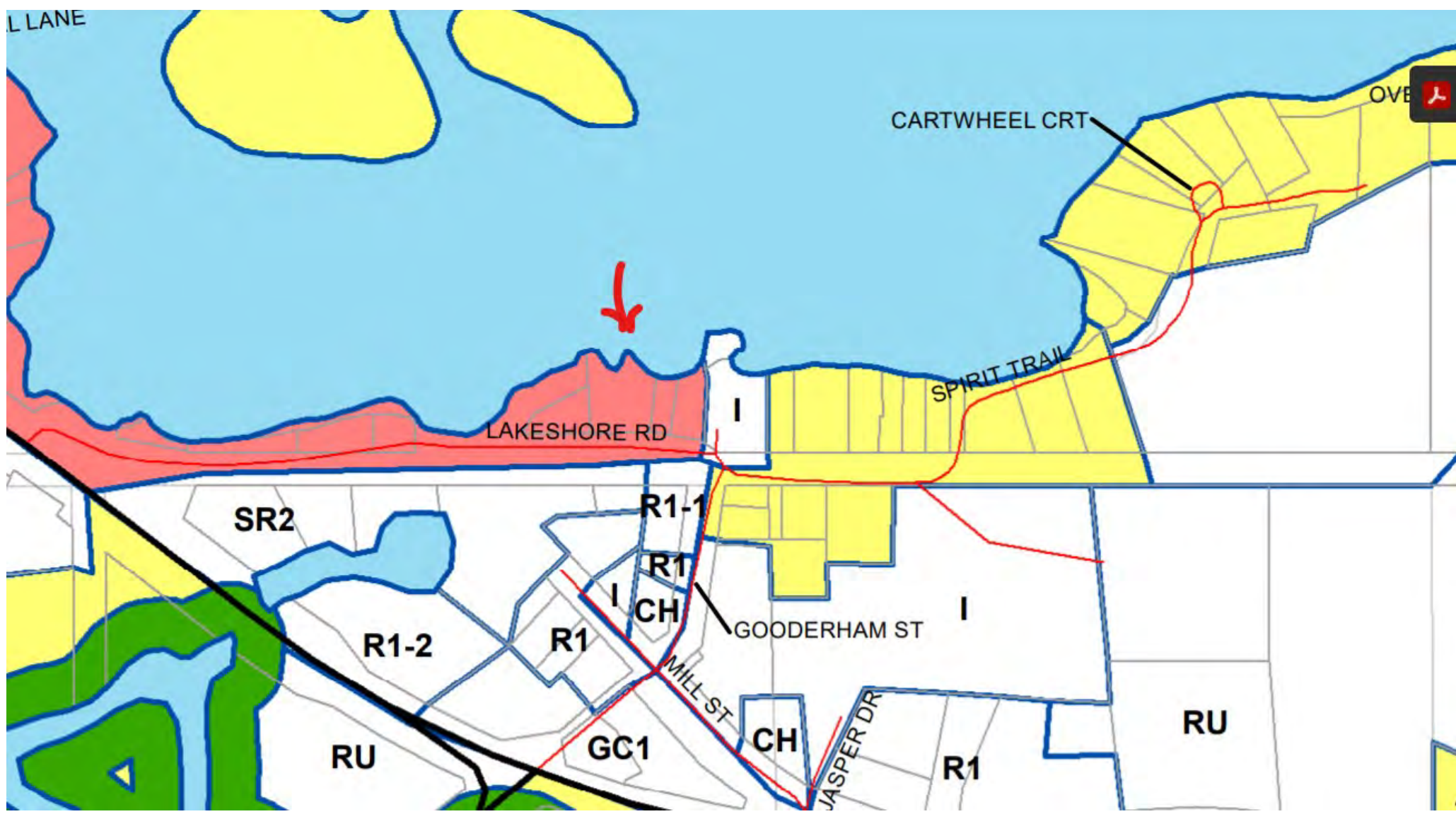
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Scale: 1:1,128







Gooderham Lake

(Pine Lake)

County of Haliburton

Glamorgan Township

Physical Data

Latitude - 44°54'

Surface Area - 187 acres

Maximum Depth - 57 ft

Longitude - 78°23'

Perimeter - 5 miles

Mean Depth - 20 ft

Height Above Sea Level - 996 ft

Lake Characteristics

At the time of survey, July 23, 1968, the water temperature ranged from 79°F on the surface to 70°F on the bottom. The thermocline occurred between 9 ft and 14 ft with the temperature dropping from 78°F to 65°F. The dissolved oxygen content ranged from 9.0 mg/L on the surface to 2.0 mg/L on the bottom. The dissolved solids reading ranged from 65.4 parts per million on the surface to 34.2 parts per million at the 46 ft level. The pH value ranged from 7.6 on the surface to 6.4 at the 23 ft level with the average being below 7 and showing slightly acidic characteristics. Clarity in this colourless water was indicated by the disappearance of the secchi disc 15 ft below the surface.

Fish Species Present

Lake trout, splake, walleye, and bass.

Access

Accessible from the village of Gooderham.

(Refer to Glamorgan Township map - page 215)

Survey Date July 23, 1968

