

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$169,999

Welcome to

**1059 Nimigon Lane
Haliburton**

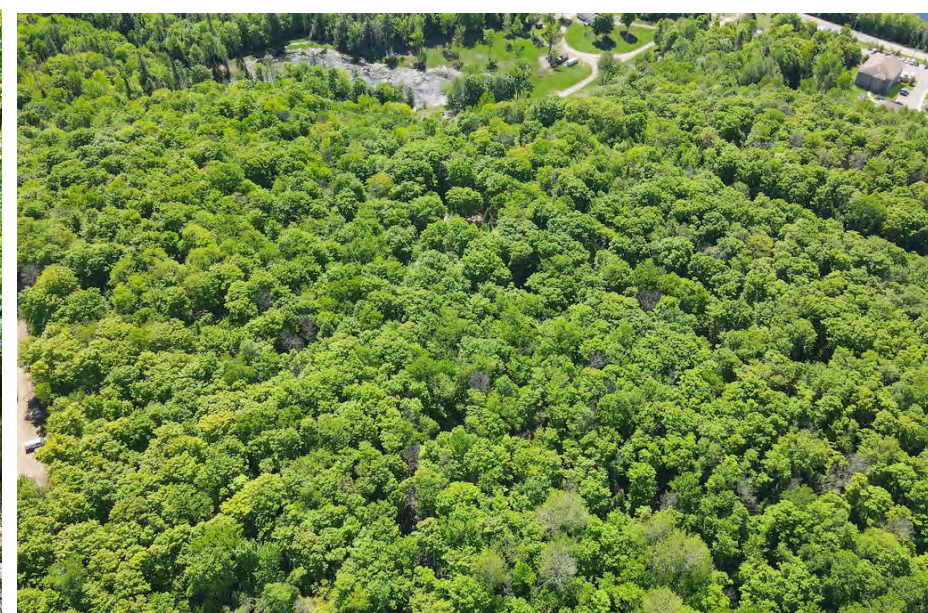
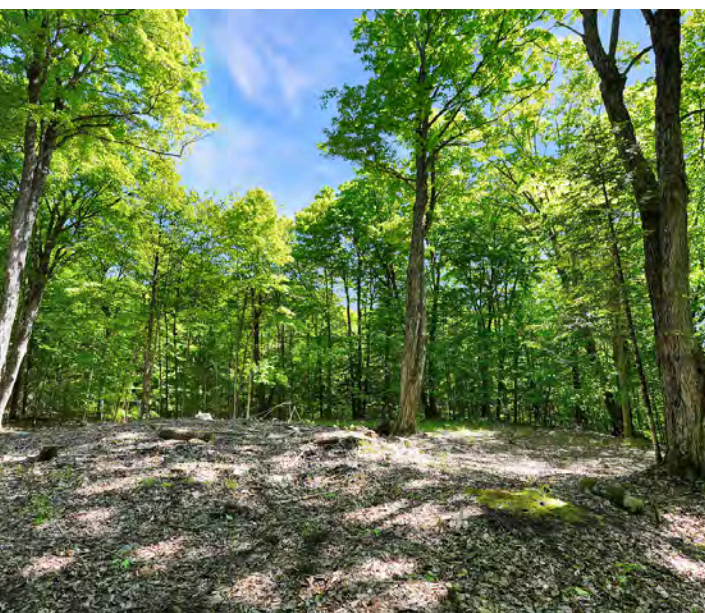


Cheryl Bolger
Sales Representative



CONTACT DETAILS:

-  705-457-9994
-  cheryl@cherylbolger.ca
-  705-306-9450
-  troyausten.ca



Begin your dream build on this stunning residential property in Haliburton. Enjoy the bonus of a pre-cleared area ready for your creative vision, nestled amidst 5 acres of natural beauty and privacy. Abundantly treed with predominantly hardwood, this presents an excellent opportunity to craft your dream home mere minutes from Haliburton Village, amenities, public beach, park, and Head Lake Trail. Embrace the tranquility of nature while still being conveniently close to essential facilities such as the hospital, Sir Sanford Fleming College – Haliburton School of Art and Design, public schools, and public boat launches. With an existing driveway and a partially cleared building area, this parcel provides a perfect canvas for your dream home. Seize the opportunity to blend urban convenience with rural serenity in this picturesque location, where nature and modern living harmonize seamlessly.

1059 NIMIGON Lane, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Land

[1059 NIMIGON Ln Haliburton](#)

Listing ID: 40556675
Price: **\$169,999**



Haliburton/Dysart et al/Dysart

Residential

Tax Amt/Yr: **\$190/2023**
Zoning: **RR-11L**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **5-9.99**
Frontage:
Lot Dimensions:
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$190/2023**

Remarks/Directions

Public Rmks: **Begin your dream build on this stunning residential property in Haliburton. Enjoy the bonus of a pre-cleared area ready for your creative vision, nestled amidst 5 acres of natural beauty and privacy. Abundantly treed with predominantly hardwood, this presents an excellent opportunity to craft your dream home mere minutes from Haliburton Village, amenities, public beach, park, and Head Lake Trail. Embrace the tranquility of nature while still being conveniently close to essential facilities such as the hospital, Sir Sanford Fleming College – Haliburton School of Art and Design, public schools, and public boat launches. With an existing driveway, partially cleared building area, and septic permit approved for 5 bedrooms, this parcel provides a perfect canvas for your dream home. Seize the opportunity to blend urban convenience with rural serenity in this picturesque location, where nature and modern living harmonize seamlessly.**

Directions: **Take County Road 21 turn on to Nimigon Lane**

Exterior

Property Access: **Private Road**
Area Influences: **Hospital, Lake/Pond, Schools**
View:

Fronting: **North**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Cell Service**
Acres Clear: Acres Waste: Acres Workable:

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

Property Information

Legal Desc: **PT LT 11 CON 9 DYSART...See legal description addendum**
Zoning: **RR-11L**
Assess Val/Year: **\$27,000/2024**
PIN: **391740012**
ROLL: **462401200073130**
Possession/Date: **Flexible/**

Survey: **Yes/ 1983**
Hold Over Days:
Occupant Type:

Deposit: **min 5%**

Brokerage Information

List Date: **03/27/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Cheryl Bolger, Salesperson
Date Prepared: 06/05/2024

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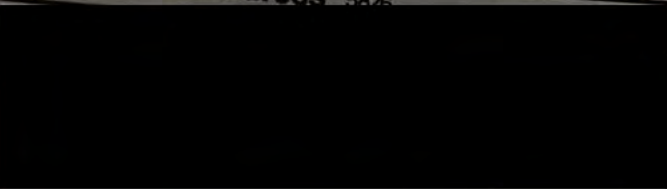


Municipality of Dysart et al
 P.O. Box 389
 135 Maple Ave
 Haliburton ON K0M 1S0
 (705) 457-1740
 Email: tax@dysartetel.ca

TAX NOTICE

Group Code:

Interim	2024
Billing Date	January 11, 2024

Mortgage Company	
Roll No. 012-000-73130-0000	Bill No. 477667
Name and Address	Mortgage No.
	Municipal Address/Legal Description
	CON 9 PT LOT 11 RP 19R2967 PART 1

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 27,000.00	Res/Farm Tx:Full - EPubSup	0.00316071	\$ 42.67	0.00235833	\$ 31.84	0.00153000	\$ 20.66
Sub Totals >>>				Municipal Levy \$ 42.67		County Levy \$ 31.84		Education Levy \$ 20.66

Special Charges		Installments		Summary		
By Law #	Description	Amt	Exp Year	Due Date	Amount	
				3/13/2024	\$ 48.17	Sub-Total - Tax Levy
				4/10/2024	\$ 47.00	Special Charges/Credits
						2024 Tax Cap Adjustment
						Interim 2024 Levies
						Past Due Taxes/Credit
Total Special Charges		\$ 0.00				Total Amount Due
						\$ 95.17

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy



"The Heart of the Highlands"

BUILDING DEPARTMENT

SITE INSPECTION REPORT AND SEWAGE SYSTEM PERMIT

Septic Permit Number:

SP2024-015

Owner:

[REDACTED]

Municipal Roll Number:

46-24-012-000-73130-0000

Legal Description

CON 9 PT LOT 11 RP 19R2967 PART 1

Address:

1. Assessment of Property

a) Surface drainage	<input checked="" type="checkbox"/>	good	<input type="checkbox"/>	fair	<input type="checkbox"/>	poor	
b) Slope of ground:	<input type="checkbox"/>	level	<input checked="" type="checkbox"/>	gradual	<input type="checkbox"/>	steep	
c) Clearances (horizontal):	<input checked="" type="checkbox"/>	satisfactory	<input type="checkbox"/>	unsatisfactory			
d) Percolation rate:	<input type="checkbox"/>	12	min/cm	<input type="checkbox"/>	measured	<input checked="" type="checkbox"/>	estimated

TEST PIT CONDITIONS

0.2m Organics

0.7m of silty sand and various sized gravels

DESIGNER

[REDACTED]

INSTALLER

Stoughton's Septic and Electric

2. Approved design of the sewage system includes:

a) Working capacity of septic tank:	<input type="checkbox"/>	5678	litres	Holding tank:	<input type="checkbox"/>	litres	
b) Length of absorption trench required:	<input type="checkbox"/>		metres				
c) Filter bed area:	<input type="checkbox"/>	40	sq. m.	Filter sand contact area:	<input type="checkbox"/>	40	sq. m.
d) Loading rate area:	<input type="checkbox"/>		sq. m.	15 metre constructed mantle required:	<input type="checkbox"/>		
e) Size of system is based on:	<input type="checkbox"/>	5	bedrooms	<input type="checkbox"/>	22	fixture units	
Area of building:	<input type="checkbox"/>	200	sq. m.	Commercial details:	<input type="checkbox"/>		
Total daily design sewage flow:	<input type="checkbox"/>	2600	litres				

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: **Submit filter medium analysis/aggregate quantities and as built drawings prior to final inspection**
No property lines marked
No wells serving the property

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected by: Eric Guay

Date: March 13, 2024

Issued by: *Karl Korpela*, Chief Building Official, Karl Korpela

Date: March 13, 2024

PLAN OF SURVEY

**PART OF LOT II, CONCESSION IX
TOWNSHIP OF DYSART
COUNTY OF HALIBURTON**
SCALE: 1 INCH = 100 FEET
PAUL WILSON O.L.S.
1983



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 19R-2967
RECEIVED AND DEPOSITED

DECEMBER 6 1983 *Paul Wilson*
DATE PAUL WILSON

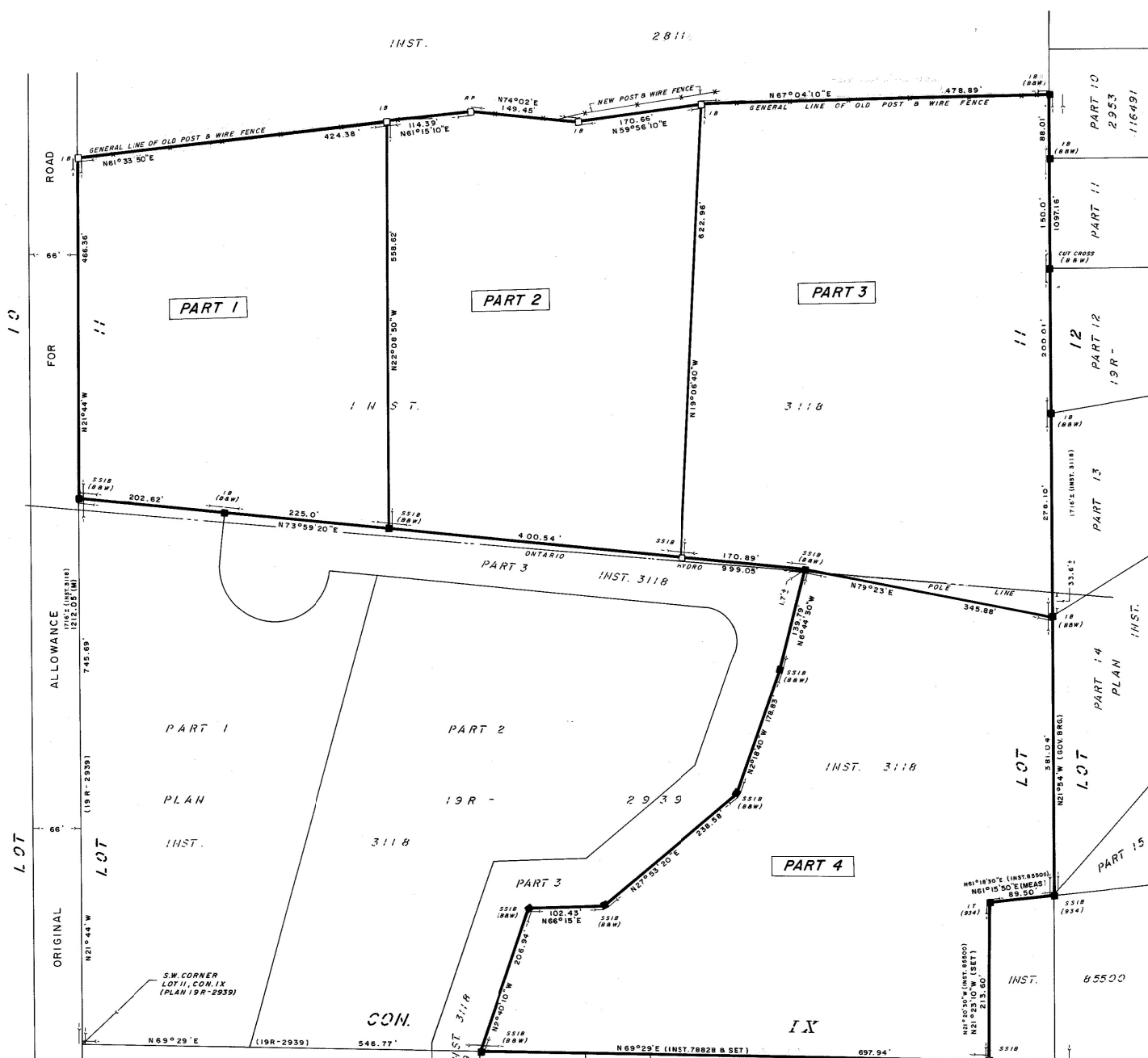
6 Dec. 1983

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

Jean A. Jackson
LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (N°19)

SCHEDULE

PART	LOT	CON.	PART OF INSTRUMENT	AREA
1				4.983 Acs.
2	II	IX	3118	5.592 Acs.
3				7.538 Acs.
4				7.430 Acs.



BEARING NOTE

BEARINGS ARE ASTROMONIC AND DERIVED FROM THE LINE BETWEEN LOTS II & 12, CON. IX HAVING AN ASSUMED BEARING OF N21°54'W AS SHOWN ON PLAN 19R-2953

LEGEND

- DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED
- DENOTES PLANTED
 - DENOTES FOUND
 - SS18 DENOTES SHORT STANDARD IRON BAR
 - S18 DENOTES STANDARD IRON BAR
 - 18 DENOTES 5/8" SQ. IRON BAR
 - RP DENOTES ROCK POST
 - IT DENOTES IRON TUBE
 - 17 DENOTES H. C. BISHOP O.L.S.
 - (S&W) DENOTES BISHOP & WILSON O.L.S.

SURVEYOR'S CERTIFICATE

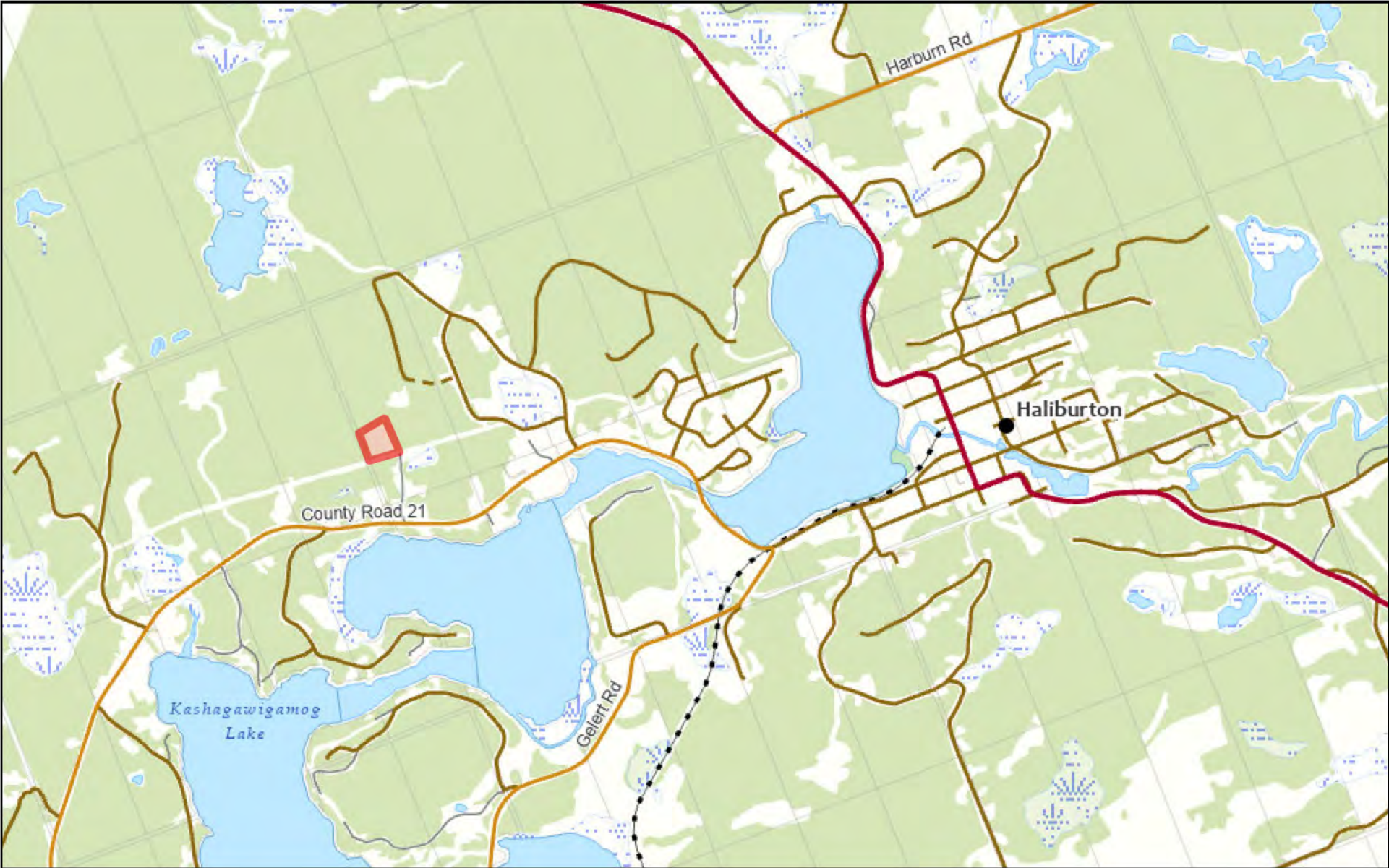
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THIS SURVEY WAS COMPLETED NOVEMBER 21, 1983

HALIBURTON, ONT.
NOVEMBER 25, 1983

Paul Wilson
PAUL WILSON
ONTARIO LAND SURVEYOR

BISHOP & WILSON
BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811

Nimigon Lane, Haliburton West



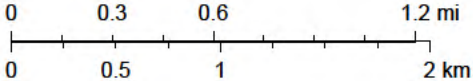
February 7, 2024

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Scale: 1:36,112



Nimigon Lane, Haliburton West



February 7, 2024

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