

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$179,000

Welcome to

County Road 21
Minden Hills



Troy Austen

Sales Representative

This 9.7-acre property offers a great opportunity to build your dream home in a scenic and convenient location.

The lot is well-treed, providing privacy and a natural setting, with a laneway already in place for easy access. Hydro is available at the road, and the property is situated on a year-round county-maintained road for added convenience. Enjoy being just a short distance from Soyers Lake and Kashagawigamog Lake, where you can explore miles of boating, fishing, and swimming. Whether you're looking for a private retreat or a full-time residence, this property is an excellent choice for those who appreciate nature and outdoor recreation.

CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

TBD County 21 Road, Minden Hills, Ontario K0M 2K0

Listing

TBD County 21 Rd Minden Hills

Active / Residential Freehold / Vacant Land

MLS®#: X12061540

List Price: \$179,000

New Listing



Haliburton/Minden Hills/Minden

Tax Amt/Yr: **\$250.83/2024** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PT LT 29 CON 7 MINDEN PT 1 19R8686, S/T H257663; MINDEN HILLS**

Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(0+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range: **< 700**
Storeys: SF Source:
Lot Irreg: Lot Acres: **5 - 9.99**
Lot Front: **930.45** Fronting On: **N**
Lot Depth: **955.00**
Lot Size Code: **Feet**
Zoning: **RU**
Dir/Cross St: **County Rd 21**

PIN #: **391910537**
Holdover: **60**
Possession: **Flexible**

ARN #: **461603100072110**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **(0+)**
Island YN:
Interior Feat: **None**
Central Vac: **No**
Property Feat:
Soil Type:

Garage: **No**
Room Size:
Rural Services:
Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, No Telephone**

Water: **None**
Water Meter:
Waterfront Feat::
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **None**
Special Desig: **Unknown**
Farm Features:
Winterized:

Waterfront Y/N: **No**
Water Struct:
Under Contract:

Waterfront: **None**
Easements/Restr:
Dev Charges Paid:

Waterfront Frontage (M):
HST App To SP: **Included In**

Remarks/Directions

Client Rmks: **This 9.7-acre property offers a great opportunity to build your dream home in a scenic and convenient location. The lot is well-treed, providing privacy and a natural setting, with a laneway already in place for easy access. Hydro is available at the road, and the property is situated on a year-round county-maintained road for added convenience. Enjoy being just a short distance from Soyers Lake and Kashagawigamog Lake, where you can explore miles of boating, fishing, and swimming. Whether you're looking for a private retreat or a full-time residence, this property is an excellent choice for those who appreciate nature and outdoor recreation.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **04/04/2025**

Photos

MLS®#: X12061540

TBD County 21 Road, Minden Hills, Ontario K0M 2K0





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SCALE : 1 INCH = 100 FEET

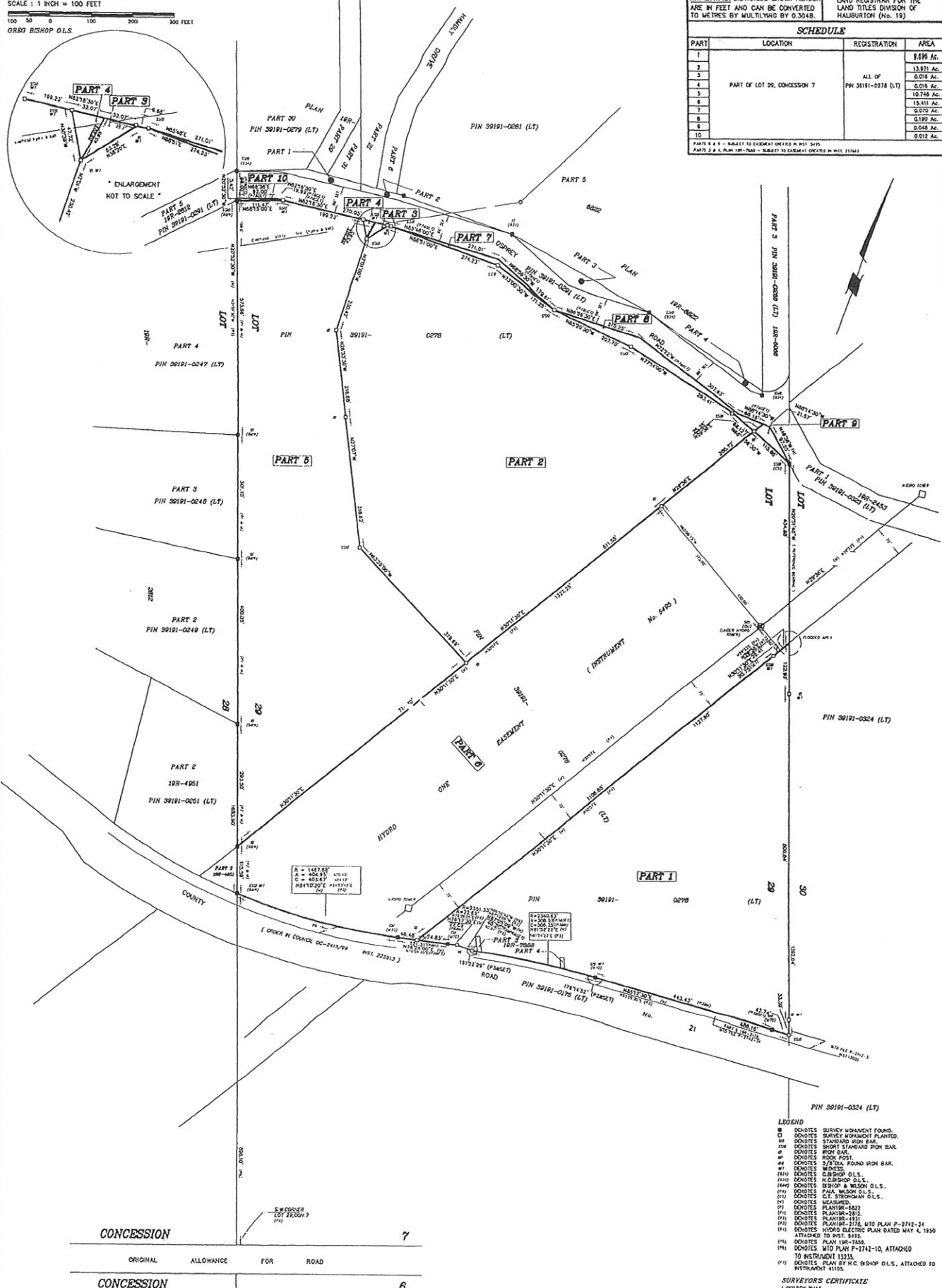
GRIG BISHOP OLS.

IMPERIAL: DISTANCES SHOWN HEREON
ARE IN FEET AND CAN BE CONVERTED
TO METRES BY MULTPLYNG BY 0.3048.

K. Roberts, A. DEF
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
HALBURTON (No. 19)

SCHEDULE			
PART	LOCATION	REGISTRATION	AREA
1			7.69 AC.
2			13.871 AC.
3			0.071 AC.
4		ALL OF	0.018 AC.
5	PART OF LOT 26, CONDESSON 7	PM 36161-0278 (L278)	10.749 AC.
6			15.411 AC.
7			0.072 AC.
8			0.199 AC.
9			0.048 AC.
10			0.012 AC.

PART 4 & 9 - SUBJECT TO CROOKING ORDER IN MISC. 5745.
 PART 5 & 6 - CUM. DEC. 7-24 - SUBJECT TO CROOKING ORDER IN MISC. 5746.
 PART 7 & 8 - CUM. DEC. 7-24 - SUBJECT TO CROOKING ORDER IN MISC. 5746.



LEADS

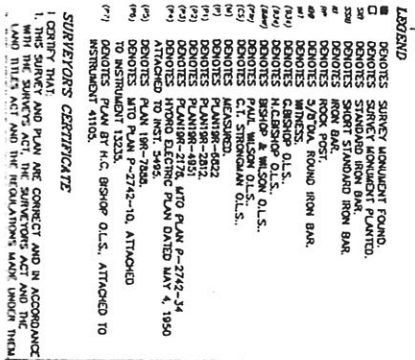
- (1) DENOTES SURVEY MONITORING FORMS.
- (2) DENOTES SURVEY MONITORING PLANTED.
- (3) DENOTES STANDARD HIGH BAR.
- (4) DENOTES STANDARD LOW BAR.
- (5) DENOTES IRON BAR.
- (6) DENOTES ROCK POINT.
- (7) DENOTES 3/4 DIA. ROUND IRON BAR.
- (8) DENOTES
- (9) DENOTES GIBBSHOP O.S.
- (10) DENOTES C.I. STREPSHOP O.S.
- (11) DENOTES BRUSHOP & WILSON O.S.
- (12) DENOTES C.I. STREPSHOP O.S.
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SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THE
2. THIS SURVEY WAS COMPLETED AUGUST 30, 2007.

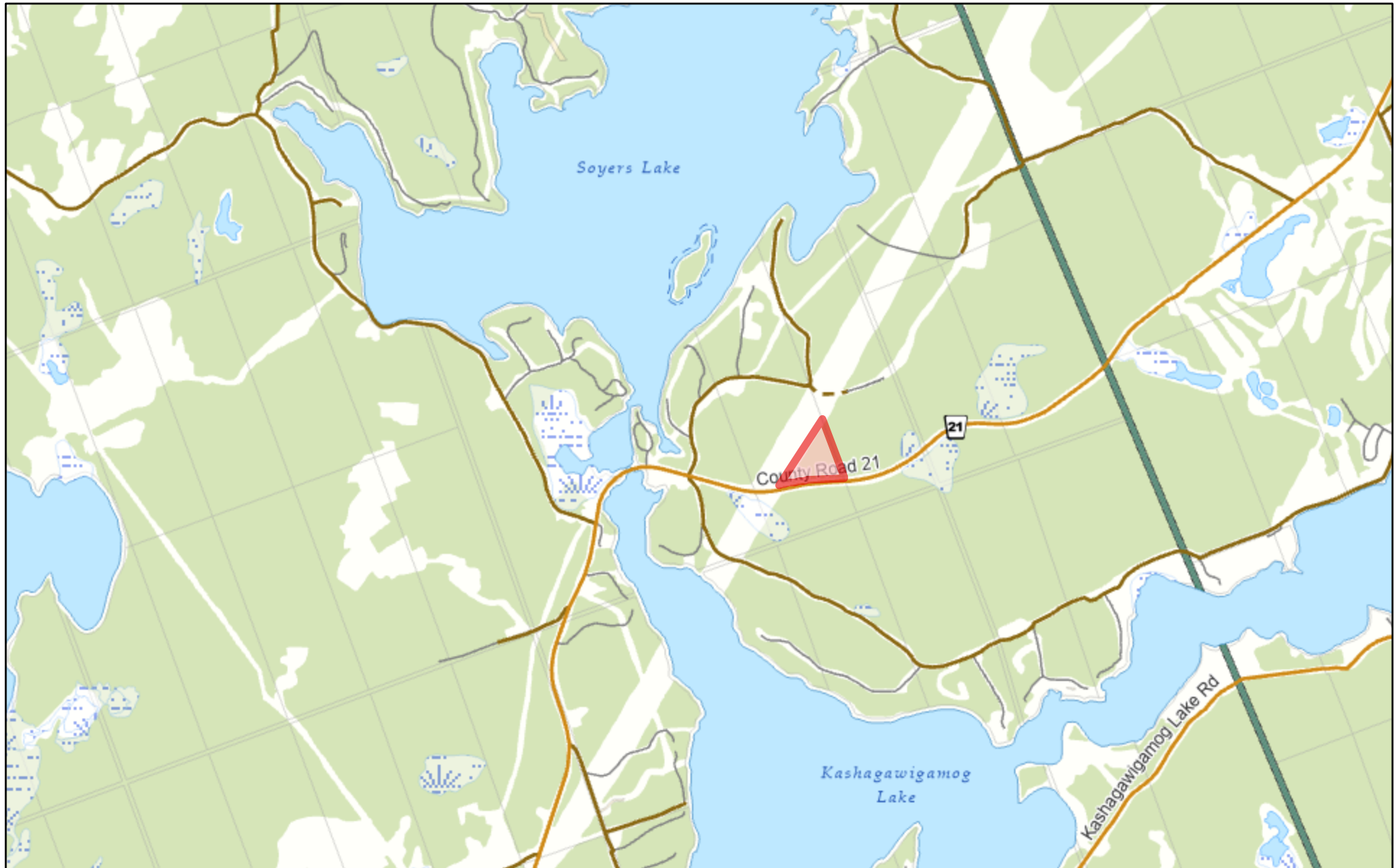
SEPTEMBER 30, 2007.
MILBURN, ONTARIO.

Barry C. Cunniff

GREG BISHOP
ONTARIO LAND SURVEYOR
BOX 985, HALDIMONT, ONTARIO N0M 1S0
PHONE (519) 864-1000



County Rd 21, Minden Hills



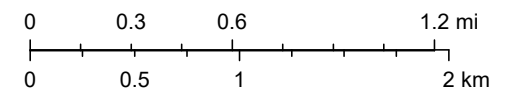
March 19, 2025

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County Rd 21, Minden Hills



March 19, 2025

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