



Miskwabi Lake

1182 MISKWABI LAKE RD

\$629,000.



OVERVIEW



ABOUT THIS PROPERTY

2 Bedroom Main Cottage with a sweet Bunkie and 3 extra beds with Loft. Great waterfront for swimming and all with a view of the main lake. Privacy with 200 feet of waterfront. Beautifully maintained.

FEATURES



0.88 Acres



Miskwabi Lake

CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

1182 MISKWABI LAKE Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

1182 MISKWABI LAKE Rd Haliburton

Pending Board Approval

MLS®#: 40454924

Price: **\$629,000**



Haliburton/Dysart et al/Dudley Cottage/House



Water Body: **Miskwabi Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 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 provided**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,565.00/2023**

Remarks/Directions

Public Rmks: **Welcome to this ready-to-move-in and enjoy, fully furnished 3-season cottage located on Miskwabi Lake, forming a remarkable 2-lake chain with Long Lake that offers unparalleled opportunities for boating and fishing enthusiasts. Renowned for its crystal-clear, pristine waters, this property is nestled in a tranquil bay, ensuring a serene and peaceful experience. This cozy cottage boasts 2 bedrooms and 1 bath, providing ample space for relaxation. Additionally, a beautifully renovated lakeside bunkie with 3 extra beds and a deck awaits, offering a perfect retreat for guests or large families a private and comfortable stay. The main cottage is designed to embrace the natural beauty of the surroundings, featuring numerous windows that flood the interior with natural light. The warm ambiance of wood accents adds a rustic charm to the space and a propane fireplace adds comfort along with electric baseboard heat. Convenient stackable laundry is on site on the main floor. Open concept main cottage with kitchen and dining area, living space and a lovely deck across the front. One of the highlights of this cottage is the stunning sitting room, adorned with floor-to-ceiling windows that provide excellent views of the lake. Whether you're sipping your morning coffee or winding down in the evening, this space offers a tranquil sanctuary to appreciate the beauty of nature. Situated on a minimal maintenance natural lot, this property offers excellent privacy. The grounds and cottage have been meticulously maintained, ensuring a turnkey experience for the new owners. The waterfront is fantastic for swimming, easy walk in and clean. Conveniently located near Haliburton village and a mere 2.5 hours from the GTA this cottage provides easy access to amenities while still being a peaceful retreat away from the hustle and bustle of city life. Don't miss the opportunity to own this charming cottage, where you can create lasting memories in a serene and picturesque setting.**

Directions: **From Haliburton take Hwy 118 east to Trapper's Trail to Miskwabi Lake Road to #1182**

Common Elements

Waterfront

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

Boat House:
 Frontage: **200.00**
 Exposure: **North, East**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	3			No

Exterior

Exterior Feat: **Deck(s), Fishing, Privacy, Recreational Area, Seasonal Living**

Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **/Completed / New/**
 Property Access: **Municipal Road, Private Road, Year Round Road**
 Other Structures: **Other**
 Garage & Parking: **Outside/Surface/Open**
 Parking Spaces:
 Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**
 Water Source: **Lake/River**
 Lot Size Area/Units: **0.880/Acres**
 Lot Front (Ft): **200.00**
 Location: **Rural**
 Area Influences: **Beach, Lake/Pond, Quiet Area**
 View: **Forest, Lake, Skyline, Trees/Woods**
 Topography: **Hillside, Sloping, Wooded/Treed**
 Restrictions:

Foundation: **Block, Concrete, Piers**
 Driveway Spaces: **4.0**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft):
 Lot Irregularities:

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **Unknown**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:

Retire Com:
 Fronting On: **North**
 Exposure: **North, East**

Interior

Interior Feat: **Guest Accommodations**
 Basement: **None**
 Laundry Feat: **Inside, Main Level**
 Cooling: **None**
 Heating: **Baseboard, Electric, Fireplace-Propane**
 Fireplace: **Propane**
 Under Contract: **Propane Tank**
 Inclusions: **Dryer, Furniture, Washer**
 Add Inclusions: **Cottage and Bunkie furniture, 2 kayaks, canoe, peddle boat, propane BBQ, kitchen items.**
 Exclusions: **Charcoal BBQ, paddle board, jet ski, Pontoon boat, 2 red Muskoka Chairs, toaster oven, record player and records. Contents of shed - tools and fridge.**

Basement Fin:
 FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **LOT 110 PLAN 482; DYSART ET AL**
Zoning: **WR4L**
Assess Val/Year: **\$364,000/2023**
PIN: **391630333**
ROLL: **462402000055100**
Possession/Date: **Flexible/**

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

Brokerage Information

List Date: **07/16/2023**
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 07/17/2023

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Rooms

MLS® #: 40454924

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Family Room	Main	20' 8" X 11' 6"	6.30 X 3.51	
Living Room	Main	19' 0" X 11' 3"	5.79 X 3.43	
Kitchen/Dining Room	Main	11' 3" X 16' 0"	3.43 X 4.88	
Bedroom Primary	Main	14' 3" X 9' 0"	4.34 X 2.74	
Bedroom	Main	11' 11" X 9' 0"	3.63 X 2.74	
<u>Desc:</u> with Stackable laundry unit				
Bathroom	Main	7' 9" X 5' 9"	2.36 X 1.75	3-Piece
Other	Main	12' 0" X 20' 0"	3.66 X 6.10	
<u>Desc:</u> Bunkie has main floor bedroom plus loft sleeping area and sitting deck. 3 extra beds for guests.				

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INCLUSIONS/EXCLUSIONS

Address: 1182 Miskwabi
Lake Road, Miskwabi Lake

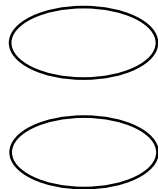
INCLUDED

2 Kayaks
Canoe
Peddle Boat
Propane BBQ
Kitchen Items
Cottage and Bunkie Furniture

EXCLUDED

Charcoal BBQ
Paddle Board
Jet Ski
Pontoon Boat
2 Red Muskoka Chairs
Toaster Oven
Record Player and Records
Contents of Shed, tools, fridge

INITIALS SELLER



INITIALS BUYER



Invoice

Total Site Services Inc.

6522 Gelert Rd

Haliburton Ontario K0M 1S0

705-457-9558

send e-tsf to: accounting@totalsiteservices.ca
HST# 848914586 RT0001

To:

Invoice #: INV-4766
Issue Date: 13 July 2020
Due Date: 26 July 2020
Amount Due: \$0.00

PAID

Job # 5129

Work carried out at: **1182 Miskwabi Lake Road, Haliburton, ON, Canada**

Date: 13 July 2020

Title	Description	Amount	Tax	Total
Pump Out	Pumped out Septic System	\$176.99	GST (13.0%)	\$200.00

Subtotal: \$176.99
GST: \$23.01
Grand Total: \$200.00
Amount Due: \$0.00

Septic Pumping & Septic Installations



Well Drilling
Well Inspection
Geothermal Drilling
Hydro Fracturing
Landscaping
Septic Pumping
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**Make your first call the
only call you need to make!**

Sewage System Installation Report

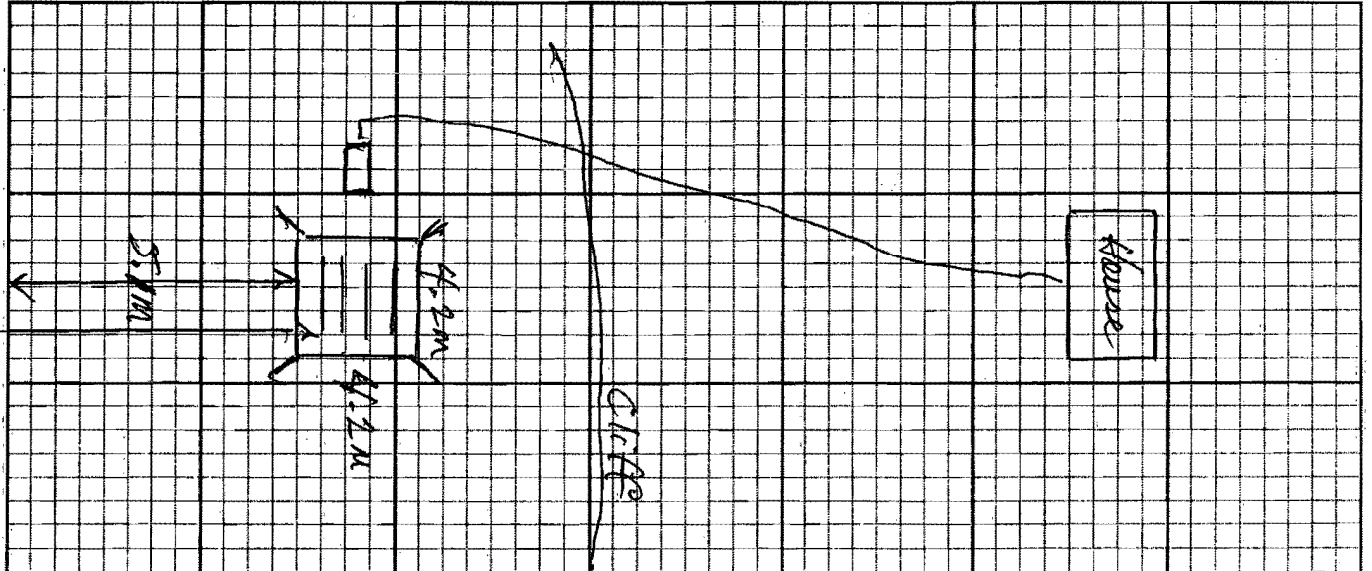
File Number: DU-14-05

Installation by: Enviro Septics Date: June 30/06

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of plastic/concrete/fibreglass
 Manufacturer: BCP
2. Distribution Pipe: Type: PVC Absorption Trench System Filter Bed System Crane Basins
 Filter Bed Area: 17.6 sq. m. Contact Area 17.6 sq. m. 2 hp. sewage
 Total 11.6 Lineal Metres in 4 runs of 2.9 metres and fed by: Gravity Siphon or Pump
3. Size of System based on 2 bedrooms and/or <20 fixture units. Commercial details: N/A
 Area of Building: <200 m² Total Daily Design Sewage Flow: 1100 litres
4. Other Pump & alarm in crawl space under house

Diagram of Installation as observed by Inspector or as outlined on the application design



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

Comments: Req. pump specs & aggregate sheet

Roll # 020000551000000

INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:
Rick Overeem

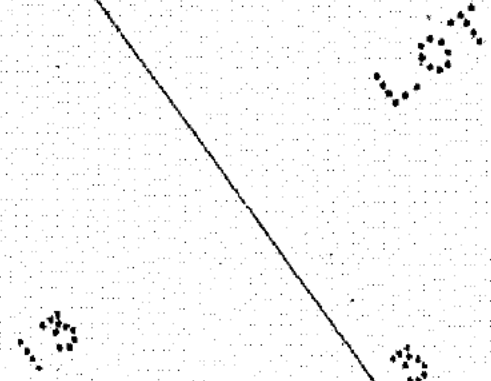
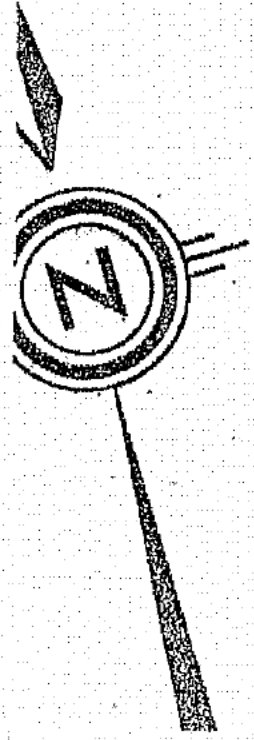
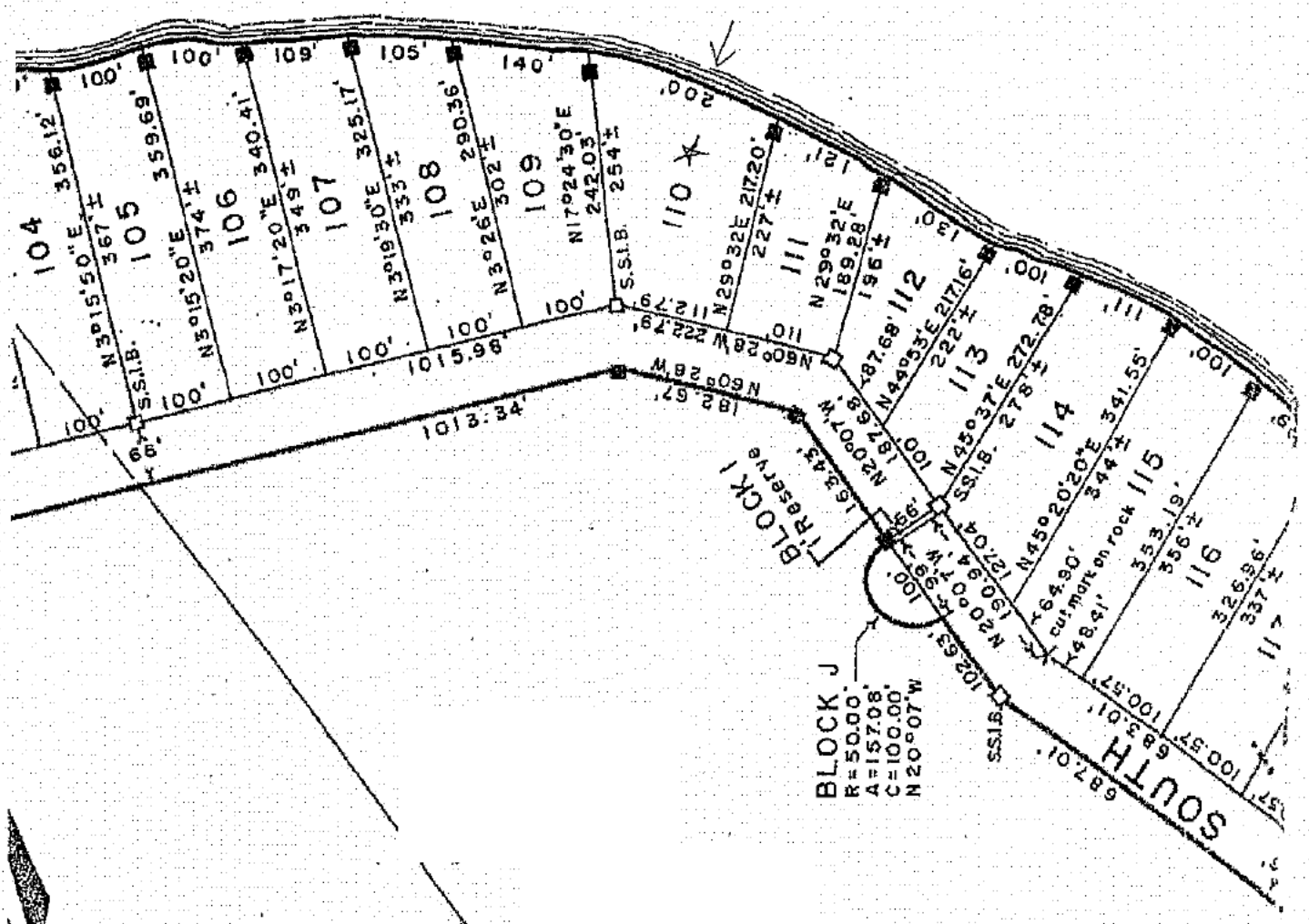
For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # DU-14-05

Such system being located on Lot #: 14 Conc. #: 3 Plan #: 482 Sub Lot#: 110

Civic (Emergency, Fire, 911) # 1182 Street: Miskwabish Lake Rd. West Township/County/City: Dudley

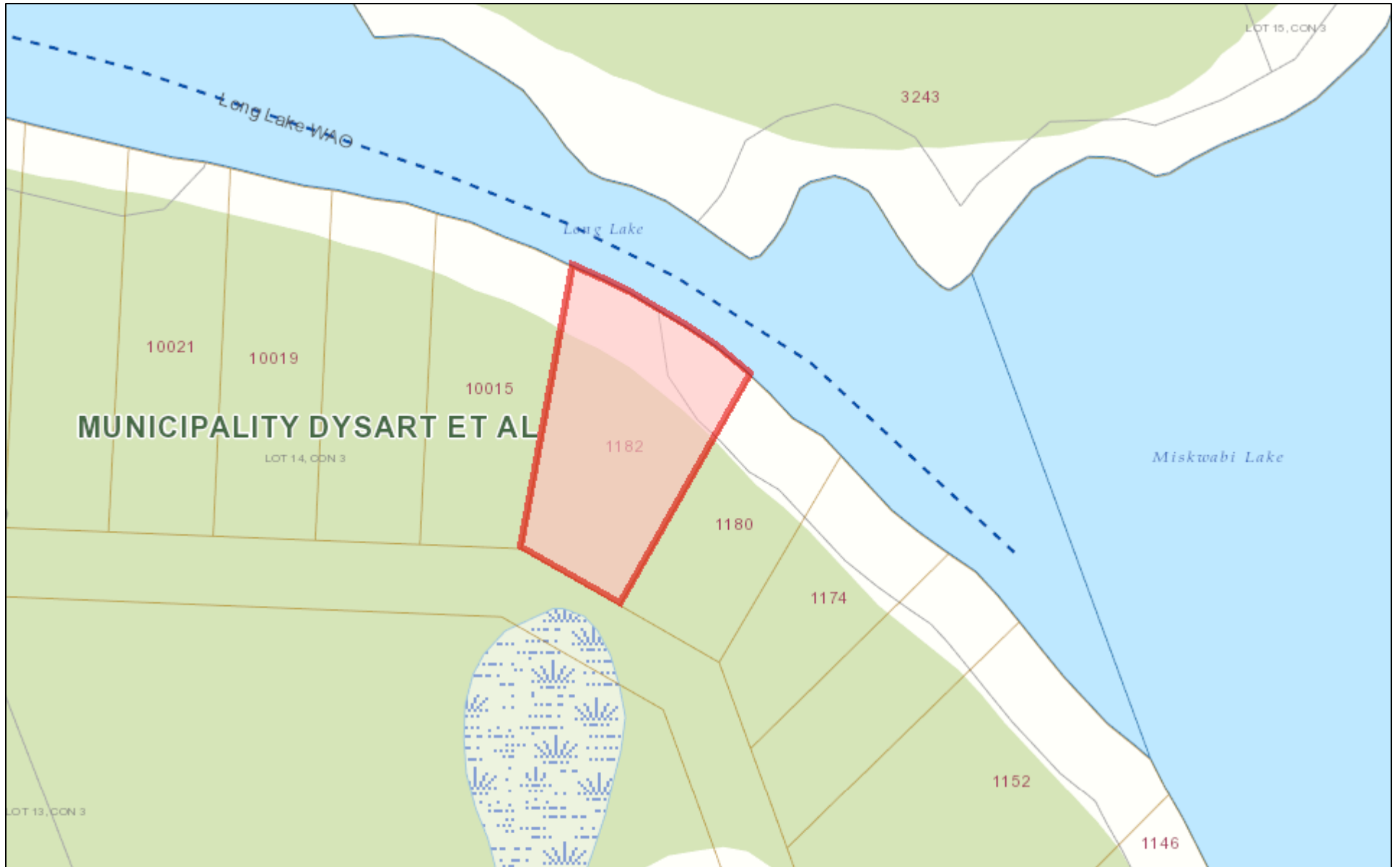
Inspected and Recommended by: B. Colpitts Date: Aug. 16/06 Issued: [Signature]
 (Appointed Inspector - Part 8) (Part 8 Coordinator)

Lot 110
Plan 482
Dudley Miskwabinish Lake





1182 Miskwabi Lake Road, Miskwabi Lake



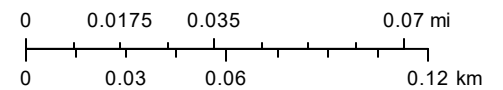
June 27, 2023

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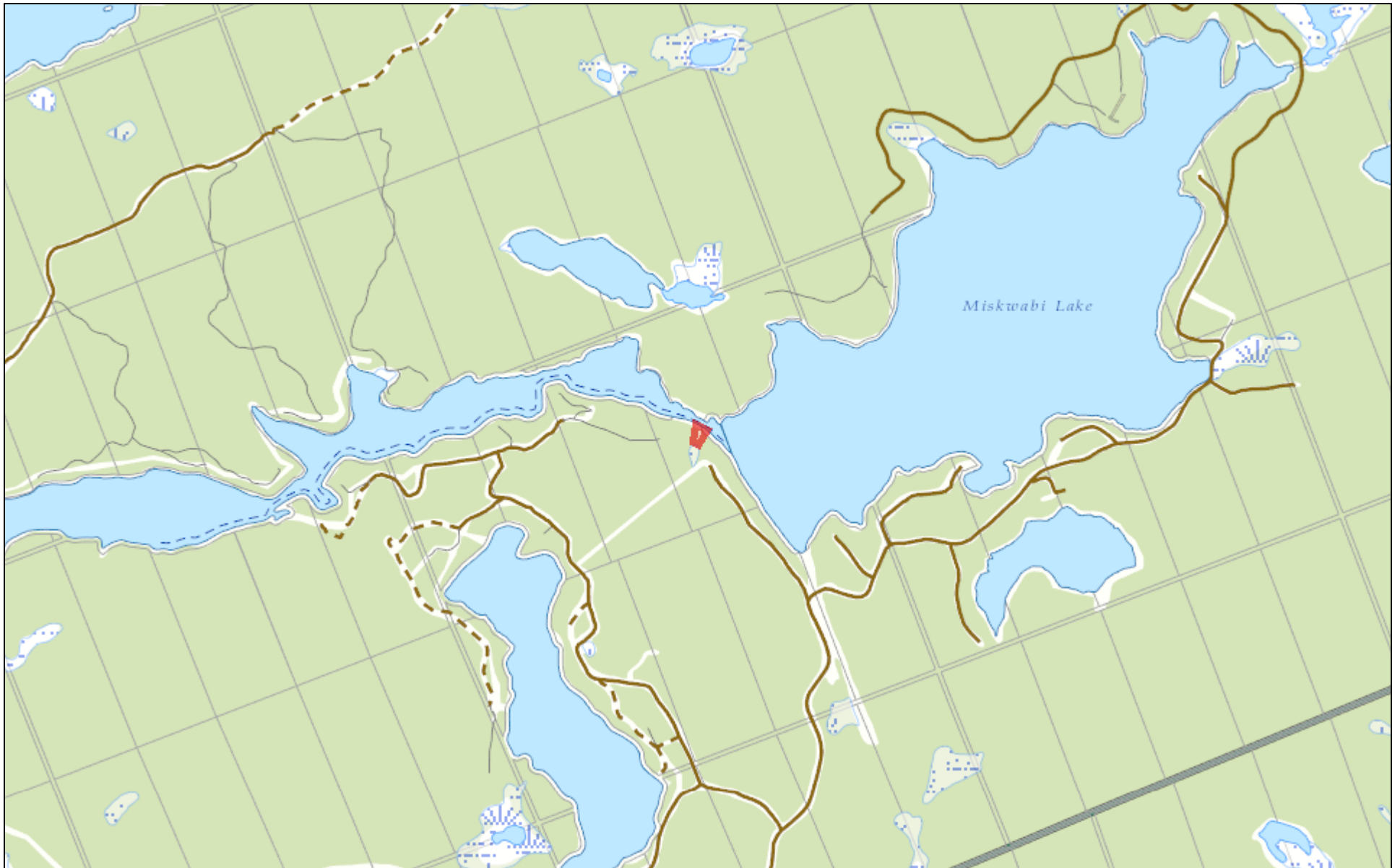
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1182 Miskwabi Lake Road, Miskwabi Lake



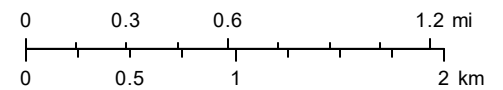
June 27, 2023

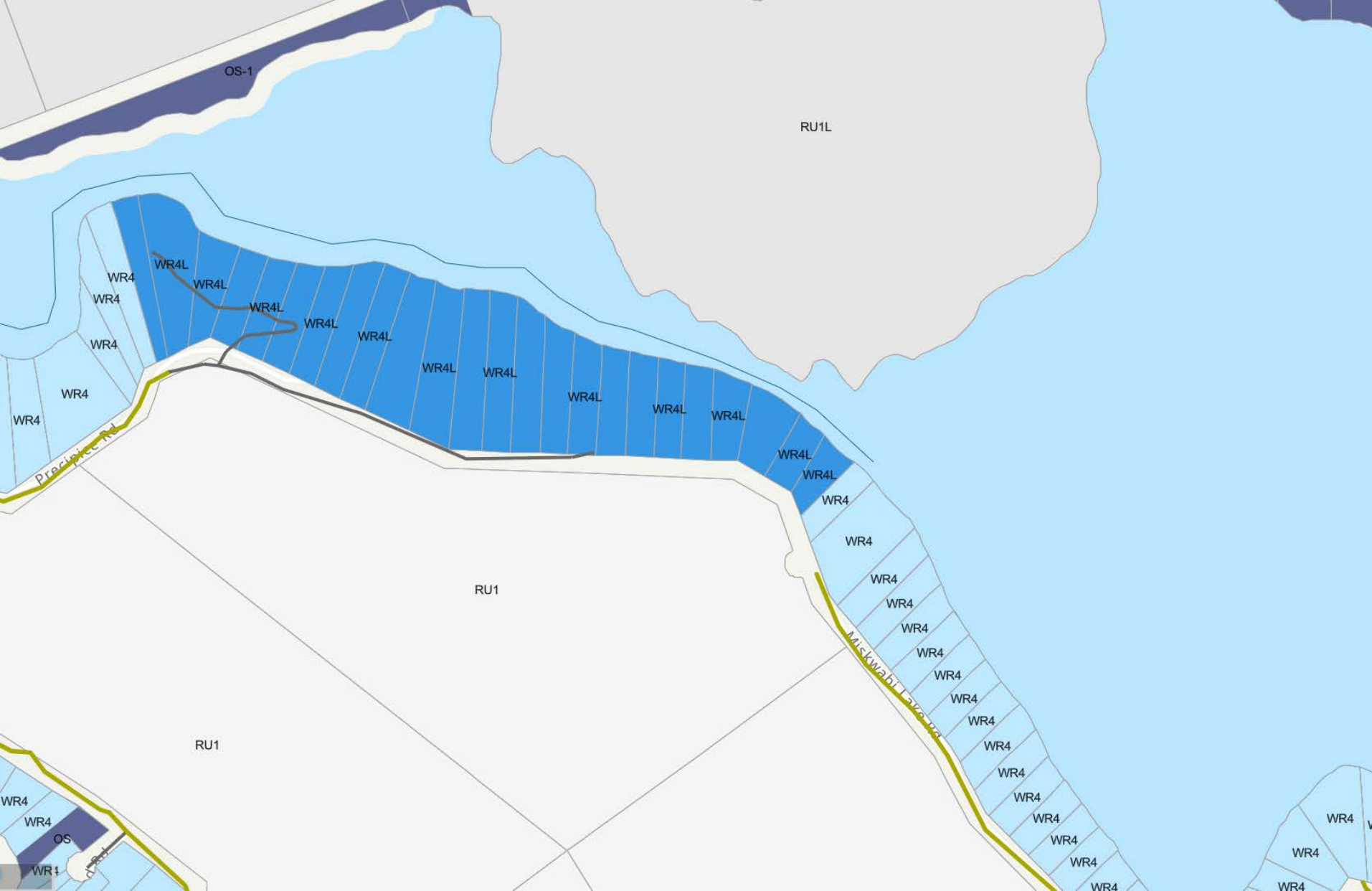
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Location: 13 km (8 mi) east of Haliburton
 Elevation: 360 m (1,200 ft)
 Surface Area: 268 ha (670 ac)
 Mean Depth: 18.8 m (62.7 ft)
 Max Depth: 43.5 m (145 ft)
 Way Point: 78° 19' 00" Lon - W 45° 03' 00" Lat - N



Miskwabi (Misquabinish) Lake

Fishing



Similar to many Haliburton area lakes, Miskwabi Lake is very deep in sections. In portions of the lake, the depth is over 43 m (140 ft) deep, making for fantastic summer holding areas for its resident lake trout population. There are also smallmouth and largemouth bass for anglers to look for.

Lake trout were first introduced into Miskwabi Lake in the mid 1960s. The Ministry of Natural Resources continues to stock the lake and fishing success has continued to escalate. Your best bet to find lake trout is to try during the winter through the ice or in spring just after ice off.

Jigging through the ice with a small spoon or lighter colour jig can be effective. Many people fish a single hole, but if it isn't producing, it isn't producing. A much more effective strategy is to drill a series of holes that can be fished in conjunction with a flash fish finder. Spend ten to fifteen minutes fishing a hole; if it turns up dry, move on to the next one, then the next one until you locate the elusive trout. Try and drill the holes across structure like drop-offs so that you can fish various depths.

During the spring, try trolling a spoon in the upper portion of the lake near drop-off areas and shoals. After summer approaches your best bet for success is to use a downrigger and troll deep for these trout, although jigging a large (1 oz plus) jig right down at the bottom can also work very well. Lake trout often hit jigs on the way down, so pay attention.

Smallmouth and largemouth bass are the more dominant sportfish in this lake and provide for fair to good fishing at times for bass up to 1.5 kg (3.5 lbs). Smallmouth tend to favour the more rocky structure around the lake; therefore, try a jig or crayfish fly off points and other structured areas. Largemouth, on the other hand, like to find cover and are often located under docks or buried deep inside weedbeds. A weedless lure like a bass tube is a must when fishing down into the weeds.

When the sun is not directly on the lake in the morning and in the evening, largemouth will often come to the surface chasing bass poppers or floating lures. Smallmouth will sometimes rise, too, but not as frequently as largemouth.

Directions



East of Haliburton, Miskwabi Lake is accessible by following Highway 118 to Trappers Trail. This road heads north to the southwest end of Miskwabi Lake and the public access point. Another access is available to the east via the main road.

Facilities



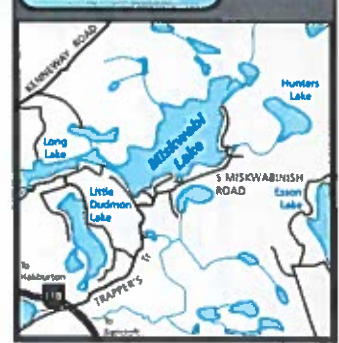
There are two access points on Miskwabi Lake that visitors to the area can use. Those looking to stay in the area will find plenty to see and do around the cottage town of Haliburton.

Other Options



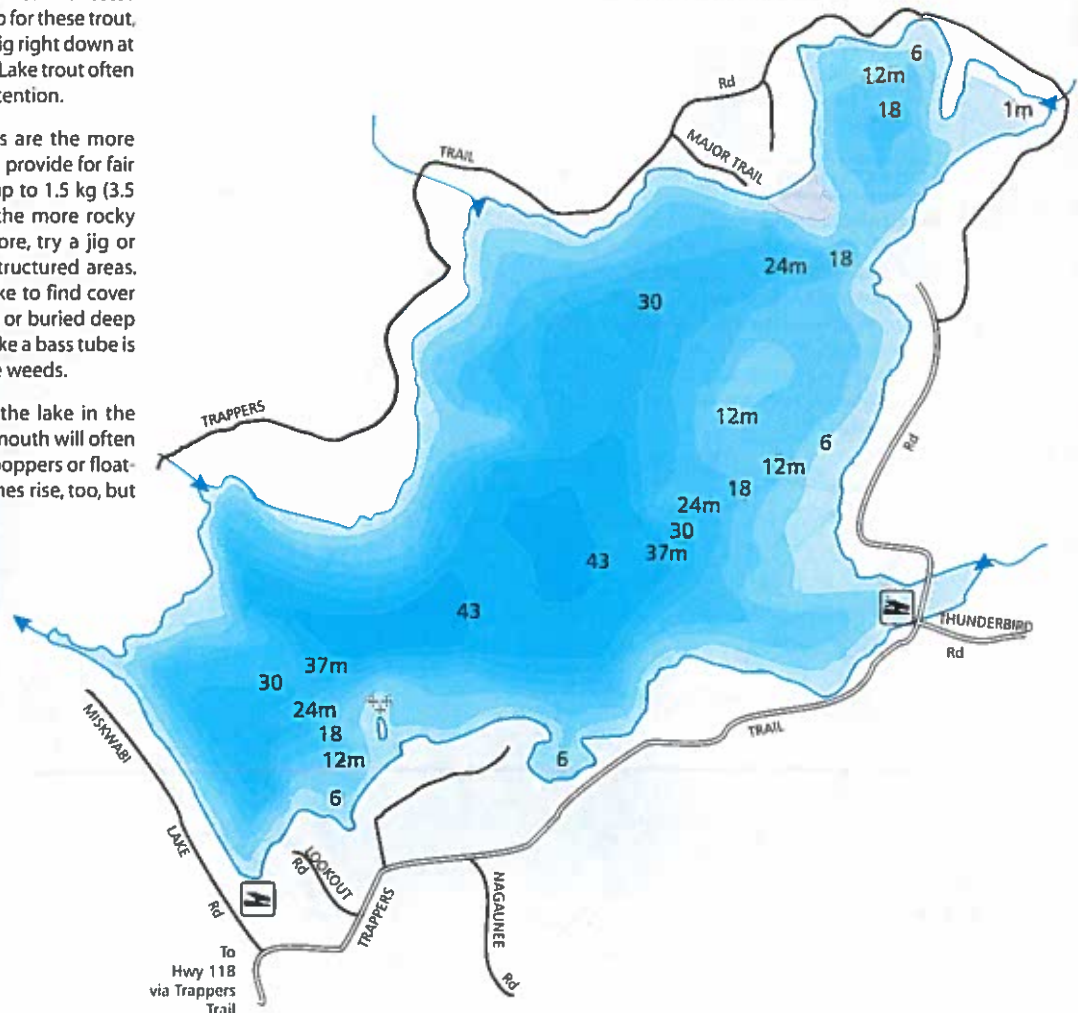
Long Lake lies to the west of Miskwabi Lake and can be reached from Miskwabi Lake by boat. Long Lake is best known for its bass fishing as decent populations of smallmouth and largemouth bass exist in the lake. Another nearby angling alternative is **Hunters Lake**. This smaller lake lies to the east and was once stocked with rainbow trout. There are also reports that bass exist in the lake.

Area Indicator



200m 0 200m 400m 600m

Scale



Miskwabi Lake		
Fish Stocking Data		
Year	Species	Number
2007	Lake Trout	2,600
2006	Lake Trout	2,600
2005	Lake Trout	2,600