

Troy Austen
Sales Representative



Contact Details:

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☎ 705-455-7653

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🌐 troyausten.ca



\$379,000



Heather Ahrens
Sales Representative

Welcome to

189 Boundary Rd.

Kinmount, ON.

Contact Details:

☎ 705-887-7878

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🌐 heatherahrens.ca





Escape to your own private oasis with this 2-Storey nestled on 5 acres of tranquil, wooded land. Imagine strolling through the well-treed surroundings, with trails weaving throughout the property, offering moments of serenity and exploration.

189 BOUNDARY Road, Kinmount, Ontario K0M 2A0

Listing

Client Full
Active / Residential

189 BOUNDARY Rd Kinmount

Listing ID: 40605590
Price: **\$379,000**

Haliburton/Minden Hills/Minden

2 Storey/House



	Beds	Baths	Kitch
Main	1	1	1
Second	2		

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,077**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,077/Other**
DOM: **92**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$768.26/2024**

Remarks/Directions

Public Rmks: **Escape to your own private oasis with this 2 Story home nestled on 5 acres of tranquil wooded land. Though in need of some tender loving care after being vacant for a while,, this property offers endless possibilities for those with a vision. Imagine strolling through the well-treed surroundings, with trails weaving throughout the property, offering moments of serenity and exploration. Whether you dream of creating your own hiking trails, establishing a cozy outdoor retreat, or simply enjoying the peaceful ambiance of nature, this property provides the canvas for your ideal escape. With a bit of imagination and effort, this home has the potential to be transformed into a cozy haven amidst the trees, where you can unwind and recharge away from the hustle and bustle of everyday life. Embrace the opportunity to make this property your own.**

Directions: **FENELON FALLS HWY 121 TO BOUNDARY RD, LEFT ON BOUNDARY**

Exterior

Exterior Feat: **Private Pond**
Construct. Material: **Wood**
Shingles Replaced: Foundation: **Block**
Year/Desc/Source: **1978//Other**
Property Access: **Municipal Road**
Other Structures: **Shed**
Pool Features: **Other**
Garage & Parking: **Detached Garage//Private Drive Single Wide, Visitor Parking//Circular Driveway**
Parking Spaces: **7**
Water Source: **Drilled Well**
Lot Size Area/Units: **5.000/Acres**
Lot Front (Ft): **325.06**
Location: **Rural**
Area Influences: **Highway Access, Quiet Area**
View: **Trees/Woods**
Topography:
Restrictions:
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **31-50 Years**
Rd Acc Fee:
Winterized:
Driveway Spaces: **6.0**
Water Tmnt:
Acres Range: **5-9.99**
Lot Depth (Ft):
Lot Irregularities:
Garage Spaces: **1.0**
Sewer: **Septic**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Retire Com:
Fronting On: **North**
Exposure: **South**

Interior

Interior Feat: **Water Heater Owned**
Basement: **Crawl Space**
Laundry Feat: **Main Level**
Cooling: **None**
Heating: **Forced Air-Propane**
Fireplace: **1/Wood Stove**
Under Contract: **Propane Tank**
Inclusions: **Dryer, Refrigerator, Stove, Washer, Window Coverings**
Add Inclusions: **FURNISHING NEGOTIABLE**
Exclusions: **ALL PERSONAL ITEMS**
Basement Fin: **Unfinished**
FP Stove Op: **Yes**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 3 CON 1 LUTTERWORTH PT 1 19R3719; MINDEN HILLS**
Zoning: **RU**
Assess Val/Year: **\$95,000/2024**
PIN: **392130030**
ROLL: **461605100000750**
Possession/Date: **Flexible/**
Local Improvements Fee:
Survey: **Available/**
Hold Over Days: **60**
PIN 2:
Occupant Type: **Vacant**
Deposit: **20000**

Brokerage Information

List Date: **06/13/2024**
List Brokerage: **RE/MAX All-Stars Realty Inc. Brokerage**

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Source Board: Barrie and District Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 09/13/2024

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Rooms

Listing ID: 40605590

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	15' 0" X 11' 5"	4.57 X 3.48	
Laundry	Main	11' 0" X 15' 0"	3.35 X 4.57	
Bathroom	Main			3-Piece
Bedroom	Main	11' 5" X 12' 5"	3.48 X 3.78	
Bedroom	Second	12' 0" X 13' 5"	3.66 X 4.09	
Bedroom	Second	5' 5" X 15' 0"	1.65 X 4.57	

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Interior Home Features

Three Bedrooms
One Bathroom
Eat in Kitchen
Living Room with Woodstove
Laundry Room on Main floor

Exterior Features

Complete Privacy

5 Acres

Two natural private ponds

Trails throughout property

Shed

Older workshop with hydro



CHATTELS

Included

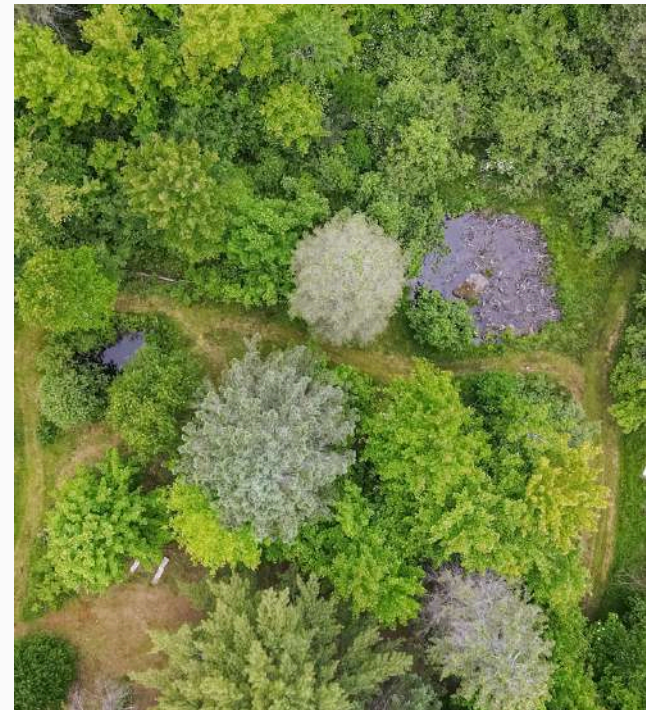
- Dryer
- Refrigerator
- Stove
- Washer
- Window Coverings
- Hot Water Tank

Excluded

- Personal Items

Additional

- Furnishings Negotiable



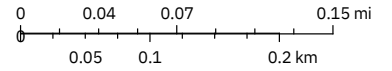
189 Boundary Road



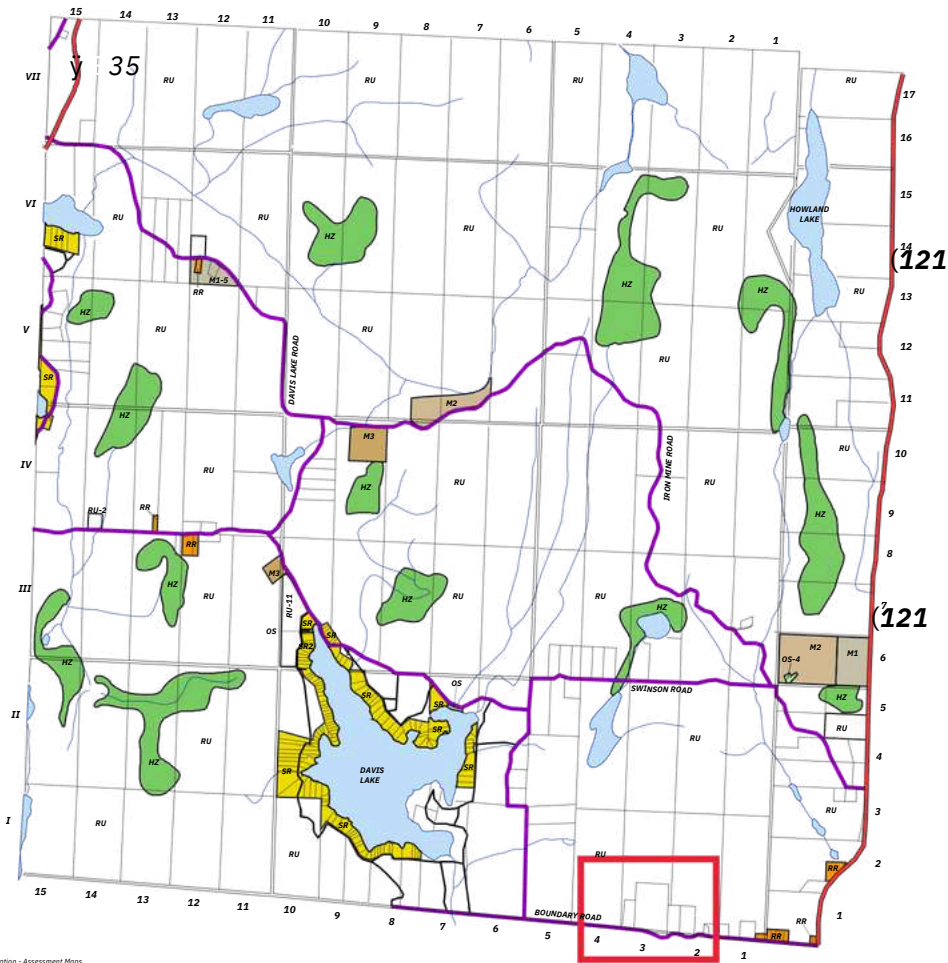
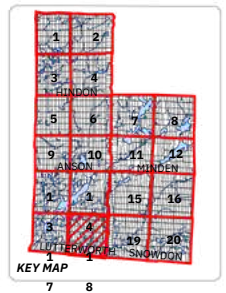
June 14, 2024

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Scale: 1:4,514



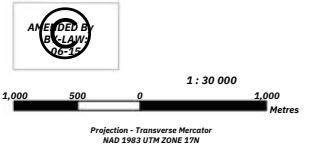
**TOWNSHIP OF MINDEN HILLS
ZONING BY-LAW 06-10
GEOGRAPHIC TOWNSHIP OF LUTTERWORTH
SCHEDULE '18'**




LEGEND

HZ HAZARD LAND	C-3 VILLAGE COMMERCIAL
FW FLOODWAY	M1 GENERAL INDUSTRIAL
OS OPEN SPACE	M2 EXTRACTIVE INDUSTRIAL
RU RURAL	M3 WASTE DISPOSAL INDUSTRIAL
HR HAMLET RESIDENTIAL	RR RURAL RESIDENTIAL
RR RURAL RESIDENTIAL	SR SHORELINE RESIDENTIAL
SR SHORELINE RESIDENTIAL	CF COMMUNITY FACILITY
CF COMMUNITY FACILITY	C1 HIGHWAY COMMERCIAL
C1 HIGHWAY COMMERCIAL	C2 GENERAL COMMERCIAL
C2 GENERAL COMMERCIAL	C3 RECREATIONAL COMMERCIAL
TOWNSHIP ROADS	PRIVATE ROADS
COUNTY ROADS	HUNT CAMPS
LOTS CONCESSIONS	
HAZARDOUS	

SCHEDULE 18 TO BY-LAW NO. 06-10
AS AMENDED
CONSOLIDATED TO - MARCH 31, 2008

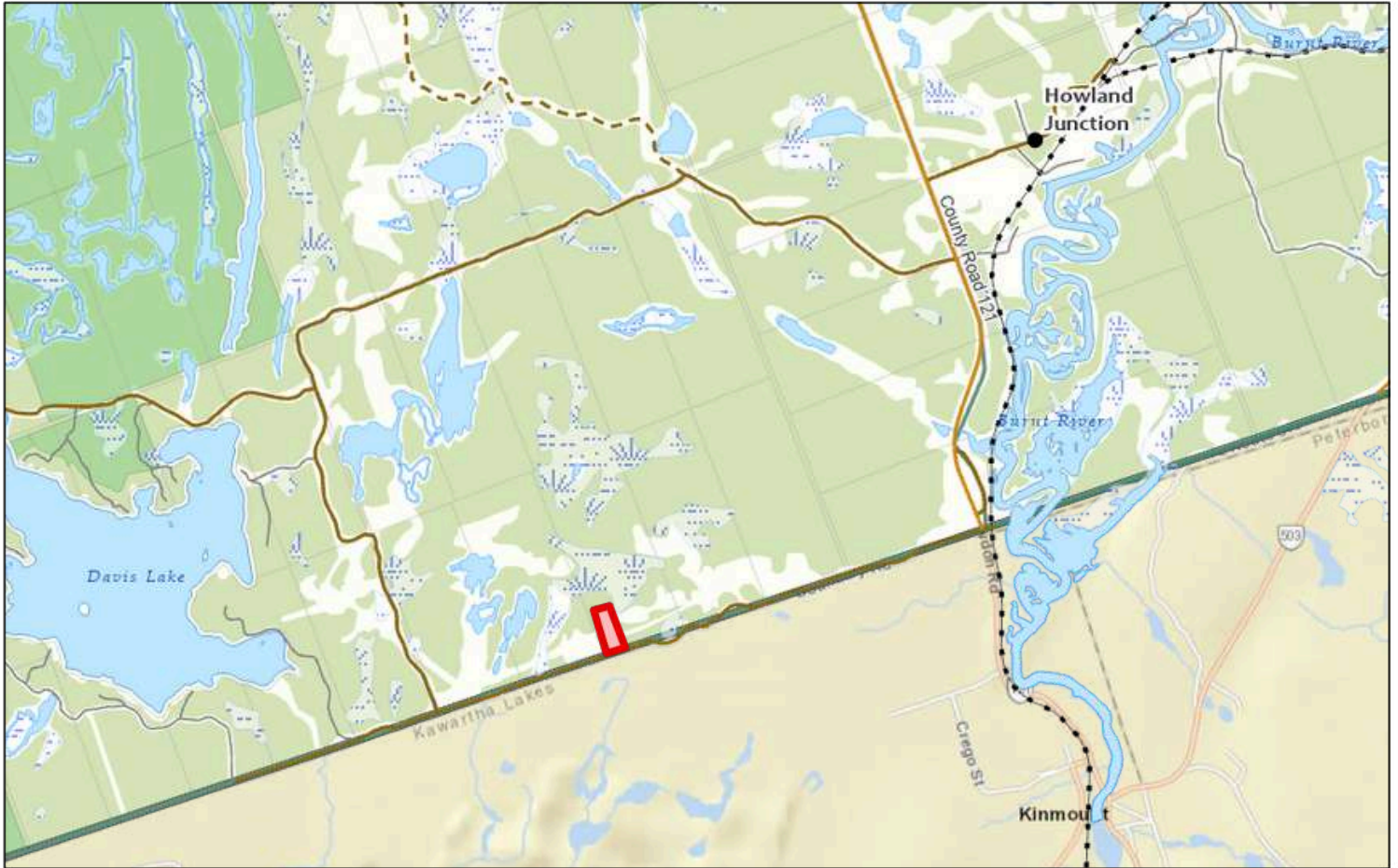


NOTE:
This map is for general illustration purposes only.
For boundary interpretations, please contact the
Township of Minden Hills, Planning Department.



Base Map Source:
Municipal Property Assessment Corporation - Assessment Maps
Robert Lehman Planning Consultants Ltd.
Ministry of Natural Resources - NRVS Mapping 2002

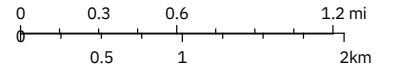
189 Boundary Road



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TOWNSHIP OF



TOWNSHIP OF MINDEN HILLS

PO BOX 359 7 MILNE ST
MINDEN ON K0M 2K0
Tel. No. : (705) 286-1260

TAX BILL

INTERIM 2024

Billing Date

Feb 12, 2024

Roll No. 4616 051 00000750.0000

Mortgage Co:

Mortgage No.

189 BOUNDARY RD
MINDEN ON K0M 2A1

189 BOUNDARY RD
CON 1 PT LOT 3 RP 19R3719 PART 1

2023 Annualized Taxes	Rate	2024 Interim Tax Amount
768.26	50% of 2023 Taxes	384.13
Sub Total		384.13
Special Charges/Credits	Summary	
	Interim 2024 Taxes	384.13
	Past Due (Credit) (As of 02/12/2024)	0.00