

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$499,000

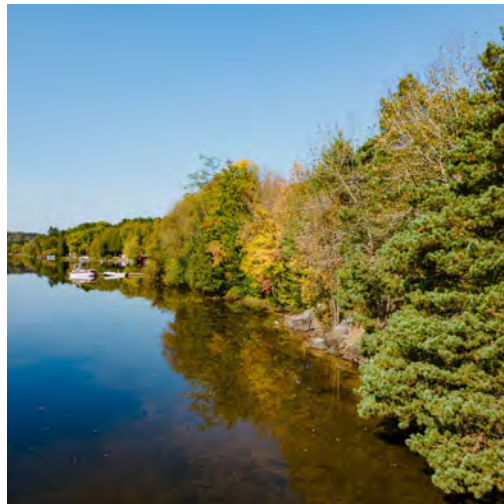
Welcome to 1525 Green lake Road

on Green Lake, West Guilford




Troy Austen


Sales Representative




CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca



This property features a large, flat lot with mature trees and a wrap-around deck. It's a 2-bedroom, 1-bathroom home or cottage with a bright kitchen-dining combo offering lake views. The walk-out basement adds extra space, and the clean, sandy shoreline is just across the road. Conveniently located minutes from the West Guilford General Store and 10 minutes from Haliburton Village, where you'll find a hospital, restaurants, groceries, and schools.

1525 GREEN LAKE Road, West Guilford, Ontario K0M 1S0

Listing

Client Full
Active / Residential

1525 GREEN LAKE Rd West Guilford

Listing ID: 40652359
 Price: **\$499,000**



Haliburton/Dysart et al/Guilford Bungalow Raised/House

Water Body: **Green Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1		
Main	1	1	1

Beds (AG+BG): **2 (1 + 1)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **792**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **792/LBO provided**
 Tot Unfin SF: **792**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,410.39/2024**

Remarks/Directions

Public Rmks: **This property features a large, flat lot with mature trees and a wrap-around deck. It's a 2-bedroom, 1-bathroom home or cottage with a bright kitchen-dining combo offering lake views. The walk-out basement adds extra space, and the clean, sandy shoreline is just across the road. Conveniently located minutes from the West Guilford General Store and 10 minutes from Haliburton Village, where you'll find a hospital, restaurants, groceries, and schools.**

Directions: **HWY 118W to Kennisis Lake Road/Haliburton Road 7 to Green Lake Road and follow to #1525**

Waterfront

Waterfront Type: **Indirect Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Beach Front, Other**
 Dock Type: **None**
 Shoreline: **Clean, Sandy, Shallow**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **100.00**
 Exposure:
 Island Y/N: **No**

Exterior

Construct. Material: **Vinyl Siding** Foundation: **Concrete Block** Roof: **Metal**
 Shingles Replaced:
 Year/Desc/Source: **//** Prop Attached: **Detached**
 Property Access: **Municipal Road, Year Round Road** Apx Age: **51-99 Years**
 Other Structures:
 Garage & Parking: **Outside/Surface/Open** Rd Acc Fee:
 Parking Spaces: **4** Driveway Spaces: **4.0** Winterized: **Fully Winterized**
 Services: **Cell Service, Electricity, High Speed Internet, Telephone**
 Water Source: **Drilled Well** Water Tmnt: **None** Sewer: **Septic**
 Lot Size Area/Units: **/** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **100.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Access to Water, Beach, Hospital, Lake Access, Lake/Pond, Library, Open Spaces, Park, Place of Worship, Rec./Community Centre, Schools** Land Lse Fee:
 View: **Beach, Lake** Retire Com:
 Topography: **Flat** Fronting On: **North**

Interior

Interior Feat: **None**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Electric, Forced Air**
 Inclusions: **Other**
 Add Inclusions: **Everything except noted exclusions**
 Exclusions: **Kitchen Table, Personal Items, Art Work, Collector Dolls, Livingroom Lamps, Some Dishes, Air fryer/Toaster, Spoons, Living room red hutch, lawn tractor and trailer, portable A/C Unit**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 4-5 CON 5 GUILFORD AS IN H30474 & PT 1 19R8994; DYSART ET AL**
 Zoning: **WR2** Survey: **Available/ 2009**
 Assess Val/Year: **\$190,000/2024** Hold Over Days:
 PIN: **392880143** PIN 2:
 ROLL: **462404100005000** Occupant Type: **Owner**
 Possession/Date: **Other/** Deposit: **min 5%**

Brokerage Information

List Date: **09/25/2024**

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: 09/25/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40652359

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen/Dining Room	Main	23' 3" X 7' 10"	7.09 X 2.39	
Living Room	Main	15' 4" X 13' 6"	4.67 X 4.11	
Bathroom	Main	9' 3" X 7' 9"	2.82 X 2.36	4-Piece
Laundry	Main	9' 3" X 7' 9"	2.82 X 2.36	
Foyer	Main	8' 1" X 4' 0"	2.46 X 1.22	
Utility Room	Lower	13' 7" X 6' 3"	4.14 X 1.91	
Foyer	Lower	14' 0" X 5' 8"	4.27 X 1.73	
Workshop	Lower	9' 10" X 7' 9"	3.00 X 2.36	
Recreation Room	Lower	14' 0" X 11' 0"	4.27 X 3.35	
Bedroom	Lower	14' 4" X 11' 0"	4.37 X 3.35	
Bedroom	Main	12' 7" X 9' 6"	3.84 X 2.90	

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Chattels

Included

- Everything except noted exclusions

Excluded

- Personal Items
- Kitchen Table
- Art Work
- Collector Dolls
- Livingroom Lamps
- Some Dishes
- Air fryer/Toaster
- Spoons
- Living room red hutch
- Lawn tractor and trailer
- Portable A/C Unit



Seller



Buyer

Additional Information

- Hydro cost per year - Approx \$2300 per year
- Rental Equipment
 - Hot Water Heater (Reliance)
- Satellite Provider - Bell
- Internet Provider - Bell
 - Highspeed available
- Cell Service - Yes
- Septic Installer - Bruce Johnson
 - Year installed - 1990
- Well Installer - Haliburton Artesian Well
 - Year installed - 2003
- Water Treatment System - No
- Building Winterized - Yes
- Age of Roof - 30 Years
- Insurance Company - Co-operators
- Road Type - Municipal Year Round

CONCESSION 6
CONCESSION 5

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

PLAN 19R-8994

RECEIVED AND DEPOSITED

Aug 21, 09 *Greg Bishop*
DATE GREG BISHOP

AUG. 24, 2009

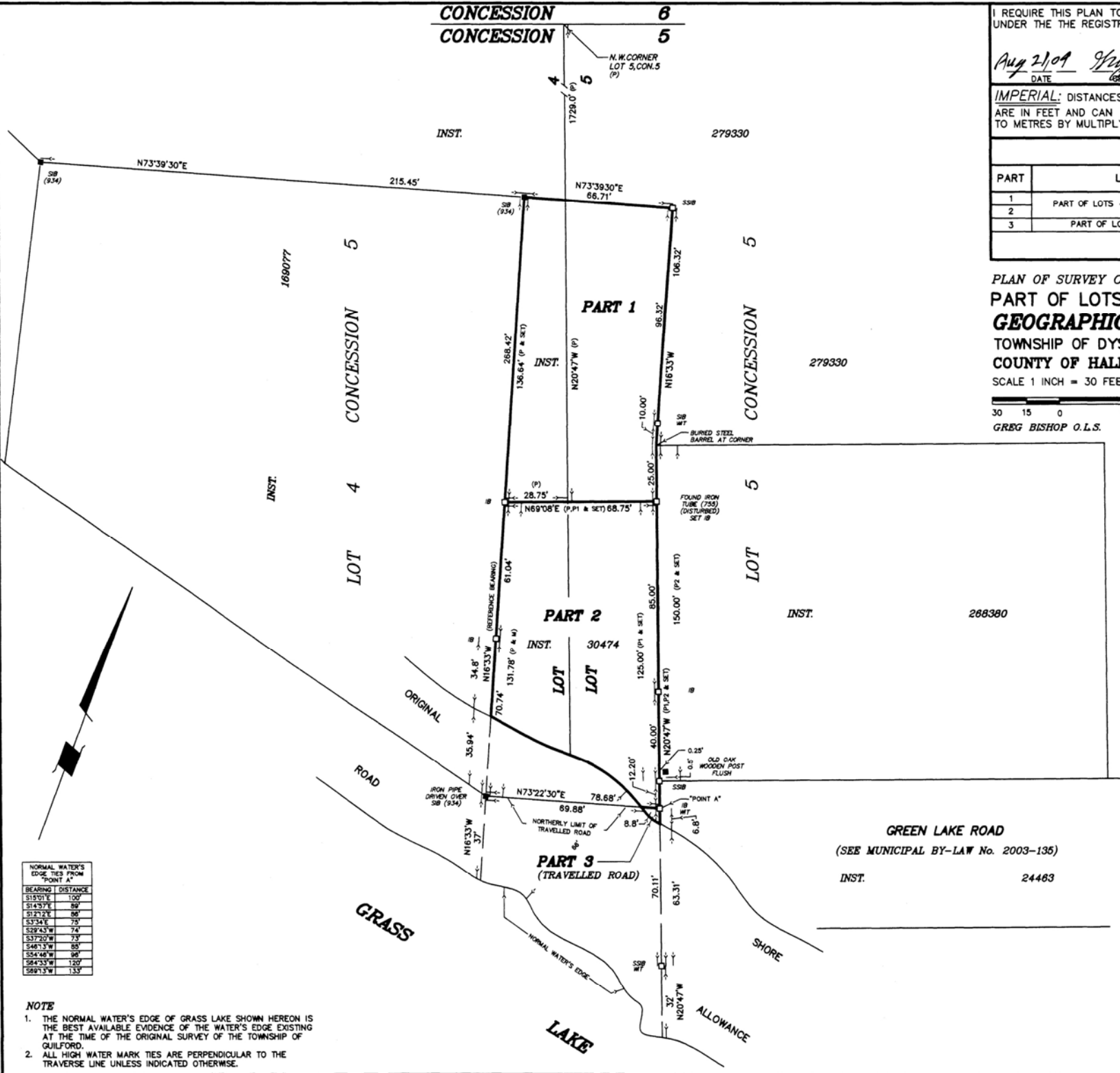
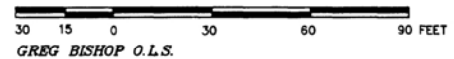
IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

K. Roberts, A. DEE
LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (No. 19)

SCHEDULE

PART	LOCATION	REGISTRATION	AREA
1	PART OF LOTS 4 AND 5, CONCESSION 5	PART OF INST. 279330	0.208 Ac.
2		ALL OF INST. 30474	0.19 Ac.±
3	PART OF LOT 5, CONCESSION 5	TRAVELLED ROAD	0.001 Ac.±

PLAN OF SURVEY OF
PART OF LOTS 4 AND 5, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF GUILFORD
TOWNSHIP OF DYSART et al
COUNTY OF HALIBURTON
SCALE 1 INCH = 30 FEET



BEARING NOTE
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERLY LIMIT OF INST. 169077 HAVING A BEARING OF N16°33'W AS SHOWN ON A PLAN BY H.C. BISHOP O.L.S. DATED JULY 9, 1973 ATTACHED TO INST. 114275.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND.
 - DENOTES SURVEY MONUMENT PLANTED.
 - SB DENOTES STANDARD IRON BAR.
 - SSB DENOTES SHORT STANDARD IRON BAR.
 - # DENOTES IRON BAR.
 - RP DENOTES ROCK POST.
 - IR DENOTES 3/4" DIA. ROUND IRON BAR.
 - WT DENOTES WITNESS.
 - (GB) DENOTES GREG BISHOP O.L.S..
 - (B&W) DENOTES BISHOP & WILSON O.L.S..
 - (R&S) DENOTES H.C. BISHOP O.L.S..
 - (T&S) DENOTES J.B. TREPANIER O.L.S..
 - (PW) DENOTES PAUL WILSON O.L.S..
 - (M) DENOTES MEASURED.
 - (P) DENOTES PLAN BY H.C. BISHOP O.L.S. DATED JULY 9, 1973 ATTACHED TO INST. 114275.
 - (P1) DENOTES PLAN BY J.B. TREPANIER O.L.S. DATED MAY 6, 1958 ATTACHED TO INST. 30474.
 - (P2) DENOTES PLAN BY H.C. BISHOP O.L.S. DATED JULY 20, 1968 ATTACHED TO INST. 119372.
 - (P3) DENOTES PLAN BY H.C. BISHOP O.L.S. DATED AUGUST 3, 1962 ATTACHED TO INST. 24463.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED JULY 21, 2009.

AUGUST 5, 2009.
HALIBURTON, ONTARIO.
Greg Bishop
GREG BISHOP
ONTARIO LAND SURVEYOR

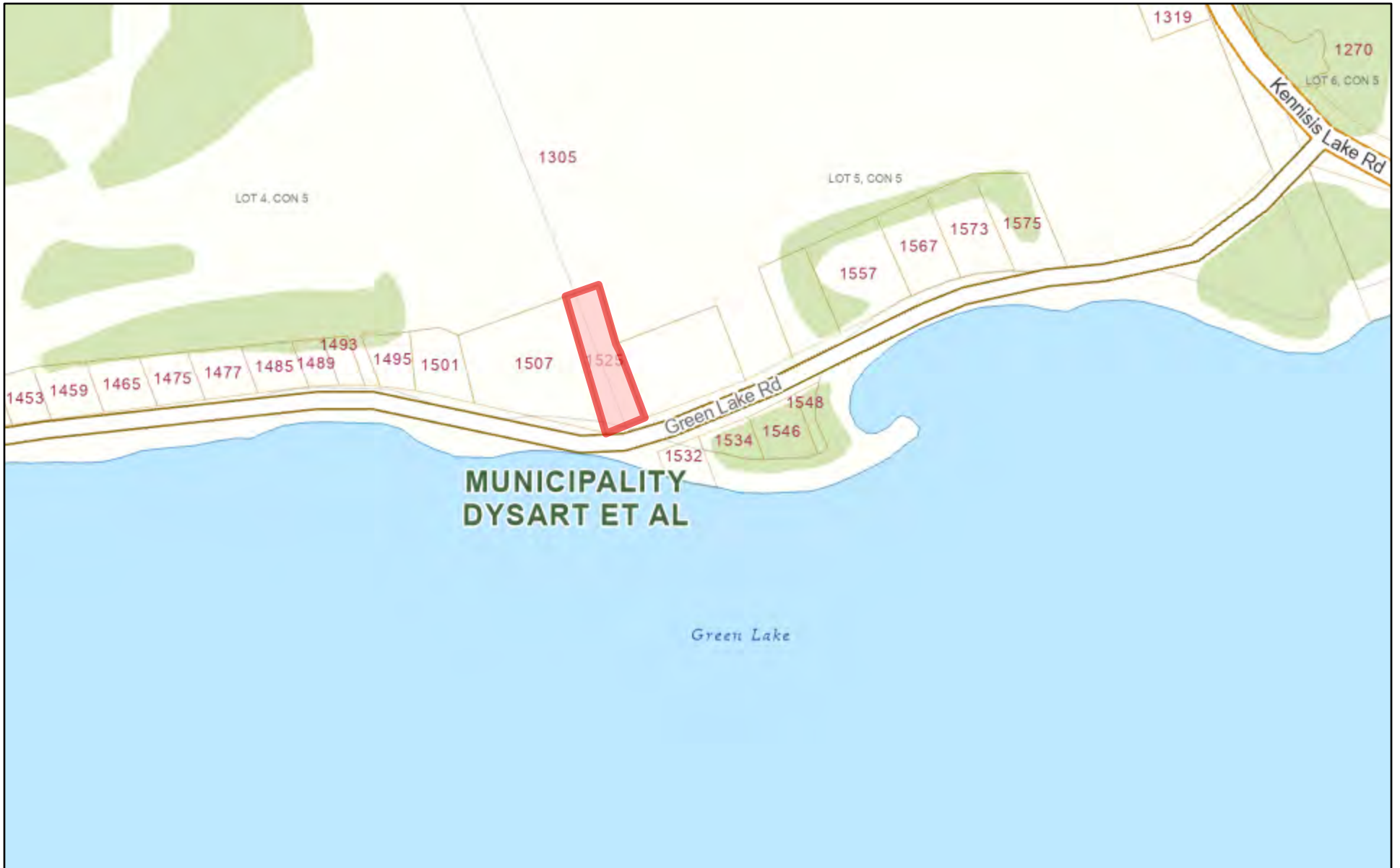
GREG BISHOP
ONTARIO LAND SURVEYOR
BOX 965, HALIBURTON, ONTARIO, K0M 1S0
PHONE (705) 457-4558

NORMAL WATER'S EDGE TIES FROM "POINT A"

BEARING	DISTANCE
S15°01'E	100'
S14°57'E	89'
S12°12'E	96'
S3°34'E	75'
S29°43'W	74'
S37°20'W	73'
S46°13'W	85'
S54°40'W	98'
S64°33'W	120'
S69°13'W	135'

NOTE
1. THE NORMAL WATER'S EDGE OF GRASS LAKE SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF GUILFORD.
2. ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

1525 Green Lake Road- West Guilford



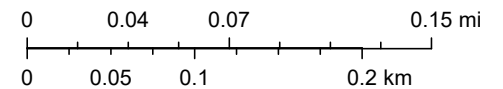
September 16, 2024

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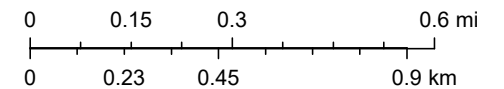
1525 Green Lake Road- West Guilford



September 16, 2024



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Port et al: Interactive Zoning Map

1 of 2

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Green Lake Rd

