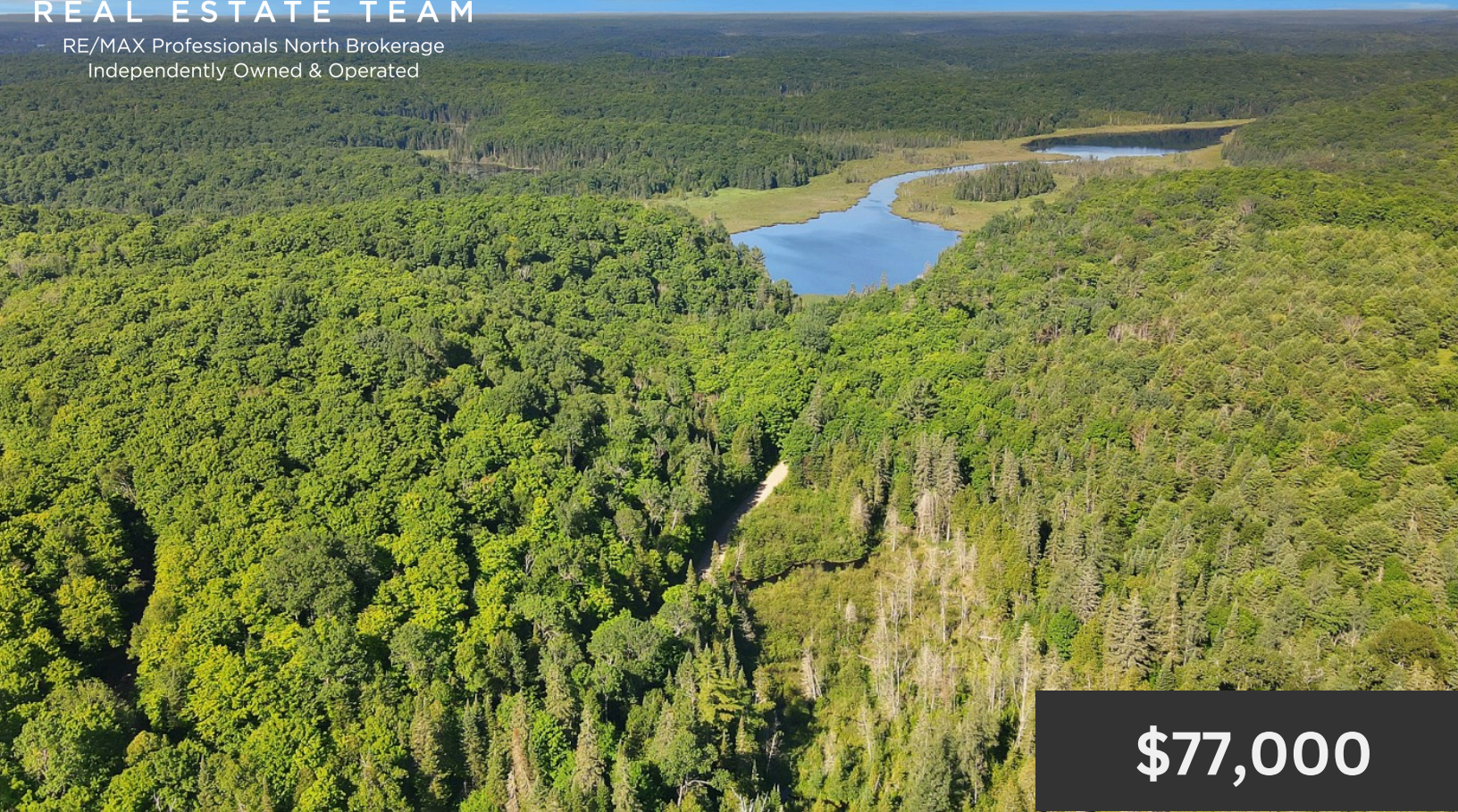


TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$77,000

Welcome to

Paynes Road
Tory Hill



Troy Austen

Sales Representative

This beautiful 3-acre wooded lot offers a serene and private setting, perfect for building your dream home or cottage. Surrounded by mature trees, this property provides a natural escape while still being conveniently located just 15 minutes from the village of Haliburton. Enjoy easy access to all your essentials, including shops, restaurants, and services. Embrace the tranquility of rural living with the convenience of nearby amenities.

CONTACT DETAILS:

 705-457-9994  info@troyausten.ca
 705-455-7653  troyausten.ca

PAYNES Road, Tory Hill, Ontario K0L 2Y0

Listing

Client Full
Active / Land

[0 PAYNES Rd Tory Hill](#)

Listing ID: 40616835
Price: **\$77,000/For Sale**

Haliburton/Highlands East/Monmouth



Residential

Tax Amt/Yr: **\$0/2023**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **2-4.99**
Frontage: **860.00**
Lot Dimensions: **860**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$0/2023**

Remarks/Directions

Public Rmks: **This beautiful 3-acre wooded lot offers a serene and private setting, perfect for building your dream home or cottage. Surrounded by mature trees, this property provides a natural escape while still being conveniently located just 15 minutes from the village of Haliburton. Enjoy easy access to all your essentials, including shops, restaurants, and services. Embrace the tranquility of rural living with the convenience of nearby amenities.**

Directions: **ON-118 E to Paynes Road and follow to signs**

Exterior

Property Access: **Municipal Road, Year Round Road**
Area Influences: **Lake/Pond**
View:
Topography: **Hilly, Wooded/Treed**

Fronting: **West**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Cell Service**
Lot Front (Ft): **860.00** Lot Depth (Ft): Lot Size:

Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PT LT 11 CON 15 MONMOUTH AS IN H51052; HIGHLANDS EAST EXCEPT FORFEITED MINING RIGHTS, IF ANY**
Zoning: **RU**
Assess Val/Year: **\$0/2024**
PIN: **392320167**
ROLL: **0**
Possession/Date: **Other/**

Survey: **Yes/**
Hold Over Days:
Occupant Type:
Deposit: **min 5%**

Brokerage Information

List Date: **07/08/2024**
List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)

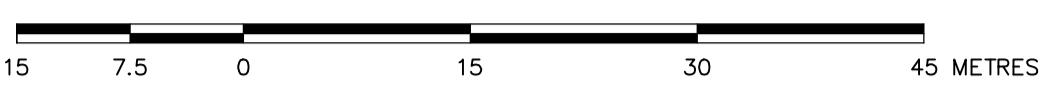
Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 07/08/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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**PLAN OF SURVEY OF
PART OF LOT 11, CONCESSION 15
GEOGRAPHIC TOWNSHIP OF MONMOUTH
MUNICIPALITY OF HIGHLANDS EAST
COUNTY OF HALIBURTON**

SCALE 1 : 500 METRIC



RODNEY GEYER O.L.S.

THE INTENDED PLOT SIZE OF THE PLAN IS 457mm WIDTH BY 790mm HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

SCHEDULE				
PART	LOT	CON./R.P.	PIN	AREA
1	PART OF LOT 11	CONCESSION 15	PART OF 39232 - 0167 (LT)	0.566 Ha.

METRIC DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

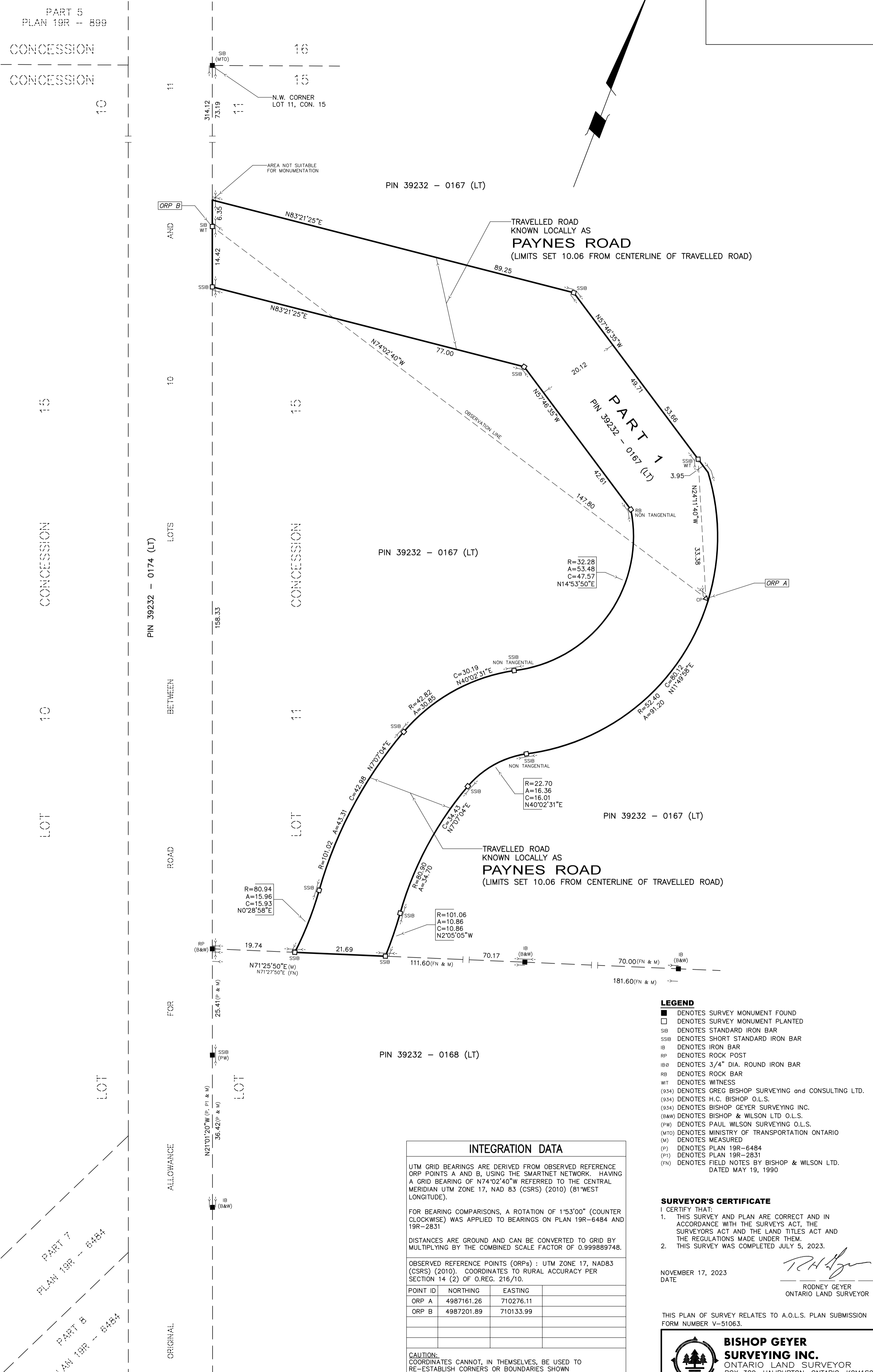
PLAN 19R-10914

Received and deposited

January 18th, 2024

Jayden Kruc

Representative for the
Land Registrar for the
Land Titles Division of
Haliburton (No.19)



INTEGRATION DATA			
UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE ORP POINTS A AND B, USING THE SMARTNET NETWORK. HAVING A GRID BEARING OF N74°02'40"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2010) (81°WEST LONGITUDE).			
FOR BEARING COMPARISONS, A ROTATION OF 1°53'00" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON PLAN 19R-6484 AND 19R-2831			
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99989748.			
OBSERVED REFERENCE POINTS (ORPs) : UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.			
POINT ID	NORTHING	EASTING	
ORP A	4987161.26	710276.11	
ORP B	4987201.89	710133.99	
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SSIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RP DENOTES ROCK POST
 - IBØ DENOTES 3/4" DIA. ROUND IRON BAR
 - RB DENOTES ROCK BAR
 - WT DENOTES WITNESS
 - (934) DENOTES GREG BISHOP SURVEYING and CONSULTING LTD.
 - (934) DENOTES H.C. BISHOP O.L.S.
 - (934) DENOTES BISHOP GEYER SURVEYING INC.
 - (B&W) DENOTES BISHOP & WILSON LTD O.L.S.
 - (PW) DENOTES PAUL WILSON SURVEYING O.L.S.
 - (WTO) DENOTES MINISTRY OF TRANSPORTATION ONTARIO
 - (M) DENOTES MEASURED
 - (P) DENOTES PLAN 19R-6484
 - (P1) DENOTES PLAN 19R-2831
 - (FN) DENOTES FIELD NOTES BY BISHOP & WILSON LTD. DATED MAY 19, 1990

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED JULY 5, 2023.

NOVEMBER 17, 2023
DATE

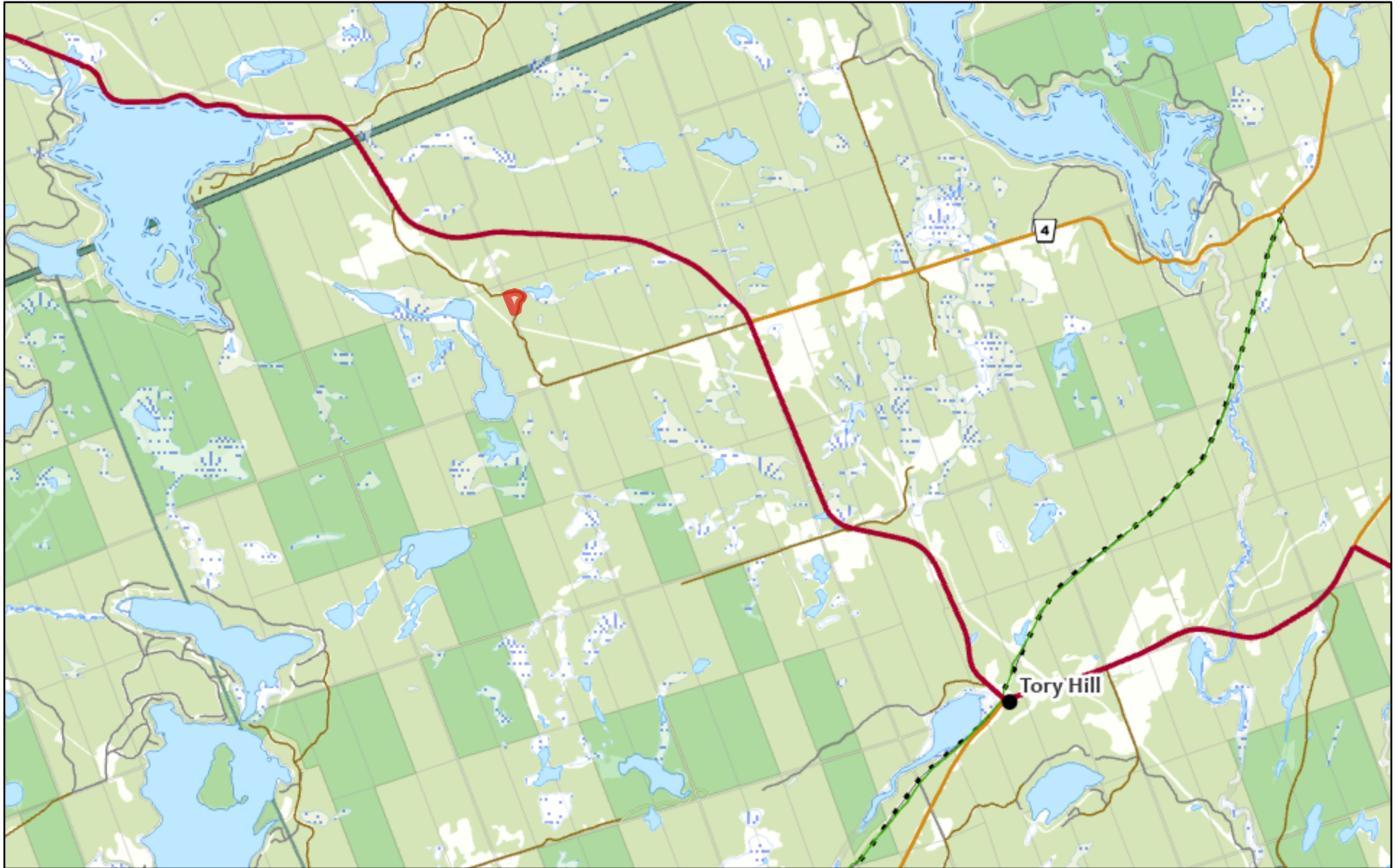
Rodney Geyer
RODNEY GEYER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM NUMBER V-51063.

BISHOP GEYER SURVEYING INC.
ONTARIO LAND SURVEYOR
BOX 309, HALIBURTON, ONTARIO, K0M1S0
PHONE (705) 457 - 2811

CHECKED BY:	DRAWN BY:	REV. DATE	W.O.	REV.
RG	AW	NOVEMBER 17, 2023	2023-21-R1	A

Paynes Road, Tory Hill



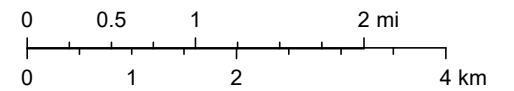
July 2, 2024

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Scale: 1:72,224



Paynes Road, Tory Hill



July 2, 2024

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