

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$980,000

Welcome to

1251 Essonville Line
Tory Hill



Troy Austen
Sales Representative



CONTACT DETAILS:

 705-457-9994  info@troyausten.ca
 705-455-7653  troyausten.ca



Discover the perfect blend of country charm and modern elegance in this custom-built round log home, situated on an expansive 92-acre property. Offering approximately 2000 square feet of finished living space, this unique residence is full of potential and awaits your personal touch. The home features 3 spacious bedrooms and 2 well-appointed bathrooms, providing ample room for family and guests. The large kitchen, ideal for culinary adventures, opens up to a wrap-around covered porch where you can enjoy the peaceful surroundings. Convenience is key with main floor laundry and an unfinished walkout basement ready to be transformed into the space of your dreams.

Outside, the property is equally impressive. A detached double car insulated garage offers secure parking, while a substantial 5 bay drive shed (30x80) with high ceilings provides extensive storage or workshop space. The beautiful hardwood forest on the property offers potential for severance off the side road, making it an excellent investment opportunity. Additionally, a charming 684 square foot pond-side bunkie features 2 bedrooms, a loft, and a kitchenette, perfect for guests.

Enjoy the natural beauty of the surrounding area with close proximity to Esson Lake and the public boat launch, and take advantage of the nearby village of Wilberforce, just a 5-minute drive away, offering groceries, restaurants, a recreation center, and more. This property is a rare find, offering a unique combination of rustic charm and modern amenities. Embrace the tranquility of country living while still being close to essential conveniences.

1251 ESSONVILLE Line, Tory Hill, Ontario K0L 2Y0

Listing

Client Full
Active / Residential

[1251 ESSONVILLE Li Tory Hill](#)

Listing ID: 40610816
Price: \$980,000



Haliburton/Highlands East/Monmouth

2 Storey/House

	Beds	Baths	Kitch
Basement	1		
Main		1	1
Second	2	1	

Beds (AG+BG): 3 (2 + 1)
 Baths (F+H): 2 (2 + 0)
 SF Fin Total: 1,930
 AG Fin SF Range: 1501 to 2000
 AG Fin SF: 1,930/LBO provide
 Tot Unfin SF: 1,104
 DOM: 1
 Common Interest: Freehold/None
 Tax Amt/Yr: \$3,730.16/2023

Remarks/Directions

Public Rmks: Discover the perfect blend of country charm and modern elegance in this custom-built round log home, situated on an expansive 92-acre property. Offering approximately 2000 square feet of finished living space, this unique residence is full of potential and awaits your personal touch. The home features 3 spacious bedrooms and 2 well-appointed bathrooms, providing ample room for family and guests. The large kitchen, ideal for culinary adventures, opens up to a wrap-around covered porch where you can enjoy the peaceful surroundings. Convenience is key with main floor laundry and an unfinished walkout basement ready to be transformed into the space of your dreams. Outside, the property is equally impressive. A detached double car insulated garage offers secure parking, while a substantial 5 bay drive shed (30x80) with high ceilings provides extensive storage or workshop space. The beautiful hardwood forest on the property offers potential for severance off the side road, making it an excellent investment opportunity. Additionally, a charming 684 square foot pond-side bunkie features 2 bedrooms, a loft, and a kitchenette, perfect for guests. Enjoy the natural beauty of the surrounding area with close proximity to Esson Lake and the public boat launch, and take advantage of the nearby village of Wilberforce, just a 5-minute drive away, offering groceries, restaurants, a recreation center, and more. This property is a rare find, offering a unique combination of rustic charm and modern amenities. Embrace the tranquility of country living while still being close to essential conveniences.

Directions: ON-118 E to Essonville Line/Haliburton County Rd 4 follow to signs

Exterior

Exterior Feat: **Porch, Year Round Living**
 Construct. Material: **Log**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: **2002//Owner**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Shed, Storage, Other**
 Garage & Parking: **Detached Garage//Outside/Surface/Open, Private Drive Single Wide**
 Parking Spaces: **12** Driveway Spaces: **10.0**
 Services: **Cell Service, Electricity, High Speed Internet**
 Water Source: **Drilled Well** Water Tmnt: **Reverse Osmosis, Water Softener**
 Lot Size Area/Units: **91.630/Acres** Acres Range: **50-99.99**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Beach, Lake Access, Library, Open Spaces, Park, Place of Worship, Rec./Community Centre, Trails**
 Topography: **North**
 School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Water Softener**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Combo Furnace, Oil, Wood**
 Inclusions: **Refrigerator, Stove, Negotiable**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 19 CON 15 MONMOUTH AS IN H78117 & H106371 W OF TRAVELLED RD EXCEPT PT 9, 11,19 19R266 & PT 1 19R3190; HIGHLANDS EAST**
 Zoning: **RU** Survey: **None/**
 Assess Val/Year: **\$408,000/2024** Hold Over Days:
 PIN: **392380280** Occupant Type: **Owner**
 ROLL: **460160200014900**

Possession/Date: **Other/**

Deposit: **min 5%**

Brokerage Information

List Date: **06/24/2024**

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

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 06/25/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40610816

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	8' 0" X 14' 0"	2.44 X 4.27	
Den	Main	15' 7" X 15' 5"	4.75 X 4.70	
Living Room	Main	14' 9" X 17' 0"	4.50 X 5.18	
Kitchen	Main	14' 9" X 14' 10"	4.50 X 4.52	
Bathroom	Main	15' 6" X 9' 6"	4.72 X 2.90	3-Piece, Laundry
Bedroom	Second	15' 1" X 14' 7"	4.60 X 4.44	
Bathroom	Second	9' 5" X 7' 0"	2.87 X 2.13	4-Piece
Bedroom Primary	Second	15' 7" X 15' 5"	4.75 X 4.70	
Other	Second	9' 6" X 4' 3"	2.90 X 1.30	Walk-in Closet
Sitting Room	Second	18' 4" X 7' 4"	5.59 X 2.24	
Bedroom	Basement	14' 7" X 13' 10"	4.44 X 4.22	
Family Room	Basement	40' 8" X 14' 0"	12.40 X 4.27	
Cold Room	Basement	6' 0" X 15' 0"	1.83 X 4.57	
Utility Room	Basement	15' 0" X 10' 7"	4.57 X 3.23	

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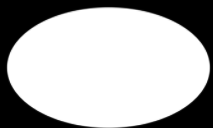
Chattels

Included

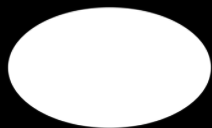
- Fridge
- Stove

Excluded

- Personal Items



Seller



Buyer

Additional Information

- Oil Supplier - Youngdale - MacEwen
- 2022/2023 Furnace Oil Consumption - \$4971.65
- Wood Cords per Season - 15 to 17 face cords
- Satellite Provider - Bell
- Internet Provider - Bell
- Cell Service - Yes
- Septic Installed - August 2021
 - Installed by: Walsh
- Water treatment System - Yes
- Winterized - Yes
- Built in 2022
- Age of roof - 2022+/-
- Insurance company - Floyd Hall

Your account number is: [Redacted]
This statement is issued on:

2002 2677 8287
May 30, 2024

Your Electricity Statement

For the period of: April 22, 2024 - May 23, 2024




What do I owe?

\$197.48

See reverse for a summary of your charges

How much did I use?

You powered your home with



1,130 kWh of electricity this period

When will my payment be withdrawn?

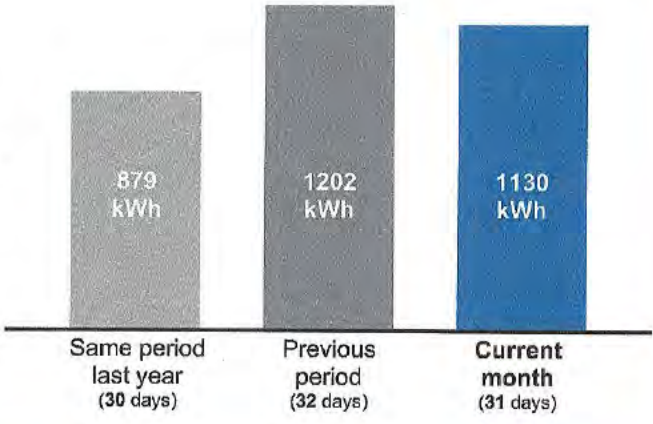
\$197.48 will be withdrawn on

Jun 19, 2024

What does my electricity usage look like?

Your average daily usage has **increased by 24%** compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com



Period	Usage (kWh)
Same period last year (30 days)	879
Previous period (32 days)	1202
Current month (31 days)	1130

What do I need to know?

Total Ontario support: \$154.01. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

/SEL / P000216/C000572-1/2-VIP-A000216

For billing, quick answers and much more, visit www.HydroOne.com

For emergencies or reporting outages **1-800-434-1235 (24 hrs)**

For service inquiries and payment **1-888-664-9376**
Mon to Fri 7:30 a.m. - 8 p.m.

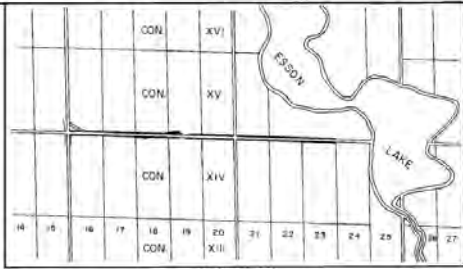
Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Your account number: 2002 2677 8287



- 1/ Drilling site selected by Owner + Driller.
- 2/ Date well drilling commenced: - Aug. 10/2001
- 3/ Rig owner; David Barta
- 4/ Contractor: Global Drilling + Water Supply
- 5/ surface csg depth, 22' Formation
- 6/ cemented yes/no - (grouted)
- 7/ well drilled to 240 ft TD.
- 8/ Hole diameter 6"
- 9/ Formation - granite - Black - Red
- 10/ ^{test} output 10 gpm
- 11/ Pump depth, set:
Rated HP, 2HP 10 gpm output 10 gpm
make Jacobs Model 7-11
Discharge size 1"

DR Barta
Global Drilling
Wilberforce,



KEY PLAN
SCALE: 1" = 40 Ch.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT.

JULY 12 1972
H. Curry Bishop
H. CURRY BISHOP

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTION 26, 27 OR 28 OF THE PLANNING ACT.

RECEIVED AND DEPOSITED AS

PLAN 19R 266
JULY 12 1972

John A. Jackson
REGISTRAR OF THE REGISTRY
DIVISION OF THE PROVISIONAL
COUNTY OF HALIBURTON (IN 19)

PLAN AND FIELD NOTES
OF SURVEY
OF PART OF
PART OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, CON. XIV
PART OF LOTS 16, 17, 18, 19, 20, 21, 22, CON. XV

TOWNSHIP OF
MONMOUTH
PROVISIONAL COUNTY OF HALIBURTON

SCALE: 1 INCH = 100 FEET
H. CURRY BISHOP
1972

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;
2. I DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;
3. THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
4. THE SURVEY WAS COMPLETED ON THE

12th OF JULY 1972
H. Curry Bishop
H. CURRY BISHOP
ONTARIO - LAND SURVEYOR

ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED.
BEARINGS ARE AZIMUTH AND DERIVED FROM SOLAR OBSERVATION (LOCAL REFERENCE)

INDICATES A STANDARD IRON BAR PLANTED
ON THIS SURVEY. ALL MONUMENTS PLANTED ARE SLE'S UNLESS OTHERWISE NOTED.

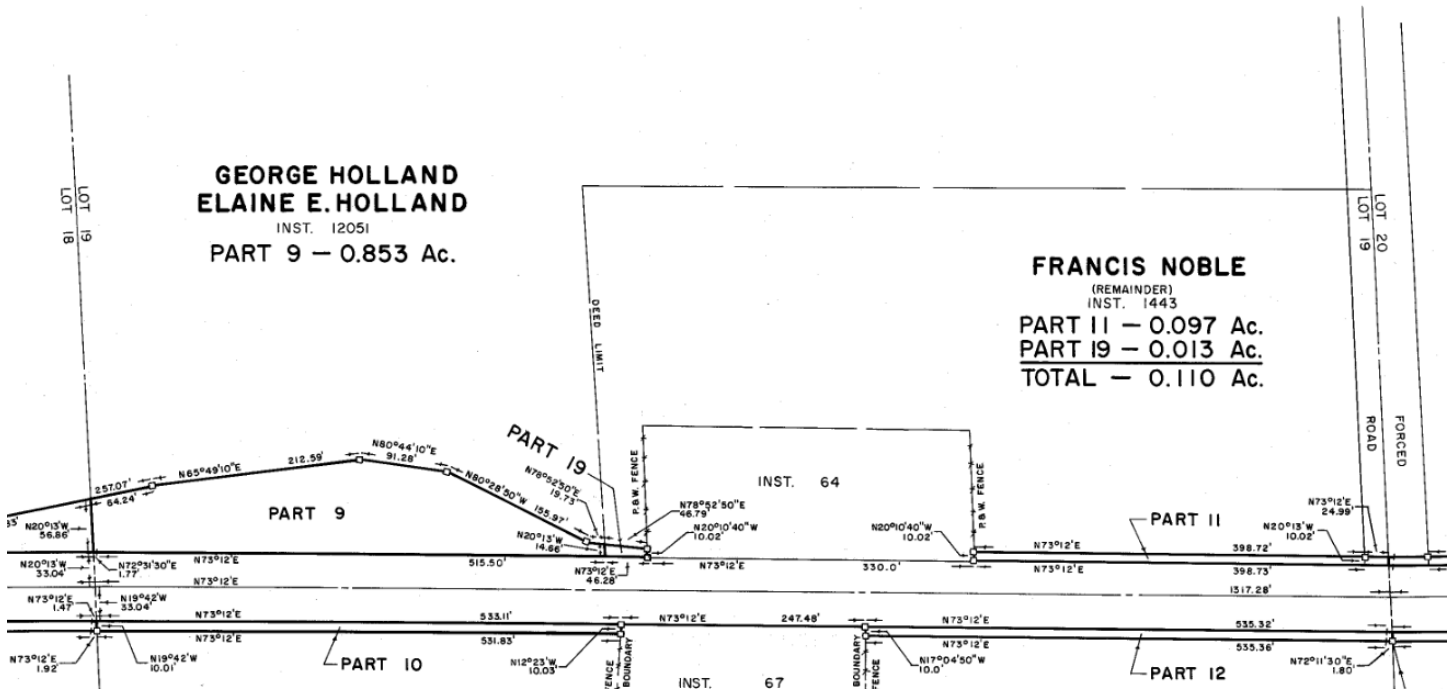
HIGHWAY
COUNTY ROAD
N° 4

PLAN HAS BEEN CHECKED AND AGREES WITH INSTRUCTIONS AND APPROVALS

H. CURRY BISHOP O.L.E.
HALIBURTON, ONTARIO

SCHEDULE			
PART	LOT	CONCESSION	AREA
1		XV	0.073 Ac.
2	16	XV	0.188 Ac.
3		XIV	0.239 Ac.
4		XV	0.308 Ac.
5	17	XIV	0.308 Ac.
6		XV	0.034 Ac.
7	18	XV	0.401 Ac.
8		XIV	0.417 Ac.
9		XV	0.853 Ac.
10		XIV	0.122 Ac.
11	19	XV	0.097 Ac.
12		XIV	0.123 Ac.
13		XV	0.308 Ac.
14	21	XIV	0.308 Ac.
15		XV	0.297 Ac.
16	22	XIV	0.297 Ac.
17		XV	0.303 Ac.
18	23	XIV	0.303 Ac.
19	19	XV	0.018 Ac.
20	20	XV	0.501 Ac.
21		XIV	0.301 Ac.

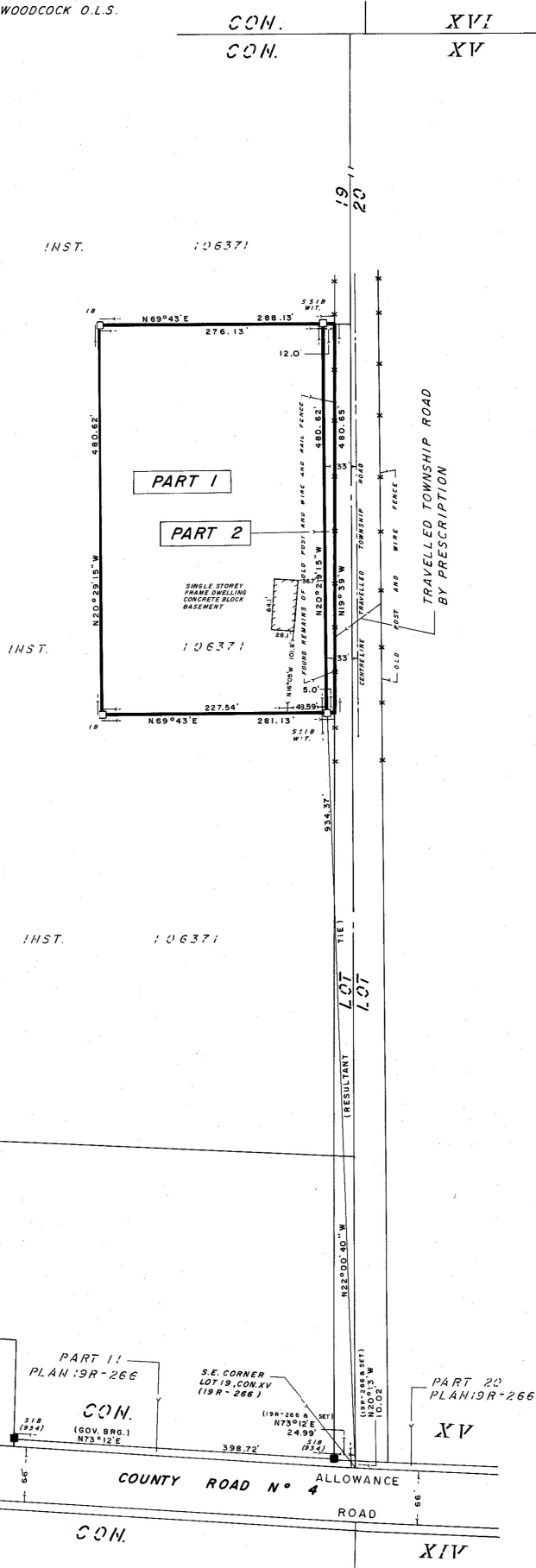
XV



PLAN OF SURVEY
 PART OF LOT 19, CONCESSION XV
 TOWNSHIP OF MONMOUTH
 COUNTY OF HALIBURTON
 SCALE: 1 INCH = 100 FEET
 ROBERT WOODCOCK O.L.S.
 1984

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 PLAN 19R-3190
 RECEIVED AND DEPOSITED
 20 Nov. 1984
 Paul Wilson
 DATE PAUL WILSON
 CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.
 Jean A. Jackson
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N°19)

SCHEDULE				
PART	LOT	CON.	PART OF INSTRUMENT	AREA
1	19	XV	106371	3.047 Acs.
2	19	XV	106371 (TOWNSHIP BY PRESCRIPTION)	0.094 Ac.



BEARING NOTE

BEARINGS ARE ASTROMONIC AND DERIVED FROM THE NORTHERLY LIMIT OF PART II, PLAN 19R-266 HAVING AN ASSUMED BEARING OF N73°12'E AS SHOWN THEREON

LEGEND

- DISTANCES ARE IN FEET AND DECIMALS THEREOF
 ALL HANGING LINES HAVE BEEN VERIFIED
- DENOTES PLANTED
 - DENOTES FOUND
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES 5/8" SQ. IRON BAR
 - WIT. DENOTES WITNESS
 - (1934) DENOTES H. C. BISHOP O. L. S.

SURVEYOR'S CERTIFICATE

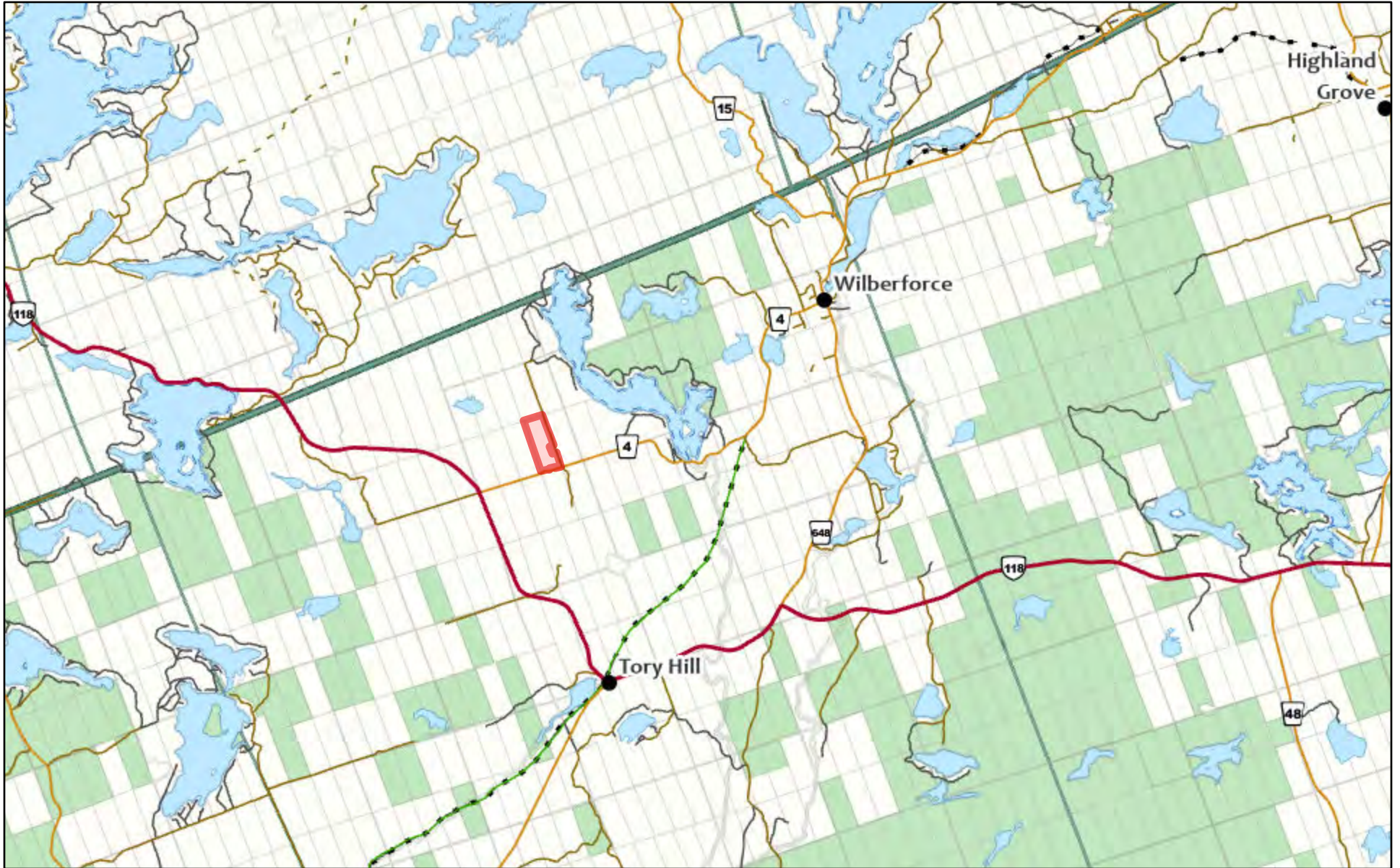
- I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THIS SURVEY WAS COMPLETED SEPTEMBER 7, 1984

HALIBURTON, ONT. *Robert Woodcock*
 SEPTEMBER 20, 1984
 ROBERT WOODCOCK
 ONTARIO LAND SURVEYOR



BISHOP & WILSON LTD.
 ONTARIO LAND SURVEYORS
 BOX 309, HALIBURTON, ONTARIO, K0M 1S0
 PHONE: (705) 457-2811
 BOX 311, MINDEN, ONTARIO, K0M 2K0
 PHONE: (705) 286-2811

1251 Essonville Line, Tory Hill



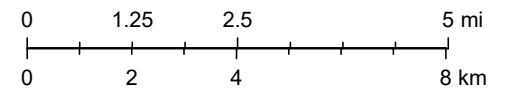
May 23, 2024

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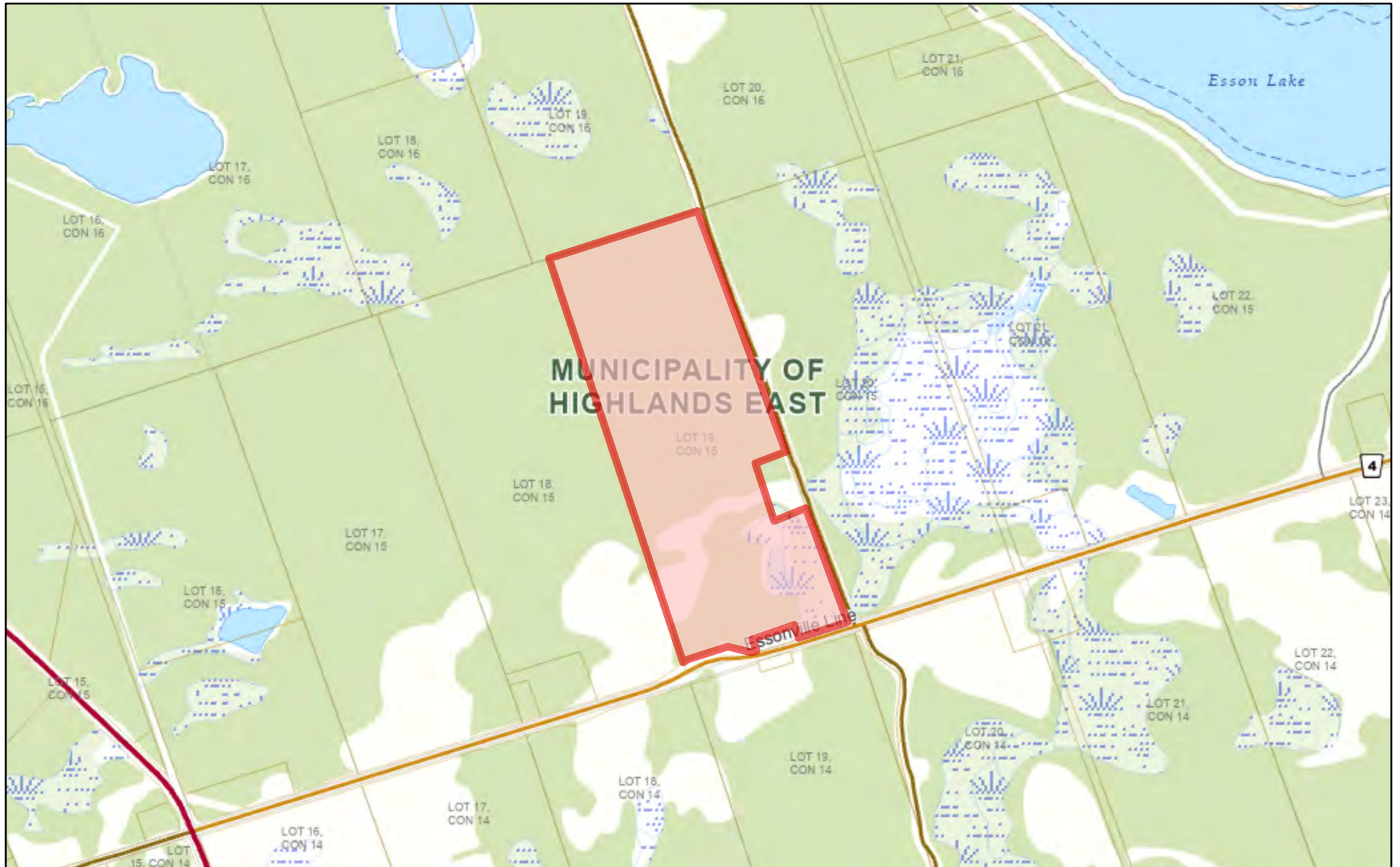
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May 23, 2024

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