

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$825,000

Welcome to

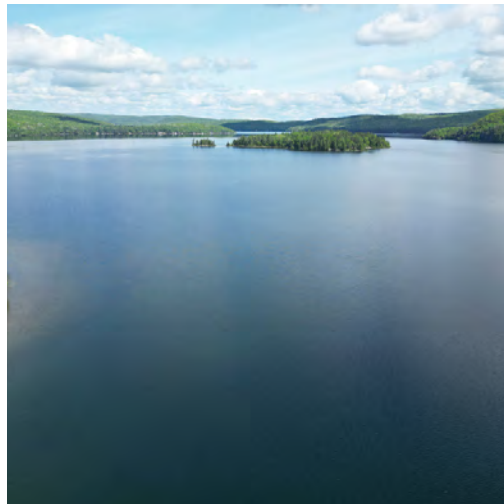
46 Bailey's Road East

on Papineau Lake, Hastings Highlands



Cheryl Bolger

Sales Representative



CONTACT DETAILS:



705-457-9994



cheryl@cherylbolger.ca



705-306-9450



troyausten.ca



Welcome to Your Year-Round Lakeside Oasis!

Nestled on a point on pristine Papineau Lake, this enchanting cottage offers panoramic views of the shimmering lake through a wall of windows, seamlessly blending indoor and outdoor beauty. Every glance reveals tranquil waters and ever-changing skies, creating a living masterpiece that evolves with the seasons.

Step outside onto your lakeside deck, where the seamless connection to the water invites you to unwind and indulge in waterfront living. Whether enjoying morning coffee with sunrise views or hosting unforgettable gatherings under the stars, this outdoor sanctuary promises relaxation and rejuvenation.

Features include almost 500 feet of sandy gradual shoreline, cathedral ceilings, and an open concept design. With 1500+ square feet, 3 bedrooms, 2 baths, and a Generac generator for backup power, comfort and convenience are assured. The lower level offers a walkout to the lake and immense potential for additional living space.

Don't miss this opportunity – schedule a viewing today and experience the magic of lakeside living firsthand!

46 BAILEYS Road E, Maple Leaf, Ontario K0L 2R0

Listing

Client Full
Active / Residential

[46 BAILEYS Rd E Maple Leaf](#)

Listing ID: 40574733
Price: **\$825,000**

Hastings/Hastings Highlands/Wicklow Ward 1.5 Storey/House



Water Body: **Papineau Lake**
Type of Water: **Lake**



	Beds	Baths	Kitch
Basement	1		
Main		1	1
Second	2	1	

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,920**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,520/LBO provide**
 BG Fin SF: **400/LBO provided**
 Tot Unfin SF: **311**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,994.43/2023**

Remarks/Directions

Public Rmks: **Welcome to Your Year-Round Lakeside Oasis! Nestled on a point on pristine Papineau Lake, this enchanting cottage offers panoramic views of the shimmering lake through a wall of windows, seamlessly blending indoor and outdoor beauty. Every glance reveals tranquil waters and ever-changing skies, creating a living masterpiece that evolves with the seasons. Step outside onto your lakeside deck, where the seamless connection to the water invites you to unwind and indulge in waterfront living. Whether enjoying morning coffee with sunrise views or hosting unforgettable gatherings under the stars, this outdoor sanctuary promises relaxation and rejuvenation. Features include almost 500 feet of sandy gradual shoreline, cathedral ceilings, and an open concept design. With 1500+ square feet, 3 bedrooms, 2 baths, and a Generac generator for backup power, comfort and convenience are assured. The lower level offers a walkout to the lake and immense potential for additional living space. Don't miss this opportunity – schedule a viewing today and experience the magic of lakeside living firsthand!**

Directions: **ON-62 N to Papineau Lake Road to Papineau Lake Road S to Baileys Road**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Mixed, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Water View: **Direct Water View**
 Boat House:
 Frontage: **480.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Private Road, Year Round Road**
 Other Structures:
 Garage & Parking: **Outside/Surface/Open**
 Parking Spaces: **6**
 Services: **Cell Service, Electricity, High Speed Internet Avail**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **480.00**
 Location: **Rural**
 Area Influences: **Access to Water, Beach, Lake Access, Lake/Pond, Place of Worship, Schools, Trails**
 View: **Lake**
 Topography: **Flat, Level, Sloping**
 Foundation: **Concrete Block**
 Roof: **Metal Detached**
 Prop Attached: **31-50 Years**
 Apx Age:
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **6.0**
 Garage Spaces:
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Sewer: **Septic**
 Acres Rent:
 Lot Depth (Ft):
 Lot Shape:
 Land Lse Fee:
 Lot Irregularities:
 Retire Com:
 Fronting On: **East**

Interior

Interior Feat: **Generator-Full**
 Basement: **Full Basement**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Forced Air-Propane**
 Fireplace: **1/Wood**
 Under Contract: **Hot Water Heater, Propane Tank**
 Inclusions: **Other**
 Add Inclusions: **Turn Key - All furnishings except noted exclusions, Canoe & Pedal Boat**
 Exclusions: **Curio Cabinet, Dining Room Hutch, Grandfather Clock**
 Basement Fin: **Partially Finished**
 FP Stove Op: **Yes**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT LT 1 CON 6 WICKLOW PT 3 21R3446; T/W QR396178; HASTINGS HIGHLANDS ; COUNTY OF HASTINGS**
 Zoning: **LSR** Survey: **Available/**
 Assess Val/Year: **\$311,000/2024** Hold Over Days:
 PIN: **400160160** Occupant Type: **Owner**
 ROLL: **129019101020045**
 Possession/Date: **Other/** Deposit: **min 5%**

Brokerage Information

List Date: **05/10/2024**
 List Brokerage: [RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#) 

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Cheryl Bolger, Salesperson
 Date Prepared: 05/10/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Rooms

Listing ID: 40574733

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	10' 6" X 9' 6"	3.20 X 2.90	
Bathroom	Main	4' 7" X 5' 6"	1.40 X 1.68	2-Piece
Dining Room	Main	8' 3" X 13' 7"	2.51 X 4.14	
Family Room	Main	23' 8" X 15' 6"	7.21 X 4.72	
Living Room	Main	19' 7" X 9' 5"	5.97 X 2.87	
Bedroom	Second	15' 9" X 9' 11"	4.80 X 3.02	
Bathroom	Second	5' 1" X 9' 6"	1.55 X 2.90	4-Piece
Bedroom Primary	Second	11' 7" X 12' 10"	3.53 X 3.91	
Recreation Room	Basement	22' 10" X 12' 11"	6.96 X 3.94	
Bedroom	Basement	11' 0" X 10' 9"	3.35 X 3.28	
Laundry	Basement	12' 4" X 8' 11"	3.76 X 2.72	
Utility Room	Basement	21' 7" X 11' 1"	6.58 X 3.38	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

Chattels

Included

- Turn Key - All furnishings except noted exclusions
- Canoe
- Pedal Boat

Excluded

- Personal items
- Curio Cabinet
- Dining Room Hutch
- Grandfather Clock



Seller



Buyer

Additional Information

- Hydro cost per year - Approx \$1700 per year
- Propane supplier - Superior Propane
- Propane cost per year - Approx \$3500
- Rental Equipment - Hot water heater
- Satellite provider - Bell
- Internet provider - Virgin Internet
 - Highspeed available - Yes
- Cell service available - yes
- Age of building - 33 years
- Age of roof - 10 years
- Insurance company - Personal Insurance Co.
- Road Type - Private Year Round
- Driveway Plowing Cost - \$200/yr



APPLICATION FORM AND CERTIFICATE OF APPROVAL FOR A CLASS 2-6 SEWAGE SYSTEM

010-200-45

Application No. B.17789
Fee Receipt No. 2436
Date Received 11.07.89

1. Name of Owner, Tel. No., 2. Installer's Name, Tel. No., Address (No., Street, City, Town, etc.)

3. Propose to INSTALL a Class 4 sewage system to serve SINGLE FAMILY (Facility: e.g. Single Family Dwelling, Motel, etc.)

4. Location - Region, County, District, Ward, Township, Town, Lot No., Conc. No., Sub. Lot No., Plan No., Area of Lot (m2), 5. State No. of, Bedrooms or Motel Units, People, Flush Toilets, Urinals, Washbasins, Showers and Bathtubs, 6. Water Supply WELL TO BE DRILLED

7. Attach completed sketch on Page 2 - List other attachments:

8. Relationship to Severance if applicable, 9. Directions to Lot: - Highway No., Secondary Roads, Signs to Follow, etc.

10. I certify that the above information is complete and correct and that, if approved, the work will conform with Provincial requirements for sewage systems and local Municipal By-Laws.

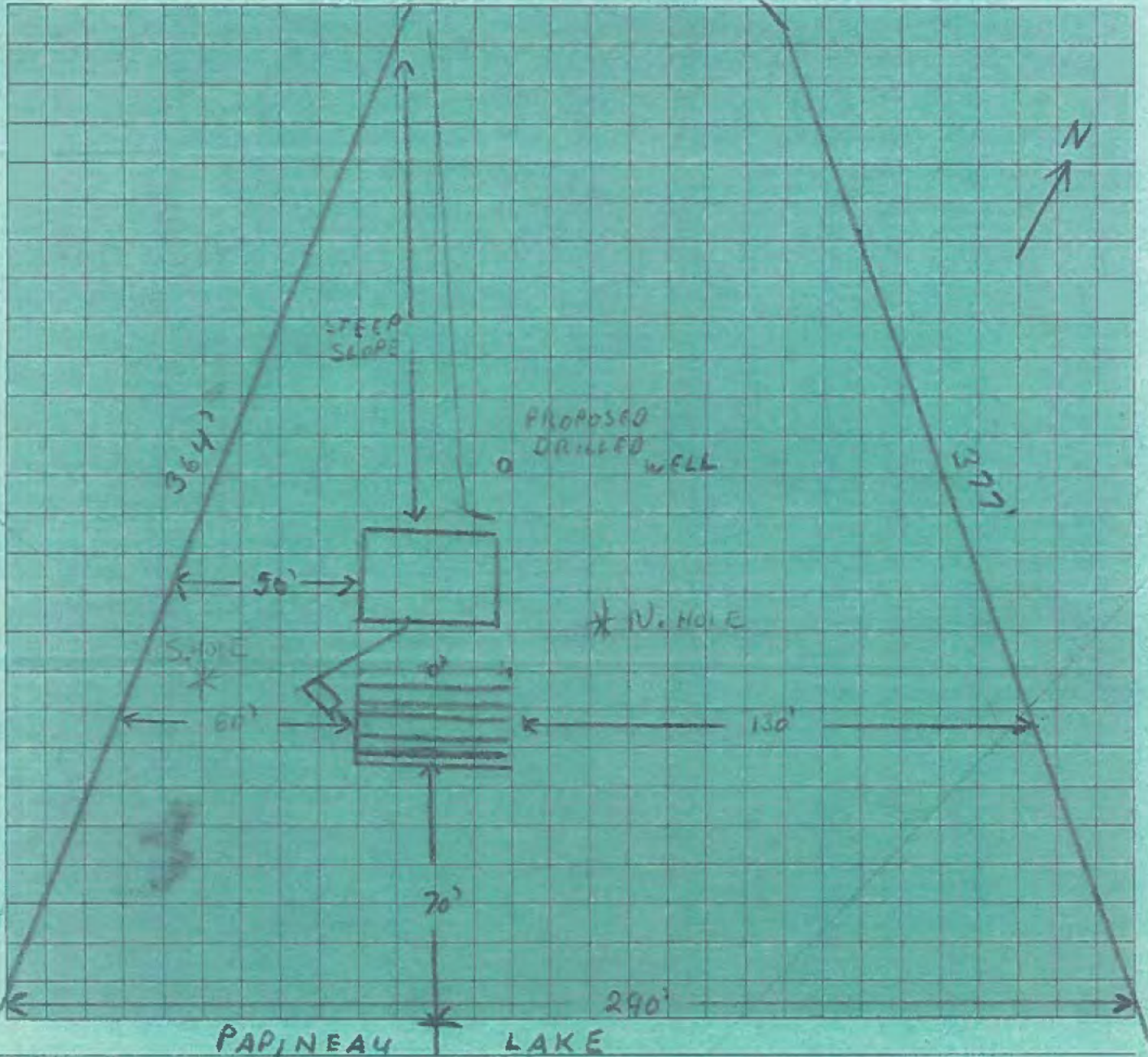
Name of Agent, Tel. No., Signature of Owner or Agent, Address, Date

11. INSPECTOR'S REPORT, Inspection Time and Date, Sub-Surface Conditions Encountered, Weather, Representing Owner, Leaching Bed Design Criteria, REQUIREMENTS

Conditions of Approval and Reasons (e.g. fill, grading, drainage improvements, design sewage flows) MAINTAIN 100FOOT SETBACK FROM LAKE, 50FOOT SETBACK FROM PROPOSED DRILLED WELL...

APPLICATION NO. **B 17789**

12. LOT DIAGRAM AND SEWAGE SYSTEM PLAN: -- Draw to scale indicating north point and showing:
- a) Location of sewage system components (e.g. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
 - b) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
 - c) If any part of proposal conforms to a specific standard drawing, give reference number(s).



13. A Certificate of Approval for this application is refused for the reasons given in Section 11 Page 1

INSPECTED AND RECOMMENDED BY

REFUSED

DATE

DIRECTOR

CERTIFICATE OF APPROVAL

Application approved and this Certificate of Approval under Section 65 of the Environmental Protection Act is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.

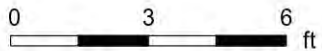
INSPECTED AND RECOMMENDED BY

ISSUED

DATE

46 Baileys Rd E, Maple Leaf, ON

Basement (Below Grade) Exterior Area 855.62 sq ft
Interior Area 758.92 sq ft

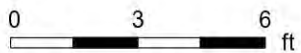


PREPARED: 2024/05/02



46 Baileys Rd E, Maple Leaf, ON

Main Floor Exterior Area 912.24 sq ft
Interior Area 822.09 sq ft

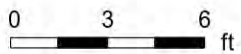


PREPARED: 2024/05/02



46 Baileys Rd E, Maple Leaf, ON

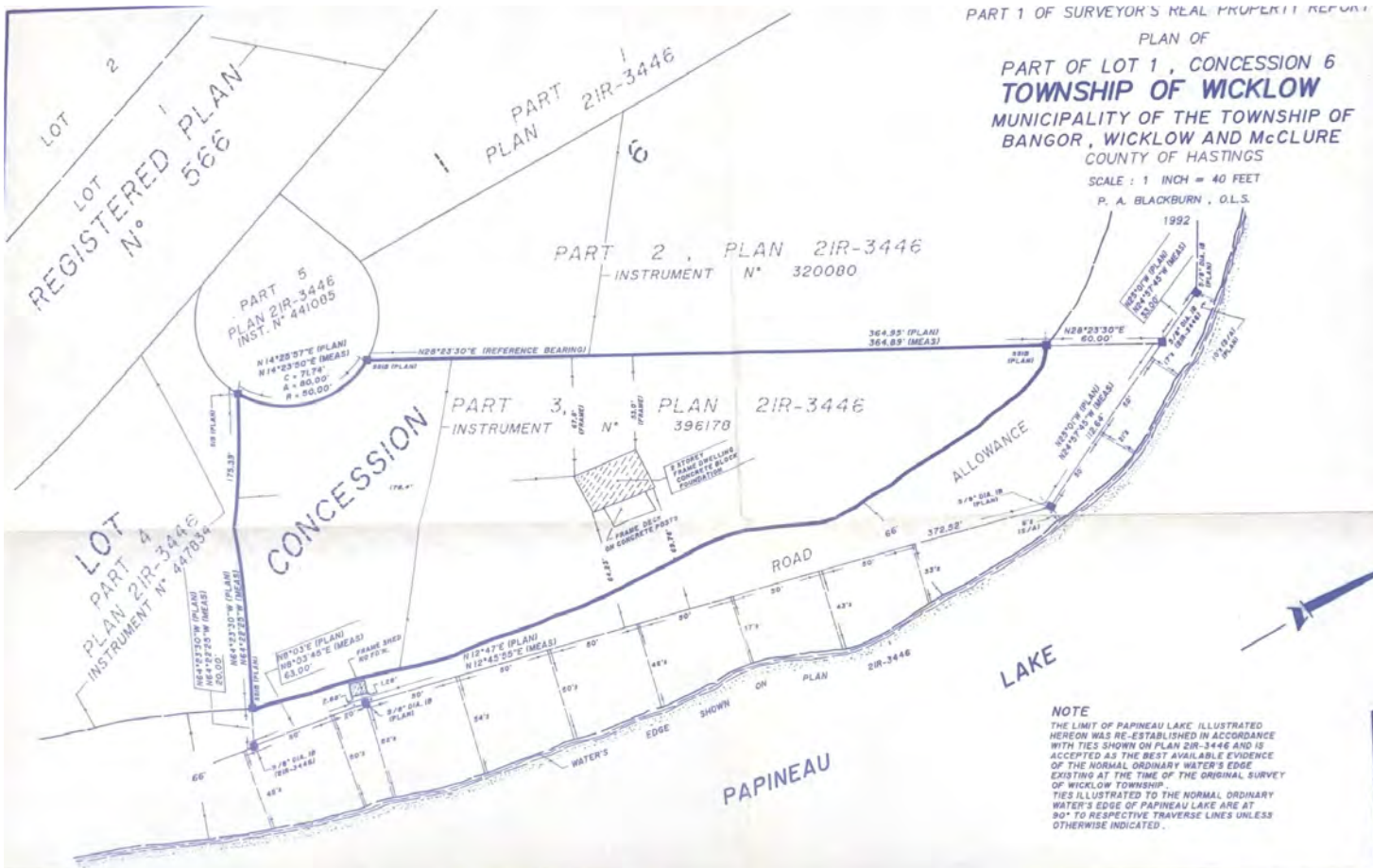
2nd Floor Exterior Area 608.83 sq ft
Interior Area 524.29 sq ft



PREPARED: 2024/05/02



PART 1 OF SURVEYOR'S REAL PROPERTY REPORT
 PLAN OF
PART OF LOT 1, CONCESSION 6
TOWNSHIP OF WICKLOW
 MUNICIPALITY OF THE TOWNSHIP OF
 BANGOR, WICKLOW AND McCLURE
 COUNTY OF HASTINGS
 SCALE: 1 INCH = 40 FEET
 P. A. BLACKBURN, O.L.S.



NOTE
 THE LIMIT OF PAPINEAU LAKE, ILLUSTRATED
 HEREON WAS RE-ESTABLISHED IN ACCORDANCE
 WITH TIES SHOWN ON PLAN 2IR-3446 AND IS
 ACCEPTED AS THE BEST AVAILABLE EVIDENCE
 OF THE NORMAL ORDINARY WATER'S EDGE
 EXISTING AT THE TIME OF THE ORIGINAL SURVEY
 OF WICKLOW TOWNSHIP.
 TIES ILLUSTRATED TO THE NORMAL ORDINARY
 WATER'S EDGE OF PAPINEAU LAKE ARE AT
 90° TO RESPECTIVE TRAVERSE LINES UNLESS
 OTHERWISE INDICATED.



Baileys Rd E

910.08ft

165.42ft

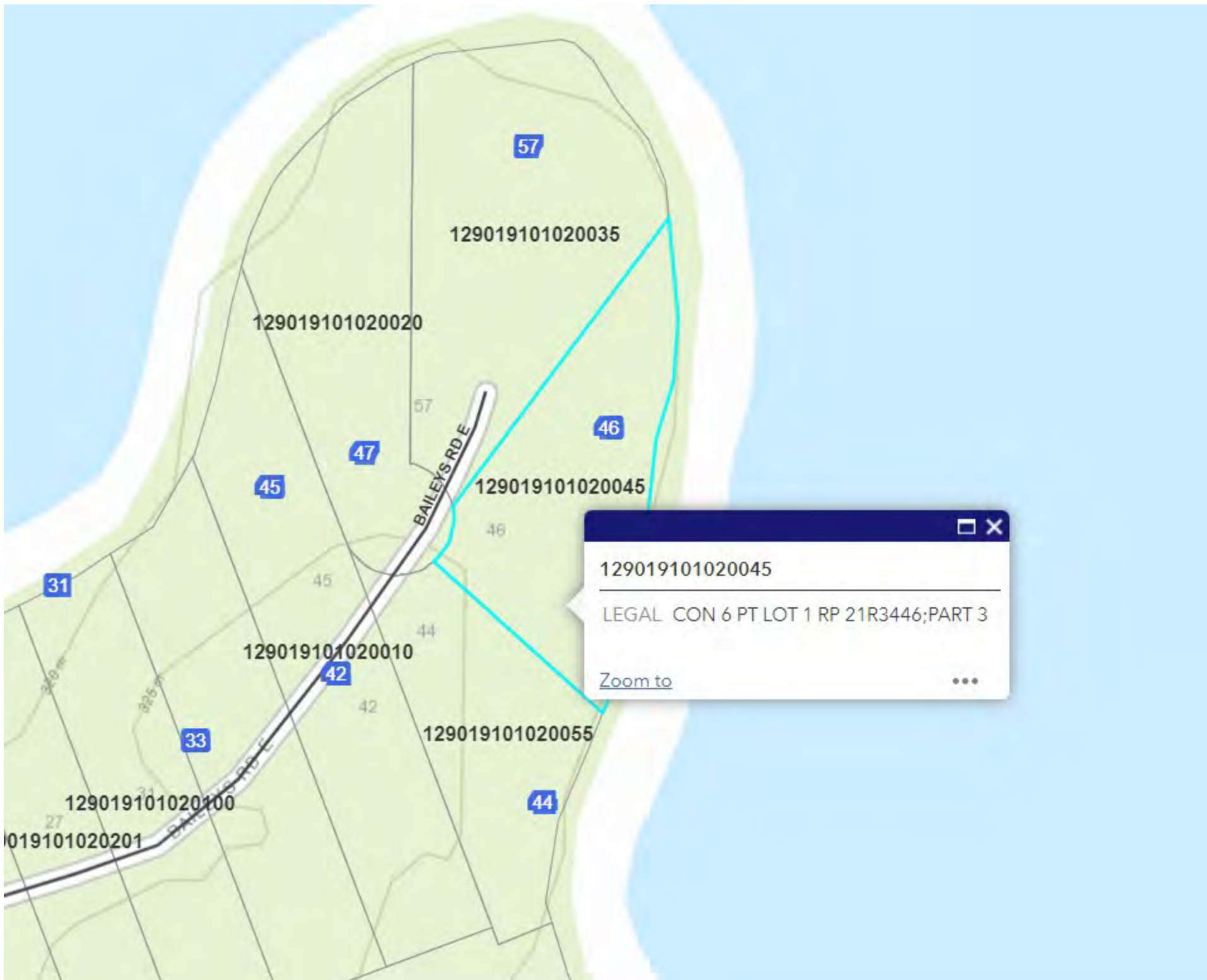
231.31ft

51.91ft

338.59ft

© 2024 Google

© 2024 Google



57

129019101020035

129019101020020

57

47

46

45

129019101020045

46

31

45

44

129019101020010

42

42

129019101020055

33

44

129019101020100

019101020201

27

129019101020045

LEGAL CON 6 PT LOT 1 RP 21R3446;PART 3

[Zoom to](#) ⋮



s Lake

Gunters

McKenzie Lake

Bell Rapids

Centreview

127

523

Papineau Lake

Purdy

Lake Saint Peter

Lake St Peter

62

Maple Leaf

New Carlow

127

62

Greenview

Maynooth

McAlpine Corners

Google

