



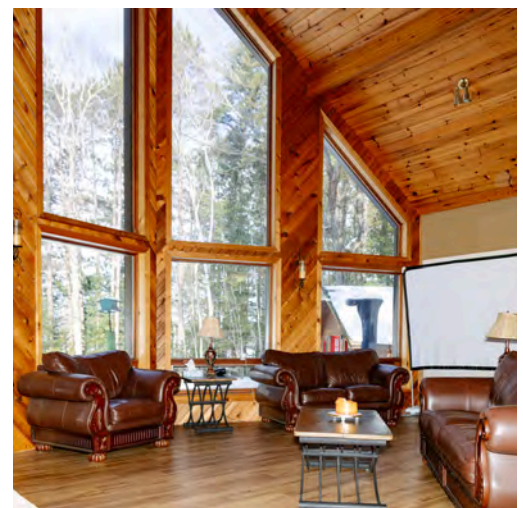
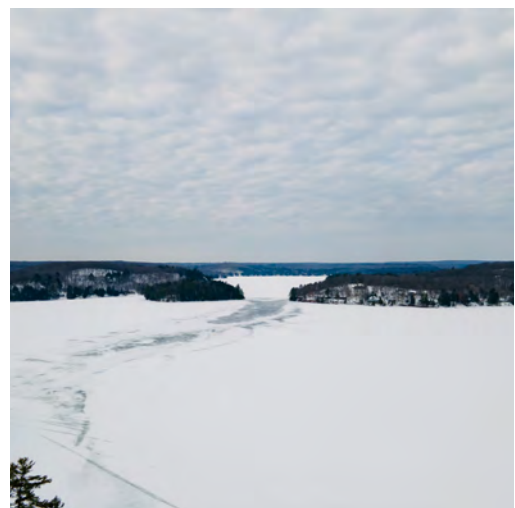
**\$1,079,000**

*Welcome to* 15111 Highway 35

Deeded Access to Twelve Mile Lake, Minden Hills



*Troy Austen*  
Sales Representative



**CONTACT DETAILS:** 705-457-9994 [info@troyausten.ca](mailto:info@troyausten.ca)  
 705-455-7653 [troyausten.ca](http://troyausten.ca)



This spacious home is set on a private, well-treed lot between Carnarvon and Minden—just a short walk to Twelve Mile Lake’s public beach and the popular Peppermill restaurant. Tucked back off the highway for added privacy, the property also includes an 8’ right of way to the lake, where you’ll find a gorgeous shoreline and beautiful views of the sought-after three-lake chain.

With approximately 2,800 sq ft of living space, this 4-bedroom, 3-bathroom home offers a functional layout ideal for both everyday living and entertaining. The open-concept living room is filled with natural light thanks to soaring floor-to-ceiling windows and 20’ cathedral ceilings. A Juliette balcony off the second-floor primary suite overlooks this stunning space, and the suite also features a private ensuite bath.

Two wood stoves add warmth and charm, and the large dining area provides plenty of room for hosting. A 48’ x 24’ garage with an attached woodshed offers ample space for vehicles, storage, or hobby use. With lake access, a scenic setting, and room to stretch out, this property offers a great blend of privacy and proximity to local amenities.

## Property Client Full

# 15111 35, Minden Hills, Ontario K0M 2K0

Listing

**15111 35 Minden Hills**

**Active / Residential Freehold / Detached**

**MLS®#: X12081229**

**List Price: \$1,079,000**

**New Listing**



### Haliburton/Minden Hills/Minden

Tax Amt/Yr: **\$3,197.00/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 15 CON 12 MINDEN AS IN H257019 T/W H257019; S/T MN6986; MINDEN HILLS**

Style: **1 1/2 Storey** Rooms Rooms+: **13+0**  
 Fractional Ownership: BR BR+: **4(4+0)**  
 Assignment: Baths (F+H): **3(3+0)**  
 Link: **No** SF Range: **2500-3000**  
 Storeys: **1.5** SF Source:  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **100.00** Fronting On: **W**  
 Lot Depth: **787.00**  
 Lot Size Code: **Feet**  
 Zoning: **SR**  
 Dir/Cross St: **Hwy 35**

PIN #: **391870414**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **461603200081200** Contact After Exp: **No**  
 Possession Date:

Kitch Kitch + **1 (1+0)**  
 Island YN:  
 Fam Rm: **Yes**  
 Basement: **Yes/Crawl Space, Unfinished**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Family Room, Fireplace Insert, Wood Stove**  
 Interior Feat: **Water Heater Owned**  
 Heat: **Forced Air, Propane**  
 A/C: **Yes/Other**  
 Central Vac: **No**  
 Property Feat:  
 Exterior Feat: **Porch, Privacy, Year Round Living**

Exterior: **Vinyl Siding**  
 Drive: **Private**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Detached Garage/3.0**  
 Drive Pk Spcs: **6.00**  
 Tot Pk Spcs: **9.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat:

Water: **Well**  
 Water Inc: **Drilled Well**  
 Water Meter:  
 Waterfront Feat: **Waterfront - Road Between**  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

Roof: **Asphalt Shingle**  
 Foundation: **Block**  
 Soil Type:  
 Alternate Power: **None**  
 Water Name: **Twelve Mile Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct:  
 Water Features: **Waterfront - Road Between**  
 Under Contract: **Propane Tank**  
 Access To Property: **Yr Rnd Municipal Rd**  
 Shoreline: **Clean, Hard Bottom, Sandy**  
 Shoreline Road Allowance: **Not Owned**  
 Docking Type: **None**  
 View: **Lake, Trees/Woods, Water**

Waterfront: **Indirect** Waterfront Frontage (M): **2.44**  
 Easements/Restr: **Unknown**  
 Dev Charges Paid:  
 HST App To SP: **Included In**  
 Shoreline Exposure:  
 Water View: **Obstructive**  
 Lot Shape:  
 Channel Name:  
 Lot Size Source:

#### Remarks/Directions

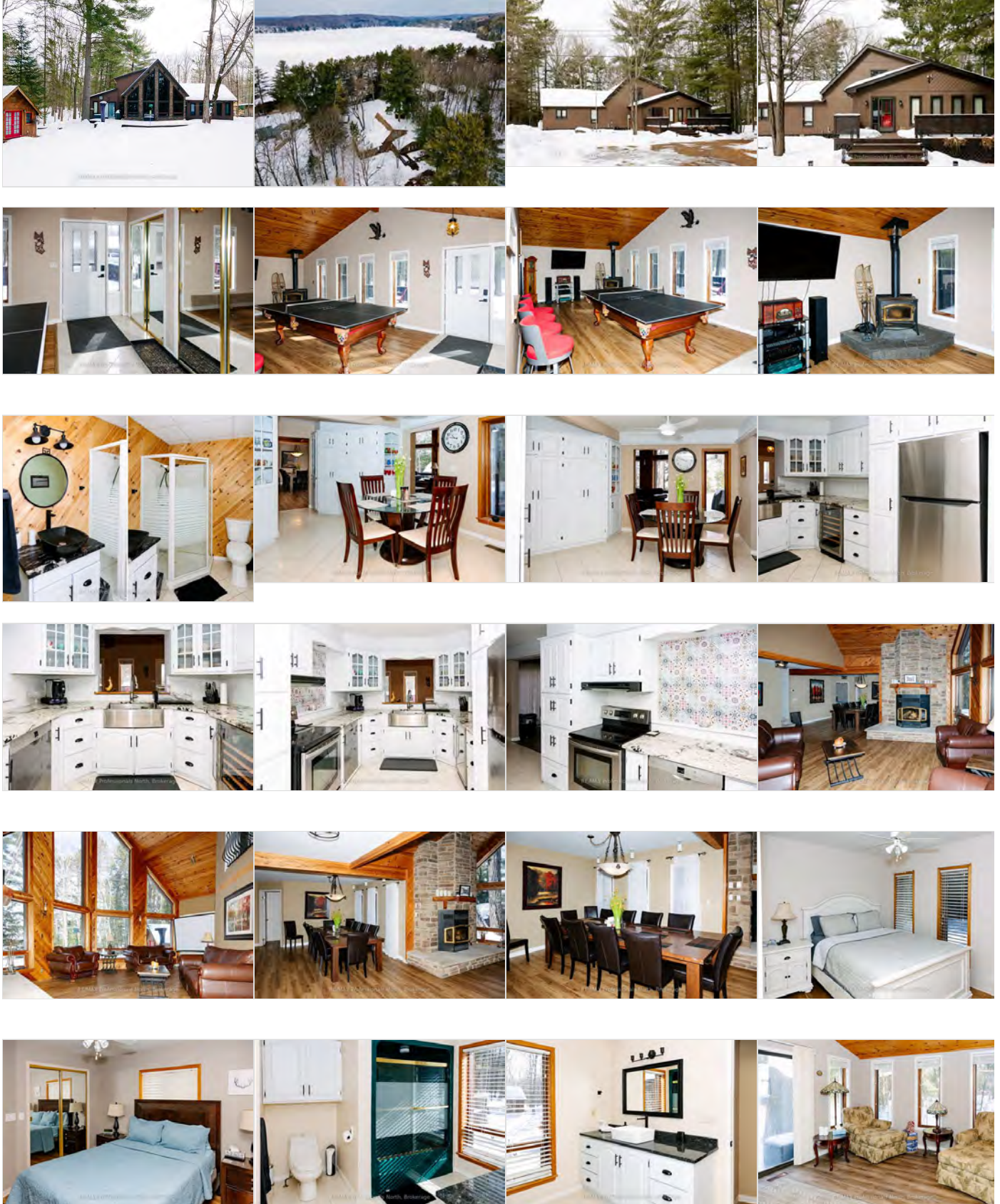
**Client Rmks: This spacious home is set on a private, well-treed lot between Carnarvon and Minden just a short walk to Twelve Mile Lakes public beach and the popular Peppermill restaurant. Tucked back off the highway for added privacy, the property also includes an 8 right of way to the lake, where you'll find a gorgeous shoreline and beautiful views of the sought-after three-lake chain. With approximately 2,800 sq ft of living space, this 4-bedroom, 3-bathroom home offers a functional layout ideal for both everyday living and entertaining. The open-concept living room is filled with natural light thanks to soaring floor-to-ceiling windows and 20 cathedral ceilings. A Juliette balcony off the second-floor primary suite overlooks this stunning space, and the suite also features a private ensuite bath. Two wood stoves add warmth and charm, and the large dining area provides plenty of room for hosting. A 48 x 24 garage with an attached woodshed offers ample space for vehicles, storage, or hobby use. With lake access, a scenic setting, and room to stretch out, this property offers a great blend of privacy and proximity to local amenities.**

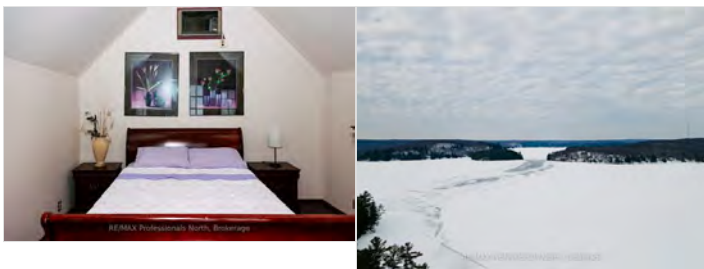
Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Photos

MLS®#: X12081229

[15111 35](#), Minden Hills, Ontario K0M 2K0





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# Chattels

## Included

- All kitchen appliances
- Washer and Dryer

## Excluded

- Personal Items
- Tiffany Lamps
- Living Room Furniture
- 2 main floor bedroom suits
- Freezer in Garage
- Pictures on the wall
- Tv in the master
- The outdoor furniture (the red dining room set as well as the fire table set)
- Furniture (some negotiable)



Seller



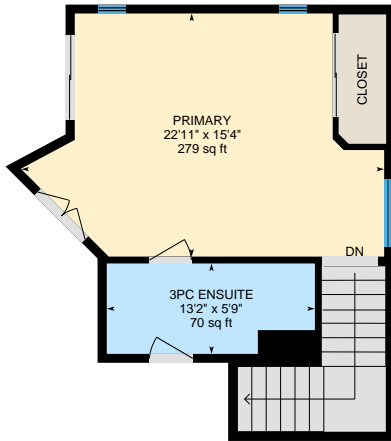
Buyer

# Additional Information

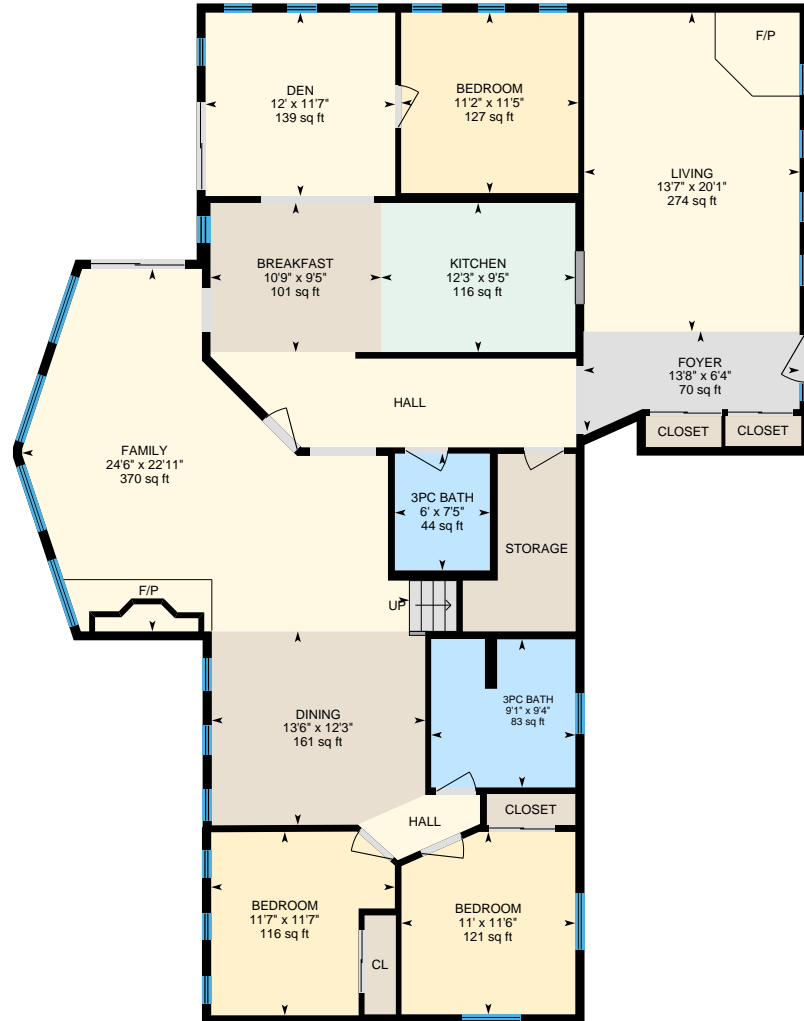
- Hydro Cost Per Year: \$1350/yr approx
- Propane Cost Per Year: \$3000/yr approx
- Propane Supplier: Kelly's
- Internet Provider: Rogers
- Cell Service: Yes
- Septic Last Pumper: May 26, 2023
- Winterized: Yes
- Year round municipal road
- Driveway Plowing Costs: \$1500/yr

# 15111 Highway 35, Minden Hills, ON

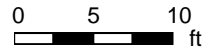
Main Building: Total Interior Area Above Grade 2535.14 sq ft



**2nd Floor**  
Interior Area 461.98 sq ft



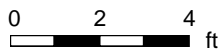
**Main Floor**  
Interior Area 2073.17 sq ft





# 15111 Highway 35, Minden Hills, ON

2nd Floor Interior Area 461.98 sq ft

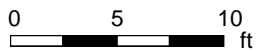
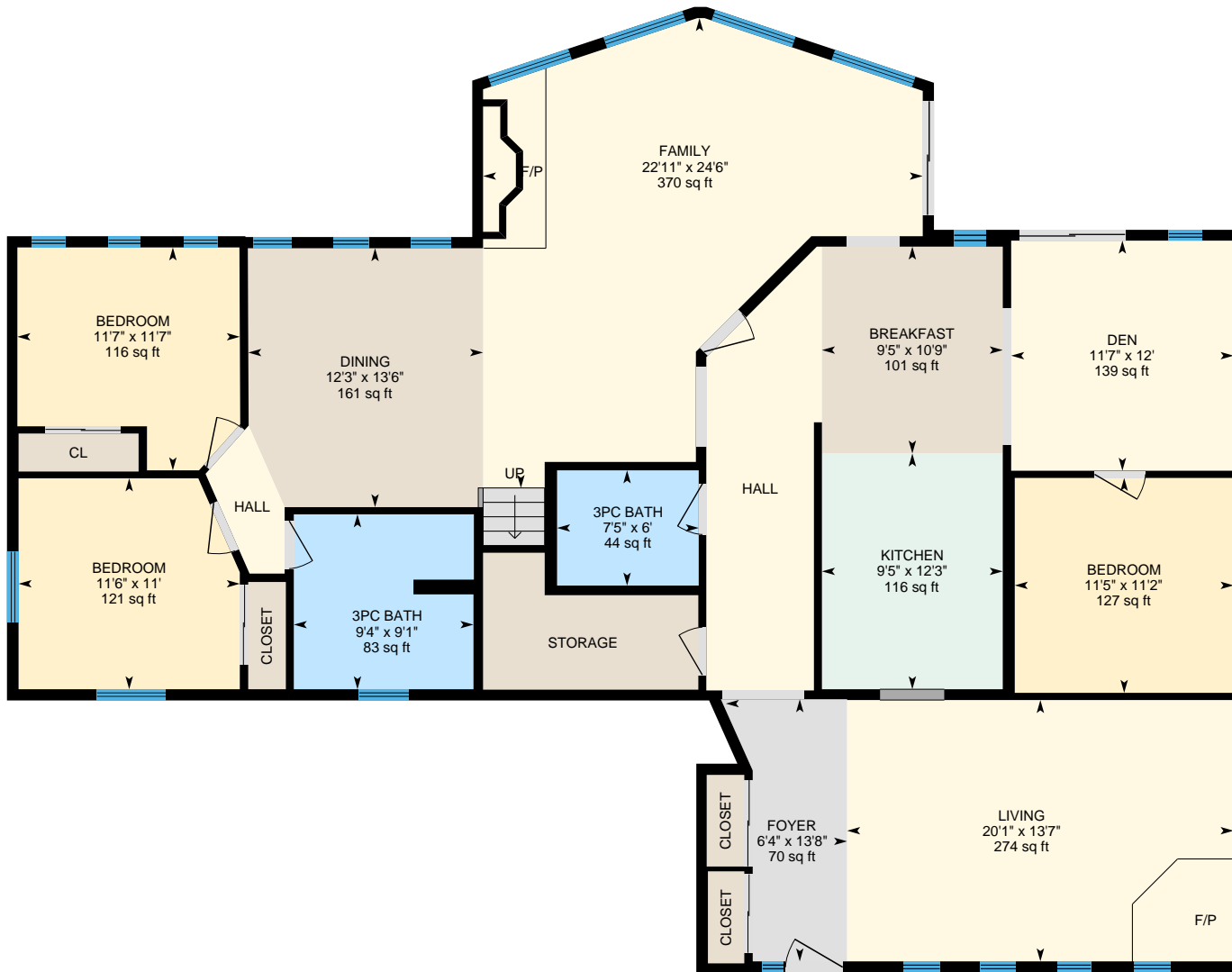


PREPARED: 2025/04/09



# 15111 Highway 35, Minden Hills, ON

Main Floor Interior Area 2073.17 sq ft



PREPARED: 2025/04/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 15111 Highway 35, Minden Hills, 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

##### 2ND FLOOR

3pc Ensuite: 13'2" x 5'9" | 70 sq ft

Primary: 22'11" x 15'4" | 279 sq ft

##### MAIN FLOOR

3pc Bath: 6' x 7'5" | 44 sq ft

3pc Bath: 9'1" x 9'4" | 83 sq ft

Bedroom: 11'2" x 11'5" | 127 sq ft

Bedroom: 11'7" x 11'7" | 116 sq ft

Bedroom: 11' x 11'6" | 121 sq ft

Breakfast: 10'9" x 9'5" | 101 sq ft

Den: 12' x 11'7" | 139 sq ft

Dining: 13'6" x 12'3" | 161 sq ft

Family: 24'6" x 22'11" | 370 sq ft

Foyer: 13'8" x 6'4" | 70 sq ft

Kitchen: 12'3" x 9'5" | 116 sq ft

Living: 13'7" x 20'1" | 274 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

##### 2ND FLOOR

Interior Area: 461.98 sq ft

##### MAIN FLOOR

Interior Area: 2073.17 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 2535.14 sq ft



# Schedule "E"

screen

## SEWAGE SYSTEM INSTALLATION REPORT

M 18/99  
FILE NUMBER

### REPORT

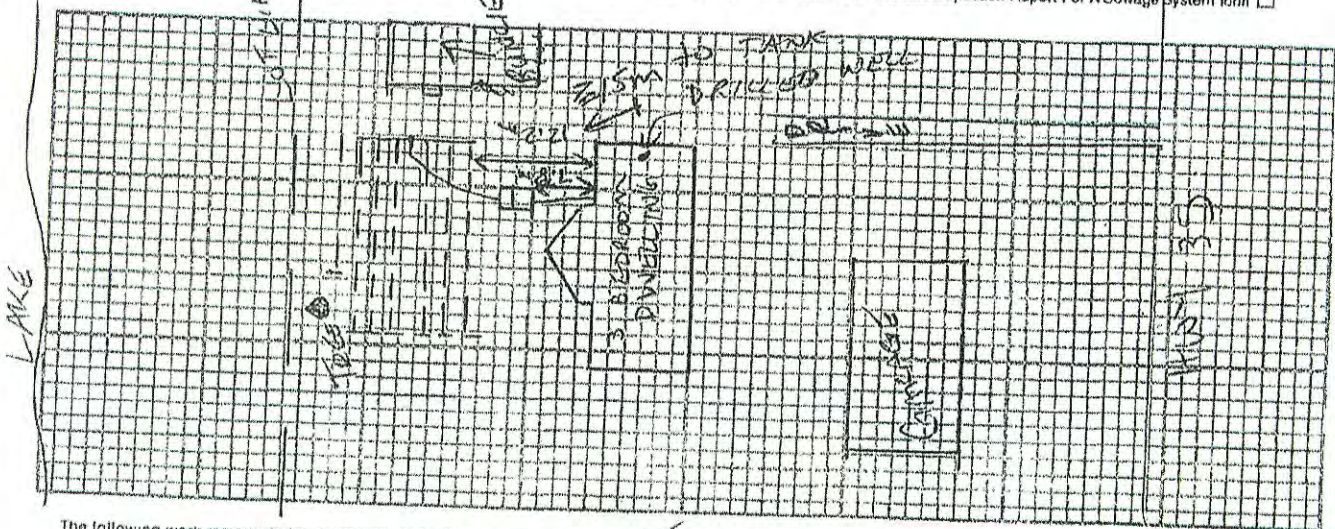
INSTALLED BY: BRENT COLTMAN TRUCKING

DATE: JULY 14, 1999

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 4500 litres constructed of stpl/concrete/fibreglass. Manufacturer NACP
- Distribution Pipe: Type PVC. Absorption Trench System
- Filter Bed System ; Filter Bed Area \_\_\_\_\_ sq m. Contact Area \_\_\_\_\_ sq m.
- Total 80.9 Lineal Metres in 6 runs of 12.9 metres and fed by gravity . Siphon  or Pump
- Size of System based on 4 bedrooms and/or 2 fixture units. Commercial details N/A.
- Area of Building: 120 m<sup>2</sup>
- Other: DUG WELL IS FILLED IN.

Actual location and orientation of components of sewage system are shown hereunder  or as outlined on the Site Inspection Report For A Sewage System form



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 . Other \_\_\_\_\_

### INSTALLATION REPORT

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

LARRY NORRIS

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # m1/18/99

Such system being located on Lot 15 Conc 12 Plan \_\_\_\_\_ Sub. lot \_\_\_\_\_ Roll No. \_\_\_\_\_

Township / Municipality MINDEN County HAL BURTON Emergency# 911

Inspected and Recommended by Thomas Studhalme  
(Appointed Inspector - Part B)

Date Aug 16, 1999

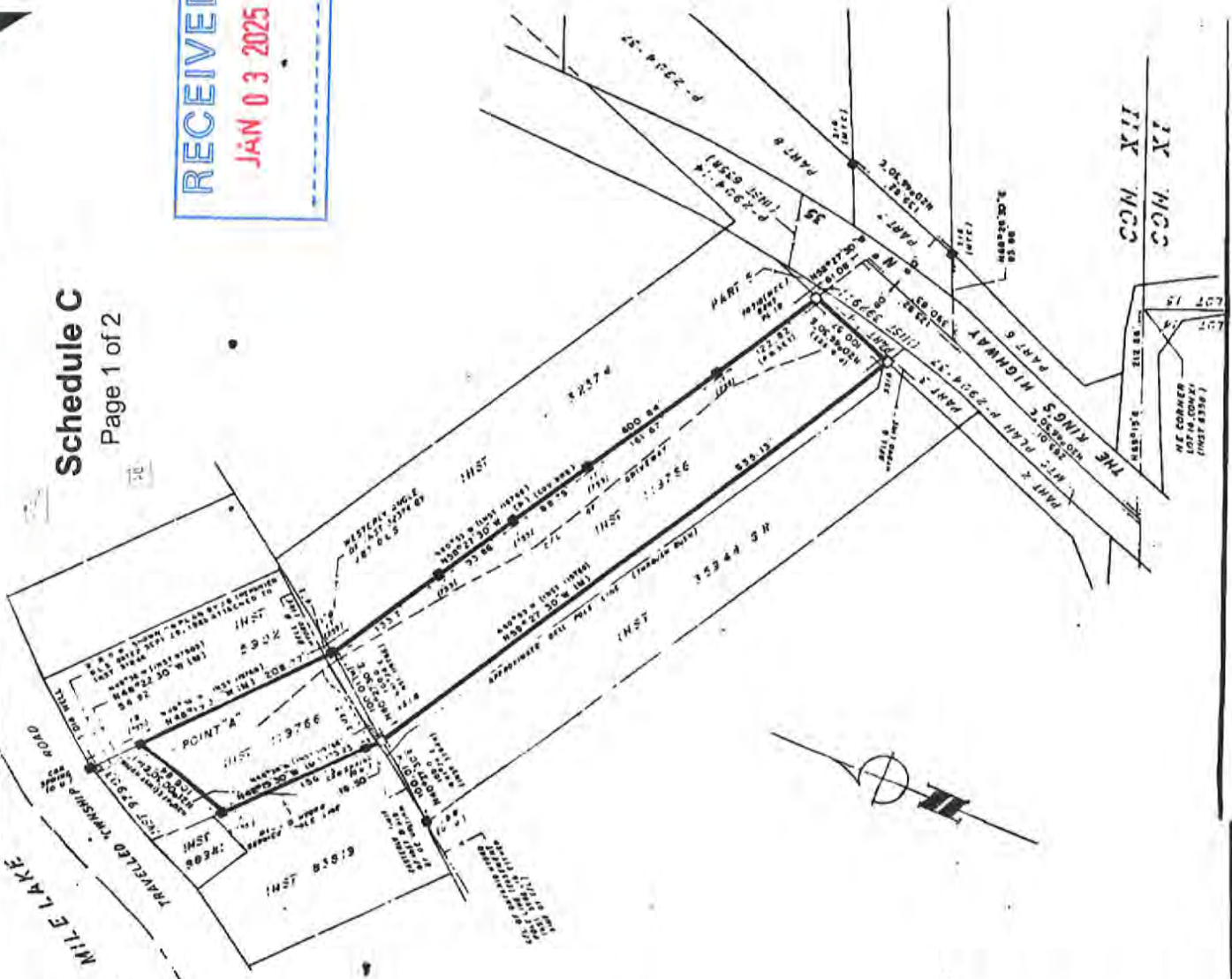
Issued [Signature]  
(Designated Sewage Inspector - Part B)

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

RECEIVED  
 JAN 03 2025

Schedule C  
 Page 1 of 2

SURVEY  
 PART OF LOT 15, CONCESSION XII  
 TOWNSHIP OF MINDEN  
 COUNTY OF HALIBURTON  
 SCALE 1 INCH = 100 FEET  
 H. CURRY BISHOP O.L.S.  
 1983



**BEARING NOTE**  
 BEARINGS ARE ASTROMERIC AND DERIVED FROM THE NORTH  
 EASTERLY LIMIT OF INST. N° 119766 HAVING AN  
 ASSUMED BEARING OF N56°27'30" W AS SHOWN ON  
 MTC PLAN P-2904-37 (INST. 39281)

- LEGEND**
- DENOTES PLANTED
  - DENOTES FOUND
  - 1 1/4" DENOTES SHORT STANDARD IRON BAR
  - 1" DENOTES STANDARD IRON BAR
  - 1 1/2" DENOTES 1" DIA. ROUND IRON BAR
  - 1 1/4" DENOTES 5/8" DIA. ROUND IRON BAR
  - 1 1/2" DENOTES 3/4" DIA. ROUND IRON TUBE
  - 1 1/4" DENOTES WITNESS
  - 1 1/2" DENOTES MEASURED
  - 1 1/4" DENOTES J. B. TREPAMIER O.L.S.
  - 1 1/2" DENOTES ORIGIN UNKNOWN
  - 1 1/4" DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
  - 1 1/2" DENOTES MTC PLAN P-2904-37 (INST. 39281)

**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 AUGUST 17, 1983

HALIBURTON, ONT.  
 AUGUST 24, 1983

*H. Curry Bishop*  
 H. CURRY BISHOP  
 ONTARIO LAND SURVEYOR

CON. XII  
 CON. XI



# 15111 Hwy 35, Minden Hills



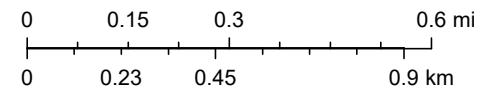
April 10, 2025

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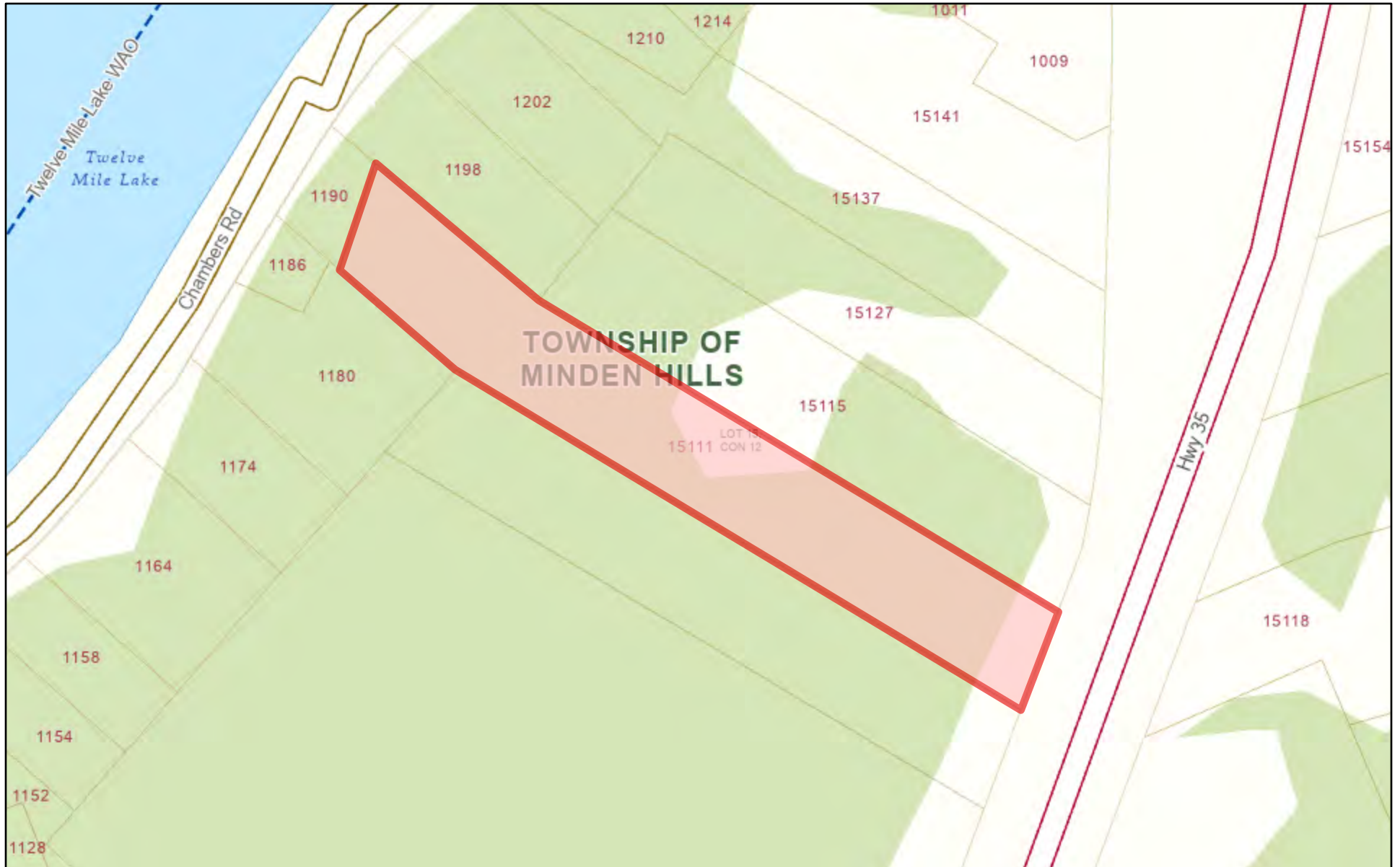
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# 15111 Hwy 35, Minden Hills



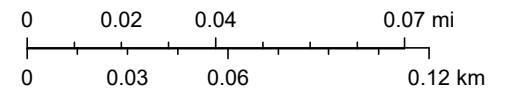
April 10, 2025

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Scale: 1:2,257







35

Maebar Rd

Maebar Rd

35

Hwy 35

Blairhampton Rd.

Omagaki Rd

Omagaki Rd

Chambers Rd

Chambers Rd

Chambers Rd



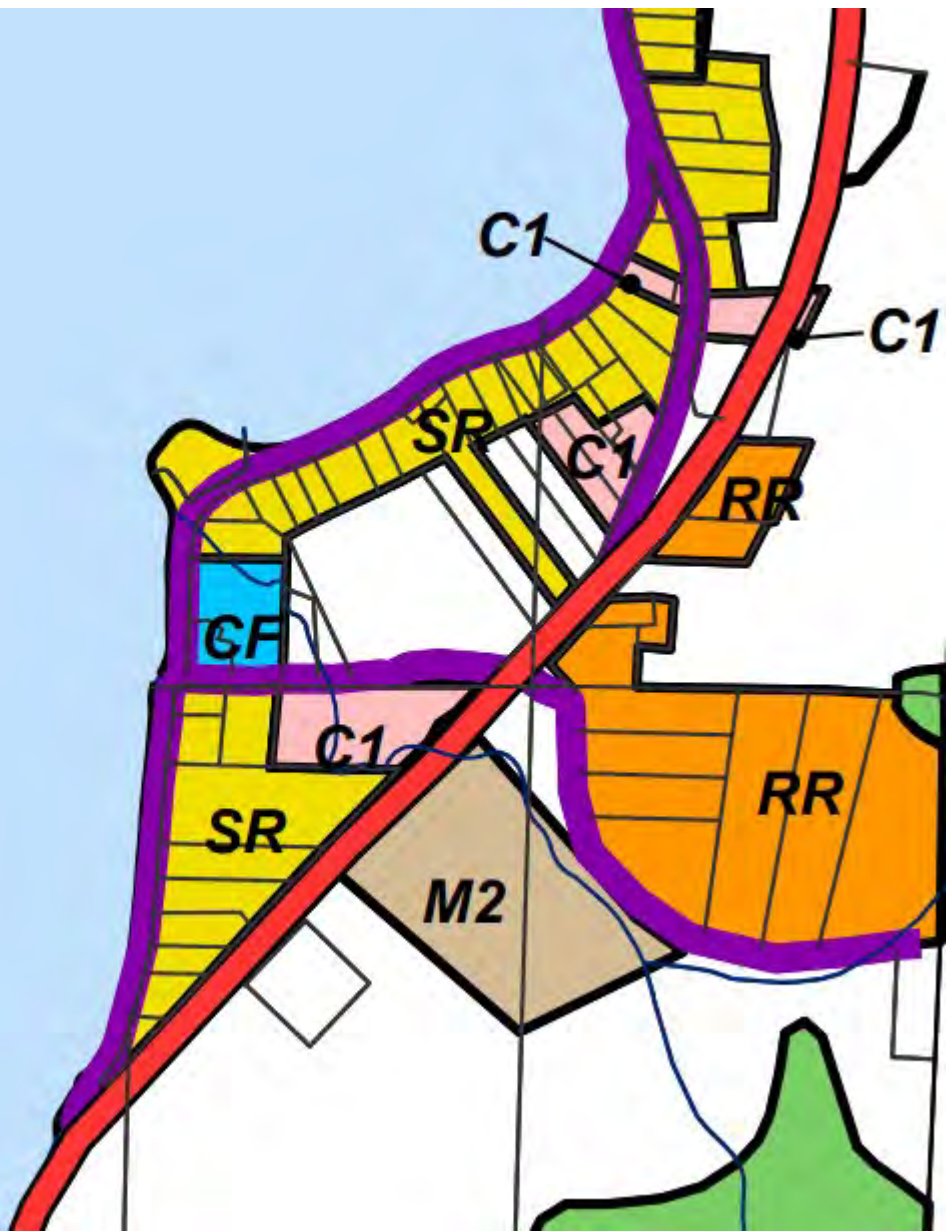
205.09 ft

147.87 ft

580.69 ft

632.51 ft

100.61 ft



Location: 10 km (6 mi) north of Minden  
 Elevation: 303 m (1 010 ft)  
 Surface Area: 337 ha (832 ac)  
 Mean Depth: 11.8 m (39.4 ft)  
 Max Depth: 27 m (90 ft)  
 Way Point: 78° 43'00" Lon - W 45° 01'00" Lat - N



# Twelve Mile & Little Boshkung Lakes

## Fishing



As one of the larger and easier accessible lakes in the area, Twelve Mile Lake does receive plenty of angling attention throughout the year. The same holds true for Little Boshkung Lake, since it is connected to Twelve Mile Lake. Both lakes continue to provide consistent results for smallmouth bass and lake trout.

Fishing is best for resident bass. Smallmouth can be found in the 1.5 kg (3.5 lb) range, although they are caught larger on occasion. The key to smallmouth success is to work the drop-offs and bottom areas. Bouncing a tube jig off bottom structure is a proven method for finding scrappy smallmouth in these lakes. During slow periods, try slowing the presentation down. In the fall, when the water is cold, the best way to present your jig is dead still in the water.

In the spring and in the summer, one of the most popular methods of fishing smallmouth is using crankbaits, either by casting or on the troll. Trolling will cover the most ground, but the sound of the engine will often spook the smallmouth into running for cover. If you do troll, make sure you have lots of line out. In the summer, when the larger smallmouth go deeper, some anglers have taken to using a downrigger to fish for smallmouth. Jigging can work just as well; the real trick is locating them.

Lake trout fishing is regarded as fair at times but it can be quite slow, especially during the summer months. Ice fishing is the most productive method for these lakers. In winter, it is best to focus efforts off shoals in the upper portion of the lake. The trick is to not focus on just one hole. Rather, drill a series of holes that cover a drop-off or point area in a variety of locations and a variety of depths. Limit your time fishing each hole to maybe 15 minutes before moving on to the next hole. A hand-held flash fish finder will certainly help. Using a jigging spoon or baited jig both work well.

In the spring, lake trout are found in the shallower water near shore, and can even sometimes be caught using topwater lures. However, as the weather warms up, lake trout head for deeper waters, usually the very deepest areas of the lake. The only way to get a lure down that deep is to either use a downrigger or a very long line jig.

Slot size and special ice fishing restrictions are in place on these lakes to help the natural lake trout species survive. Be sure to check the regulations for details.

## Facilities



In addition to the boat launches, there are a couple picnic areas off the west side of Highway 35 that make fine places to cast from. Visitors wishing to stay in the area will find a lodge near the south end of Twelve Mile Lake. Alternatively, the town of Minden to the south has plenty to offer visitors and is home to the local Ministry of Natural Resources office.

## Directions



Little Boshkung and Twelve Mile Lake are interconnected lakes and are found a few minutes north of the town of Minden. The main access point on Twelve Mile Lake is found at the northeast end of the lake near the village of Carnarvon. A boat launch can also be found near the northern shore of Little Boshkung Lake off Highway 118.

## Area Indicator

