

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$829,000

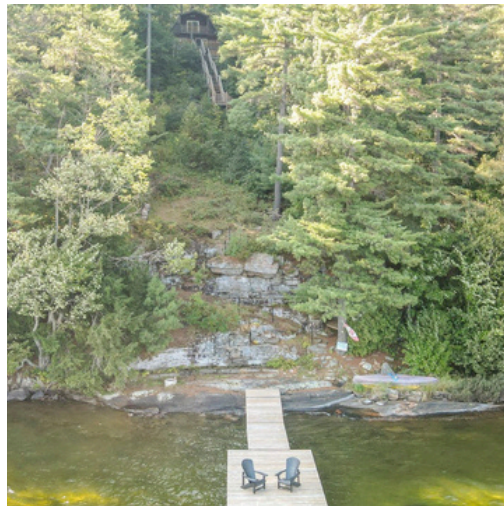
Welcome to 1138 Golden Rod Lane

on Gull Lake, Minden Hills



Cheryl Bolger

Sales Representative



CONTACT DETAILS:



705-457-9994



cheryl@cherylbolger.ca



705-306-9450



troyausten.ca



Discover this turn-key, fully winterized 3-bedroom, 1-bathroom home on the serene shores of Gull Lake. Tucked into the trees at the end of the road, the property offers unmatched privacy and stunning, commanding views. The beautifully finished interior complements the natural surroundings, while the wrap-around deck and multi-level outdoor spaces invite you to soak in the peaceful atmosphere. The primary bedroom includes a private balcony, perfect for relaxing. With a gradual sandy shoreline and scenic rock shelves, the property offers easy access to the crystal-clear waters of Gull Lake. Known for its depth and excellent trout fishing, the lake is perfect for swimming, boating, and other water activities.

Just a 10-minute drive to the village of Minden, you'll find all your essentials, including groceries, restaurants, a school, and a recreation centre. This property also presents an excellent investment opportunity, having already seen success as a rental. Whether you're seeking a peaceful retreat or a smart addition to your portfolio, this home offers both.

1138 GOLDEN ROD Lane, Minden Hills, Ontario K0M 1S0

Listing

Client Full
Active / Residential

1138 GOLDEN ROD Ln Minden Hills

Listing ID: 40644192
Price: \$829,000

Haliburton/Minden Hills/Lutterworth Chalet/House



Water Body: **Gull Lake**
Type of Water: **Lake**



	Beds	Baths	Kitch
Main	1	1	1
Second	2		

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,000**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **1,000/LBO provide**
 BG Fin SF: **0**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,316.04/2024**

Remarks/Directions

Public Rmks: **Discover this turn-key, fully winterized 3-bedroom, 1-bathroom home on the serene shores of Gull Lake. Tucked into the trees at the end of the road, the property offers unmatched privacy and stunning, commanding views. The beautifully finished interior complements the natural surroundings, while the wrap-around deck and multi-level outdoor spaces invite you to soak in the peaceful atmosphere. The primary bedroom includes a private balcony, perfect for relaxing. With a gradual sandy shoreline and scenic rock shelves, the property offers easy access to the crystal-clear waters of Gull Lake. Known for its depth and excellent trout fishing, the lake is perfect for swimming, boating, and other water activities. Just a 10-minute drive to the village of Minden, you'll find all your essentials, including groceries, restaurants, a school, and a recreation centre. This property also presents an excellent investment opportunity, having already seen success as a rental. Whether you're seeking a peaceful retreat or a smart addition to your portfolio, this home offers both.**

Directions: **Highway 35 to Deep Bay Road to Rackety Trail to Golden Rod Lane**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Stairs to Waterfront**
 Dock Type: **Public Docking**
 Shoreline: **Deep, Hard Bottom, Rocky, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Water View: **Direct Water View**
 Boat House:
 Frontage: **107.00**
 Exposure:
 Island Y/N: **No**

Exterior

Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1973//Owner**
 Property Access: **Private Road, Year Round Road**
 Other Structures:
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **4** Driveway Spaces: **4.0**
 Services: **Cell Service, Electricity, High Speed Internet, Telephone**
 Water Source: **Lake/River, Other** Water Tmnt:
 Lot Size Area/Units: **0.676/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **110.01** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Golf, Place of Worship, Playground Nearby, Rec./Community Centre, Shopping Nearby, Trails**
 View: **Water**
 Topography: **Flat site, Hilly, Wooded/Treed**
 Restrictions: **None**

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**
 Exposure:

Interior

Interior Feat: **Built-In Appliances**
 Basement: **None** Basement Fin:
 Cooling: **None**
 Heating: **Baseboard**
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Other**
 Add Inclusions: **TV's, Firepit Furniture, BBQ, Wood supply, Dishes, Cutlery, Pots/Pans, Sectional, Most furnishings**
 Exclusions: **Personal Items, Coffee table, Away cottage sign, bar cart, Decor items on shelves, Outdoor table and chairs, Some tools in basement, Canoe and Paddle boards**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 14 CON 11 LUTTERWORTH AS IN H248645; T/W H248645; S/T H222689; MINDEN HILLS**
 Zoning: **SR**
 Assess Val/Year: **\$390,000/2024**
 PIN: **392570122**
 ROLL: **461605200046100**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Available/ 2019**
 Hold Over Days:
 PIN 2:
 Occupant Type: **Owner**
 Deposit: **min 5%**

Brokerage Information

List Date: **09/11/2024**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Cheryl Bolger, Salesperson
 Date Prepared: 09/11/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40644192

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	13' 4" X 7' 4"	4.06 X 2.24	
Bathroom	Main	5' 4" X 7' 9"	1.63 X 2.36	4-Piece
Bedroom	Main	10' 4" X 7' 9"	3.15 X 2.36	
Living Room	Main	22' 8" X 11' 9"	6.91 X 3.58	
Bedroom	Second	13' 8" X 11' 7"	4.17 X 3.53	Balcony/Deck
Bedroom Primary	Second	14' 0" X 10' 3"	4.27 X 3.12	Balcony/Deck

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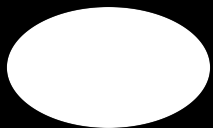
Chattels

Included

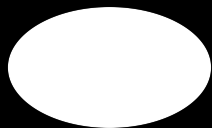
- Fridge
- Stove
- Microwave
- Dishwasher
- Washer
- Dryer
- TV's
- Firepit Furniture
- BBQ
- Wood Supply
- Dishes
- Cutlery
- Pots/Pans
- Sectional
- Most Furniture

Excluded

- Coffee Table
- Away Cottage Sign
- Bar Cart
- Decor Items on Shelves
- Outdoor Table & Chairs
- Some tools in the basement
- Canoe
- Paddle Boards



Seller



Buyer



Additional Information

- Hydro Costs - \$1800/year approx
- Propane Supplier - Budget
- Propane Costs - \$1500/year approx
- Internet Provide - Bell
 - Highspeed Available - Yes
- Cell Service - Yes
- Water Treatment System - Yes
- Winterized - Yes
- Age of building - 1973
- Insurance Company - RBC
- Road Type - Private Year Round
- Driveway Plowing Costs - \$540
- Road Fees - \$50/year approx
- Upgrades
 - furnace in the basement (2 torpedo propane tanks on the property - \$7,000)
 - basement was enclosed by a stone front and it is insulated. (\$6,000)
 - new dock (\$11,000)
 - drilled well (\$10,000 or \$12,000)
 - dishwasher has been installed (\$1,000)
 - washer and dryer in main floor bedroom (\$2,000)
 - Railing at rock at lake level (\$5,000 min.)
 - Stairs crossing septic area to under the deck giving better access to the basement (utilities) (\$1,000)

TOM PRENTICE & SONS

Jack.

1106505 Ontario Inc.

Box 283, Minden, Ontario K0M 2K0 705-286-1428

SOLD TO:

OUR NUMBER	
DATE	Aug 23/18
CUSTOMER'S ORDER	
H.S.T #	899862361

9768

Septic permit Test hole and paper work			\$75.00
			625.00
		HST	81.25
			<hr/>
			1581.25
	paid		

Accounts due when rendered - 2% per month interest charged on overdue accounts.

TOM PRENTICE & SONS

1106505 Ontario Inc.

Box 283, Minden, Ontario K0M 2K0 705-286-1428

SOLD TO:

OUR NUMBER	
DATE	Aug 29/19
CUSTOMER'S ORDER	
H.S.T #	899862361

7571

1 Filter bed installed pump old Tank			14542.25
			230.00
		HST	1420.39
			<hr/>
			16692.64
	paid		

Accounts due when rendered - 2% per month interest charged on overdue accounts.

The Country Carpenter

DIV. OF 986851 ONTARIO INC.

4306 CTY. RD. 21

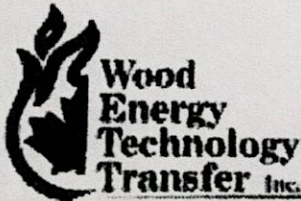
P.O. Box 244

Haliburton Ontario Canada

K0M 1S0

Tel & Fax 1-705-457-1860

Email: dbyers@countrycarpenter.ca



Chimney Sweeping Installations Inspections

wettinc.ca

Monday, July 18, 2011

To Whom it May Concern

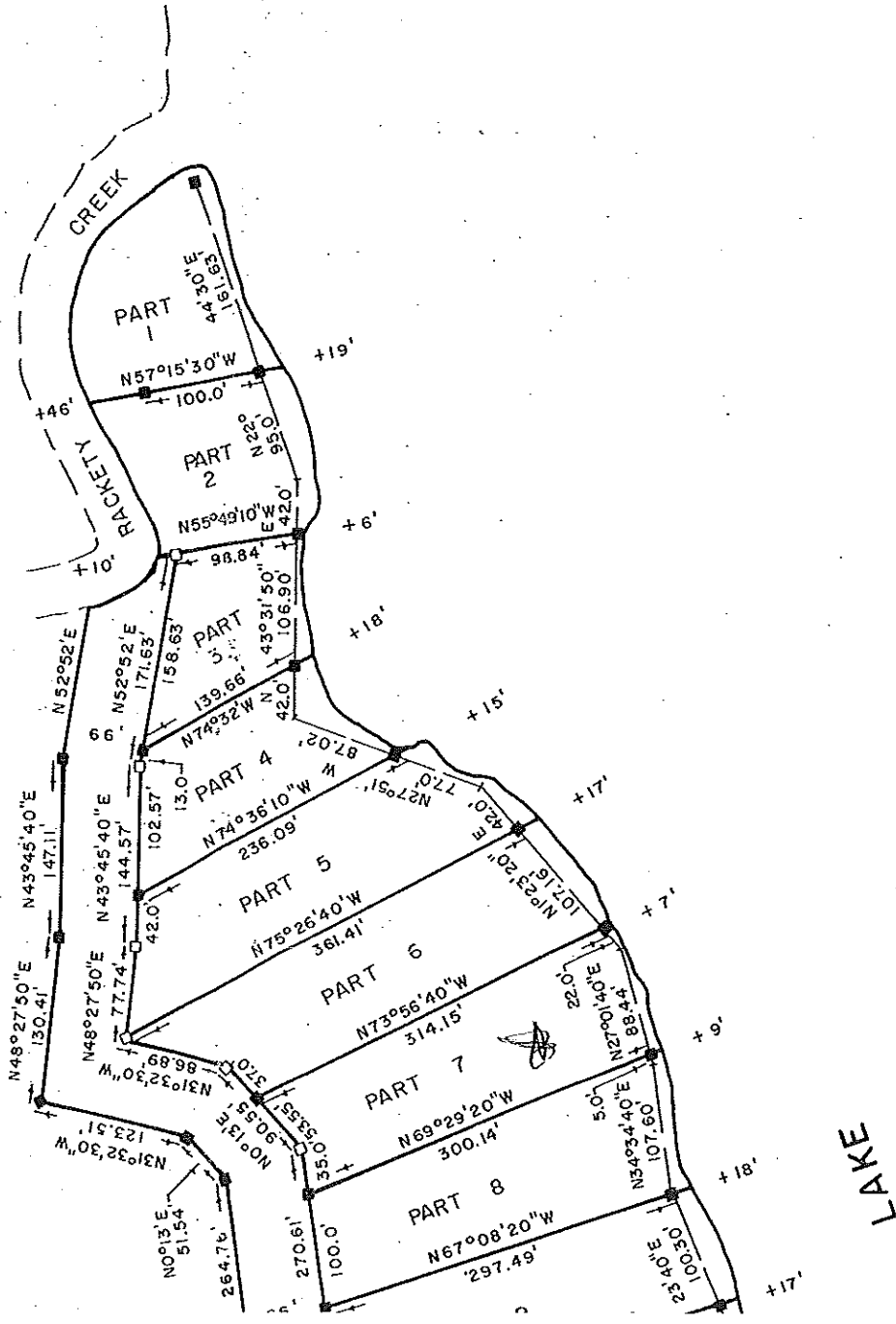
Please note that the **Wood Stove, & Chimney** installed at [REDACTED]
[REDACTED] **cottage** in MINDEN, Pt. Lot 14 Conc. 11 RP.
19R160 part 7, 911# 1138 Golden Rod Lane meets the requirements as laid out by the
Wood Energy Technology Transfer Inc. guide lines.

This installation is certified by,

A handwritten signature in black ink, appearing to read "D. Byers", is written over a light background.

CERTIFICATION #4682

RD-160



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. THIS PLAN AND SURVEY ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY AND THE REGULATIONS MADE THEREUNDER.

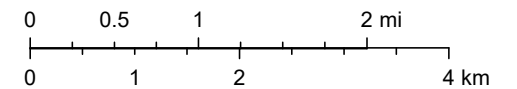
1138 Golden Rod Lane, Gull Lake



August 30, 2024



Scale: 1:72,224



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1138 Golden Rod Lane, Gull Lake



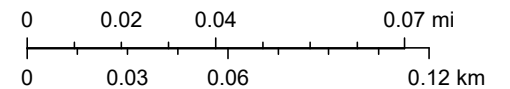
August 30, 2024

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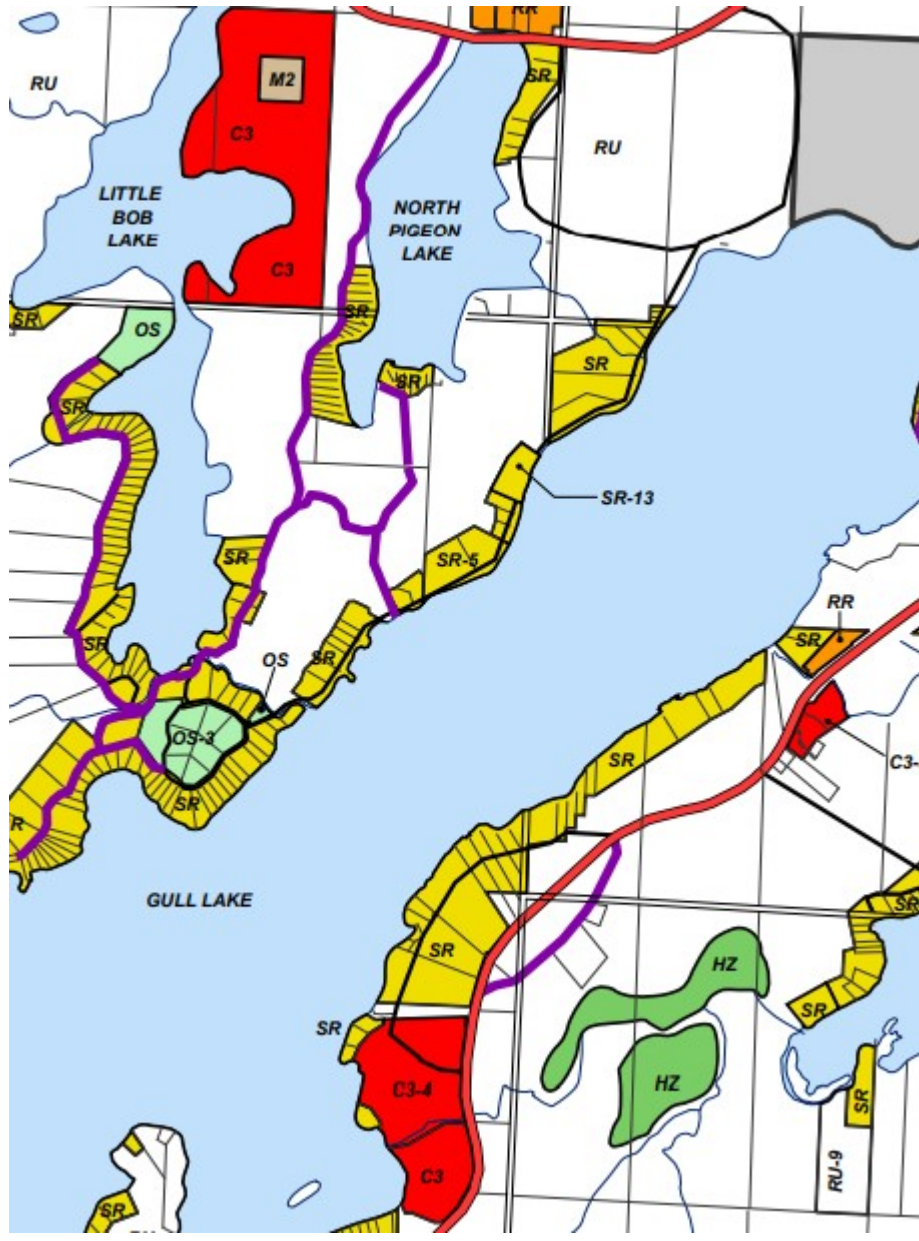
Published by the County of Haliburton, 2023.



Scale: 1:2,257









Location: 5 km (3 mi) south of Minden
 Elevation: 243 m (810 ft)
 Surface Area: 801 ha (1,980 ac)
 Mean Depth: 14.7 m (49 ft)
 Max Depth: 44.1 m (147 ft)
 Way Point: 78° 47' 00" Lon - W 44° 51' 00" Lat - N

Gull Lake - Minden

Lake Chart on p.63

Fishing



Reference to Gull Lake dates back as far as 1826 when it was named Kinashingiquash Lake. More recently the name was changed in reference to the Gull River, which flows in and out of the lake. This big lake is a popular cottage country destination and has many camps and cottages scattered along its shoreline.

Lake trout are perhaps the most sought after sportfish on Gull Lake and a natural population of lake trout remains in the lake. Fishing is best during the winter ice fishing season. Early in the season, the fish can be found most anywhere in the lake, and at any depth, but as the ice gets thicker, they tend to come closer to the surface, which is where the baitfish are, and you will often find them just a few metres under the ice. A variety of jigs—round, airplane and tube jig heads—all work well. Randomly bounce the lure at various depths while you are fishing. Use short and slow bounces with long pauses in between. Most strikes happen when the lure is at rest and the bites are often delicate. Spoons can work well too, as the motion of the spoon through the water sends out vibrations which the fish can hear or feel.

Fishing can be decent for a few weeks after ice-off, before the lake trout head for deeper water. Trolling with downriggers is the only effective summertime trout angling method.

Gull Lake also holds both smallmouth and largemouth bass. Fishing for bass can be good at times for average size bass, although they can be found much larger. There is plenty of fine bass structure found around the big lake and anglers should work the weedy bays, the rocky drop-offs or even the man-made structure such as boat docks. Spincasters should try jigs and spinners, while fly casters can have great results with crayfish or leech patterns when worked around shoreline structure.

In order to protect the natural lake trout population of Gull Lake, slot size restrictions and special ice fishing regulations have been established. Check the regulations before heading out.

Directions



Set between the town of Minden and Norland, Gull Lake lies off the west side of Highway 35. On the opposite shoreline, County Road 2 (Deep Bay Road) provides access to several side roads that lead to the lake. While it is possible to launch a canoe from the side of the road, it is not recommended due to private property in the area. The main boat launch facility is found at Miners Bay, but there are also a few other resorts found around the lake. Most charge a fee to use the launch if you are not staying at their facility.

Facilities



There are a few resorts and lodges available on and around Gull Lake as well as several rental cottages available. You can contact Resorts of Ontario or inquire locally for more information on various options. Supplies can be found in the town of Minden minutes away to the north.

Other Options



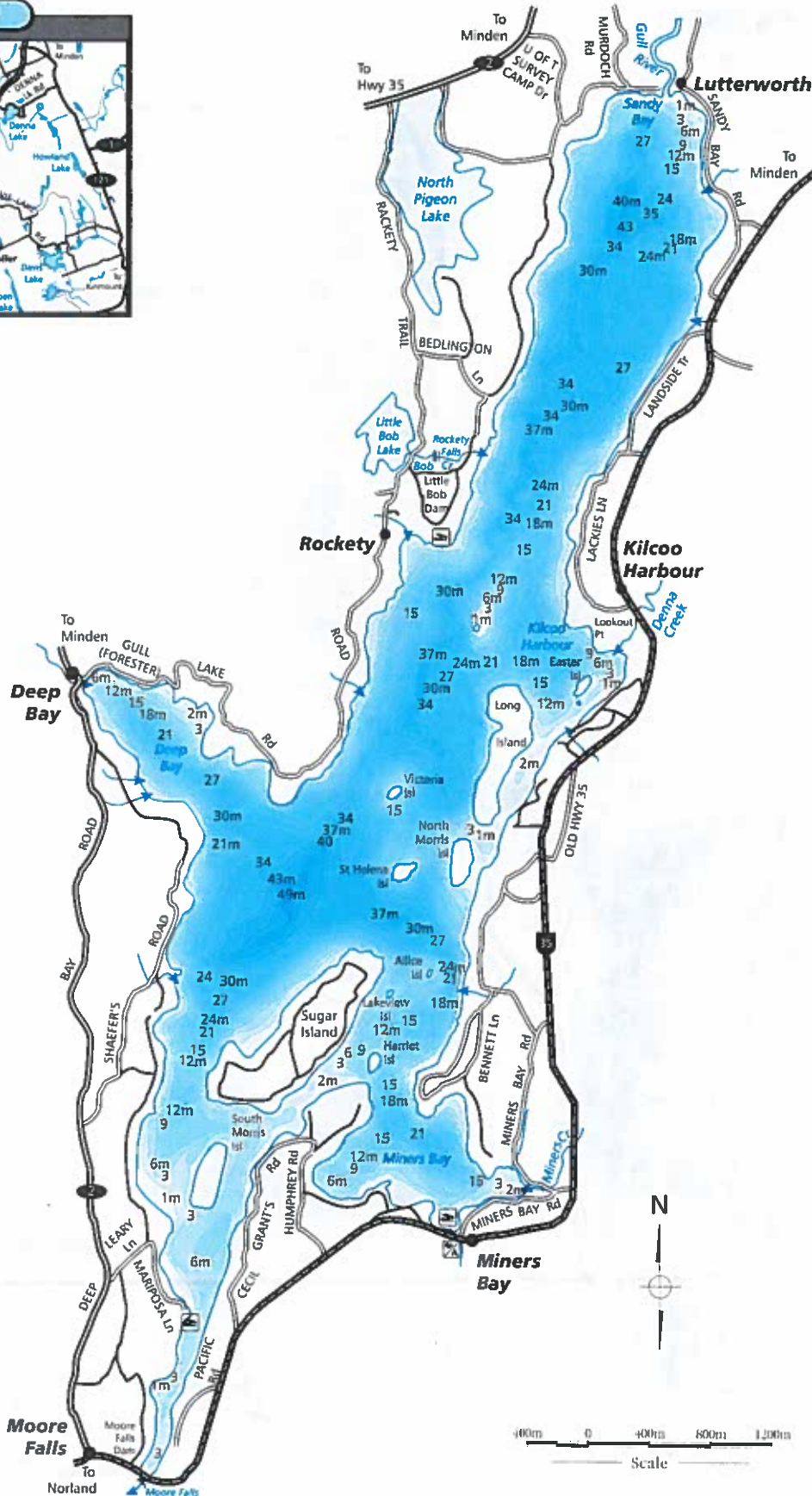
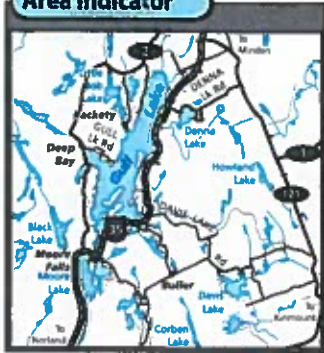
North Pigeon and **Little Bob Lakes** are located near the northwestern shore of Gull Lake and are accessible via 2wd roads. The smaller lakes are stocked every few years with lake trout and are home to resident smallmouth and largemouth bass populations. A privately run campground lies on Little Bob Lake. Moore Lakes to the south are separated from Gull Lake by a dam. The lakes provide angling opportunities for lake trout, smallmouth and largemouth bass as well as whitefish.

Gull Lake - Minden

Location: 5 km (3 mi) south of Minden
Elevation: 243 m (810 ft)
Surface Area: 801 ha (1,980 ac)
Mean Depth: 14.7 m (49 ft)
Max Depth: 44.1 m (147 ft)
Way Point: 78° 47' 00" Lon - W 44° 51' 00" Lat - N



Area Indicator



Gull Lake

Haliburton County
Lot 17

Lutterworth Township
Con IX

Physical Data

Surface Area - 2,000 acres
Maximum Depth - 147 ft

Perimeter - 19 miles
Mean Depth - 49 ft

Lake Characteristics

This is a relatively large and deep lake. The pH value ranged from 7 at the 5 ft level to 6 at the 75 ft level indicating a slightly acidic characteristic.

Clarity in this blue/green water was indicated by the disappearance of the secchi disc 17 ft from the surface.

Fish Species Present

Lake trout, whitefish, smallmouth bass, herring, rock bass.
Slot lake, check with MNR for current regulations.

Access

Public access from Hwy 35 north of Moore Falls, secondary road north of Moore Falls and secondary road south-west of Minden.

(Refer to Lutterworth Township map - page 217)

