

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,595,000

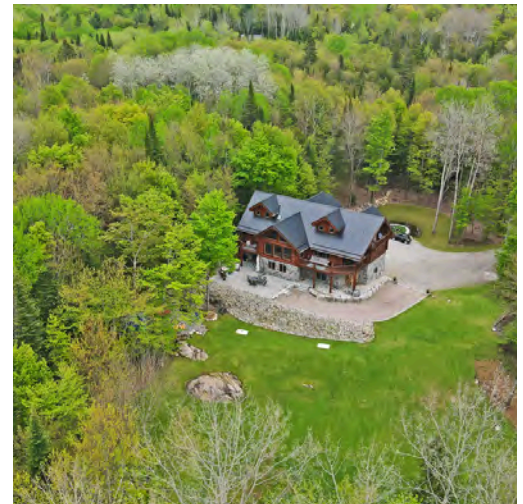
Welcome to Eagles Nest Retreat

1279 North Drive, Eagle Lake






Troy Austen

Sales Representative



CONTACT DETAILS:

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



Nestled in serene seclusion, Eagles Nest Retreat is a one-of-a-kind log home crafted from premium Douglas Fir logs sourced from British Columbia. This majestic Sitka log home offers ultimate privacy, situated on just over 2.5 acres of pristine woodland. Located near the charming village of Eagle Lake, you'll enjoy easy access to the local country market, a beloved destination for residents and visitors alike. For outdoor enthusiasts, Sir Sam's Ski Hill is nearby, providing winter enjoyment and summer entertainment. Water lovers will appreciate the proximity to a no motor lake, perfect for kayaking, canoeing, and stand-up paddleboarding, or you can spend a day boating on the picturesque Eagle Lake.

Spanning an impressive 5000 square feet, this home boasts 3 spacious bedrooms all with private balconies and 4 luxurious bathrooms. The interior features soaring cathedral ceilings and an open-concept kitchen and dining area, ideal for hosting gatherings. A cozy wood stove adds to the home's rustic charm, while the primary bedroom includes a lavish 5-piece ensuite. The lower level is complete with a games room and a large double sided propane fireplace, perfect for family fun and relaxation. Discover the perfect blend of luxury, nature, and recreation at Eagles Nest Retreat. Your private oasis awaits.

1279 NORTH Drive, Eagle Lake, Ontario K0M 1M0

Listing

Client Full
Active / Residential

[1279 NORTH Dr Eagle Lake](#)

Listing ID: 40588272
 Price: **\$1,595,000**



Haliburton/Dysart et al/Guilford

3 Storey/House

	Beds	Baths	Kitch
Basement		1	
Main	1	2	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **4 (2 + 2)**
 SF Fin Total: **4,980**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,980/LBO provide**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,088.44/2023**

Remarks/Directions

Public Rmks: **Nestled in serene seclusion, Eagles Nest Retreat is a one-of-a-kind log home crafted from premium Douglas Fir logs sourced from British Columbia. This majestic Sitka log home offers ultimate privacy, situated on just over 2.5 acres of pristine woodland. Located near the charming village of Eagle Lake, you'll enjoy easy access to the local country market, a beloved destination for residents and visitors alike. For outdoor enthusiasts, Sir Sam's Ski Hill is nearby, providing winter enjoyment and summer entertainment. Water lovers will appreciate the proximity to a no motor lake, perfect for kayaking, canoeing, and stand-up paddleboarding, or you can spend a day boating on the picturesque Eagle Lake. Spanning an impressive 5000 square feet, this home boasts 3 spacious bedrooms all with private balconies and 4 luxurious bathrooms. The interior features soaring cathedral ceilings and an open-concept kitchen and dining area, ideal for hosting gatherings. A cozy wood stove adds to the home's rustic charm, while the primary bedroom includes a lavish 5-piece ensuite. The lower level is complete with a games room and a large double sided propane fireplace, perfect for family fun and relaxation. Discover the perfect blend of luxury, nature, and recreation at Eagles Nest Retreat. Your private oasis awaits.**

Directions: **HWY 118 W to Haliburton Lake Road/Haliburton County Road 14 to Sir Sam's Road to Bushwolf Lake Road to North Drive**

Exterior

Exterior Feat: **Balcony, Privacy**
 Construct. Material: **Log**
 Shingles Replaced: // Foundation: **Concrete Block, ICF** Roof: **Metal**
 Year/Desc/Source: // Prop Attached: **Detached**
 Property Access: **Private Road, Year Round Road** Apx Age: **6-15 Years**
 Other Structures: // Winterized: **Fully Winterized**
 Garage & Parking: **Attached Garage//Outside/Surface/Open** Garage Spaces: **1.0**
 Parking Spaces: **7** Driveway Spaces: **6.0**
 Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone**
 Water Source: **Drilled Well** Water Tmnt: // Sewer: **Septic**
 Lot Size Area/Units: **2.400/Acres** Acres Range: **2-4.99** Acres Rent: //
 Lot Front (Ft): **188.00** Lot Depth (Ft): // Lot Shape: //
 Location: **Rural** Lot Irregularities: // Land Lse Fee: //
 Area Influences: **Beach, Lake Access, Lake/Pond, Open Spaces, Park, Place of Worship, Quiet Area, Schools**
 Topography: **Level, Partially Cleared, Wooded/Treed** Fronting On: **North**
 School District: **Trillium Lakelands District School Board**

Interior

Interior Feat: **Built-In Appliances**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Wood**
 Fireplace: **2/Propane, Wood Stove** FP Stove Op: **Yes**
 Inclusions: **Other, Negotiable**
 Add Inclusions: **Appliances, pool table**
 Exclusions: **Personal Items, Boat**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 85 PL 581; DYSART ET AL** Survey: **Available/**
 Zoning: **WR4L** Hold Over Days:
 Assess Val/Year: **\$580,000/2024** Occupant Type: **Owner**
 PIN: **392910207** Deposit: **Min 5%**
 ROLL: **462404000018000**
 Possession/Date: **Other/**

Brokerage Information

List Date: **05/22/2024**

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

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 05/22/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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Rooms

Listing ID: 40588272

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	19' 6" X 20' 0"	5.94 X 6.10	
Kitchen	Main	24' 6" X 14' 6"	7.47 X 4.42	
Dining Room	Main	13' 0" X 15' 4"	3.96 X 4.67	
Bathroom	Main	8' 6" X 6' 0"	2.59 X 1.83	2-Piece
Bathroom	Main	11' 0" X 12' 8"	3.35 X 3.86	3-Piece, Ensuite
Bedroom Primary	Main	18' 10" X 12' 10"	5.74 X 3.91	
Bedroom	Second	12' 0" X 17' 6"	3.66 X 5.33	
Bathroom	Second	8' 0" X 14' 9"	2.44 X 4.50	3-Piece
Bedroom	Second	19' 6" X 10' 4"	5.94 X 3.15	
Den	Second	24' 0" X 10' 6"	7.32 X 3.20	
Utility Room	Basement	20' 0" X 10' 8"	6.10 X 3.25	
Family Room	Basement	18' 8" X 10' 10"	5.69 X 3.30	
Family Room	Basement	18' 4" X 26' 5"	5.59 X 8.05	
Bathroom	Basement	10' 8" X 12' 3"	3.25 X 3.73	2-Piece

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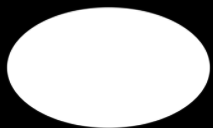
Chattels

Included

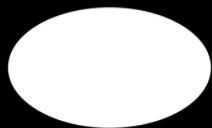
- All Appliances
- Pool Table

Excluded

- Personal items
- Boat



Seller



Buyer



Sewage System Installation Report

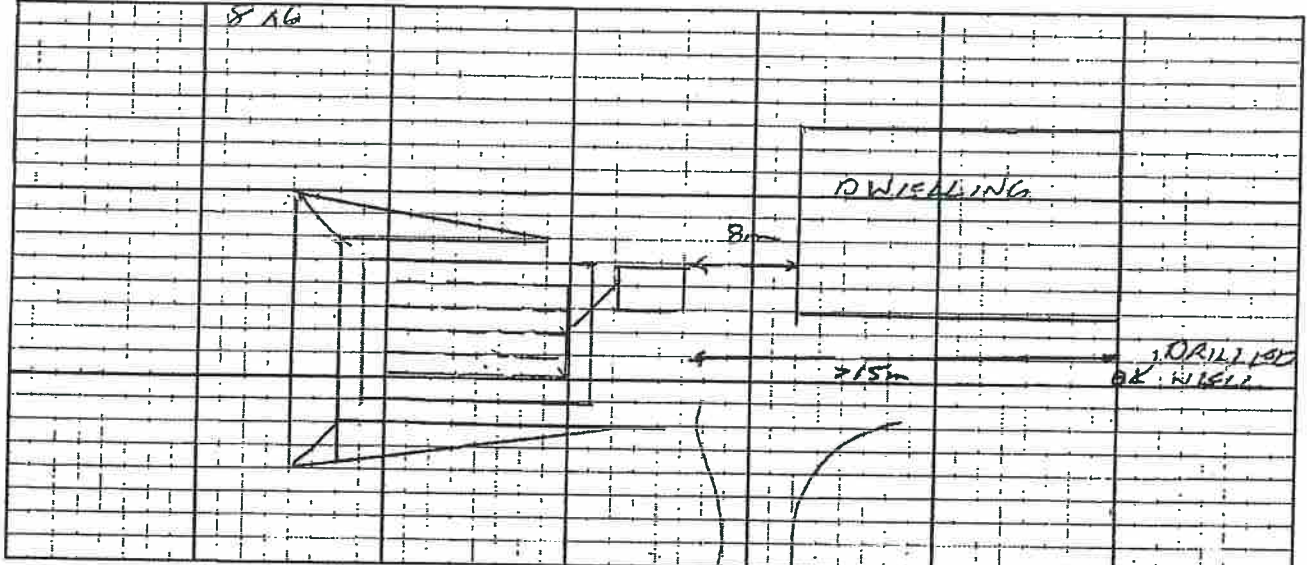
File Number: Gw-14-08

Installation by: S. TOUGENTON ELEC Date: Dec/4/09

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 6135 litres constructed of plastic/concrete/fibreglass
Manufacturer: BCP
2. Distribution Pipe: Type: ARC 18 Absorption Trench System Filter Bed System
Filter Bed Area: 48 m² Filter Sand Contact Area 48 m²
Total 32 Linear Metres in 5 runs of 6.4 metres and fed by: Gravity Siphon or Pump
Loading Rate Area: m² 15 metre constructed mantle provided: Yes (No)
3. Size of System based on 3 bedrooms and/or 16 fixture units. Commercial details:
Area of Building: 300 m² Total Daily Design Sewage Flow: litres
4. Other

Diagram of Installation as observed by Inspector:



Ensure the following work is completed: 1) Backfill system and sod or seed 2) Stabilize all sloped surfaces 3) Finish grading to shed run-off and divert water around leaching bed 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments:

INSTALLATION REPORT

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

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # Gw-14-09
 Such system being located on Lot #: 29 Conc. #: 2 Plan #: 581 Sub Lot#: 83
 Civic (Emergency, Fire, 911) # Street: NORTH DR
 Roll # Township/County/City: GUILFORD
 Inspected & Recommended by (Appointed Inspector Part 8): [Signature] Date: Dec 21/09
 Reviewed (Part 8 Coordinator): [Signature] Date: 09-12-21

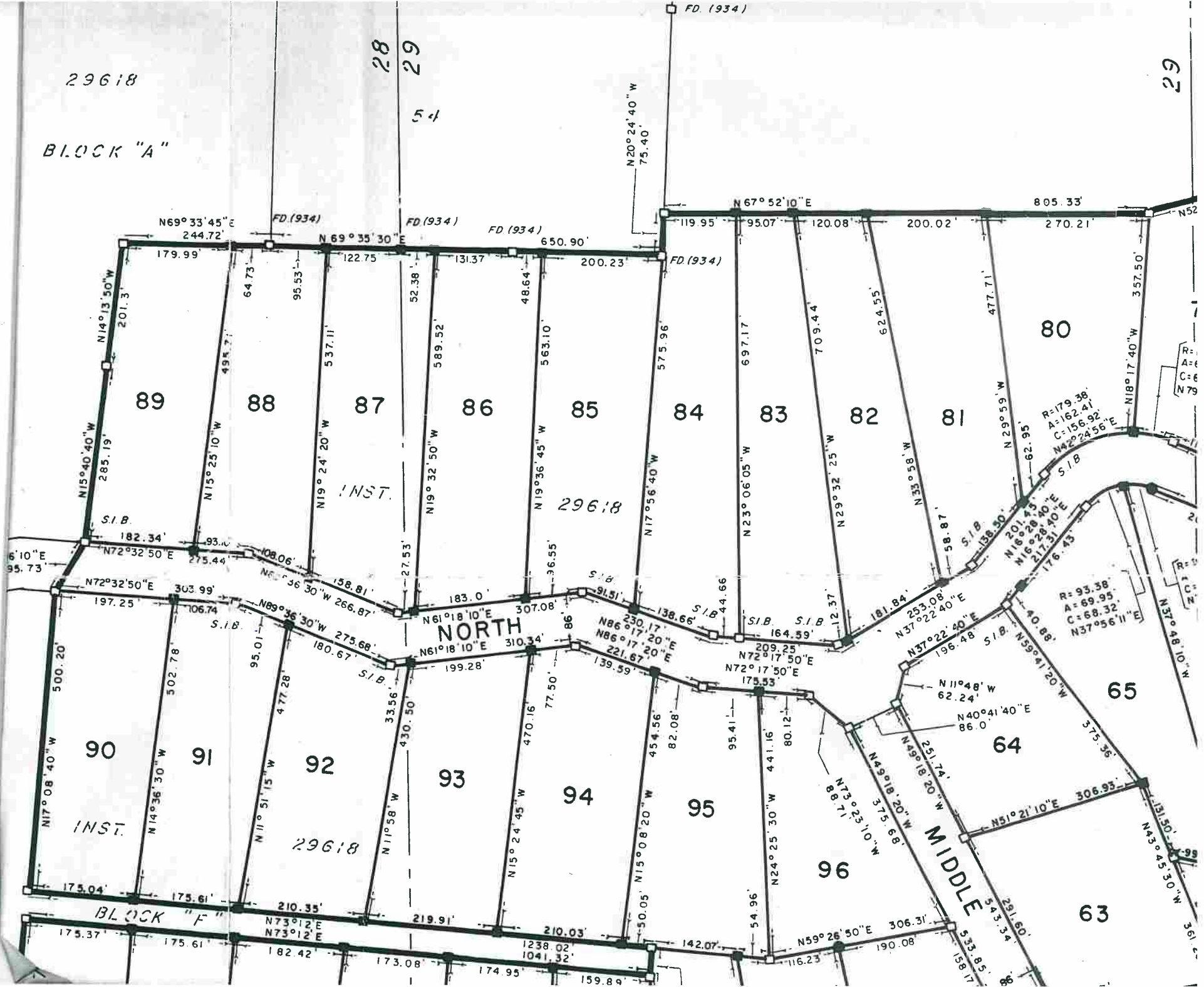
EH-LC-145-01
R-04
R-05

Note: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.

29618
BLOCK "A"

28
29
54

29



MENU

(<https://www.bclogandtimberbuilders.com/>)

SITKA LOG HOMES

Sitka Log Homes is committed to providing excellent customer service, professionalism, and quality craftsmanship for each of our projects. Our goal is to provide our clients with the best overall positive experience. We offer the expertise of an internationally respected company yet still embrace the family qualities that developed Sitka Log Homes.

We may be building a restaurant for Korea one week and a ski-in-ski-out timber home in Colorado the next. Two log homes for Russia may be getting prepared to ship, while at the same time a small log cabin is trucked locally a few miles down the road. Timber or log projects range from small log cabins to huge commercial resort lodges and everything in between, including timber frame homes and log accent homes. Whatever the project is, through the use of quality materials and excellent workmanship, our goal is to provide our clients with premium results.

Brad Johnson owns and operates Sitka Log Homes. He takes pride in operating a family run business whose accomplishments are a result of experienced office staff and craftsmen dedicated to the success of each project.

Our staff works with clients to achieve complete satisfaction from start to finish.

Our History

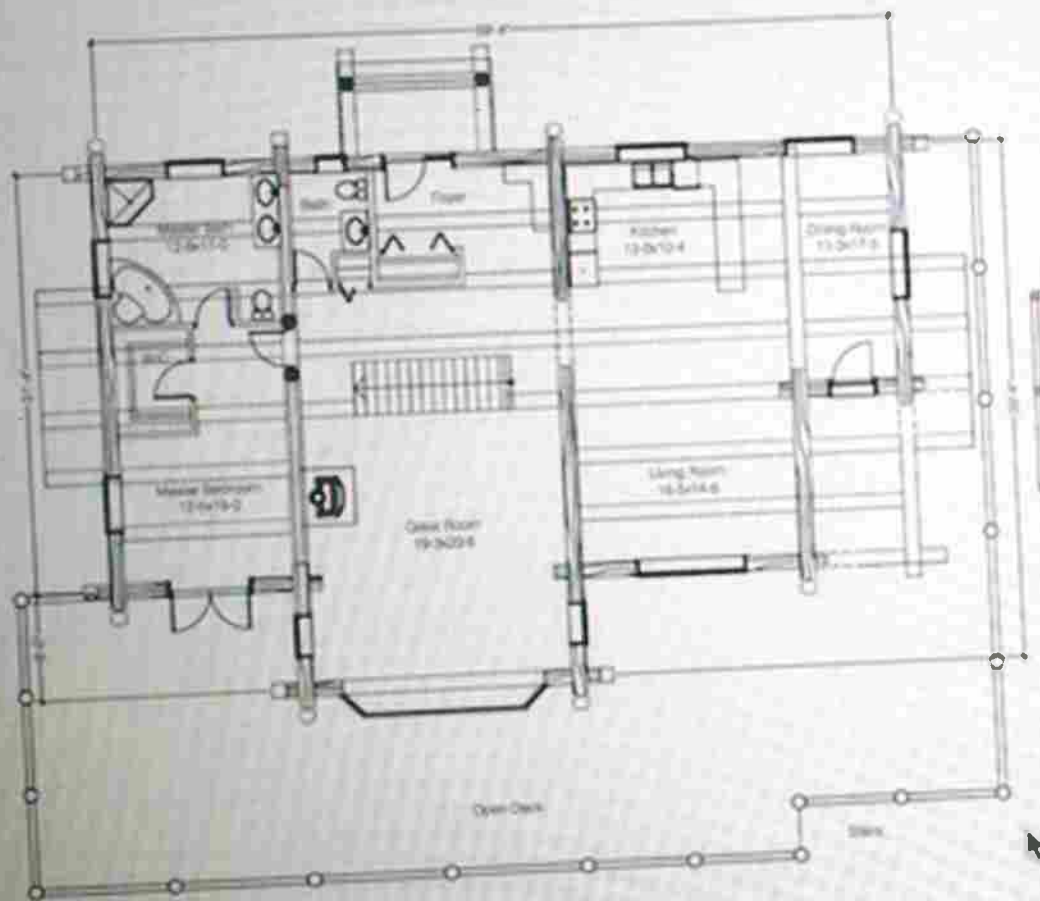
Sitka Log Homes was founded by John Johnson. John began building log homes in the Cariboo region of British Columbia, Canada in 1969. At that time there were very few companies prefabricating log homes. The Cariboo was one of the first areas in the province to build log homes and ship them to sites around the world for re-erection. Prior to that time, most log building was done on site.

John began building small log houses on his own, gradually adding a few employees, including his son, Brad. The industry evolved over the years and log homes changed from being fashionable log cabins to the high-end custom homes that we are seeing today. What started as a small, local industry 40 years ago has grown to become a multi-million dollar industry, and Sitka Log Homes has evolved to adapt to the ever changing market.

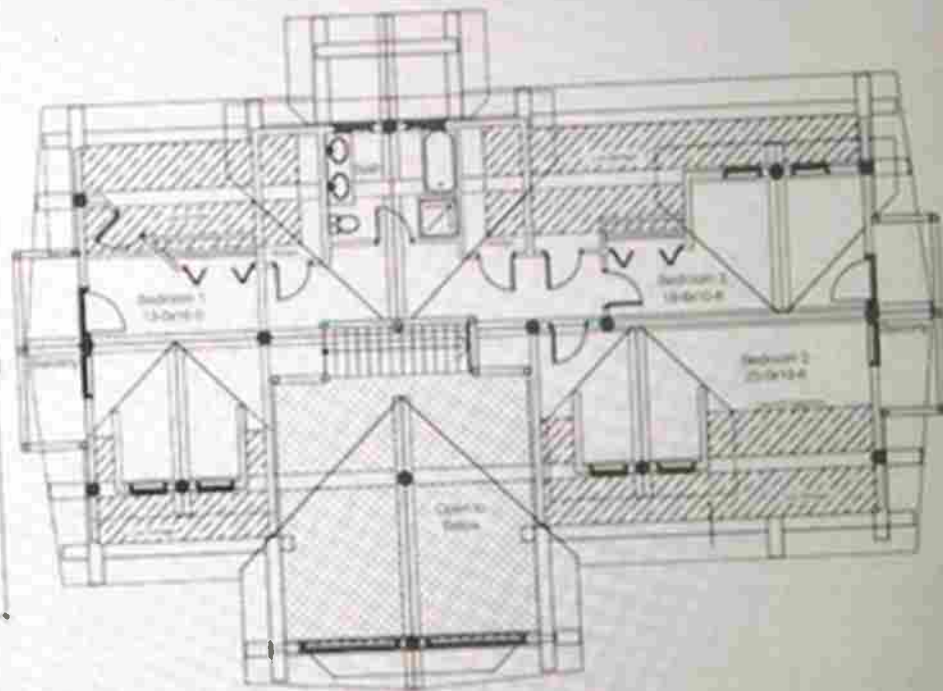


SITKA LOG HOMES

5454 Yaton Rd, 100 Mile House, BC V0K 2E1 Canada
Office: (250) 791-6683 Fax: (250) 791-6650
www.sitkaloghomes.com - Email: info@sitkaloghomes.com



Main Floor Plan



Loft Floor Plan

PLAN 70

Main Floor - 2010 Sq. Ft. Loft Floor - 970 Sq. Ft. (over 6')

1279 North Drive - Location



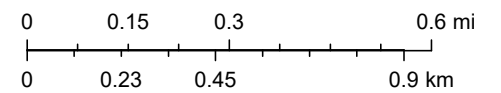
March 21, 2024

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1279 North Drive - Property



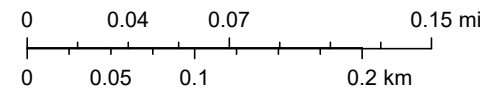
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Scale: 1:4,514





Ski Ridge Trail

Ski Ridge Trail

Angel Rd

North Dr

North Dr

193.35ft

565.19ft

577.31ft

North Dr 66.91ft

North Dr

Middle Ln

North Dr

North Dr

Basshaunt Lake Rd

Bass

