

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,250,000

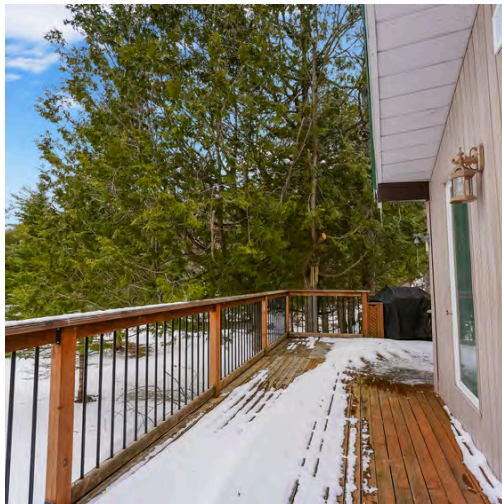
Welcome to 1394 Kushog Lake Road

on Kushog Lake, Algonquin Highlands



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Located on beautiful Kushog Lake, this year-round home or cottage offers miles of boating and a gently sloping, sandy shoreline ideal for swimmers of all ages. Situated on a level lot just off Highway 118, you'll enjoy convenient access year-round and a direct route to the GTA, while being just minutes to Carnarvon's popular restaurants and 15 minutes to Minden for groceries, gas, shopping, and more.

Offering approximately 2,000 sq ft of finished living space, this 4-season property features 3 bedrooms, 2 bathrooms, an open-concept layout, and a bright sunroom that fills the space with natural light. The main living area is warmed by a wood stove, perfect for cooler evenings, and the fully finished basement adds a large rec room for additional living or entertaining space. Outside, you'll find a 24 x 24 detached garage, with half used as a heated workshop, plus a drive-through dry boathouse great for storing water toys and equipment.

Whether you're looking for a full-time lakefront home or a weekend retreat, this property combines comfort, convenience, and classic cottage charm.

Property Client Full

1394 Kushog Lake Road, Algonquin Highlands, Ontario K0M 1S0

Listing

1394 Kushog Lake Rd Algonquin Highlands
Active / Residential Freehold / Detached

MLS®#: X12089749
List Price: \$1,250,000

Haliburton/Algonquin Highlands/Stanhope



Tax Amt/Yr: \$3,895.74/2024	Transaction: Sale	
SPIS: No	DOM: 0	
Legal Desc: PT LT 4 CON 1 STANHOPE PT 3 19R460; T/W H174012; ALGONQUIN HIGHLANDS		
Style: Bungalow Raised	Rooms Rooms+: 7+5	
Fractional Ownership:	BR BR+: 3(2+1)	
Assignment:	Baths (F+H): 2(1+1)	
Link: No	SF Range: 1100-1500	
Storeys:	SF Source:	
Lot Irreg:	Lot Acres:	
Lot Front: 104.99	Fronting On: N	
Lot Depth: 103.62		
Lot Size Code: Feet		
Zoning: SR1		
Dir/Cross St: HWY 118W		

PIN #: **391230149**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462100100002900**
 Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
 Island YN:
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood Stove**
 Interior Feat: **Central Vacuum, Water Heater Owned, Water Treatment**

Exterior: **Vinyl Siding**
 Drive: **Private**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size:
 Rural Services: **Electrical, Internet High Speed**

Water: **Other**
 Water Inc: **Lake/River**
 Water Supply: **Heated Waterline, UV System**
 Water Meter:
 Waterfront Feat: **Beachfront, Boathouse**
 Waterfront Struc: **Dry Boathouse-Single**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Heat: **Forced Air, Oil**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Property Feat:
 Roof: **Metal**
 Foundation: **Concrete Block**
 Soil Type:

Security Feat:

Alternate Power: **None**
 Water Name: **Kushog Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Dry Boathouse-Single**
 Water Features: **Beachfront, Boathouse**
 Under Contract:
 Access To Property: **Yr Rnd Municpal Rd**
 Shoreline: **Sandy, Shallow**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Waterfront Frontage (M): **32.00**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Located on beautiful Kushog Lake, this year-round home or cottage offers miles of boating and a gently sloping, sandy shoreline ideal for swimmers of all ages. Situated on a level lot just off Highway 118, you'll enjoy convenient access year-round and a direct route to the GTA, while being just minutes to Carnarvon's popular restaurants and 15 minutes to Minden for groceries, gas, shopping, and more. Offering approximately 2,000 sq ft of finished living space, this 4-season property features 3 bedrooms, 2 bathrooms, an open-concept layout, and a bright sunroom that fills the space with natural light. The main living area is warmed by a wood stove, perfect for cooler evenings, and the fully finished basement adds a large rec room for additional living or entertaining space. Outside, you'll find a 24 x 24 detached garage, with half used as a heated workshop, plus a drive-through dry boathouse great for storing water toys and equipment. Whether you're looking for a full-time lakefront home or a weekend retreat, this property combines comfort, convenience, and classic cottage charm.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

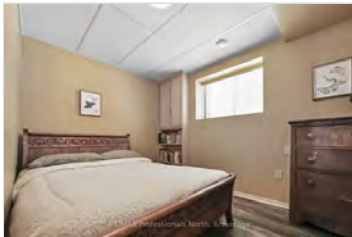
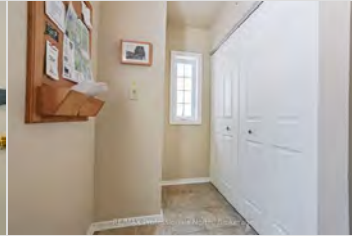
Prepared By: **TROY AUSTEN, REALTOR Salesperson**

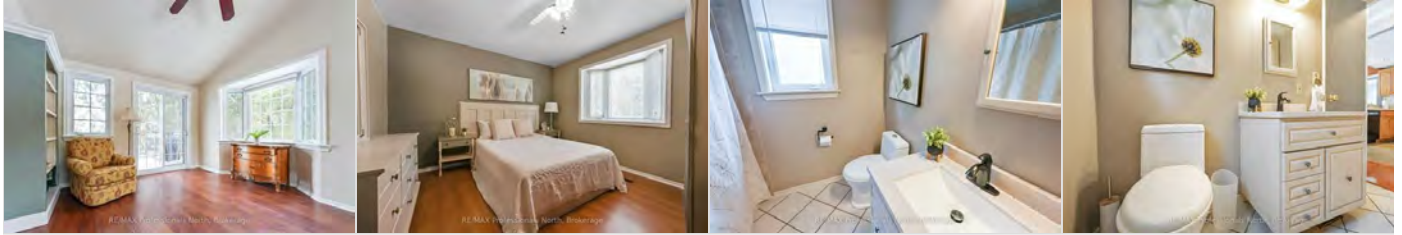
Date Prepared: **04/17/2025**

Photos

MLS®#: X12089749

[1394 Kushog Lake Road, Algonquin Highlands, Ontario K0M 1S0](#)





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Chattels

Included

- All kitchen appliances

Excluded

- Personal Items
- Stagers Accessories
- Water Ski equipment and tubes
- Bowrider boat
- Snowblower
- Riding lawn mower / Leaf sweeper
- Tools / Equipment (in shop)
- Tall bookshelf (sunroom)
- Paddleboard
- 2 kayaks
- 2 bunk beds
- 1 double bed in basement
- Bookshelf downstairs
- Coffee table
- Kitchen table and chairs
- Rocking chair
- Antique Sideboard Cabinet
- Armchair and ottoman (sunroom)
- Brown Couch (Sunroom)



Seller



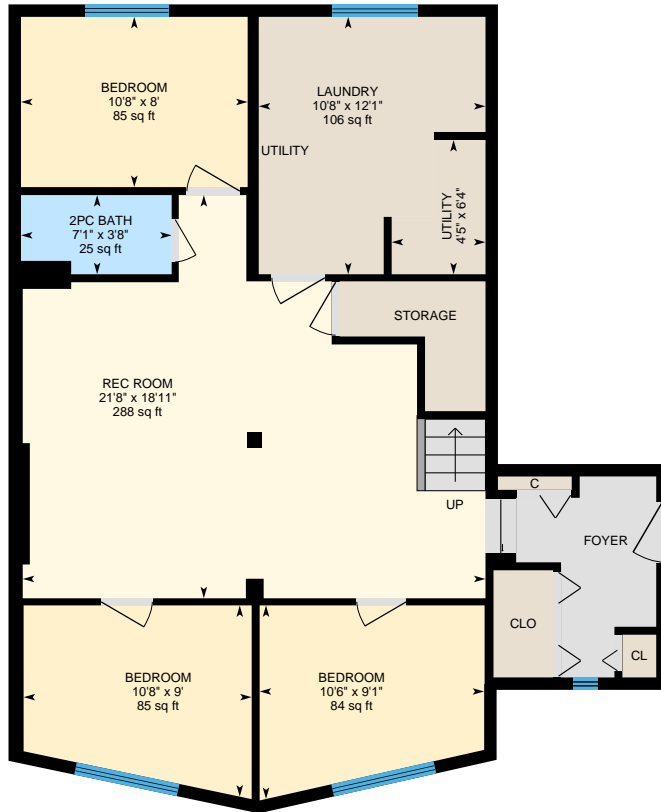
Buyer

Additional Information

- Hydro cost per year: \$2141.90/yr approx (2024)
- Oil Supplier: MacEwen
- Oil cost per year: \$1006.19 (filled from empty November 2024)
- Wood supplier: Kushog Cottage services
- Cords per season: Currently have 2 face cords
- Cell service: Yes
- Septic last pumped by: French's
 - Date: 2021
- Water treatment system: Yes
- Winterized: Yes
- Age of building: 1979
- Age of roof: 25 Years
- Insurance company: Gore Mutual
- Road: Municipal Year Round

1394 Kushog Lake , Algonquin Highlands, ON

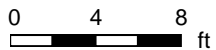
Main Building: Total Interior Area Above Grade 1043.07 sq ft



Basement (Below Grade)
Interior Area 845.23 sq ft

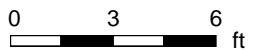
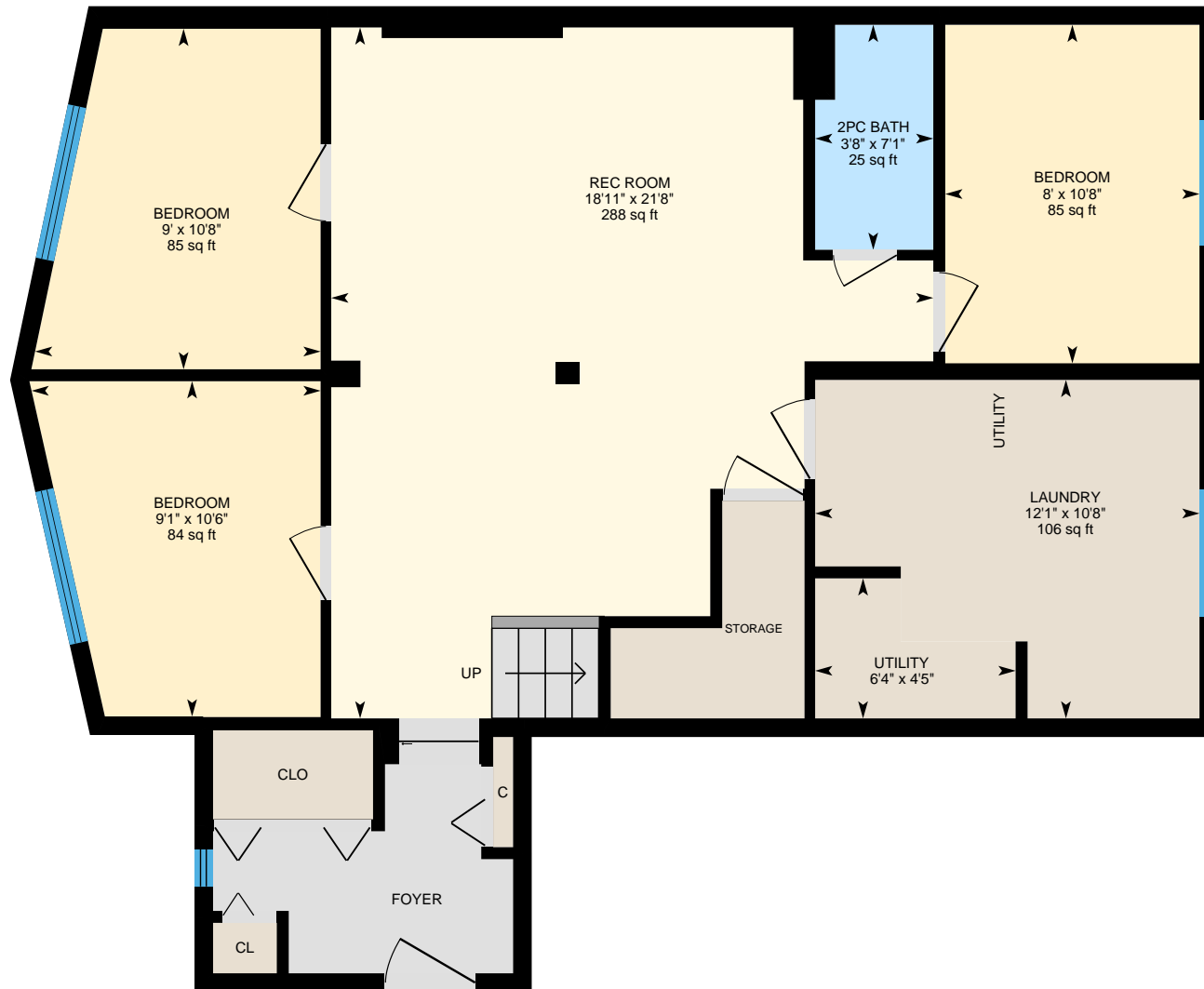


Main Floor
Interior Area 1043.07 sq ft



1394 Kushog Lake , Algonquin Highlands, ON

Basement (Below Grade) Interior Area 845.23 sq ft

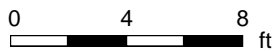


PREPARED: 2025/04/09



1394 Kushog Lake , Algonquin Highlands, ON

Main Floor Interior Area 1043.07 sq ft



PREPARED: 2025/04/09



1394 Kushog Lake , Algonquin Highlands, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

BASEMENT

2pc Bath: 7'1" x 3'8" | 25 sq ft
Bedroom: 10'6" x 9'1" | 84 sq ft
Bedroom: 10'8" x 9' | 85 sq ft
Bedroom: 10'8" x 8' | 85 sq ft
Laundry: 10'8" x 12'1" | 106 sq ft
Rec Room: 21'8" x 18'11" | 288 sq ft
Utility: 4'5" x 6'4"

MAIN FLOOR

4pc Bath: 7'11" x 7'5" | 52 sq ft
Bedroom: 11'4" x 7'11" | 90 sq ft
Dining: 11'9" x 17'2" | 188 sq ft
Family: 13' x 15'1" | 179 sq ft
Kitchen: 11'6" x 8'9" | 102 sq ft
Living: 11'5" x 18'9" | 192 sq ft
Primary: 11'5" x 11'6" | 124 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

BASEMENT (Below Grade)

Interior Area: 845.23 sq ft

MAIN FLOOR

Interior Area: 1043.07 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1043.07 sq ft

1394 Kushog Lake , Algonquin Highlands, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

PLAN OF SURVEY
 PART OF LOT 4, CON. I
 TOWNSHIP OF STANHOPE
 PROVISIONAL COUNTY OF HALIBURTON
 SCALE: 1" = 60'
 H. CURRY BISHOP O.L.S.
 1974.

CAUTION: THIS IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF SECTION 29,
 32 OR 33, OF THE PLANNING ACT.

RECEIVED AND DEPOSITED AS

PLAN 19R-460

8 March-1974
Jean A Jackson

LAND REGISTRAR FOR THE
 REGISTRY DIVISION OF
 HALIBURTON (N° 19)

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

MARCH 8, 1974

H.C. Bishop
 H.C. BISHOP

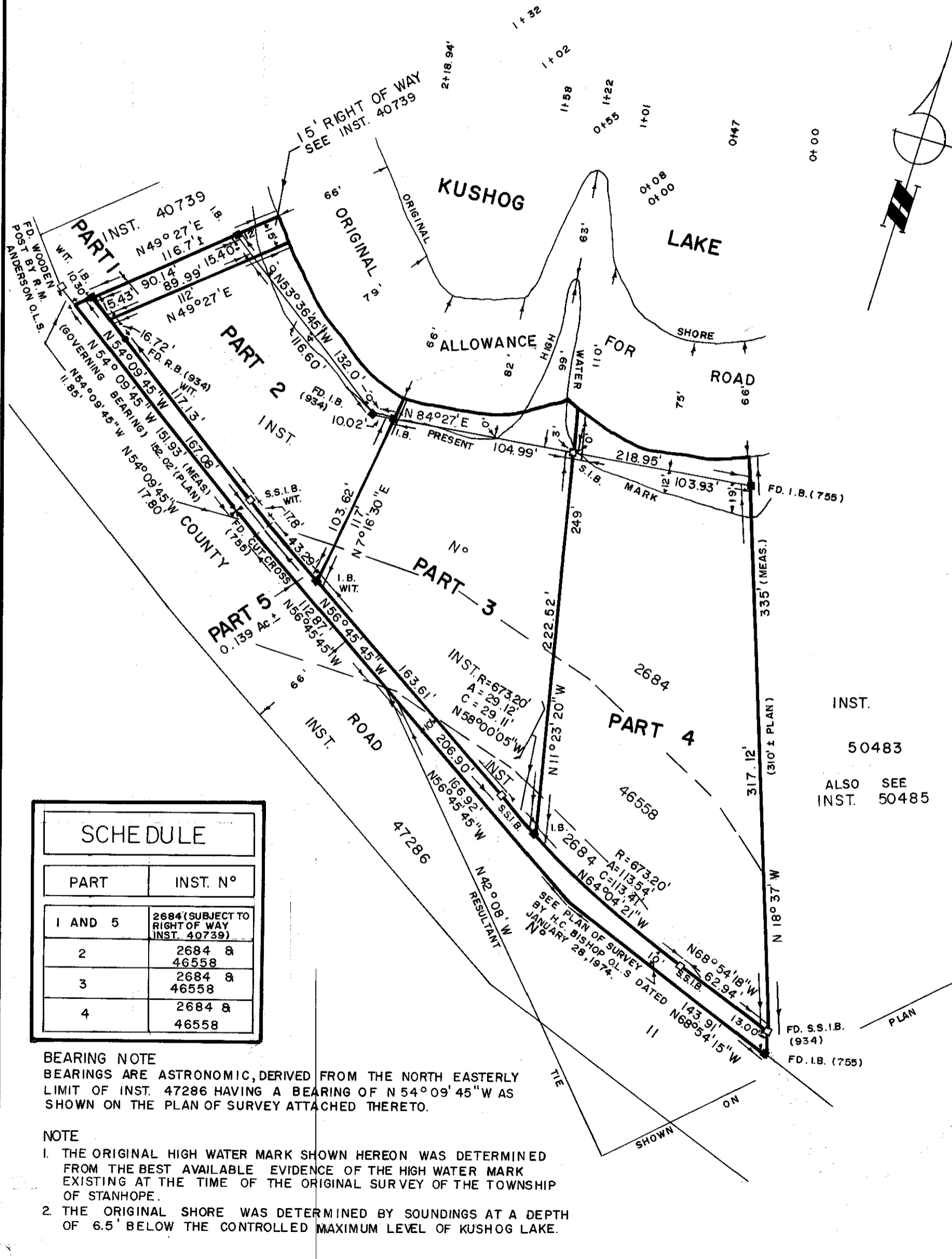
LEGEND
 DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 □ S.S.I.B. DENOTES SHORT STANDARD IRON BAR.
 □ S.I.B. DENOTES STANDARD IRON BAR.
 ■ I.B. DENOTES 5/8" SQ. IRON BAR.
 FD. DENOTES FOUND.
 WIT. DENOTES WITNESS.
 ● R.B. DENOTES ROCK BAR.

SURVEYOR'S CERTIFICATE

I 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. THIS SURVEY WAS COMPLETED FEBRUARY 15, 1974.

HALIBURTON, ONT.
 MARCH 4, 1974.

H.C. Bishop
 H. CURRY BISHOP
 ONTARIO LAND SURVEYOR

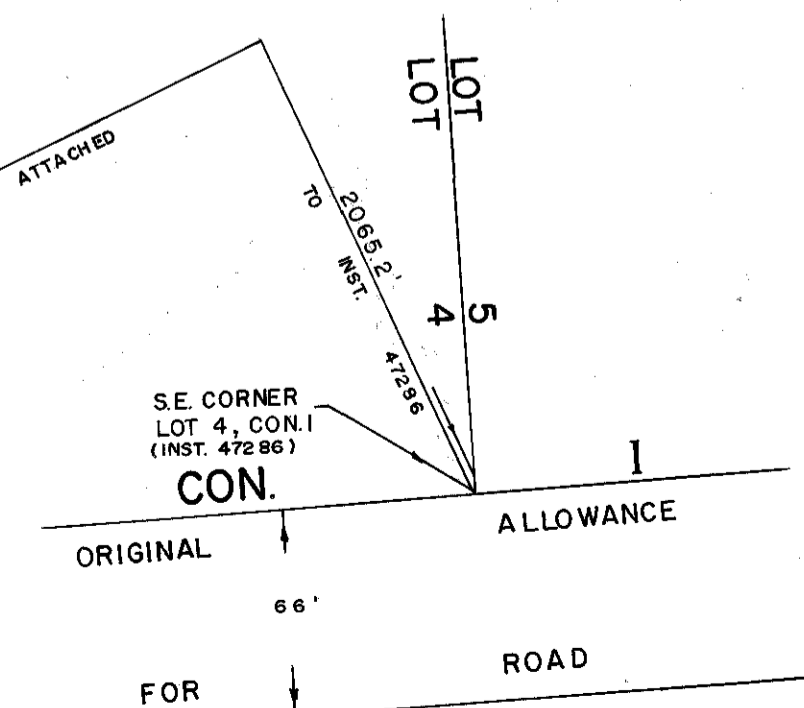


INST.
 50483
 ALSO SEE
 INST. 50485

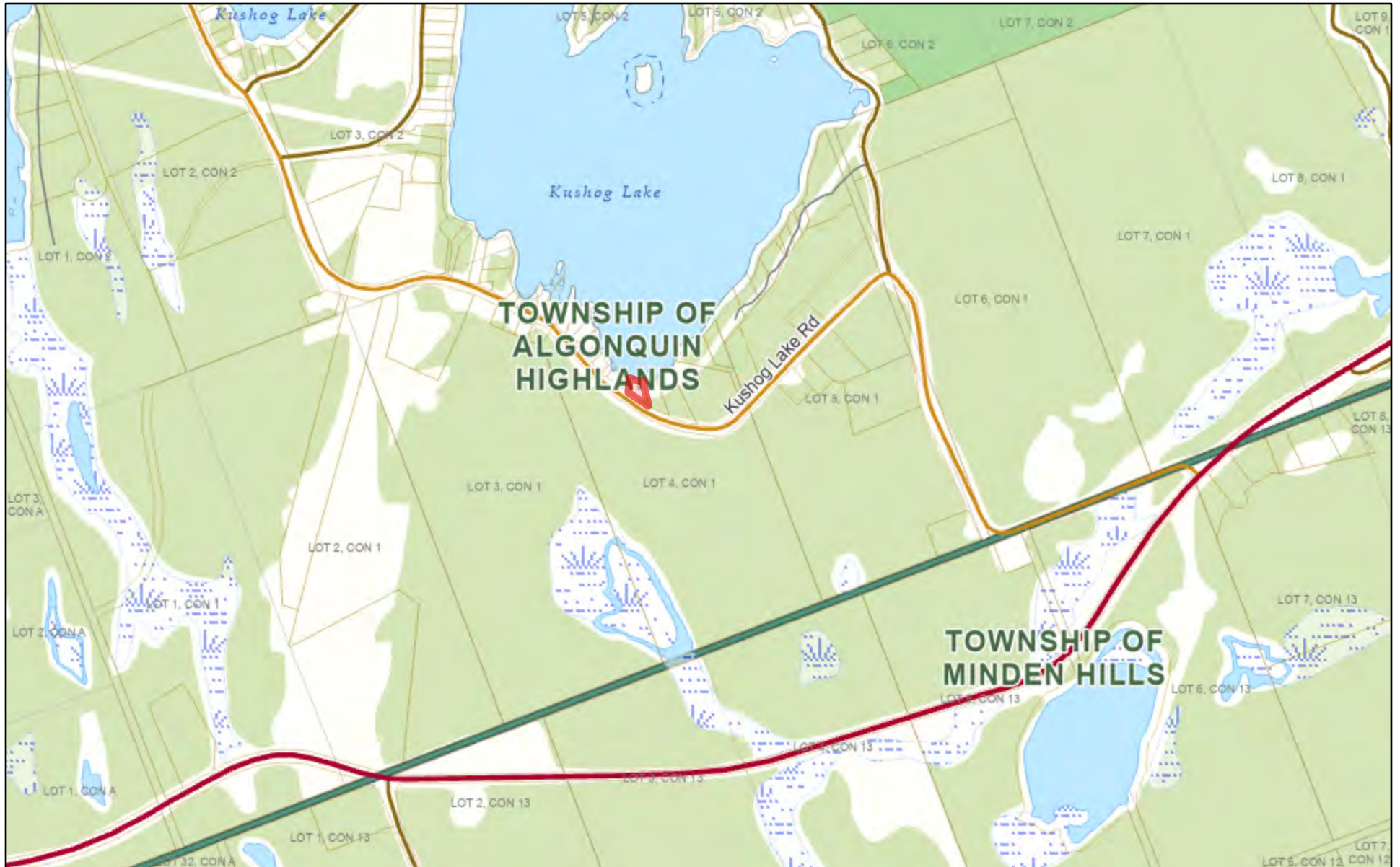
SCHE DULE	
PART	INST. N°
1 AND 5	2684 (SUBJECT TO RIGHT OF WAY INST. 40739)
2	2684 & 46558
3	2684 & 46558
4	2684 & 46558

BEARING NOTE
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTH EASTERLY LIMIT OF INST. 47286 HAVING A BEARING OF N 54° 09' 45" W AS SHOWN ON THE PLAN OF SURVEY ATTACHED THERETO.

NOTE
 1. THE ORIGINAL HIGH WATER MARK SHOWN HEREON WAS DETERMINED FROM THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF STANHOPE.
 2. THE ORIGINAL SHORE WAS DETERMINED BY SOUNDINGS AT A DEPTH OF 6.5' BELOW THE CONTROLLED MAXIMUM LEVEL OF KUSHOG LAKE.



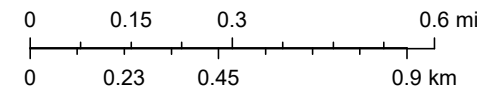
1394 Kushog Lake Road, Kushog Lake



December 2, 2024



Scale: 1:18,056



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1394 Kushog Lake Road, Kushog Lake



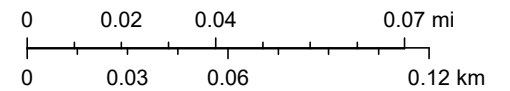
December 2, 2024

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Scale: 1:2,257









Location: 15 km (9 mi) north of Minden
 Elevation: 328 m (1,093 ft)
 Surface Area: 589 ha (1,457 ac)
 Mean Depth: 9 m (30 ft)
 Max Depth: 40 m (120 ft)
 Way Point: 78° 47' 00" Lon - W 45° 04' 00" Lat - N

Kushog Lake

Area Indicator



Fishing

Originally, Kushog Lake was named Kakwakshebemah-gog Lake, the Ojibway word meaning 'long and narrow'. The tongue-twisting name was later changed to Kushog Lake, most likely for the benefit of English settlers in the area. However, the original description is most apt, as the lake is quite long and narrow.

Kushog Lake is divided into two different water bodies, the northern arm and the southern arm. The northern arm is dramatically deeper and has a maximum depth of over 30 metres (100 feet) compared to just 14 metres (46 feet) in the southern end. Because of this, lake trout tend to be found more regularly in the northern arm. Fishing success for lake trout is usually slow, although is best in the winter working jigs or spoons through the ice.

Lake trout are also quite active just after ice off when they are found closer to the surface. Anglers will find success by trolling silver or gold spoons or larger streamer type flies that imitate baitfish. For trolling, the Little Cleo or Diamond King are good bets, while fly fishers should try a grey and white streamer with some crystal flash.

In the summer, the lake trout go deep, and you will need a downrigger or lead core line to get to them. A baited lure with lots of action, like a Flatfish or Kwikfish, trolled just off the bottom will work best.

Anglers looking for consistent action on Kushog Lake are best to fish for its smallmouth bass. Fishing is fair for smallmouth for bass up to the 1.5 kg (3.5 lb) range. While smallmouth bass can be found throughout the lake, the southern portion of the lake does offer a little more weed structure for bass to hide in. Try casting spinners, and jigs along rock or weed structures. Fly anglers should try a darker coloured streamer such as a yellow brown leech or Woolly Bugger. The larger smallmouth are found in the deeper areas of this arm, as they prefer cooler water, and a fish finder will certainly help you find them.

Slot size and special ice fishing restrictions are in place on the lake to aid the fragile lake trout population.

Directions

North of the town of Minden, Highway 35 passes across the narrows at the northern end of Kushog Lake. Access is available near the highway crossing, as well as where the highway skirts the northern end of the lake. Another access point can be found via Buckslide Road at the Buck Slides Dam.

Facilities

A few resorts can be found on Kushog Lake, including privately run camping areas. All necessities and more can be found in the town of Minden to the south.

Other Options

Kabakwa Lake and the **Welch Lakes** are three lakes located near the northeast end of Kushog Lake. All three are accessible via 2wd roads. Kabakwa Lake is stocked periodically with lake trout and hosts a resident population of smallmouth bass. Welch Lake and Lower Welch Lake are both inhabited by smallmouth bass.

