

Troy Austen
Sales Representative



Contact Details:

☎ 705-457-9994

☎ 705-455-7653

✉ info@troyausten.ca

🌐 troyausten.ca



\$379,000



Heather Ahrens
Sales Representative

Welcome to

189 Boundary Rd.

Kinmount, ON.

Contact Details:

☎ 705-887-7878

☎ 705-344-4235

✉ heatherahrens99@gmail.com

🌐 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.



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



CHATTELS

Included

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

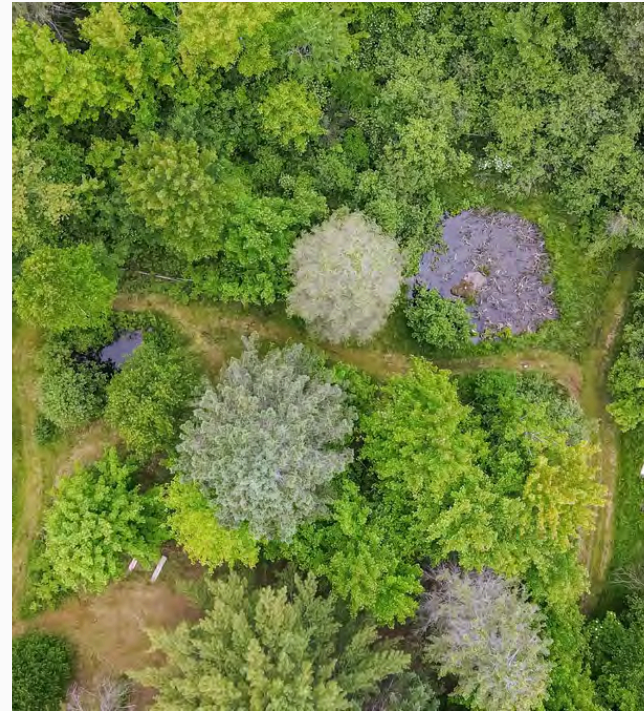
Excluded

- Personal Items

Additional

- Furnishings Negotiable

**2024 Taxes:
\$768.26**



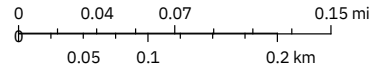
189 Boundary Road



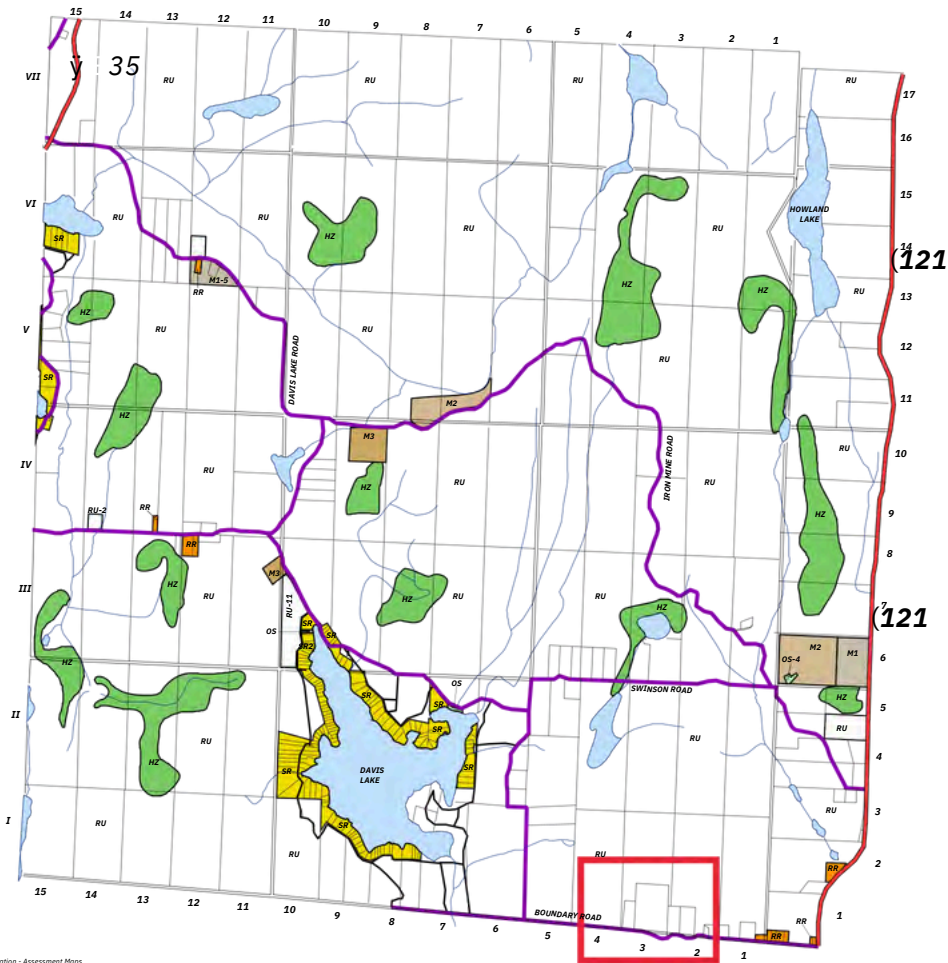
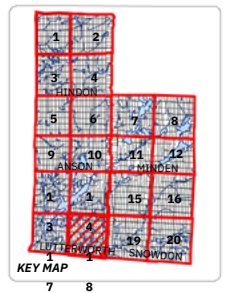
June 14, 2024

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Scale: 1:4,514



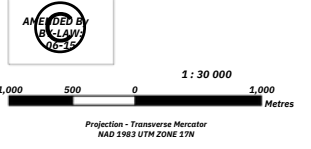
**TOWNSHIP OF MINDEN HILLS
ZONING BY-LAW 06-10
GEOGRAPHIC TOWNSHIP OF LUTTERWORTH
SCHEDULE '18'**



LEGEND

HZ HAZARD LAND	V2 VILLAGE COMMERCIAL
FW FLOODWAY	M1 GENERAL INDUSTRIAL
OS OPEN SPACE	M2 EXTRACTIVE INDUSTRIAL
RU RURAL	M3 WASTE DISPOSAL INDUSTRIAL
HR HAMLET RESIDENTIAL	LOTS CONCESSIONS
RR RURAL RESIDENTIAL	HW HIGHWAYS
SR SHORELINE RESIDENTIAL	CR COUNTY ROADS
CF COMMUNITY FACILITY	TR TOWNSHIP ROADS
C1 HIGHWAY COMMERCIAL	PR PRIVATE ROADS
C2 GENERAL COMMERCIAL	HC HUNT CAMPS
C3 RECREATIONAL COMMERCIAL	

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

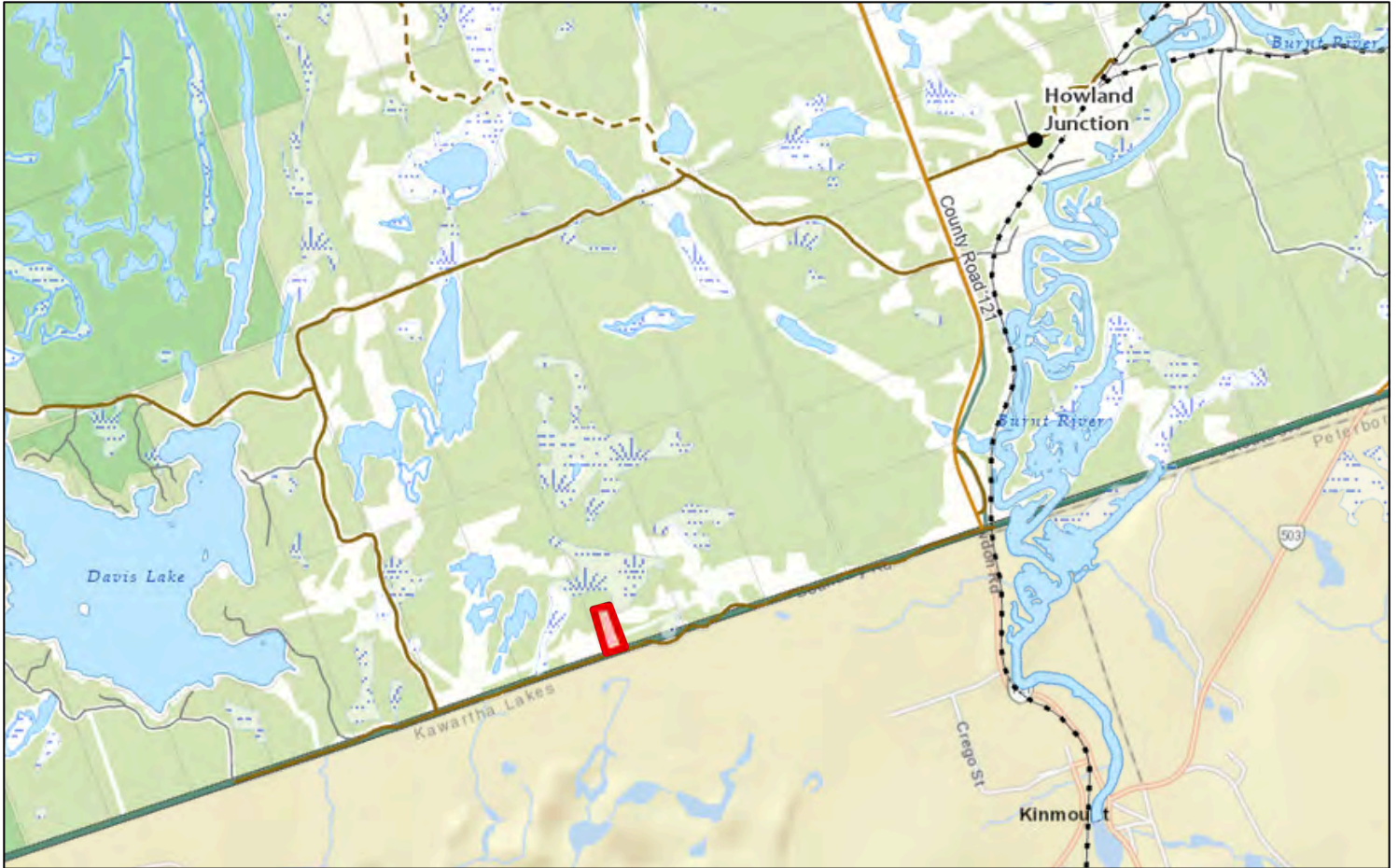


NOTE:
This map is for general illustration purposes only.
For boundary interpretations, please contact the
Township of Minden Hills, Planning Department.



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

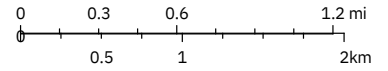
189 Boundary Road



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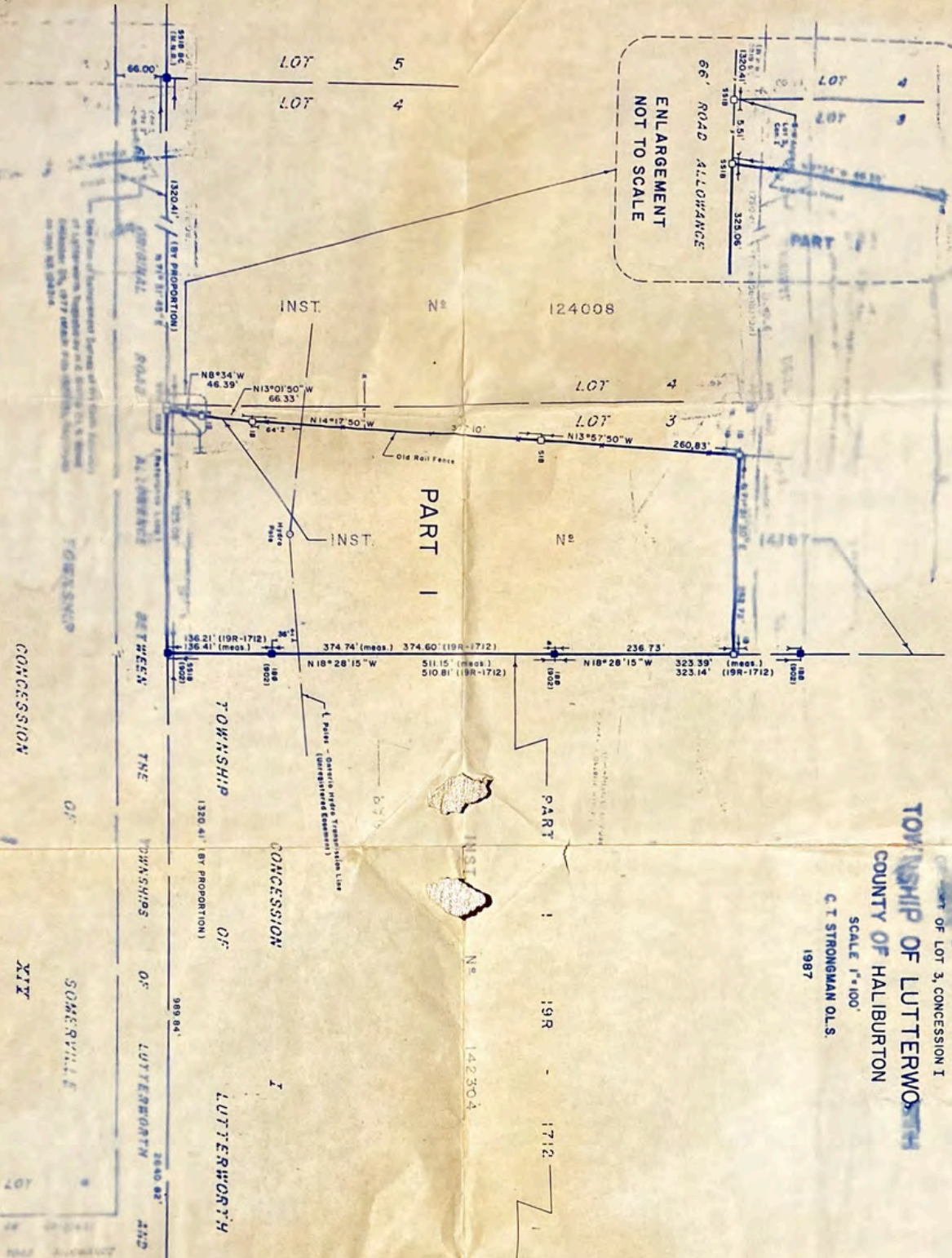
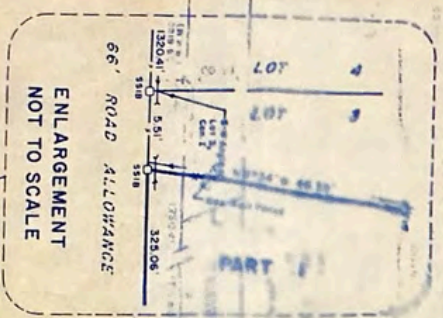
PLAN OF SURVEY
 OF LOT 3, CONCESSION I
TOWNSHIP OF LUTTERWORTH
COUNTY OF HALIBURTON
 C.T. STRONGMAN O.L.S.
 1987

PLAN 19R -
 RECEIVED AND DEPOSITED
 DATE: _____
 Land Registrar for the Registry
 Division of Haliburton "19"

PRELIMINARY

CAUTION
 THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF THE PLANNING ACT

SHEET	LOCATION	INSTRUMENT	AREA
1	Part of Lot 3, Concession 1	Part of Plan No. 1987	500 Acres



NOTE

BEARINGS ARE ASTRONOMIC DERIVED FROM THE CONVEYANCE I WHICH IS N 71° 45' E. At Station 1320.41' (BY PROPORTION)

(M.B.S.) - DENOTES MOUNTAIN STANDARD TIME (M.S.T.) - DENOTES WESTERN STANDARD TIME (M.S.T.) - DENOTES WESTERN STANDARD TIME (M.S.T.) - DENOTES WESTERN STANDARD TIME

LEGEND

— DENOTES STANDARD IRON BAR
 — DENOTES SHORT STANDARD IRON BAR
 — DENOTES IRON BAR ROUND
 — DENOTES IRON BAR POINT
 — DENOTES IRON TUBE
 — DENOTES IRON PIPE
 — DENOTES IRON PIPE
 — DENOTES IRON PIPE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE STATUTES AND REGULATIONS ACT AND THE REGULATIONS MADE THEREUNDER AND THAT THE PLAN IS CORRECTED ON THE 16TH DAY OF JANUARY, 1987

[Signature]
 SURVEYOR

DEARDEN, STANTON, STONES AND STRONGMAN LTD.

ONTARIO LAND SURVEYORS
 CONSULTING ENGINEERS
 BOX 229 - BOX 290
 WINDEN - ONTARIO