

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$799,000

Welcome to

1847 Chandler Drive

on Drag Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



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705-455-7653



troyausten.ca



Welcome to your peaceful lakeside retreat on the beautiful Drag Lake! This charming, fully winterized cottage features three cozy bedrooms and one bathroom, making it perfect for family getaways year-round. Nestled in a private setting surrounded by mature trees, the property offers tranquility with stunning southern views. Inside, enjoy the warmth of the airtight wood stove, perfect for cozy winter nights. Step out onto the expansive front deck to take in the breathtaking lake views, or head down to the 100 feet of clear, gradual shoreline—ideal for swimming, boating, and fishing. Known for its excellent boating, watersports, and lake trout fishing, Drag Lake is a haven for outdoor enthusiasts. Spend evenings by the lakeside firepit under the stars, and take advantage of the insulated, heated shed for extra storage or hobbies. The cottage's maintenance-free exterior ensures you have more time to enjoy the natural surroundings. Conveniently located just 15 minutes from the village of Haliburton, with access to amenities like restaurants, shopping, schools, and a hospital, this property offers the perfect mix of seclusion and convenience. Don't miss your chance to own this lakeside paradise on Drag Lake!

1847 CHANDLER Drive, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

1847 CHANDLER Dr Haliburton

Listing ID: 40639136
Price: **\$799,000**



Haliburton/Dysart et al/Dysart

Backsplit/House



Water Body: **Drag Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main			1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,190**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,190/LBO provide**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,560.97/2024**

Remarks/Directions

Public Rmks: **Welcome to your peaceful lakeside retreat on the beautiful Drag Lake! This charming, fully winterized cottage features three cozy bedrooms and one bathroom, making it perfect for family getaways year-round. Nestled in a private setting surrounded by mature trees, the property offers tranquility with stunning southern views. Inside, enjoy the warmth of the airtight wood stove, perfect for cozy winter nights. Step out onto the expansive front deck to take in the breathtaking lake views, or head down to the 100 feet of clear, gradual shoreline—ideal for swimming, boating, and fishing. Known for its excellent boating, watersports, and lake trout fishing, Drag Lake is a haven for outdoor enthusiasts. Spend evenings by the lakeside firepit under the stars, and take advantage of the insulated, heated shed for extra storage or hobbies. The cottage's maintenance-free exterior ensures you have more time to enjoy the natural surroundings. Conveniently located just 15 minutes from the village of Haliburton, with access to amenities like restaurants, shopping, schools, and a hospital, this property offers the perfect mix of seclusion and convenience. Don't miss your chance to own this lakeside paradise on Drag Lake!**

Directions: **From Highway 118 west of Haliburton Village take Harburn Rd to Chandler Dr and follow to #1847.**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Beach Front, Stairs to Waterfront**
Dock Type: **Private Docking**
Shoreline: **Clean, Hard Bottom, Sandy**
Shore Rd Allow: **None**
Channel Name:

Water View: **Direct Water View**

Boat House:
Frontage: **100.00**
Exposure: **South**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	1	0	0	No

Exterior

Exterior Feat:	Deck(s), Year Round Living	Foundation:	Piers	Roof:	Asphalt Shingle
Construct. Material:	Vinyl Siding			Prop Attached:	Detached
Shingles Replaced:				Apx Age:	31-50 Years
Year/Desc/Source:	//			Rd Acc Fee:	
Property Access:	Private Road, Year Round Road			Winterized:	Fully Winterized
Other Structures:	Shed			Garage Spaces:	
Garage & Parking:	Private Drive Single Wide//Gravel Driveway				
Parking Spaces:	4	Driveway Spaces:	4.0		
Services:	Cell Service, Electricity, High Speed Internet Avail				
			Heated Water Line, Sediment Filter, UV System	Sewer:	Septic
Water Source:	Lake/River	Water Tmnt:			
Lot Size Area/Units:	0.560/Acres	Acres Range:	0.50-1.99	Acres Rent:	
Lot Front (Ft):	100.00	Lot Depth (Ft):	243.00	Lot Shape:	Irregular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Hospital, Lake/Pond, Library, Park, Place of Worship, Rec./Community Centre, Schools, Skiing			Retire Com:	
View:	Lake			Fronting On:	South
Topography:	Sloping, Terraced			Exposure:	South
Restrictions:					

Interior

Interior Feat: **Ceiling Fans, Skylight, Water Heater Owned**
Basement: **None** Basement Fin:
Laundry Feat: **Main Level**
Cooling: **None**
Heating: **Baseboard, Electric**

Fireplace: **1/Wood Stove** FP Stove Op: **Yes**
Inclusions: **Dishwasher, Dryer, Furniture, Refrigerator, Stove, Washer, Window Coverings**
Exclusions: **Boat & Motor, Kayak, Antiques over cupboards, Wood carving bear, Bear wall hanging, Personal Items, Tools**
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 30 CON 7 DYSART AS IN H170533 TOGETHER WITH AN EASEMENT OVER PT LT 31 CON 8 DYSART PT 2 19R7074 AND PT 1,2 19R8964 AS IN HA13806 TOGETHER WITH AN EASEMENT.. Con't in REALTOR®**
Remarks
Zoning: **WR4L** Survey: **Available/**
Assess Val/Year: **\$345,000/2024** Hold Over Days:
PIN: **391680112** PIN 2:
ROLL: **462401100047000** Occupant Type: **Owner**
Possession/Date: **Flexible/** Deposit: **min 5%**

Brokerage Information

List Date: **08/29/2024**
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: 08/29/2024

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Rooms

Listing ID: 40639136

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	15' 4" X 17' 0"	4.67 X 5.18	
Kitchen/Dining Room	Main	13' 1" X 18' 8"	3.99 X 5.69	
Laundry	Main	4' 4" X 13' 4"	1.32 X 4.06	
Bedroom	Second	12' 0" X 9' 11"	3.66 X 3.02	
Bedroom	Second	10' 9" X 8' 5"	3.28 X 2.57	
Bedroom	Second	10' 5" X 12' 0"	3.17 X 3.66	
Bathroom	Second	8' 3" X 5' 0"	2.51 X 1.52	4-Piece
Workshop	Lower	31' 8" X 9' 0"	9.65 X 2.74	

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Chattels

Included

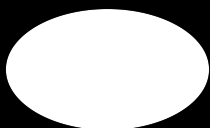
- Dishwasher
- Dryer
- Furniture
- Refrigerator
- Stove
- Washer
- Window coverings

Excluded

- Personal items
- Boat & motor
- Kayak
- Antiques over cupboards
- Wood carving bear
- Bear wall hanging
- Tools



Seller



Buyer

Additional Information

- Hydro costs per year - \$1090/yr approx
- Cell service - Yes
- Septic installer - Hawk River
 - Installed in 1990
- Water Treatment system - Yes
- Winterized - Yes
- Age of building - 40+ years
- Age of roof - 8-10 years
- Insurance company - Johnson Insurance
- Road Type - Private year round
- Road Fees - \$550/yr
- Lake Assoc Dues - \$40/yr

HKPR

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT



SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

DY-94-88

FILE NUMBER

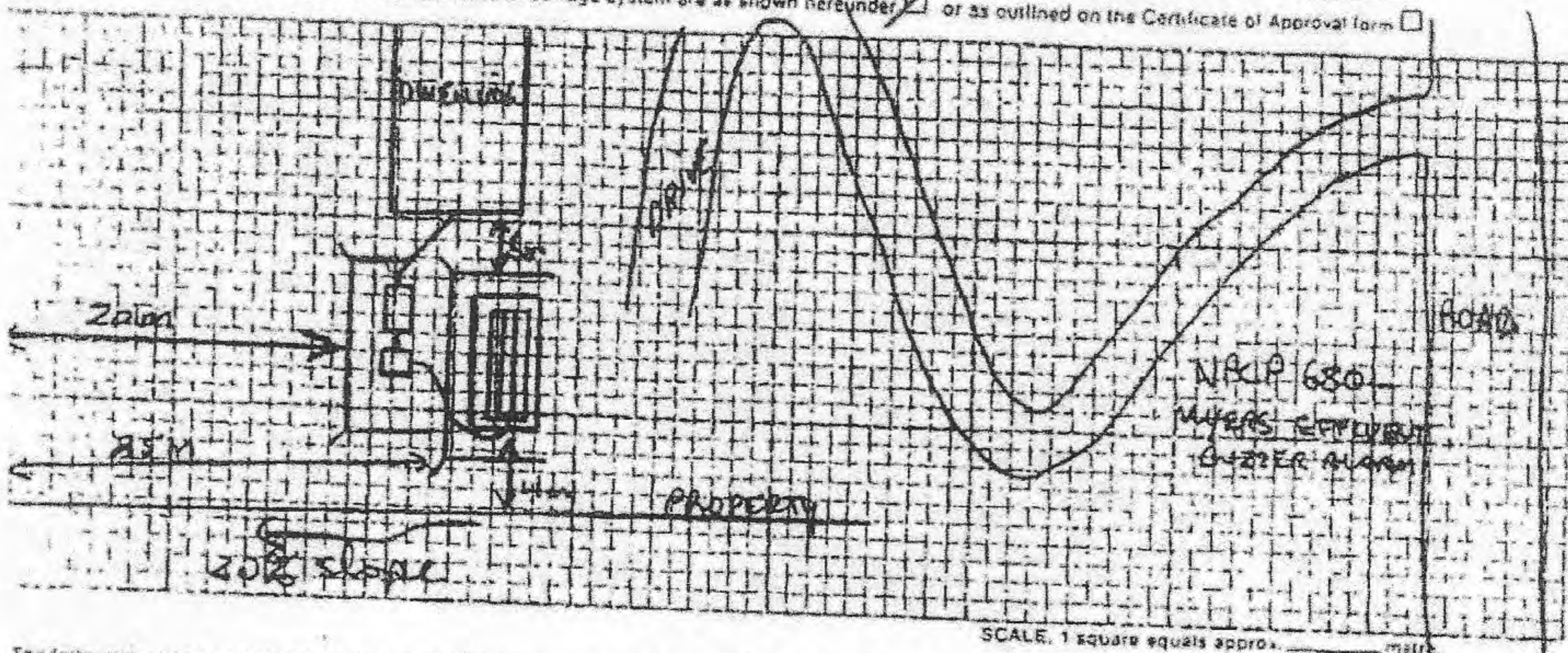
REPORT

INSTALLED BY: Hawk River ConstructionDATE Sept 12/95

Work authorized by certificate of approval has been satisfactorily completed and includes:

Septic Tank Holding Tank of working capacity of 3600 litres constructed of WEDCO PLASTIC steel/concrete/fibreglass. Manufacturer _____Distribution Pipe Type _____ Absorption Trench System ☐Filter Bed System ☒ Filter Bed Area 31 sq m. Contact Area 31 sq m.Total 28 linear metres in 4 runs of 7 metres and led by gravity ☐ Siphon ☐ or Pump ☒Size of System based on 3 bedrooms and/or 9.5 fixture unit. Commercial details _____

Other _____

Actual location and orientation of components of sewage system are as shown hereunder ☒ or as outlined on the Certificate of Approval 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 _____

USE PERMIT

Under section 76 of the Environmental Protection Act, 1990 and regulations and subject to the limitations thereof, a permit is hereby issued to

Robert + Kathy Chapmanfor the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # DY-94-88such system being located on Lot 30 Conc. 7 Plan _____ Sub lot _____Township Municipality Dundas County Haliburtoninspected and Recommended by Tom AllenDATE Sept 12/95 Issued Bjorn MacNeill
Director

NOTE Section 76 of the Act provides that 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 Certificate of Approval is obtained

SOLID FUEL HEATING QUESTIONNAIRE

1. CLEARANCES

PLEASE COMPLETE THE FOLLOWING CHART. THE ACTUAL CLEARANCE IS WHAT YOU MEASURE, WHEREAS THE REQUIRED CLEARANCE IS THAT SPECIFIED IN THE OWNER'S MANUAL OR ON THE MEASUREMENTS ABOVE.

☒ INCHES OR ☐ CENTIMETERS

SHORTEST DISTANCE OF STOVE TO:	BACK WALL	CEILING	CHIMNEY	FRONT	LEFT SIDE	RIGHT SIDE	BACK
	12.0	12.0	12.0	12.0	12.0	12.0	12.0
SHORTEST DISTANCE OF STOVE PIPE TO:							
	21	21	21	21	21	21	21
SHORTEST DISTANCE FROM HEATING UNIT TO EDGE OF FLOOR FINISH:							
	24	18	18	18	18	18	18

IF THERE IS A FIREPLACE, WHERE THE PIPE PASSES THROUGH THE WALL? ☒ YES ☐ NO

STOVE LENGTH OF ALL STOVE PIPE INCLUDING ELBOWS: 50

NUMBER OF ELBOWS INCLUDING STOVE: 1

CONSTRUCTION OF STOVE PIPE:
☐ DOUBLE WALLED
☒ SINGLE WALLED (INCLUDING BLACK STEEL)
☐ GALVANIZED
☐ OTHER (SPECIFY):

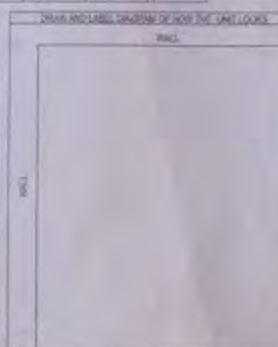
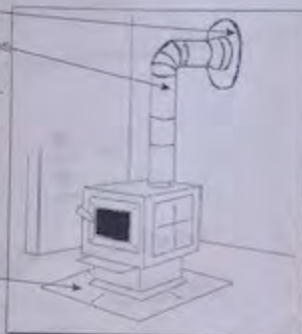
CONSTRUCTION OF CHIMNEY:
☐ BRICK
☐ CONCRETE
☐ OTHER (SPECIFY):

CHIMNEY: wood

CEILING: wood

IS THERE A NON-COMBUSTIBLE PAD? ☒ YES ☐ NO

SHORTEST DISTANCE OF STOVE TO FURNITURE, FLOOR OR OTHER COMBUSTIBLE MATERIAL: 80



2. INSTALLATION

WHO INSTALLED THE HEATING UNIT? ☐ HEATING CONTRACTOR ☐ HOMEOWNER ☒ OTHER (SPECIFY) Unknown

IS THE CONTRACTOR WETT CERTIFIED? ☐ YES ☐ NO

DID THE STOVE PIPE RUN THROUGH A JOIST/RAIL SPACE/WALL? ☒ YES DESCRIBE: roof space

TYPE OF SHIELDING: ☐ SHEET METAL PERMANENTLY INSTALLED ☐ YES ☐ NO ☐ CERAMIC TILES ☐ BRICK ☐ CONCRETE ☒ OTHER flag stone

DISTANCES ARE IN: ☒ INCHES ☐ CENTIMETERS

DISTANCE FROM WALL TO SHIELD: DISTANCE FROM TOP OF STOVE TO TOP OF SHIELD: DISTANCE FROM HEAT SHIELD TO FLOOR:

AND THE WALL SPACES NON-COMBUSTIBLE? ☐ YES ☐ NO IS THERE AN AIR SPACE AT TOP AND BOTTOM? ☐ YES ☐ NO IS THE SHIELD ONE INCH FROM THE WALL? ☐ YES ☐ NO

3. OTHER

HAS THE INSTALLATION INCLUDING CHIMNEY BEEN INSPECTED BY: ☒ YES ☐ NO (EXPLAIN) Frank Salatis WETT# 10199

SOMEONE WHO IS WETT CERTIFIED?

HAS ANY MODIFICATION BEEN MADE TO THE HEATING UNIT OR CHIMNEY SINCE INSTALLATION OR INSPECTION? ☐ YES ☒ NO (EXPLAIN)

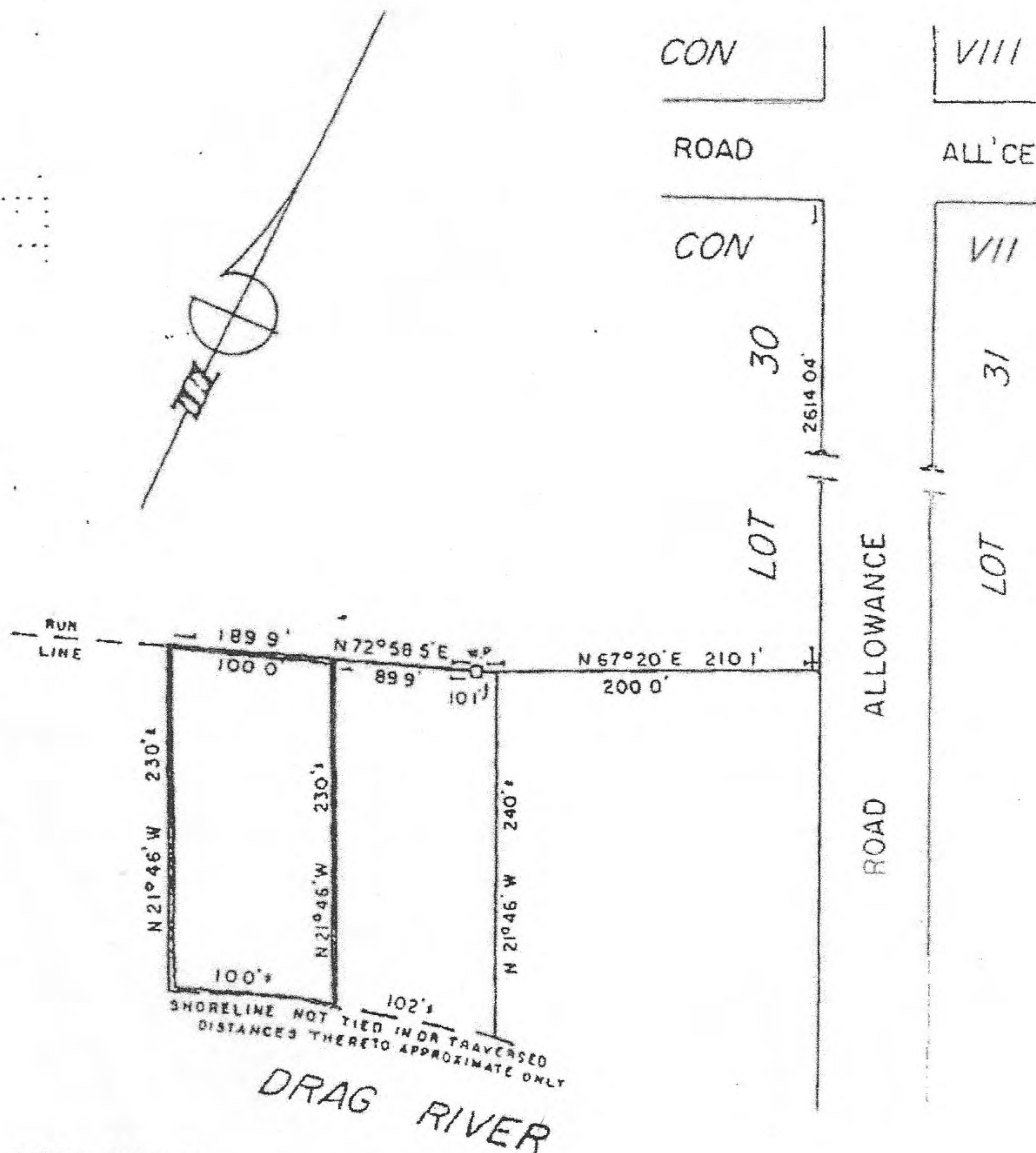
4. REMARKS

Wood stove meets all required clearances, recommend cleaning chimney before and after each heating season.

COMPLETED BY: Frank Salatis WETT# 10199

DATE: 2016 10 21

SCALE 1" = 100'



1847 Chandler Drive, Drag Lake

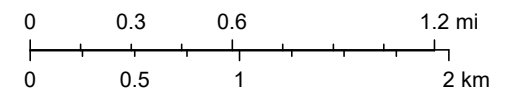


April 30, 2024

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1847 Chandler Drive, Drag Lake



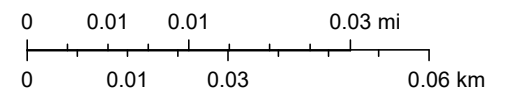
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Scale: 1:1,128





Chandler Dr

1847

1847

1851

1853

1857

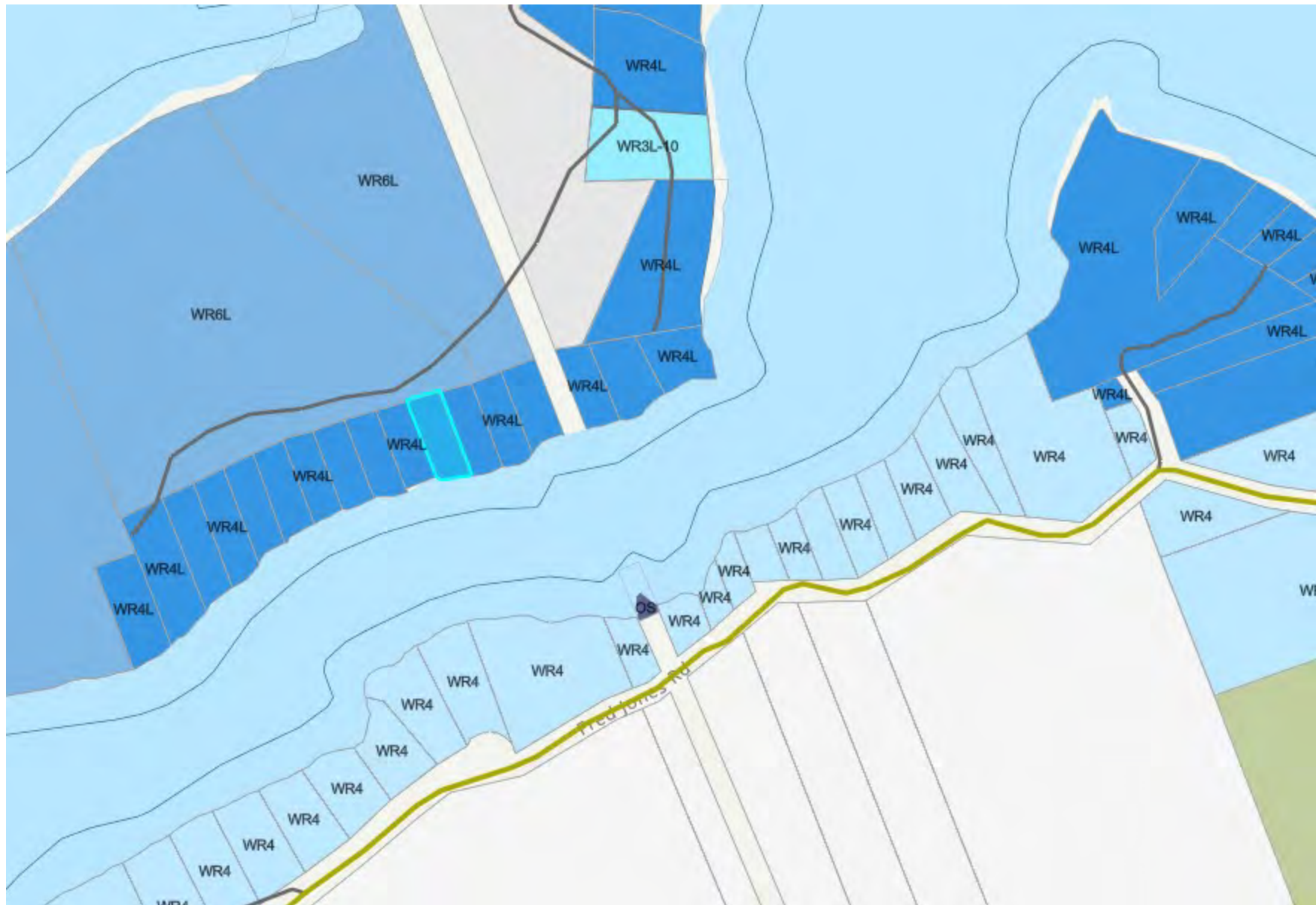
1849

97.05ft

262.66ft

99.25ft

243.23ft



Drag Lake

Haliburton County

Dudley and Dysart Townships

Physical Data

Surface Area - 2,477 acres

Perimeter - 26.1 miles

Maximum Depth - 180 ft

Mean Depth - 59 ft

Lake Characteristics

Drag Lake is a fairly large waterbody, the bottom consisting of three basins. Water colour is blue-green and very clear, indicated by the disappearance of the secchi disc from view 21 ft from the surface. Susceptible to acid rain.

Fish Species Present

Lake trout, brook trout, lake herring, smallmouth bass, rock bass, longnose sucker, white sucker, pumpkinseed, fathead minnow, finescale dace, brook stickleback, golden shiner, common shiner.

Drag Lake is predominantly a lake trout - smallmouth bass fishery. Lake trout are taken during the ice fishing period by using minnows and jigging with artificial lures. Trolling is the usual way of catching lake trout during open water season. Small mouth bass are angled by means of still fishing and spin casting, usually along the rocky shoreline and in the shallower bays. Will be open Jan 1/02 for ice fishing. Slot size, check with MNR for current regulations.

Access

Drag Lake is located 8 km east of Haliburton on Hwy 121 and can be reached via Kenneway Rd. Boat launching sites are located at Kenneway Rd.

