

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$749,000

Welcome to 67 Sancayne Street

Access to Head Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to this well-maintained bungalow, perfect for family living. With three spacious bedrooms and two bathrooms, this home offers ample space and comfort. The open-concept design ensures a bright and airy feel throughout, with the living room flooded with natural light and featuring a cozy propane fireplace. The dining area seamlessly extends to a back deck with a gazebo, creating an ideal spot for outdoor dining and relaxation. The kitchen is designed for functionality and style, with plenty of counter space, two-tier island and storage options. The unfinished basement presents an excellent opportunity for customization, whether you envision a playroom, home office, or additional living space. The attached 24x20 garage provides convenience and additional storage.

Situated on a level lot, the home includes a covered front porch, perfect for enjoying evening sunsets. Additional features like a central vacuum system, lawn irrigation system, and a garden shed cater to all your storage and maintenance needs. Located in one of the most sought-after neighbourhoods in Haliburton, this home offers the best of in-town living. You'll have access to a members-only park, complete with a boat launch, picnic area, fire-pit and the added bonus - your own boat slip! Enjoy miles of boating on Haliburton's five-lake chain. With schools nearby and local amenities within walking distance, convenience is a key feature of this prime location. This is an opportunity to enjoy a vibrant community with all the comforts of home.

67 SANCAYNE Street, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

67 SANCAYNE St Haliburton

Listing ID: 40614101
 Price: **\$749,000**

Haliburton/Dysart et al/Dysart Bungalow/House



Water Body: **Head Lake**
 Type of Water: **Lake**



	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,344**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,344/LBO provide**
 Tot Unfin SF: **1,248**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,255.70/2023**

Remarks/Directions

Public Rmks: **Welcome to this well-maintained bungalow, perfect for family living. With three spacious bedrooms and two bathrooms, this home offers ample space and comfort. The open-concept design ensures a bright and airy feel throughout, with the living room flooded with natural light and featuring a cozy propane fireplace. The dining area seamlessly extends to a back deck with a gazebo, creating an ideal spot for outdoor dining and relaxation. The kitchen is designed for functionality and style, with plenty of counter space, two-tier island and storage options. The unfinished basement presents an excellent opportunity for customization, whether you envision a playroom, home office, or additional living space. The attached 24x20 garage provides convenience and additional storage. Situated on a level lot, the home includes a covered front porch, perfect for enjoying evening sunsets. Additional features like a central vacuum system, lawn irrigation system, and a garden shed cater to all your storage and maintenance needs. Located in one of the most sought-after neighbourhoods in Haliburton, this home offers the best of in-town living. You'll have access to a members-only park, complete with a boat launch, picnic area, fire-pit and the added bonus - your own boat slip! Enjoy miles of boating on Haliburton's five-lake chain. With schools nearby and local amenities within walking distance, convenience is a key feature of this prime location. This is an opportunity to enjoy a vibrant community with all the comforts of home.**

Directions: **County rd 21 to Halbiem Crest. Left on Sancayne St. follow to sign.**
 Cross St: **Glebe**

Waterfront

Waterfront Type: **Waterfront Community** Water View: **No Water View**
 Waterfront Features: **Other**
 Dock Features: **Boat Launch**
 Dock Type: **Private Docking**
 Shoreline:
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **0.00**
 Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Lawn Sprinkler System, Year Round Living**
 Construct. Material: **Wood** Foundation: **Block** Roof: **Asphalt Shingle**
 Shingles Replaced:
 Year/Desc/Source: **1999//Other** Prop Attached: **Detached**
 Property Access: **Public Road** Apx Age: **16-30 Years**
 Other Structures: **Gazebo, Shed** Rd Acc Fee:
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Inside Entry** Winterized: **Fully Winterized**
 Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
 Services: **Electricity, High Speed Internet**
 Water Source: **Drilled Well** Water Tmnt:
 Lot Size Area/Units: **0.438/Acres** Acres Range: **< 0.5** Sewer: **Septic**
 Lot Front (Ft): **119.00** Lot Depth (Ft):
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Access to Water, Beach, Corner Site, Golf, Hospital, Lake Access, Lake/Pond, Library, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Trails**
 Topography: **Level** Fronting On: **North**
 Restrictions:
 School District: **Trillium Lakelands District School Board** Exposure: **South**
 High School: **HHHS**
 Elementary School: **Stuart Baker Elementary, J.D Hodgson**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Central Vacuum, Propane Tank, Water Heater**

Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Basement Feat: **Development Potential**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Propane, Forced Air-Propane**
 Fireplace: **1/Propane** FP Stove Op:
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Light fixtures**
 Exclusions: **Personal Items**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LOT 57, PLAN 623, UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**
 Zoning: **R1** Survey: **Boundary Only/**
 Assess Val/Year: **\$320,000/2024** Hold Over Days: **60**
 PIN: **391740185** Occupant Type: **Owner**
 ROLL: **462401200004321**
 Possession/Date: **Flexible/** Deposit: **min 5%**

Brokerage Information

List Date: **07/04/2024**
 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: 07/04/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40614101

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	20' 0" X 12' 10"	6.10 X 3.91	
Bathroom	Main	10' 2" X 7' 9"	3.10 X 2.36	3-Piece, Laundry
Kitchen/Dining Room	Main	19' 0" X 13' 3"	5.79 X 4.04	
Bedroom Primary	Main	13' 7" X 13' 3"	4.14 X 4.04	
Bedroom	Main	13' 4" X 9' 1"	4.06 X 2.77	
Bedroom	Main	13' 4" X 10' 0"	4.06 X 3.05	
Bathroom	Main	9' 9" X 9' 0"	2.97 X 2.74	4-Piece

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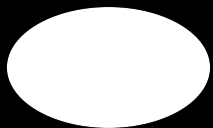
Chattels

Included

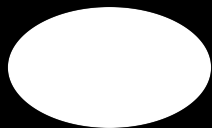
- Central Vac
- Dishwasher
- Dryer
- Garage Door Opener
- Microwave
- Refrigerator
- Stove
- Washer
- Window Coverings

Excluded

- Personal Items



Seller



Buyer



SEWAGE SYSTEM INSTALLATION REPORT

0y/10/99 ✓
FILE NUMBER

REPORT

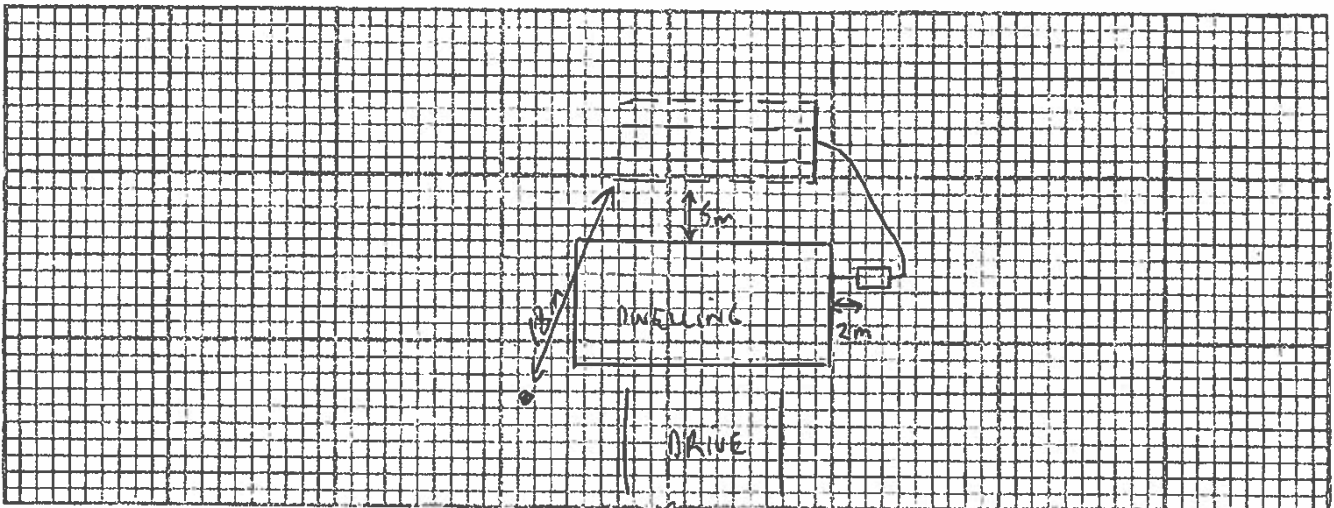
INSTALLED BY: TMS Services

DATE 99-9-3

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass. Manufacturer BCP
- Distribution Pipe: Type PVC Absorption Trench System
- Filter Bed System Filter Bed Area _____ sq. m. Contact Area _____ sq. m.
- Total 60 Linear Metres in 4 runs of 15 metres and led by gravity Siphon or Pump
- Size of System based on 3 bedrooms and/or 13 fixture units Commercial details _____
- Area of Building: 4250 m²
- Other _____

Actual location and orientation of components of sewage system are shown hereunder or as outlined on the Site Inspection Report For A Sewage System form



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 _____

INSTALLATION REPORT

Under the Building Code Act and regulations and subject to the limitations thereof, a permit is hereby issued to

Chester + Shirley House

For the use and operation of the Class 4 Sewage System Installed / Altered under Site Inspection Report # 0y/10/99

Such system being located on Lot 14 Conc 9 Plan 623 Sub. lot 57 Roll No. _____

Township / Municipality DYSART County HALLIBURTON Emergency# 911 _____

Inspected and Recommended by _____
(Appointed Inspector - Part B)

Tom Miller
99-9-3

Date

Issued

Tom Miller
(Designated Sewage Inspector - Part B)

NOTE: 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 Site Inspection Report is obtained.

PLAN OF SUBDIVISION
 PART OF LOTS 14 AND 15, CONCESSION VIII AND
 PART OF LOT 14, CONCESSION IX
TOWNSHIP OF DYSAK
 COUNTY OF HALIBURTON
 SCALE: 1:1500
 GREG BISHOP O.L.S.
 1988

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS NOTE
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF PART 7, PLAN 19R-2844 HAVING A BEARING OF $N54^{\circ}35'30"E$ AS SHOWN THEREON

NOTE
 1. THE ORIGINAL HIGH WATER MARK SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF DYSAK.
 2. SHORE TIES ARE PERPENDICULAR TO THE TRANSVERSE LINE UNLESS INDICATED OTHERWISE

LEGEND
 O DENOTES PLANTED
 B DENOTES FOUND
 F# DENOTES STANDARD IRON BAR
 S# DENOTES SHORT STANDARD IRON BAR
 C#M DENOTES 16 CM DIA ROUND IRON BAR
 I#M DENOTES 20 CM DIA ROUND IRON BAR
 W# DENOTES ROCK POST
 (B#W) DENOTES BISHOP & WILSON O.L.S.
 (B#H) DENOTES H.C. BISHOP O.L.S.
 SA DENOTES SPLIT ANGLE
 WIT DENOTES WITNESS
 C#C DENOTES CENTER OF CIRCLE
 W#F DENOTES 3.0 CM HEXAGONAL BAR 2.5 METRES LONG

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. THE SURVEY WAS COMPLETED

HALIBURTON, ONTARIO
 AUGUST 2, 1988
Greg Bishop
 GREG BISHOP
 ONTARIO LAND SURVEYOR

CURVE DATA

LOT	ARC	RADIUS	CHORD	BEARING
1	16.83	8.78	10.13	89°31'15"
2	28.15	14.25	16.42	81°15'15"
3	8.88	4.52	5.83	89°31'15"
4	11.97	6.07	7.82	81°15'15"
5	11.97	6.07	7.82	89°31'15"
6	11.97	6.07	7.82	81°15'15"
7	11.97	6.07	7.82	89°31'15"
8	11.97	6.07	7.82	81°15'15"
9	11.97	6.07	7.82	89°31'15"
10	11.97	6.07	7.82	81°15'15"
11	11.97	6.07	7.82	89°31'15"
12	11.97	6.07	7.82	81°15'15"
13	11.97	6.07	7.82	89°31'15"
14	11.97	6.07	7.82	81°15'15"
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18	11.97	6.07	7.82	81°15'15"
19	11.97	6.07	7.82	89°31'15"
20	11.97	6.07	7.82	81°15'15"
21	11.97	6.07	7.82	89°31'15"
22	11.97	6.07	7.82	81°15'15"
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25	11.97	6.07	7.82	89°31'15"
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42	11.97	6.07	7.82	81°15'15"
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52	11.97	6.07	7.82	81°15'15"
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59	11.97	6.07	7.82	89°31'15"
60	11.97	6.07	7.82	81°15'15"
61	11.97	6.07	7.82	89°31'15"
62	11.97	6.07	7.82	81°15'15"
63	11.97	6.07	7.82	89°31'15"
64	11.97	6.07	7.82	81°15'15"
65	11.97	6.07	7.82	89°31'15"
66	11.97	6.07	7.82	81°15'15"
67	11.97	6.07	7.82	89°31'15"
68	11.97	6.07	7.82	81°15'15"
69	11.97	6.07	7.82	89°31'15"
70	11.97	6.07	7.82	81°15'15"
71	11.97	6.07	7.82	89°31'15"
72	11.97	6.07	7.82	81°15'15"
73	11.97	6.07	7.82	89°31'15"
74	11.97	6.07	7.82	81°15'15"
75	11.97	6.07	7.82	89°31'15"
76	11.97	6.07	7.82	81°15'15"
77	11.97	6.07	7.82	89°31'15"
78	11.97	6.07	7.82	81°15'15"
79	11.97	6.07	7.82	89°31'15"
80	11.97	6.07	7.82	81°15'15"
81	11.97	6.07	7.82	89°31'15"
82	11.97	6.07	7.82	81°15'15"
83	11.97	6.07	7.82	89°31'15"
84	11.97	6.07	7.82	81°15'15"
85	11.97	6.07	7.82	89°31'15"

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT
 1. LOTS 1 TO 79, BOTH INCLUSIVE, BLOCKS 80, 81, 82, 83, 84 AND 85, THE 0.3 METRE RESERVEES NAMELY BLOCKS 86 AND 87, THE STREETS NAMELY FARMCREST AVENUE, GLEBE ROAD, HALBIEM CRESCENT, BISHOP COURT, CURRY COURT, EMERSON COURT, HALBIEM COURT AND WILLIAM STREET HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 2. THE STREETS, STREET WIDENINGS AND LANES ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS

HALIBURTON, ONTARIO
 AUGUST 12, 1988
H.M. Wilby
 H. CURRY BISHOP
Lois Emerson
 LOIS MARILYN EMERSON

PLAN 623
 I CERTIFY THAT THIS PLAN 623 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE REGISTRY DIVISION OF HALIBURTON (M.F.19) AT 12:25 PM O'CLOCK ON THE 29th DAY OF AUGUST, 1988 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT 152268

Cheryl Anne Spady
 LAND REGISTRAR

SCHEDULE

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83 AND PART OF LOTS 8, 14, 24, 48, HALBIEM COURT AND CURRY COURT - PART OF LOT 18, CONCESSION VIII

FORMERLY PART OF INSTR. 117621 CERTIFICATE OF TITLE INSTR. 154838 ALL OF PART 1, PLAN 19R-4110

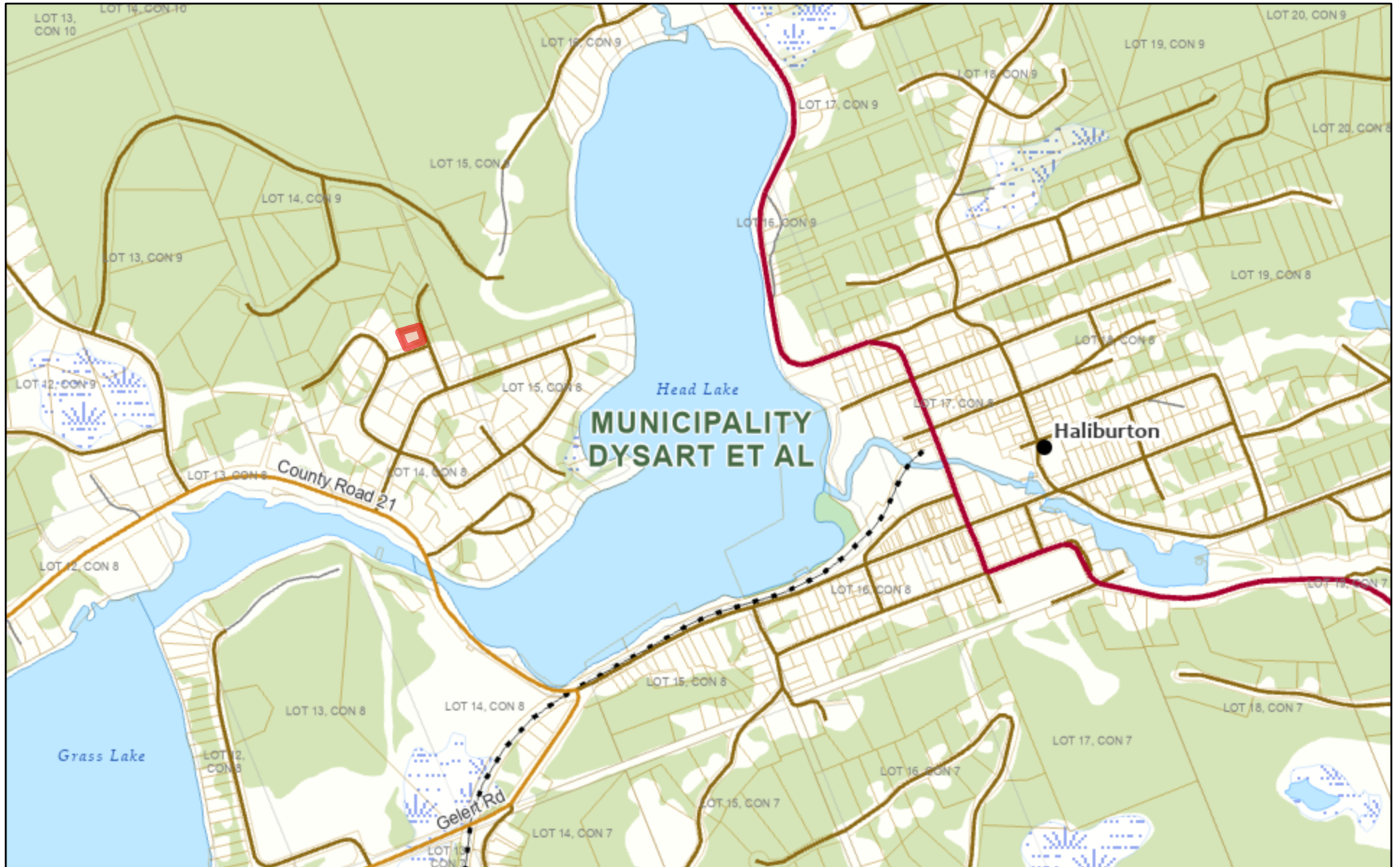
Approved under section 36 of the Planning Act
 The Registrar
 18/88
 NO SEAL

BISHOP & WILSON LTD.

ONTARIO LAND SURVEYORS
 BRANCH OFFICES
 HEAD OFFICE: 3 KING ST. E., BOX 311, MINDEN, ONTARIO, ROM 2H0 (705) 457-2811
 BRANCH OFFICES: 808 CAYCE ST., ONTARIO, ONT L4O 1A0 (705) 738-2231



67 Sancayne St, Haliburton



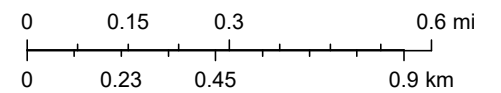
June 19, 2024

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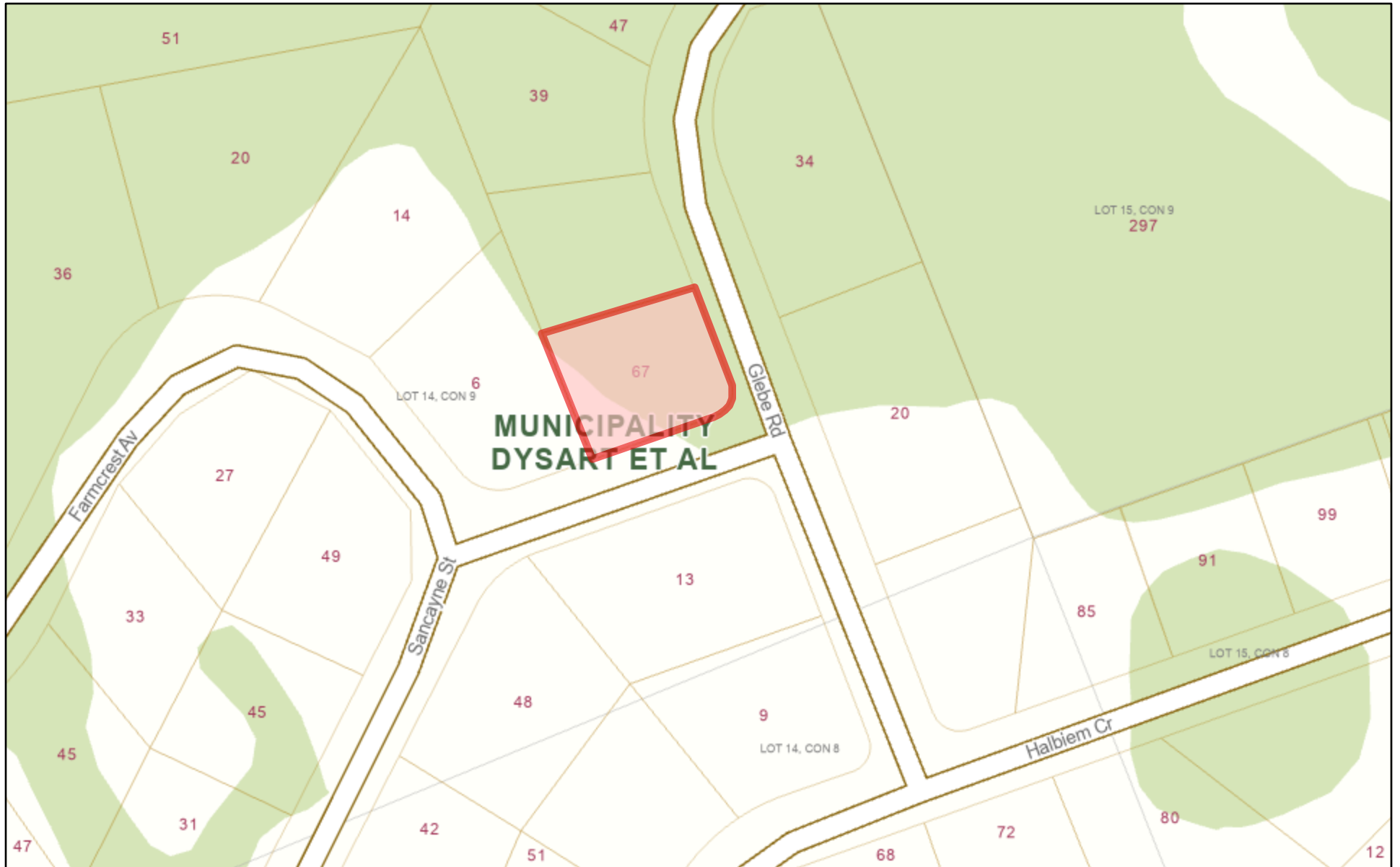
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Scale: 1:18,056



67 Sancayne St, Haliburton



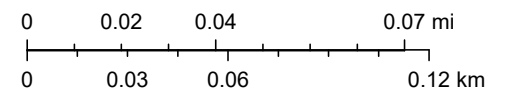
June 19, 2024

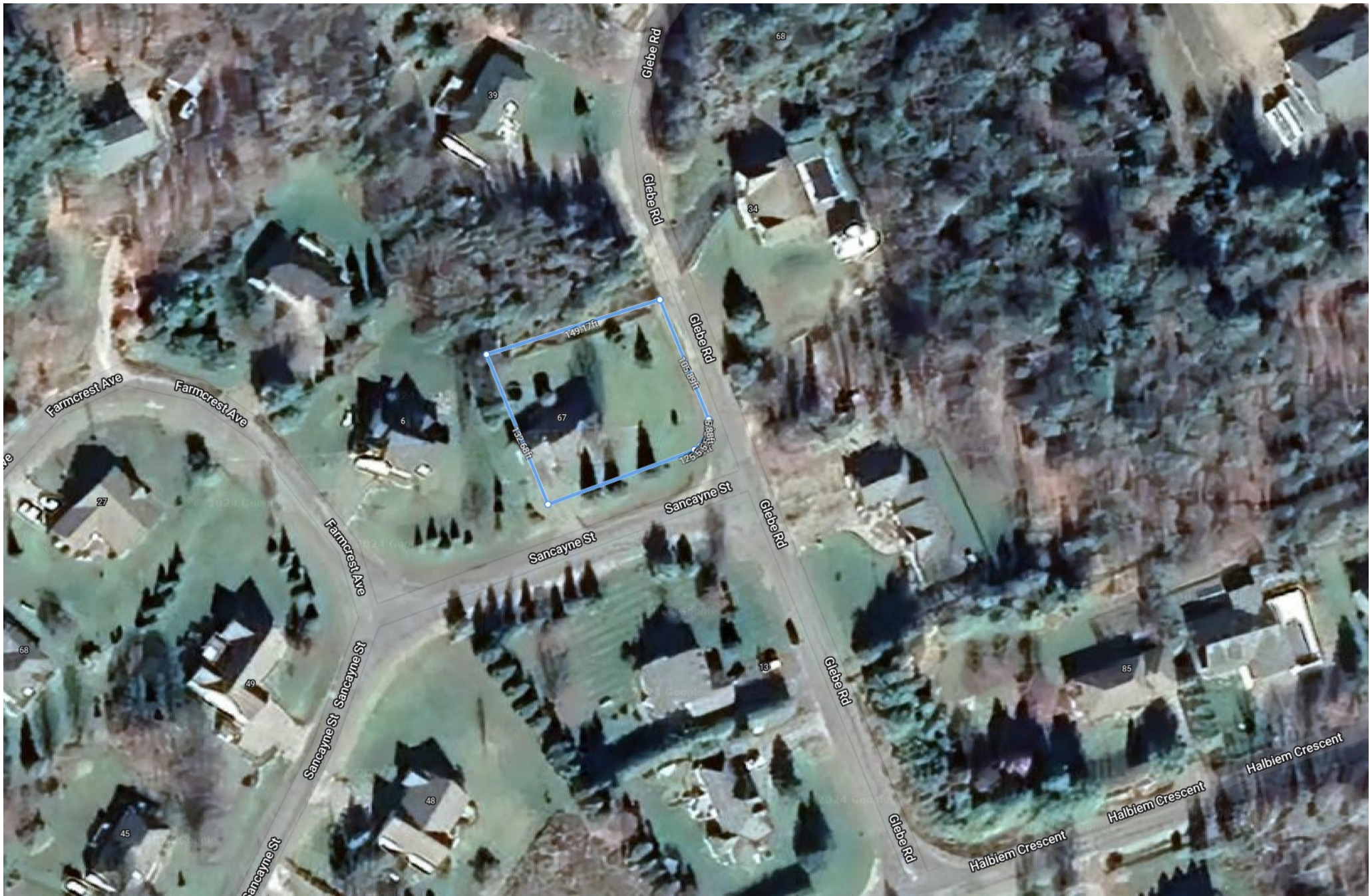
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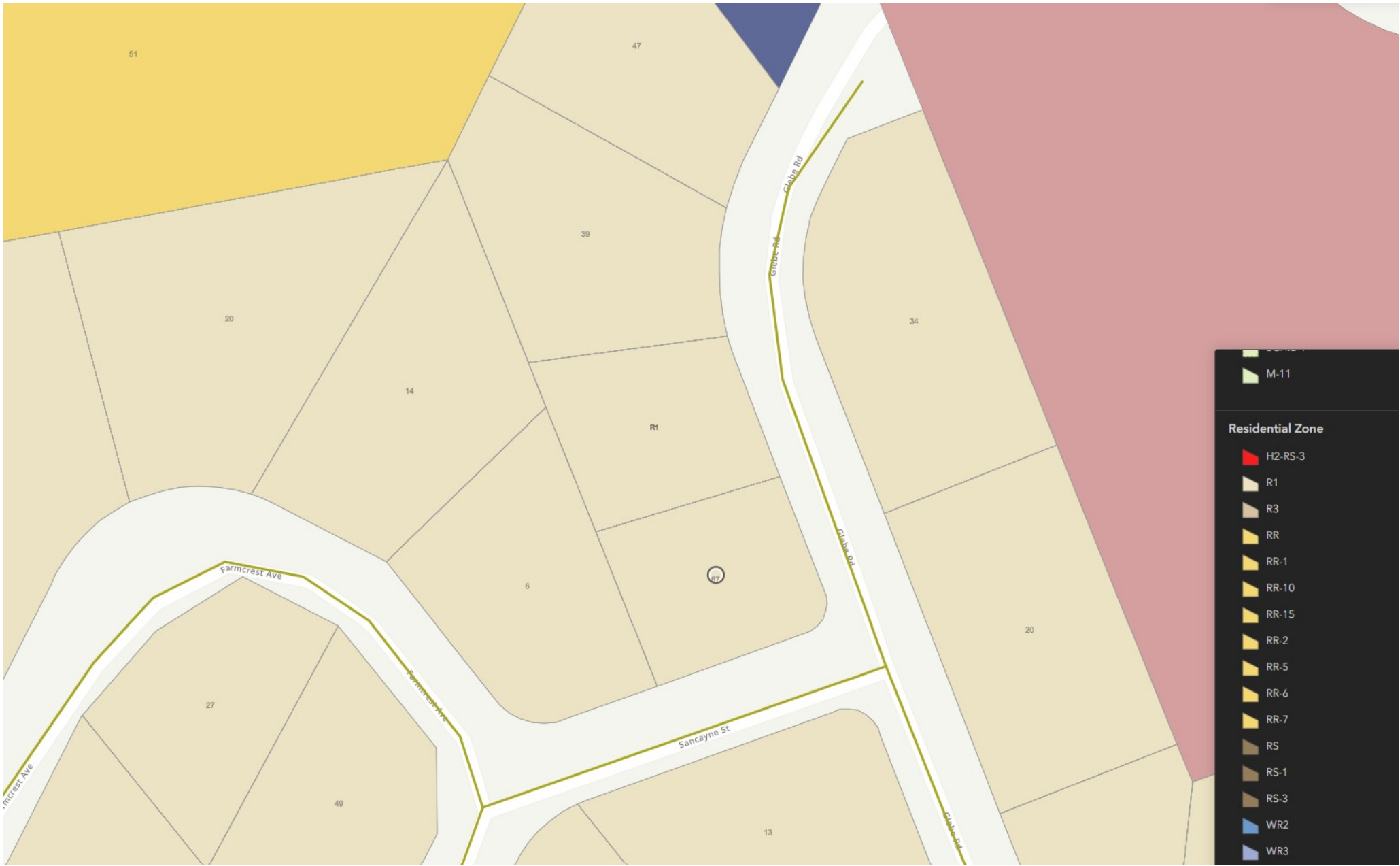
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Scale: 1:2,257







Head Lake

Haliburton County

Dysart Township

Physical Data

Surface Area - 153 acres

Perimeter - 3 miles

Maximum Depth - 18.5 ft

Mean Depth - 8.4 ft

Lake Characteristics

This is an extremely shallow lake. Clarity is indicated in the yellow/brown water by the disappearance of the secchi disc 11 ft below the surface. Sensitive to acid rain. It has an extensive minnow and aquatic insects habitat. Big mud turtles exist. Aquatic vegetation includes yellow water lilly, soft stem bulrush, cattail, and pickerel weed. Particularly extensive at north and east shores. Helicopter landing triangle marked on dock.

Fish Species Present

Good muskellunge lake. Also large and smallmouth bass, rock bass, yellow pickerel seen in Drag River usually during spawning season in spring. Local resident Paul Brohm remembers this lake teeming with small mouth bass, cat fish and the odd trout and pickerel. He blames the introduction of Muskie during the early seventies with depleting other game fish.

Access

Haliburton Village is located on this lake, so shopping, dining, accomodation and entertainment are available. Also camping sites available at Glebe Park. Public Boat Launch.

(Refer to Dysart Township map - page 214)

