

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$825,000

Welcome to

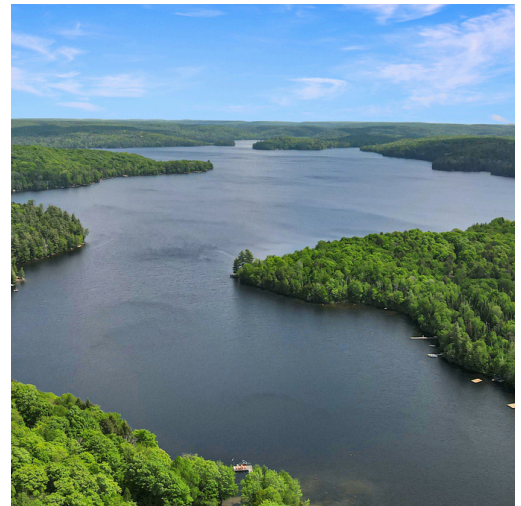
1847 Chandler Drive

on Drag Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to your serene lakeside retreat on beautiful Drag Lake! This charming, fully winterized cottage boasts 3 cozy bedrooms and 1 modern bathroom, perfect for family getaways. Nestled in a private setting with mature trees, you'll enjoy peace and privacy with stunning south exposure views. Inside, the airtight wood stove ensures warm and cozy winter nights, making this cottage a perfect haven in any season. The large deck across the front of the cottage offers a breathtaking spot to unwind and soak in the picturesque lake views. The property features 100 feet of clean, clear, and gradual shoreline, ideal for swimming, boating, and fishing. Drag Lake is renowned for its excellent boating, watersports, and lake trout fishing. Relax by the lakeside firepit area, perfect for evenings under the stars. The exterior of the cottage is maintenance-free, allowing you more time to enjoy the natural beauty around you. Additionally, the insulated and heated shed provides extra space for storage or hobbies. Located just 15 minutes from the village of Haliburton, you'll have convenient access to amenities including restaurants, shopping, schools, and a hospital. This lakeside gem offers the perfect blend of seclusion and convenience, making it an ideal spot for your next home or vacation getaway. Don't miss the chance to own this piece of paradise on Drag Lake!

1847 CHANDLER Drive, Haliburton, Ontario K0M 1S0

Listing


Client Full
Active / Residential

1847 CHANDLER Dr Haliburton

Listing ID: 40596330
 Price: **\$825,000**



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: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,384.88/2023**

Remarks/Directions

Public Rmks: **Welcome to your serene lakeside retreat on beautiful Drag Lake! This charming, fully winterized cottage boasts 3 cozy bedrooms and 1 bathroom, perfect for family getaways. Nestled in a private setting with mature trees, you'll enjoy peace and privacy with stunning south exposure views. Inside, the airtight wood stove ensures warm and cozy winter nights, making this cottage a perfect haven in any season. The large deck across the front of the cottage offers a breathtaking spot to unwind and soak in the picturesque lake views. The property features 100 feet of clean, clear, and gradual shoreline, ideal for swimming, boating, and fishing. Drag Lake is renowned for its excellent boating, watersports, and lake trout fishing. Relax by the lakeside firepit area, perfect for evenings under the stars. The exterior of the cottage is maintenance-free, allowing you more time to enjoy the natural beauty around you. Additionally, the insulated and heated shed provides extra space for storage or hobbies. Located just 15 minutes from the village of Haliburton, you'll have convenient access to amenities including restaurants, shopping, schools, and a hospital. This lakeside gem offers the perfect blend of seclusion and convenience, making it an ideal spot for your next home or vacation getaway. Don't miss the chance to own this piece of 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** Water View: **Direct Water View**
 Waterfront Features: **Beach Front, Stairs to Waterfront**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Clean, Hard Bottom, Sandy** Frontage: **100.00**
 Shore Rd Allow: **None** Exposure: **South**
 Channel Name: 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** Roof: **Asphalt Shingle**
 Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
 Shingles Replaced: Foundation: **Piers** 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 & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **4** Driveway Spaces: **4.0** Garage Spaces:
 Services: **Cell Service, Electricity, High Speed Internet Avail**
 Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Sediment Filter, UV System** Sewer: **Septic**
 Lot Size Area/Units: **0.560/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **100.00** Lot Depth (Ft): **243.00** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Hospital, Lake/Pond, Library, Park, Place of Worship, Rec./Community Centre, Schools, Skiing**
 View: **Lake** Retire Com:
 Topography: **Sloping, Terraced** Fronting On: **South**
 Restrictions: Exposure: **South**

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** Occupant Type: **Owner**
 ROLL: **462401100047000**
 Possession/Date: **Flexible/** Deposit: **min 5%**

Brokerage Information

List Date: **05/28/2024**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 05/29/2024

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Rooms

Listing ID: 40596330

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
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

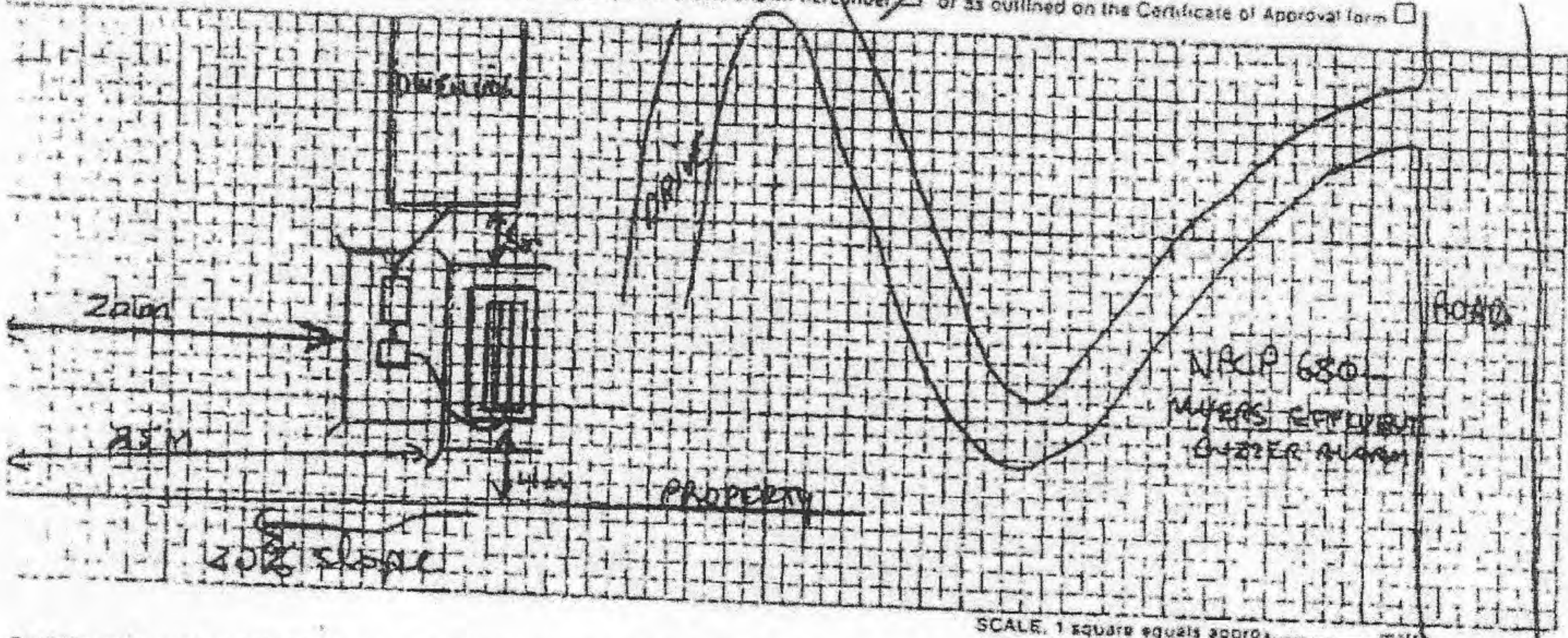
INSTALLED BY: Hawk River Construction

DATE 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 units. 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 Chapman

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # DY-94-88

such system being located on Lot 30 Conc. 7 Plan _____ Sub lot _____

Township/Municipality Dundas County Haliburton

inspected and Recommended by Tom [Signature]

DATE Sept 12/95 Issued Bj 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

IMPORTANT
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 LABEL ATTACHED TO THE HEATING UNIT.

INCHES OR CENTIMETERS

SHORTEST DISTANCE OF STOVE TO:	ACTUAL		REQUIRED
	INCHES	CENTIMETERS	
BACK WALL	70		
NEAT WALL	70		
CORNER	13.5	12	
CEILING	68	60	
SHORTEST DISTANCE OF STOVE PIPE TO:	BACKWALL	21	21
	ROOFWALL	28	21
CEILING	n/a		
SHORTEST DISTANCE FROM HEATING UNIT TO EDGE OF FLOOR FINISH:	FRONT	24	18
	LEFT SIDE	9	8
	RIGHT	18	8
	BACK	15	8

IS THERE ANYTHING OTHER THAN PIPE PASSING THROUGH WALL? YES NO

IS THE LENGTH OF ALL STOVE PIPE INCLUDING ELBOWS:

NUMBER OF ELBOWS ALLOWED: 1

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

CONSTRUCTION OF CHIMNEY:

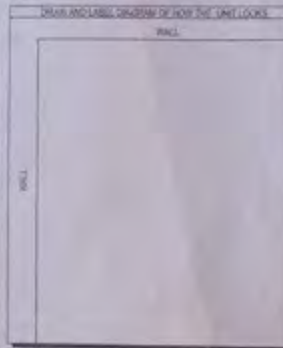
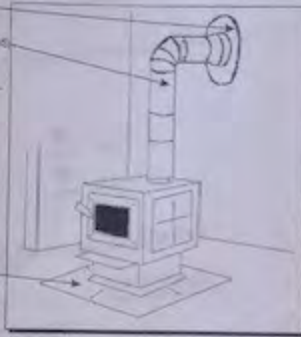
ROOFWALL: WOOD

CEILING: WOOD

IS THERE A NON-COMBUSTIBLE MAT? YES NO

SHORTEST DISTANCE OF MAT TO FURNITURE, FUEL OR OTHER COMBUSTIBLE MATERIAL:

80



4 INSTALLATION

WHO INSTALLED THE HEATING UNIT? HEATING CONTRACTOR HOMEOWNER OTHER (SPECIFY) Unknown
 IS THE CONTRACTOR WETT CERTIFIED? YES NO

DID THE STOVE PIPE PASS THROUGH A CONDENSED 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: _____

ARE 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

5 OTHER

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

WERE ANY MODIFICATIONS MADE TO THE HEATING UNIT OR CHIMNEY SPACE INSTALLED OR INSPECTED? YES NO (EXPLAIN)

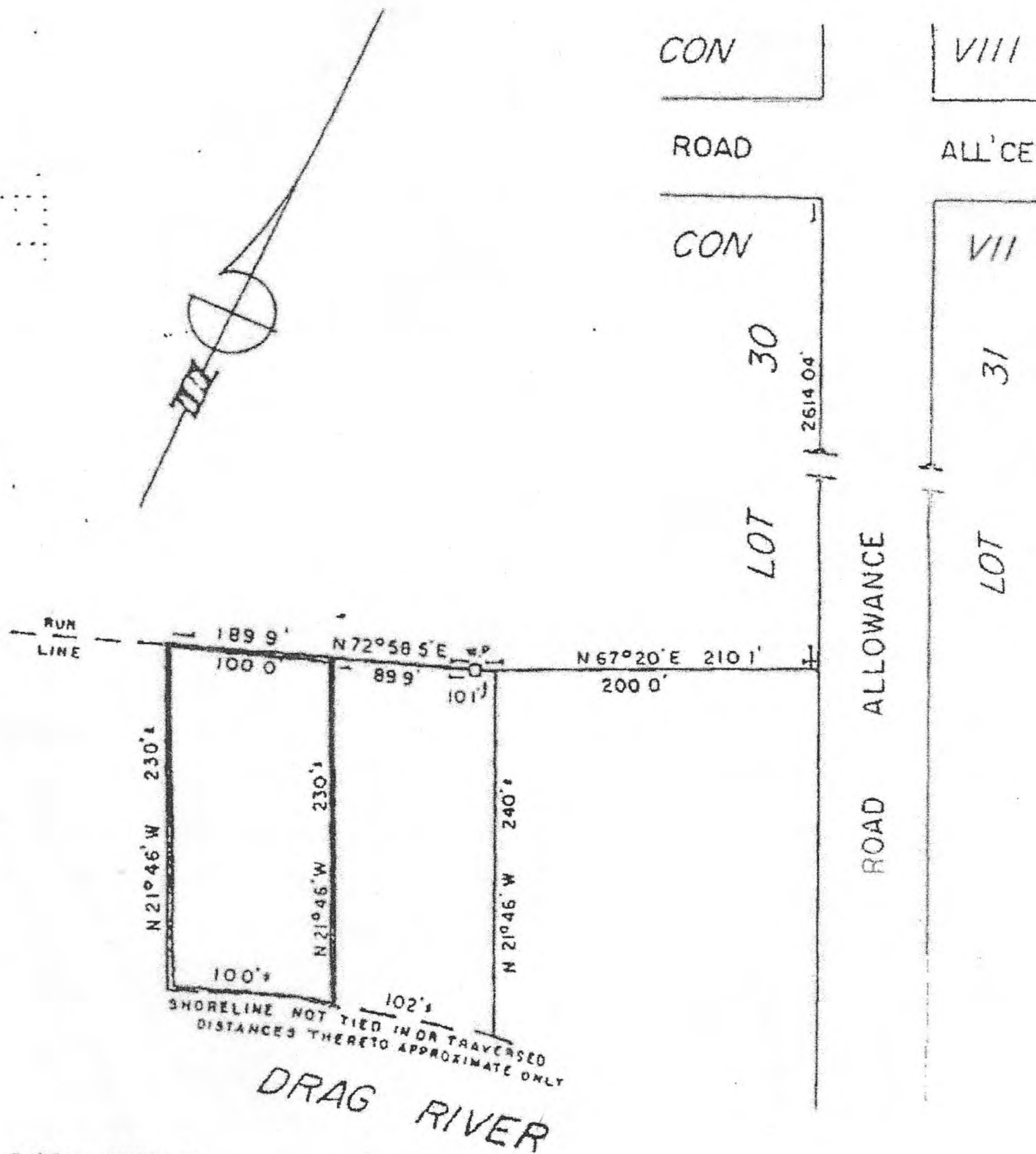
6 REMARKS

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

COMPLETED BY: Frank Salaris WETT# 10199 DATE: 2016 10 21

PLAN SHOWING
 PART OF LOT 30, CON 7
 TOWNSHIP OF DYSART
 PROVISIONAL COUNTY OF HALIBURTON

SCALE 1" = 100'



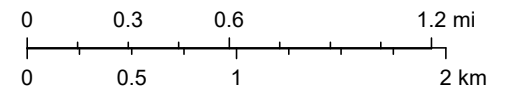
1847 Chandler Drive, Drag Lake



April 30, 2024



Scale: 1:36,112



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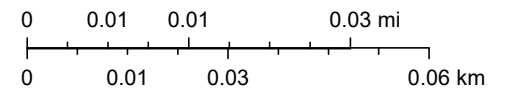


April 30, 2024

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Scale: 1:1,128





Chandler Dr

1847

1847

1851

1863

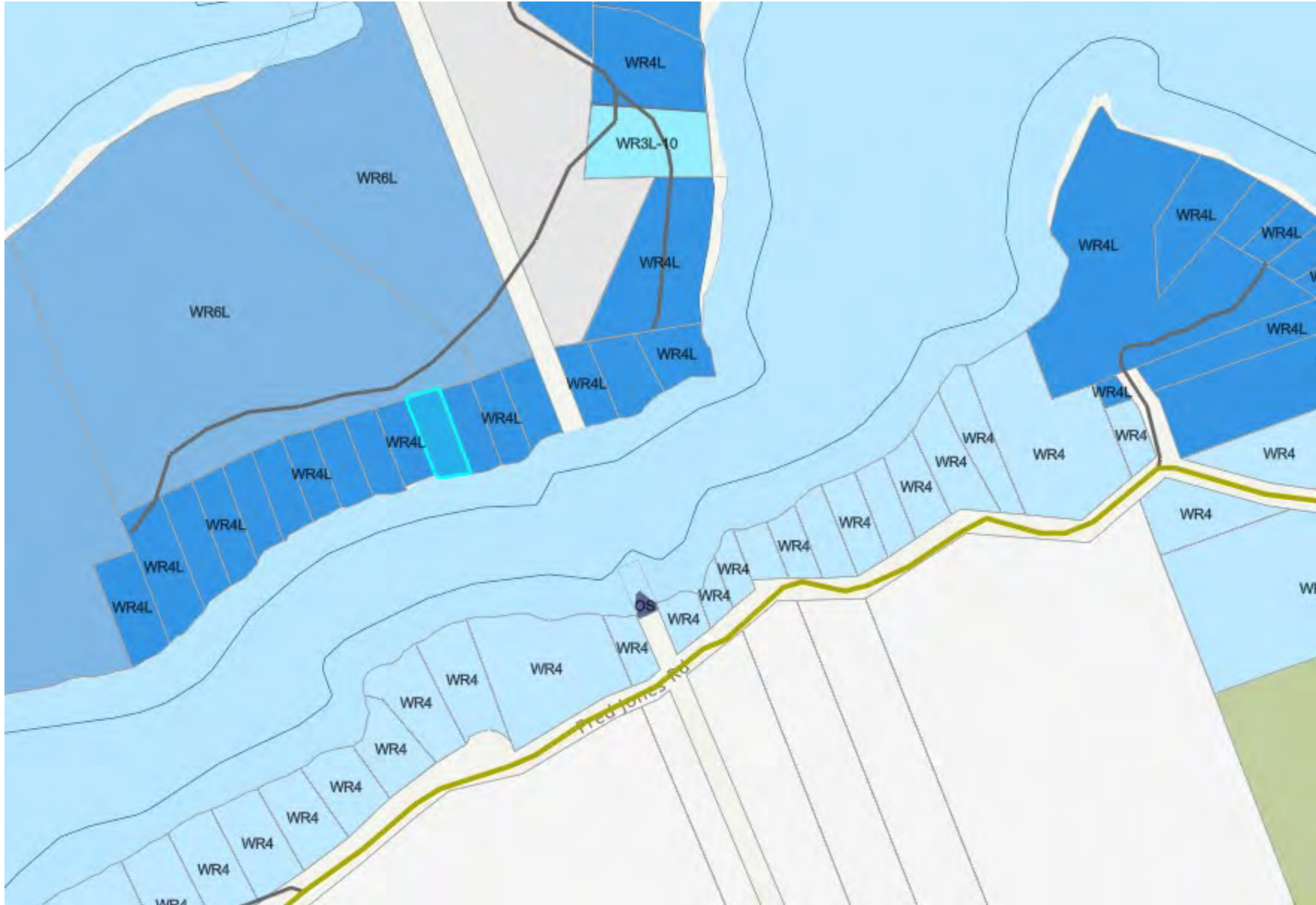
1867

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.

