

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$149,000

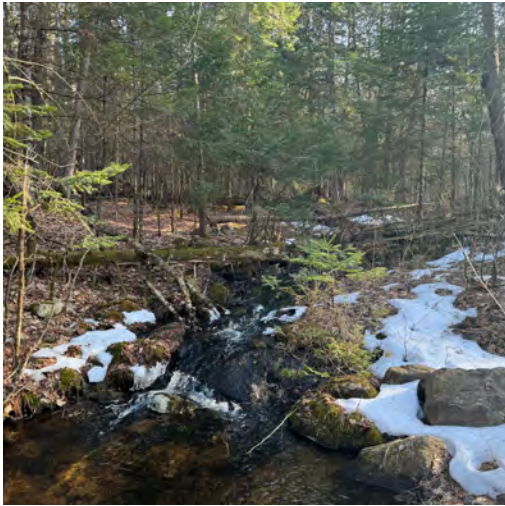
Welcome to

North Drive
Eagle Lake




Troy Austen


Sales Representative



CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca



Welcome to your own private oasis on this level and spacious 2-acre building lot! Embrace the tranquility of this serene setting, where a gentle stream flows along the easterly side, enhancing the natural beauty of the landscape. As you arrive via the driveway, already in place for your convenience, you'll discover a cleared building site, awaiting your dream home vision. Conveniently located just minutes away from the Eagle Lake Country Market, you'll have easy access to all the essentials. And with the village of Haliburton just 15-minutes away, you'll have access to schools, restaurants and more. Adventure awaits nearby with Sir Sam's Ski Hill offering winter thrills and outdoor activities year-round. Additionally, this property backs onto Crown land, ensuring an expansive backdrop of untouched wilderness to explore and enjoy. Whether you're seeking a peaceful retreat or a permanent residence, this property offers the perfect canvas for realizing your dreams. Come and experience the harmonious blend of nature and convenience that awaits on this remarkable parcel of land.

NORTH Drive, Eagle Lake, Ontario K0M 1M0

Listing

Client Full
Active / Land

[0 NORTH Dr Eagle Lake](#)

Listing ID: 40554650
Price: **\$149,000**



Haliburton/Dysart et al/Guilford

Residential

Tax Amt/Yr:	\$190/2023	Trans Type:	Sale
Zoning:	WR4L	Acres Range:	2-4.99
Devel Chrg Pd:		Frontage:	243.00
Official Plan:		Lot Dimensions:	243
Site Plan Apprv:		Lot Irregularities:	243' X IRREGULAR/2 ACRES
		Lot Shape:	
		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$190/2023

Remarks/Directions

Public Rmks: **Welcome to your own private oasis on this level and spacious 2-acre building lot! Embrace the tranquility of this serene setting, where a gentle stream flows along the easterly side, enhancing the natural beauty of the landscape. As you arrive via the driveway, already in place for your convenience, you'll discover a cleared building site, awaiting your dream home vision. Conveniently located just minutes away from the Eagle Lake Country Market, you'll have easy access to all the essentials. And with the village of Haliburton just 15-minutes away, you'll have access to schools, restaurants and more. Adventure awaits nearby with Sir Sam's Ski Hill offering winter thrills and outdoor activities year-round. Additionally, this property backs onto Crown land, ensuring an expansive backdrop of untouched wilderness to explore and enjoy. Whether you're seeking a peaceful retreat or a permanent residence, this property offers the perfect canvas for realizing your dreams. Come and experience the harmonious blend of nature and convenience that awaits on this remarkable parcel of land.**

Directions: **County Road 14 to Sir Sam's Road to Bushwolf Lake Road to North Drive. 1 km on North Drive to sign on right.**

Exterior

Property Access:	Private Road, Year Round Road	Fronting:	South
Area Influences:	Hospital, Lake Access, Lake/Pond		
View:			
Topography:	Level, Partially Cleared, Wooded/Treed		
Elementary School:	SBES/JDHES /Secondary-HHSS		

Land Information

Utilities:		Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	At Lot Line-Hydro, Cell Service		
Acres Clear:		Acres Waste:	
Lot Front (Ft):	243.00	Acres Workable:	
Lot Depth (Ft):		Lot Size:	2.17 Acres

Property Information

Legal Desc:	LOT 61, PLAN 580, DYSART ET AL	Survey:	None/
Zoning:	WR4L	Hold Over Days:	
Assess Val/Year:	\$27,000/2024	Occupant Type:	
PIN:	392910213		
ROLL:	462404000015500		
Possession/Date:	Immediate/	Deposit:	min 5%

Brokerage Information

List Date: **03/14/2024**
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 03/15/2024

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PLAN OF SUBDIVISION
PART OF LOTS 26, 27, 28 & 29, CON. II
TOWNSHIP OF GUILFORD
 PROVISIONAL COUNTY OF HALIBURTON
 SCALE: 1 INCH = 200 FEET
 PAUL WILSON O.L.S.
 1978

R27762

This plan is approved by the Ontario
 Municipal Board pursuant to section
 of The Planning Act (R.S.O.
 1970, c. 347)
 Dated this 17th day of February 1979

K. J. Bishop
 SECRETARY

NOTE

1. THE LINE BETWEEN CONCESSIONS I & II ACROSS LOTS 26 TO 30 INCLUSIVE WAS ESTABLISHED BY PROPORTION ACROSS SAID CONCESSIONS, AS SHOWN ON A PLAN BY H. C. BISHOP O.L.S. DATED JANUARY 20, 1975, OF RECORD IN THE OFFICES OF BISHOP & WILSON LTD. HALIBURTON, ONTARIO.
2. THE LINES BETWEEN LOTS 26 TO 30 INCLUSIVE IN CONCESSION II WERE ESTABLISHED PARALLEL TO THE WESTERLY LIMIT OF LOT 26 IN THE SAID CONCESSION BY ALEXANDER NIVEN O.L.S. AS SHOWN IN FIELD NOTES DATED OCTOBER 13, 1870 THROUGH NOVEMBER 1882 OF RECORD IN THE OFFICES OF BISHOP & WILSON LTD. HALIBURTON, ONTARIO, AND IN ACCORDANCE WITH THE SURVEYS ACT IN EFFECT AT THAT TIME

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT
 1. LOTS 1 TO 61, BOTH INCLUSIVE, BLOCKS A to F BOTH INCLUSIVE, THE STREETS NAMELY NORTH ROAD, SOUTH ROAD, TOWER ROAD & WEST COURT AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS
 2. THE STREETS AND LAKES ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

DATED THE 16th DAY OF NOVEMBER 1978
R. J. Bishop Jr.
 R. J. BISHOP JR.
 FOR HALIBURTON HIGHLANDS PROPERTIES LIMITED

CONSENT OF MORTGAGEE

THE MORTGAGEE UNDER MORTGAGE REGISTERED AS N^o 98111 & 97719, HEREBY CONSENTS TO THE REGISTRATION OF THIS PLAN
 DATED THE 16th DAY OF NOV. 1978
 CANADIAN IMPERIAL BANK OF COMMERCE
R. J. Bishop Jr.
 R. J. BISHOP JR. GENERAL MANAGER
R. J. Bishop Jr.
 R. J. BISHOP JR. ASST. SECRETARY

CERTIFICATE OF REGISTRATION

I HEREBY CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF THE PROVINCIAL COUNTY OF HALIBURTON ON
 AT 10:00 O'CLOCK ON THE 17th DAY OF Feb. 1979
 AS NUMBER 580

Jean A. Jackson
 JEAN A. JACKSON
 REGISTRAR

BEARING NOTE

BEARINGS ARE ASTROMETRIC, DERIVED FROM THE SOUTHERLY LIMIT OF REGISTERED PLAN N^o 564 HAVING A BEARING OF N 69° 35' 30" E, AS SHOWN THEREON.

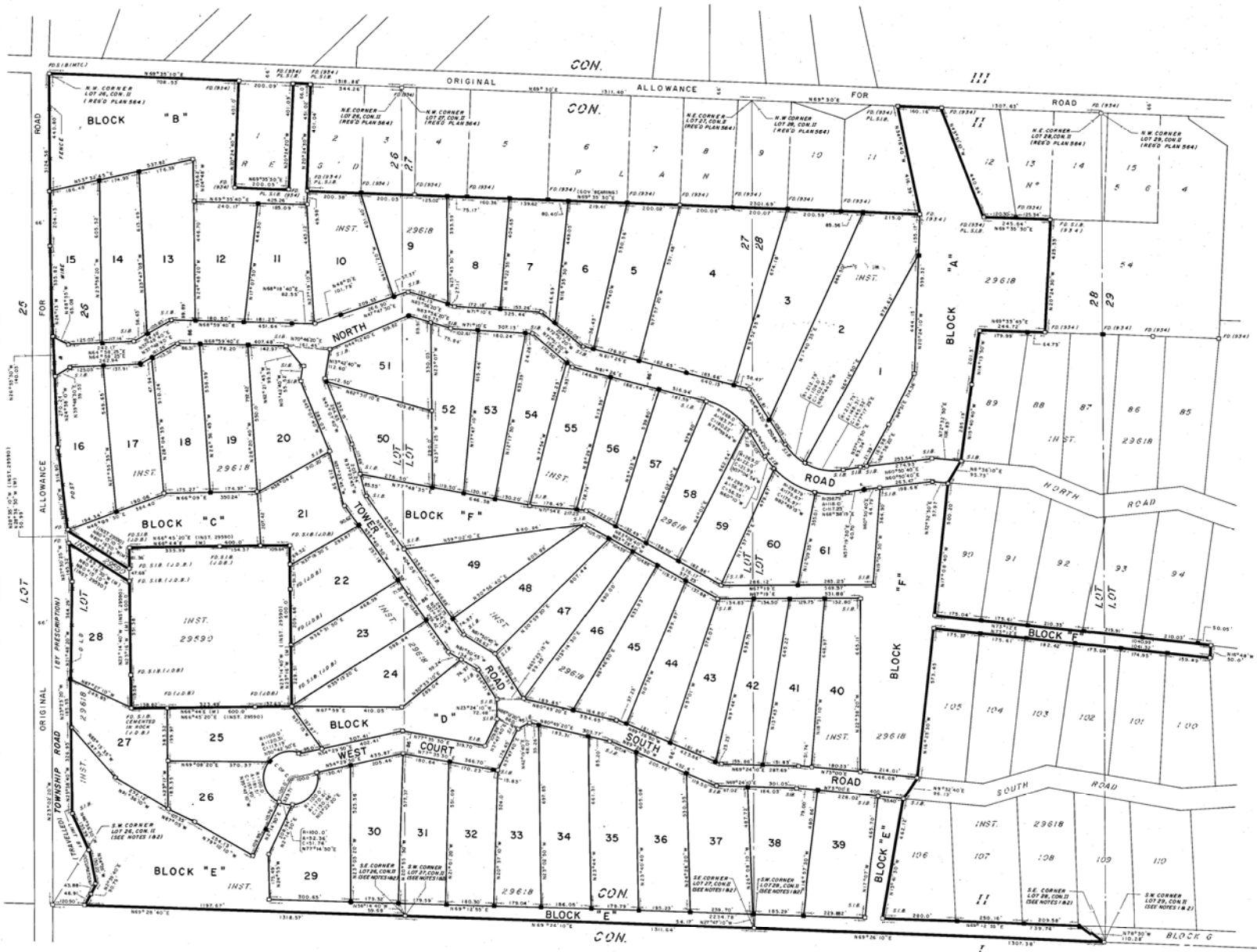
LEGEND

- DISTANCES ARE IN FEET AND DECIMALS THEREOF
 ALL HANGING LINES HAVE BEEN VERIFIED
 ■ DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
 □ DENOTES SHORT STANDARD IRON BAR
 ○ S.I.B. DENOTES STANDARD IRON BAR
 ● DENOTES ROCK POST
 WIT DENOTES WITNESS
 M DENOTES MEASURED
 J.B.B. DENOTES J.O. BARNES & ASSOCIATES O.L.S.
 --- DENOTES OLD POST & WIRE FENCE
 PL DENOTES PLANTED
 C.O.C. DENOTES CENTRE OF CIRCLE

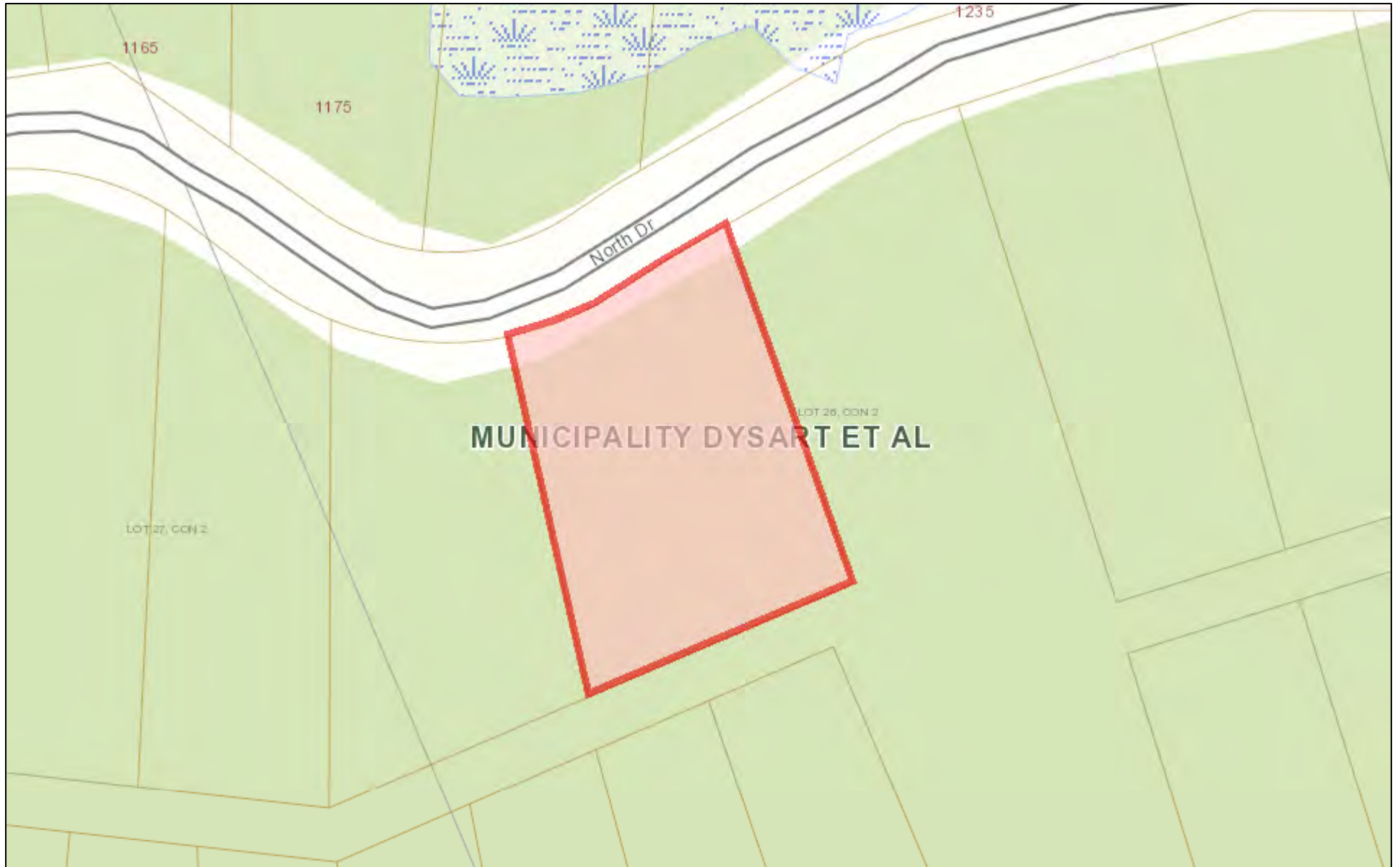
SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THIS SURVEY WAS COMPLETED NOVEMBER 15, 1978

HALIBURTON, ONT.
 NOVEMBER 15, 1978
Paul Wilson
 PAUL WILSON
 ONTARIO LAND SURVEYOR



North Road - Sir Sams Area



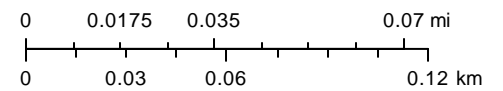
March 21, 2023

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North Road - Sir Sams Area



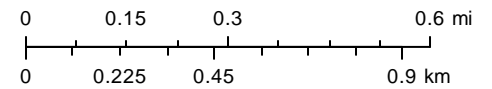
March 21, 2023

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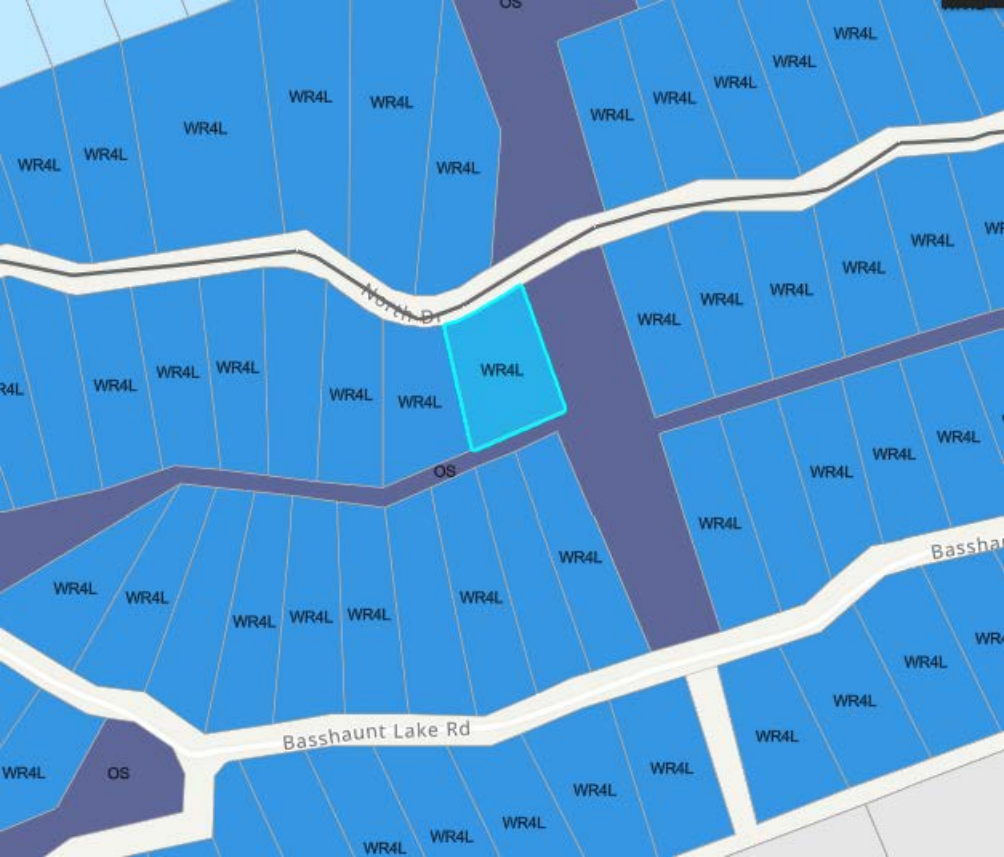
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