

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$529,000

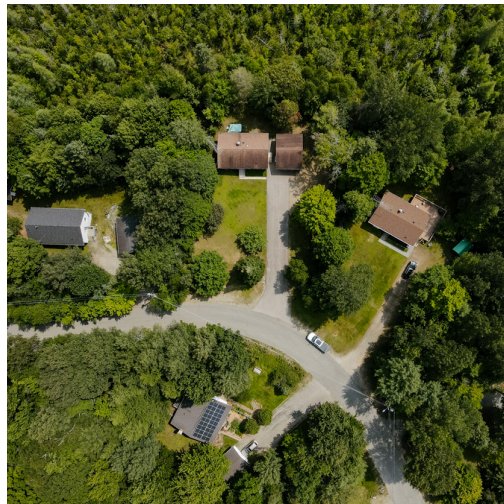
Welcome to

22 Mulholland Drive
Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Situated in the heart of Haliburton village, this recently renovated 3-bedroom bungalow offers a perfect blend of modern comforts and timeless charm. Boasting newly installed windows, a renovated bathroom, and a new roof on both the house and garage, this home is primed for worry-free living.

Step inside to discover an inviting open-concept layout, seamlessly connecting the kitchen, living, and dining areas, ideal for both everyday living and entertaining guests. Stay warm and cozy year-round with the addition of a new propane furnace, ensuring efficient heating throughout the home. The lower level presents a versatile space, perfect for family gatherings or leisure activities, complete with laundry facilities for added convenience.

Outside, a spacious 24 x 18 insulated garage provides ample room for vehicles, storage, or even a workshop for the handy homeowner. Nestled on a meticulously maintained, flat, treed lot with a paved driveway, this property offers both curb appeal and practicality. Enjoy the tranquility of village living while still being just minutes away from town, providing easy access to essential amenities and services.

Whether you're seeking a welcoming family home or a peaceful retreat for retirement, this property offers the perfect blend of comfort, convenience, and character in an unbeatable location. Don't miss your chance to make this Haliburton haven your own!

Exterior Features

Meticulously maintained, flat lot with paved driveway

A spacious 24 x 18 insulated garage provides ample room for vehicles, storage, workshop

Minutes away from town, providing easy access to essential amenities and services



Interior Home Features

Three Bedrooms

One Bathroom

Open concept living space great for entertaining

Updates: New windows, renovated bathroom, new roof and newly install propane furnace

Property Member Full

22 MULHOLLAND Drive, Haliburton, Ontario K0M 1S0

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

Listing ID: 40588593
List Price: \$529,000.00



Haliburton/Dysart et al/Dysart
Bungalow/House/Detached

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SqFt Fin Total: **1,220**
 AG Fin SqFt Range: **501 to 1000**
 AG Fin SqFt: **870/LBO provided**
 BG Fin SqFt: **350/LBO provided**
 DOM/CDOM: **34/34**
 Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$1,480.00/2023**
 Lot Size: **0.50/Acres**

Recent: 06/17/2024 : Price Decrease : \$550,000->\$529,000
Seller: 564816 Ontario Inc.
ARN/PIN: 462401200085004 / 391760054
Legal: Lot 4 Plan 610; Dysart et al

Remarks/Directions

Public: **Situated in the heart of Haliburton village, this recently renovated 3-bedroom bungalow offers a perfect blend of modern comforts and timeless charm. Boasting newly installed windows, a renovated bathroom, and a new roof on both the house and garage, this home is primed for worry-free living. Step inside to discover an inviting open-concept layout, seamlessly connecting the kitchen, living, and dining areas, ideal for both everyday living and entertaining guests. Stay warm and cozy year-round with the addition of a new propane furnace, ensuring efficient heating throughout the home. The lower level presents a versatile space, perfect for family gatherings or leisure activities, complete with laundry facilities for added convenience. Outside, a spacious 24 x 18 insulated garage provides ample room for vehicles, storage, or even a workshop for the handy homeowner. Nestled on a meticulously maintained, flat, treed lot with a paved driveway, this property offers both curb appeal and practicality. Enjoy the tranquility of village living while still being just minutes away from town, providing easy access to essential amenities and services. Whether you're seeking a welcoming family home or a peaceful retreat for retirement, this property offers the perfect blend of comfort, convenience, and character in an unbeatable location. Don't miss your chance to make this Haliburton haven your own!**

Directions to Property: Haliburton, Highland Street to Pine Street to Mulholland Drive to 22

Auxiliary Buildings

Building Type Beds Baths # Kitchens Winterized
Garage

Exterior

Exterior Feat: **Privacy, Recreational Area, Year Round Living**
 Construct. Material: **Aluminum Siding, Vinyl Siding**
 Shingles Replaced: **2024** Foundation: **Block, Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **/Completed / New/** Prop Attached: **Detached**
 Property Access: **Municipal Road, Year Round Road** Apx Age: **31-50 Years**
 Garage & Parking: **Detached Garage//Outside/Surface/Open//Asphalt Driveway** Rd Acc Fee:
 Parking Spaces: **5** Driveway Spaces: **4.0** Garage Spaces: **1.0**
 Services: **Cable, Cell Service, Electricity, High Speed Internet Avail, Telephone Available**
 Water Source: **Drilled Well** Water Tmnt: **No** Sewer: **Septic**
 Lot Size Area/Units: **0.500/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **108.00** Lot Depth (Ft): Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Arts Centre, Library, Park, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Shopping Nearby, Skiing**
 View: **Forest** Retire Com:
 Topography: **Flat, Level, Wooded/Treed** Fronting On: **South**
 Restrictions: Exposure: **North**
 School District: **Trillium Lakelands District School Board**

Interior


Interior Feat: **Central Vacuum Roughed-in**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Basement Feat: **Development Potential**
 Laundry Feat: **Lower Level**
 Cooling: **None**
 Heating: **Forced Air-Propane**
 Inclusions: **Refrigerator, Stove**
 Exclusions: **Washer, Dryer, Freezer, Personal Items**

Property Information



Common Elem Fee: **No**
 Legal Desc: **Lot 4 Plan 610; Dysart et al**
 Zoning: **R1**
 Assess Val/Year: **\$210,000/2024**
 PIN: **391760054**
 ROLL: **462401200085004**
 Possession/Date: **60 - 89 Days/**

Local Improvements Fee:
 Survey: **Available/ 1985**
 Hold Over Days:
 Occupant Type: **Tenant**
 Deposit: **min 5%**

Marketing

Showing Requirements: **Showing System, TLBO (List Brokerage)**
 Showings: 
 Showing Remarks: **Broker Bay system or call 705-457-1011. 24 hour notice mandatory due to tenants.**
 Lockbox Type: **None** Locbox Loc/Serial#:/
 Possession: **60 - 89 Days**

Brokerage Information

List Date: **05/14/2024** Expiration Date: **08/28/2024** Int Bearing Bkg Trust Account: **Yes**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% - If a listing brokerage rep has introduced or shown this property to the buyer, the coop brokerage agrees to a 25% referral back to the listing brokerage** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **Included**
 Representation Type: **Designated Representative**
 Offer Remarks: **Please attach Sched B to all offers. Trust account info in Documents. Please provide 48 hour irrevocable on all offers.**
 Original List Price: **\$550,000.00**
 List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)  Brkge #: **705-457-1011**
 List Salesperson: [Troy Austen, Salesperson](#)  Direct #: **705-455-7653**
 Email: troy@troyausten.ca L/SP Cell: **705-455-7653**

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 06/17/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40588593

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen/Dining Room	Main	22' 4" X 8' 7"	6.81 X 2.62	
Living Room	Main	14' 3" X 12' 0"	4.34 X 3.66	
Bedroom	Main	11' 7" X 8' 5"	3.53 X 2.57	
Bedroom	Main	9' 0" X 8' 2"	2.74 X 2.49	
Bedroom	Main	11' 7" X 9' 3"	3.53 X 2.82	
Bathroom	Main	8' 3" X 7' 0"	2.51 X 2.13	4-Piece
Foyer	Main	5' 5" X 3' 0"	1.65 X 0.91	
Laundry	Lower	16' 8" X 11' 0"	5.08 X 3.35	
Utility Room	Lower	10' 0" X 11' 0"	3.05 X 3.35	
Recreation Room	Lower	16' 6" X 10' 10"	5.03 X 3.30	
Bonus Room	Lower	11' 0" X 8' 0"	3.35 X 2.44	
Other	Lower	16' 0" X 7' 8"	4.88 X 2.34	

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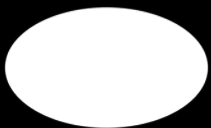
Chattels

Included

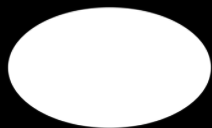
- Refrigerator
- Stove

Excluded

- Personal Items
- Washer
- Dryer
- Freezer



Seller



Buyer

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

REVISED
04-31-82

FILE NUMBER

REPORT

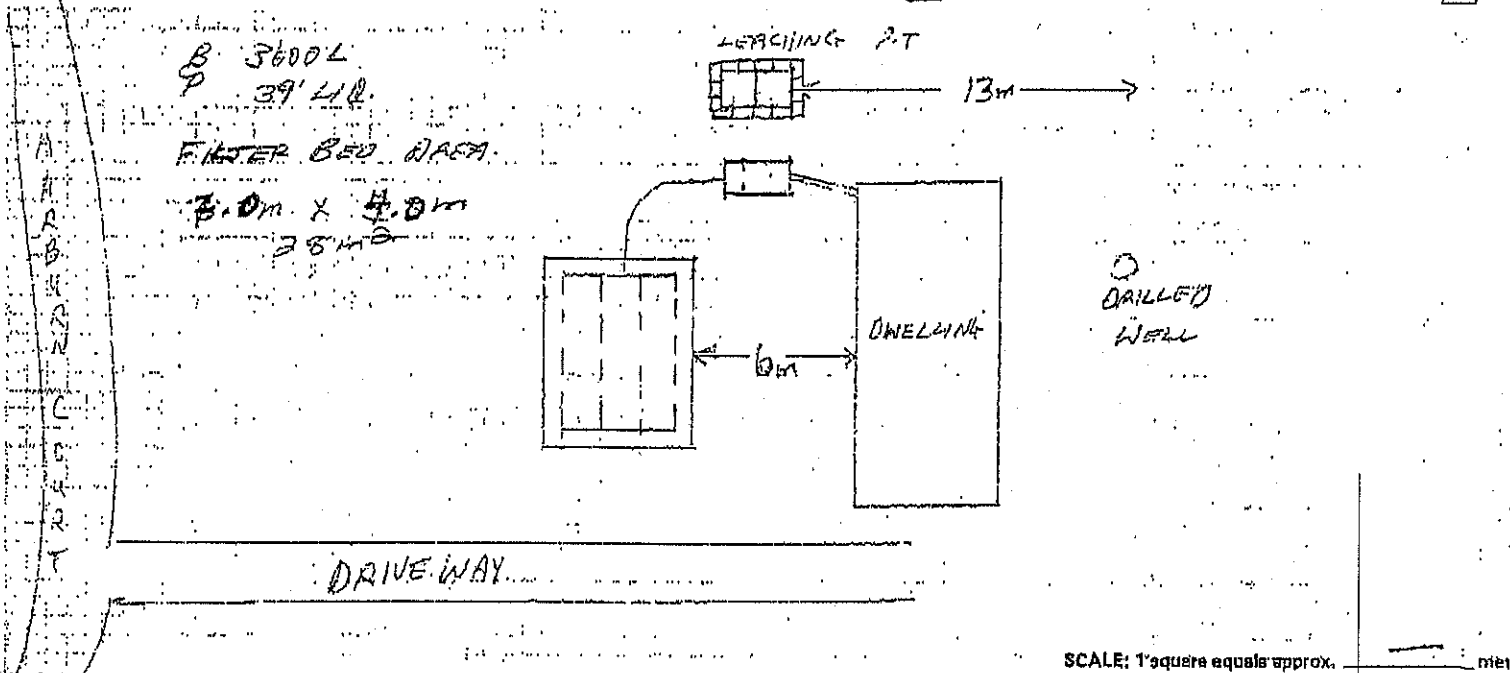
DATE: 87-5-26

INSTALLED BY: HIGHLAND HARDWOOD

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

- A. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fiberglass on site or prefabricated to serve 3 bedrooms
- B. Distribution Pipe: Type - PVC Clay Tile Other _____; Absorption Trench System ; Filter Bed System :
Total 24 lineal meters in 4 runs of 6 meters and fed by gravity ; Siphon or Pump .
- C. Other Details CLASS 2 SYSTEM ALSO INSTALLED FOR GREY WATER

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



SCALE: 1 square equals approx. _____ meter

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 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

ROY & JOAN SCOTT

for the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # 04-31-82

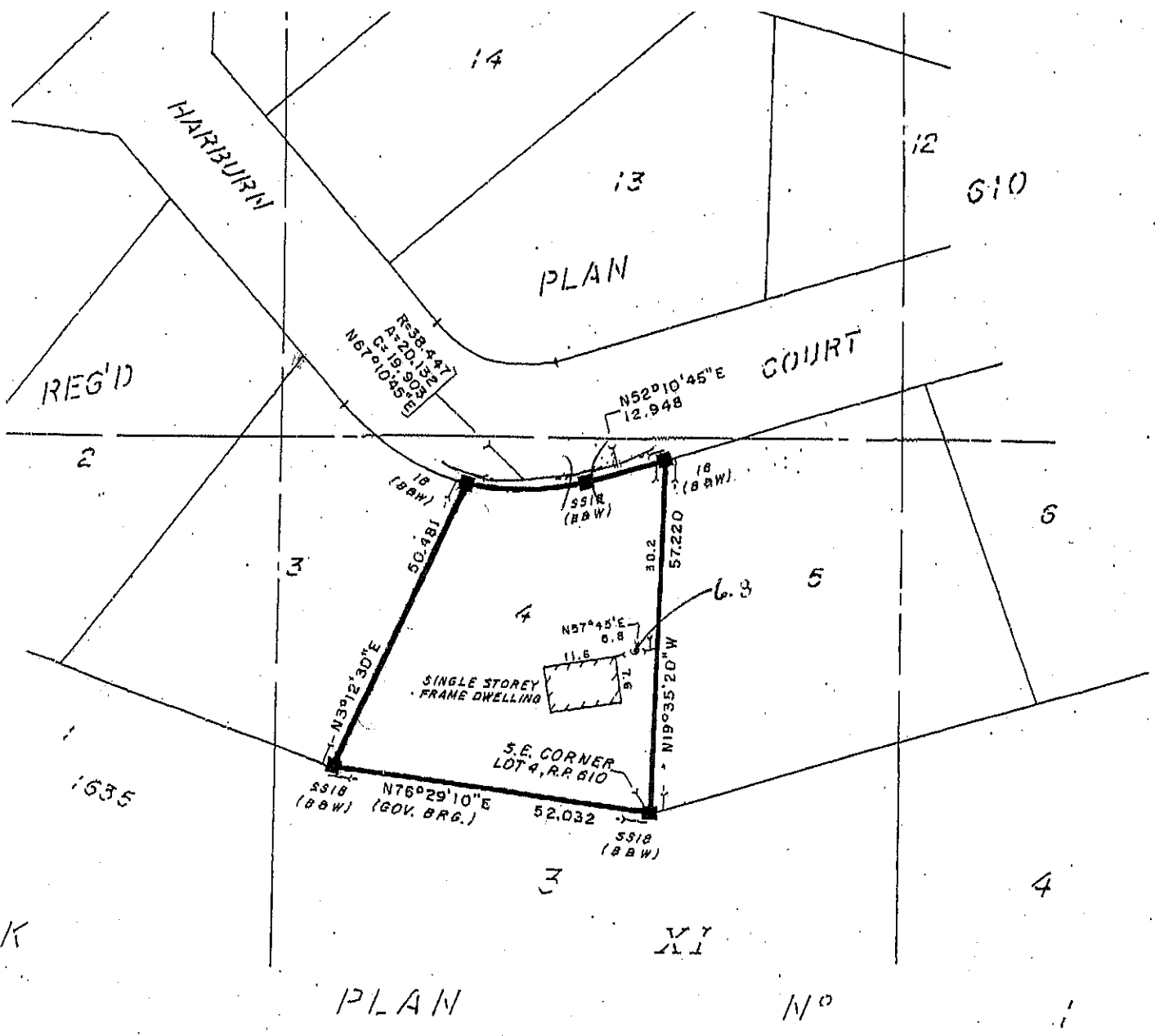
such system being located on Lot 8 Conc. 11 Plan 610 Sub. lot 4

Township/Municipality DYSART County HALIBURTON

Inspected and Recommended by Joe M... (signature)

DATE 87-5-26 Issued by [signature] (Director)

NOTE: Section 64 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.



RING NOTE

RINGS ARE ASTRONOMIC AND DERIVED FROM THE
 THERLY LIMIT OF LOT 4, REGISTERED PLAN N° 610
 NG AN ASSUMED BEARING OF N76°29'10"E AS
 WN THEREON.

NOTE

BUILDING TIES SHOWN HEREON ARE TO
 FRAME SIDING.

VEYOR'S CERTIFICATE

TIFY THAT
 FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 PLETED ON THE 31st. DAY OF OCTOBER, 1985.

BURTON, ONT.
 EMBER 18, 1985

Paul Wilson
 PAUL WILSON
 ONTARIO LAND SURVEYOR

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 ONTARIO LAND SURVEYORS
 BOX 309, HALIBURTON, ONTARIO, KOM 1SC
 PHONE: (705) 457-2811
 BOX 311, MINDEN, ONTARIO, KOM 2KO
 PHONE: (705) 286-2811



Dome St

Dome St

Pine Ave

Mulholland Dr

Mulholland Dr

Mulholland Dr

Mulholland Dr

Pine Ave

64.63ft

41.72ft

158.52ft

169.80ft

130.45ft

ort

22 Mulholland Dr, Haliburton



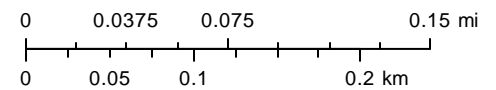
July 14, 2023

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July 14, 2023

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