

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



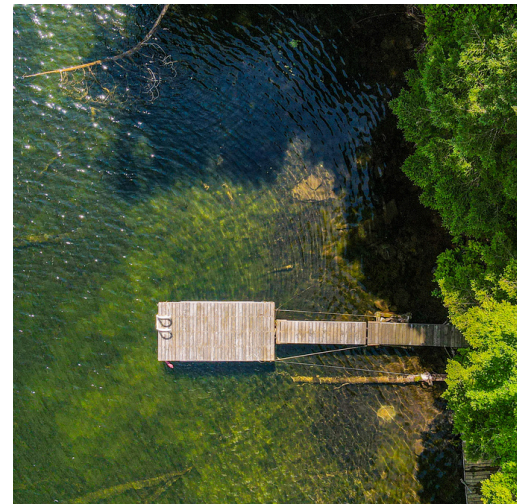
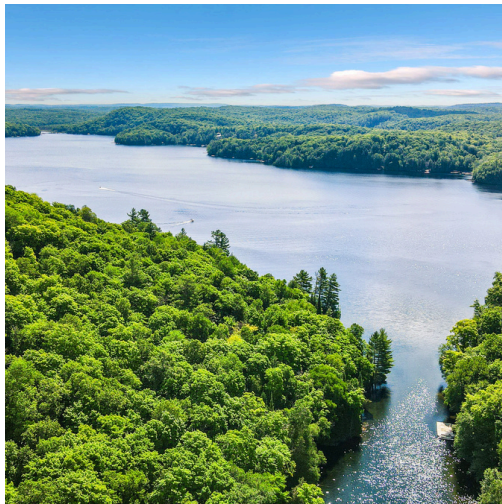
**\$379,000**

*Welcome to* Lot 104 Precipice Road  
on Long Lake, Haliburton



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Discover this rustic cabin nestled in the woods along the tranquil shores of Long Lake. With 109 feet of private waterfront, this one-bedroom cabin offers a serene escape and beautiful views of the lake. Long Lake is part of a two-lake chain with Miskawbi Lake, known for excellent lake trout fishing and a public boat launch. The lot is very private, and the shoreline opposite the property is undeveloped forest. The cabin is off-grid, featuring a wood stove that adds to its cozy and inviting atmosphere. Swimming is great off the dock, perfect for enjoying the lake's natural beauty. Long Lake is an ideal location for canoeing, kayaking, boating, and fishing, providing endless outdoor activities right at your doorstep. Escape the hustle and bustle of everyday life in this peaceful sanctuary. Located just 20 minutes from the village of Haliburton, you have easy access to all essentials, including restaurants, shopping, a hospital, and more. This property combines the best of both worlds – a serene, rustic setting with the convenience of nearby amenities.

# LOT 104 PRECIPICE Road, Haliburton, Ontario K0M 1S0

Listing

Client Full  
**Active / Residential**

**LOT 104 PRECIPICE Rd Haliburton**

Listing ID: 40612833  
 Price: **\$379,000**



## Haliburton/Dysart et al/Dudley Cottage/House



Water Body: **Long Lake**  
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1

Beds (AG+BG): **1 (1 + 0)**  
 Baths (F+H): **1 (0 + 1)**  
 SF Fin Total: **492**  
 AG Fin SF Range: **0 to 500**  
 AG Fin SF: **492/LBO provided**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,217.38/2024**

### Remarks/Directions

Public Rmks: **Discover this rustic cabin nestled in the woods along the tranquil shores of Long Lake. With 109 feet of private waterfront, this one-bedroom cabin offers a serene escape and beautiful views of the lake. Long Lake is part of a two-lake chain with Miskawbi Lake, known for excellent lake trout fishing and a public boat launch. The lot is very private, and the shoreline opposite the property is undeveloped forest. The cabin is off-grid, featuring a wood stove that adds to its cozy and inviting atmosphere. Swimming is great off the dock, perfect for enjoying the lake's natural beauty. Long Lake is an ideal location for canoeing, kayaking, boating, and fishing, providing endless outdoor activities right at your doorstep. Escape the hustle and bustle of everyday life in this peaceful sanctuary. Located just 20 minutes from the village of Haliburton, you have easy access to all essentials, including restaurants, shopping, a hospital, and more. This property combines the best of both worlds – a serene, rustic setting with the convenience of nearby amenities.**

Directions: **ON-118 E to Trappers Trail Road to Wenona Lake Road to Hasley Pass Rd. Right on to Precipice road and follow to the end. There is a grass parking spot near for sale sign. Then follow walking path to stairs, then down to the cabin at waters edge.**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Stairs to Waterfront**  
 Dock Type: **Private Docking**  
 Shoreline: **Natural, Rocky, Shallow**  
 Shore Rd Allow: **Not Owned**  
 Channel Name:

Water View: **Direct Water View**  
 Boat House:  
 Frontage: **109.00**  
 Exposure:  
 Island Y/N: **No**

### Exterior

Construct. Material: **Board & Batten**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Private Road, Year Round Road**  
 Other Structures:  
 Garage & Parking: **Outside/Surface/Open**  
 Parking Spaces: **1**  
 Water Source: **None**  
 Lot Size Area/Units: **0.880/Acres**  
 Lot Front (Ft): **109.00**  
 Location: **Rural**  
 Area Influences: **Lake Access, Lake/Pond**  
 Topography: **Hilly, Wooded/Treed**

Foundation: **Piers**  
 Driveway Spaces: **1.0**  
 Water Tmnt: **None**  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft): **389.00**  
 Lot Irregularities:

Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **51-99 Years**  
 Rd Acc Fee:  
 Winterized: **Not Winterized**  
 Garage Spaces:  
 Sewer: **None**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Fronting On: **North**

### Interior

Interior Feat: **None**  
 Basement: **None**  
 Cooling: **None**  
 Heating: **Woodstove**  
 Fireplace: **/Wood Stove**  
 Inclusions: **Other**  
 Add Inclusions: **See attached chattels list**  
 Exclusions: **See attached chattels list**

Basement Fin:  
 FP Stove Op:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **LT 104 PL 482; DYSART ET AL**  
 Zoning: **WR4L**  
 Assess Val/Year: **\$164,000/2024**

Local Improvements Fee:  
 Survey: **Available/**  
 Hold Over Days:

PIN: **391630339**  
ROLL: **462402000054500**  
Possession/Date: **Other/**

Occupant Type: **Owner**  
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  
POWERED by [itsorealestate.ca](https://itsorealestate.ca). All rights reserved.

**Rooms**

**Listing ID: 40612833**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Kitchen/Dining Room</b>	<b>Main</b>	<b>10' 11" X 11' 1"</b>	<b>3.33 X 3.38</b>	
<b>Living Room</b>	<b>Main</b>	<b>12' 5" X 11' 1"</b>	<b>3.78 X 3.38</b>	
<b>Bedroom</b>	<b>Main</b>	<b>11' 6" X 11' 4"</b>	<b>3.51 X 3.45</b>	
<b>Bathroom</b>	<b>Main</b>	<b>7' 7" X 3' 8"</b>	<b>2.31 X 1.12</b>	<b>2-Piece</b>

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

- Couches, table, shelves in living room
- Kitchen table and chairs
- Dishes, pots and pans, cutlery
- Propane stove
- Propane fridge
- Bedframe, mattress, dresser, console and nightstand in bedroom
- Shelves in washroom
- Most area rugs
- Patio Furniture
- Paddle boat
- Some tools
- Large mirror behind woodstove
- Materials beneath cottage

## Excluded

- Firman Generator (in back shed)
- Personal items such as games, toys, electronics, decor, pictures/art
- Towels, pillows and blankets
- Some tools
- Wooden shelf on the wall beside wood stove
- Red area rug underneath coffee table in the living room



Seller



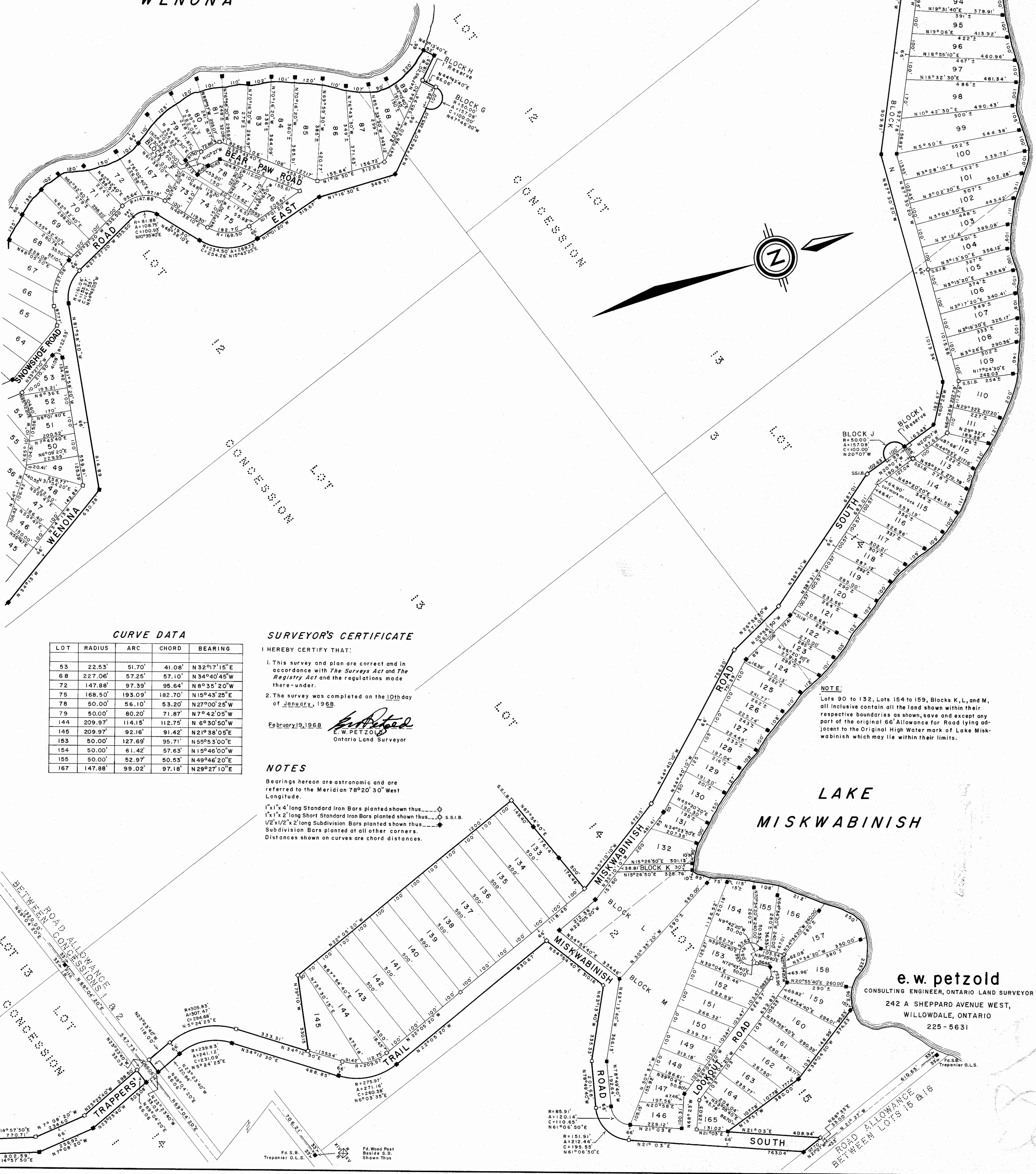
Buyer



482-172

PLAN OF SUBDIVISION  
OF  
**THE LEGEND OF MISKWABINISH**  
BEING PART OF  
LOTS 9, 10, 11, 12, 13, & 14, CONCESSION 1  
AND PART OF  
LOTS 12, 14, & 15, CONCESSION 2  
AND PART OF  
LOTS 12, 13, & 14, CONCESSION 3  
TOWNSHIP OF DUDLEY  
PROVISIONAL COUNTY OF HALIBURTON  
SCALE 1 INCH = 200 FEET

LAKE  
WENONA



**CURVE DATA**

LOT	RADIUS	ARC	CHORD	BEARING
53	22.53'	51.70'	41.08'	N 32° 17' 15" E
68	227.06'	57.25'	57.10'	N 34° 40' 45" W
72	147.88'	97.39'	95.64'	N 8° 35' 20" W
75	168.50'	193.09'	182.70'	N 15° 43' 25" E
78	50.00'	56.10'	53.20'	N 27° 00' 25" W
79	50.00'	80.20'	71.87'	N 7° 42' 05" W
144	209.97'	114.15'	112.75'	N 6° 30' 50" W
145	209.97'	92.16'	91.42'	N 21° 38' 05" E
153	50.00'	127.69'	95.71'	N 5° 53' 00" E
154	50.00'	61.42'	57.63'	N 15° 46' 00" W
155	50.00'	52.97'	50.53'	N 49° 46' 20" E
167	147.88'	99.02'	97.18'	N 29° 27' 10" E

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT:

1. This survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made there-under.
2. The survey was completed on the 10th day of January, 1968.

February 19, 1968

*E. W. Petzold*  
E. W. PETZOLD  
Ontario Land Surveyor

**NOTES**

Bearings hereon are astronomic and are referred to the Meridian 78° 20' 30" West Longitude.  
 1" x 1/4" long Standard Iron Bars planted shown thus: .  
 1" x 1/2" long Short Standard Iron Bars planted shown thus: .  
 1/2" x 1/2" long Subdivision Bars planted shown thus: .  
 Subdivision Bars planted at all other corners.  
 Distances shown on curves are chord distances.

**NOTE:**

Lots 90 to 132, Lots 154 to 159, Blocks K, L, and M, all inclusive contain all the land shown within their respective boundaries as shown, save and except any part of the original 66' Allowance for Road lying adjacent to the Original High Water mark of Lake Miskwabinish which may lie within their limits.

**e. w. petzold**  
CONSULTING ENGINEER, ONTARIO LAND SURVEYOR  
242 A SHEPPARD AVENUE WEST,  
WILLOWDALE, ONTARIO  
225-5631



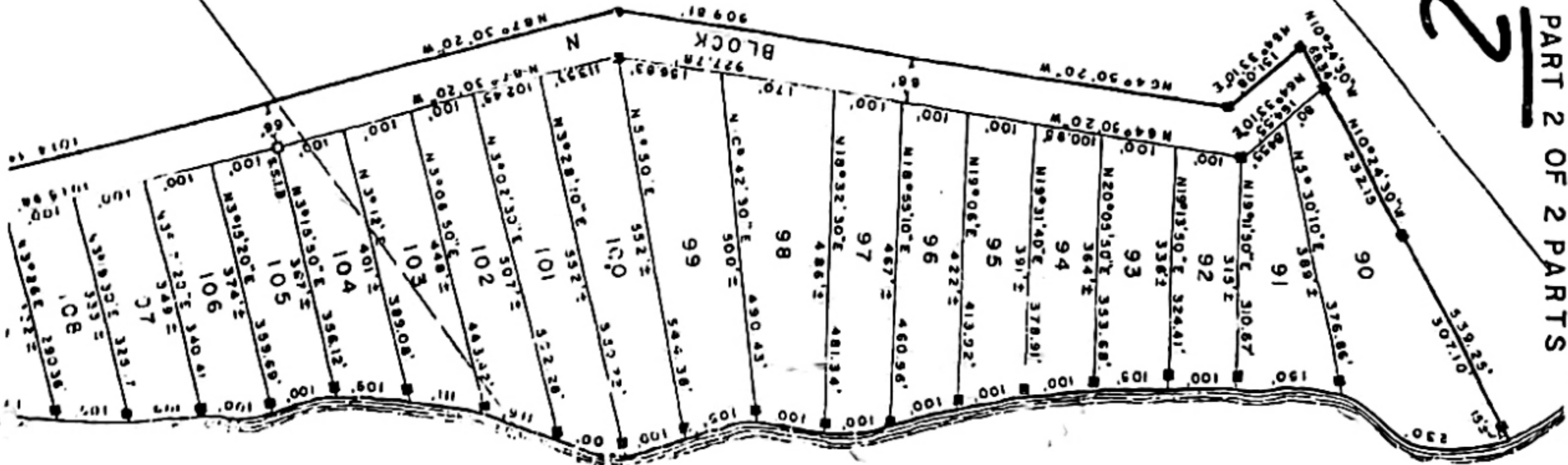
**SUBJECT: PLAN 482,  
LOT 104  
DYSART ET AL**

BUYER'S INITIALS: \_\_\_\_\_

SELLER'S INITIALS: \_\_\_\_\_

**482**

PART 2 OF 2 PARTS



**1182-P**

# Precipice Road, Long Lake



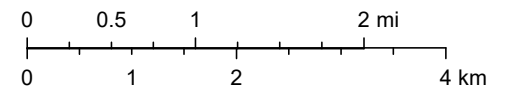
April 9, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.  
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.

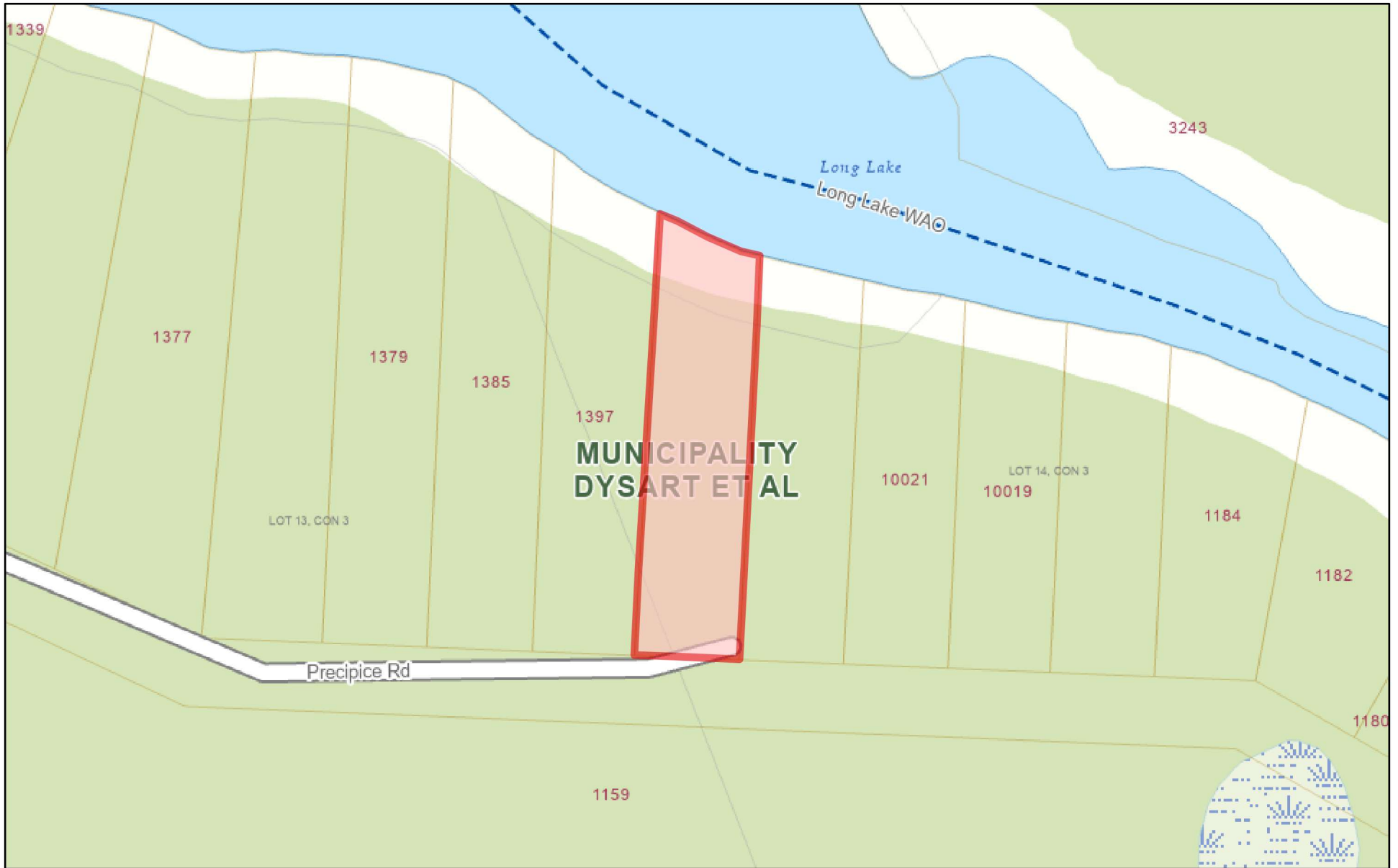


Scale: 1:72,224





# Precipice Road, Long Lake



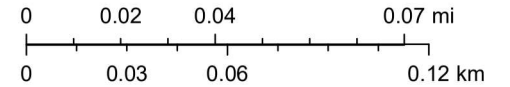
April 9, 2024

Copyright by the County of Haliburton, Minden, Ontario, 2023.  
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2023.



Scale: 1:2,257





1301

1303

1305

1102

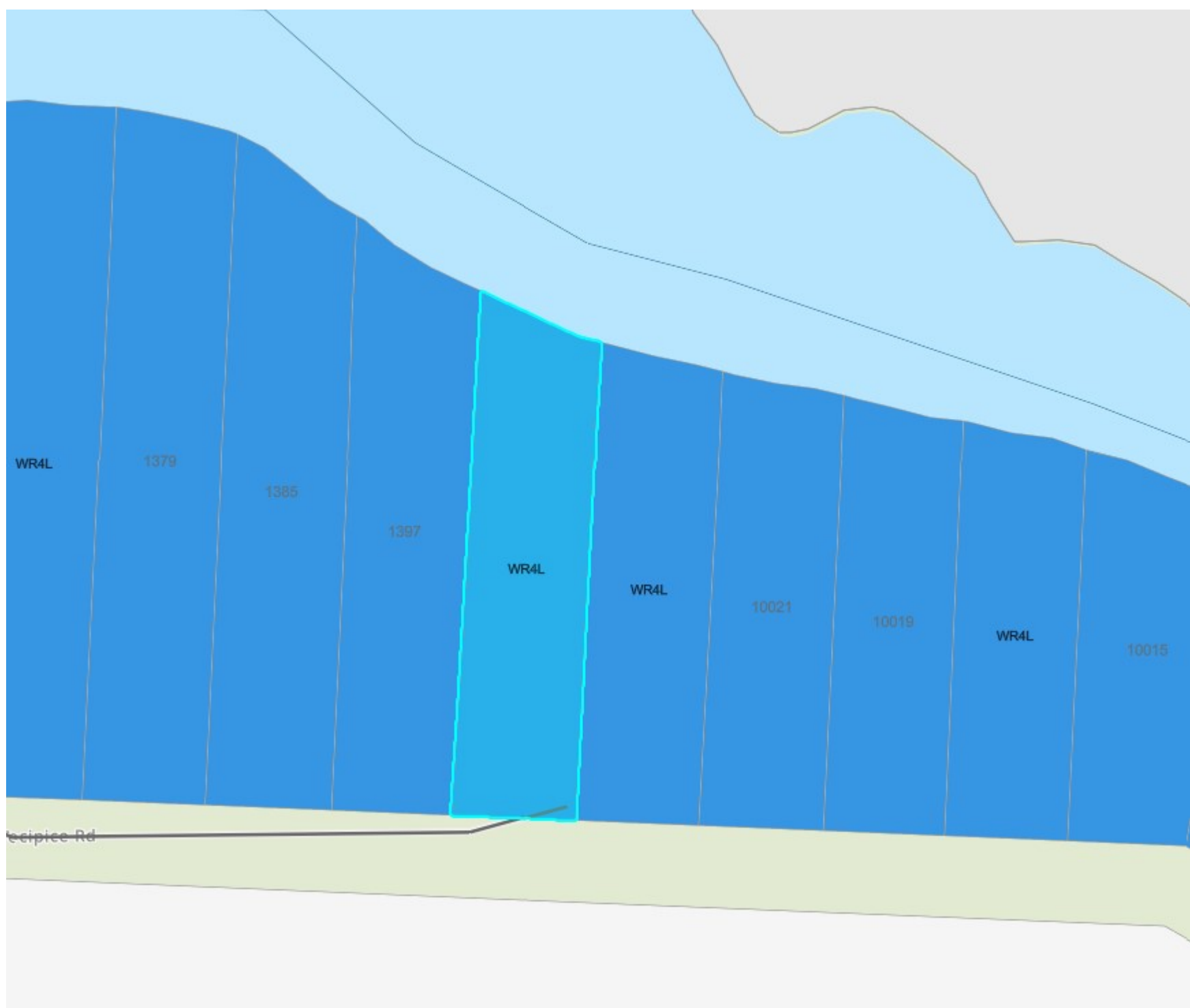
Precipice Rd

400.69ft

76.82ft

366.72ft

100.59ft



## Long Lake

Haliburton County

Dudley Township

### Physical Data

Longitude - 78°22'                      Volume - 3,901 acre feet  
Perimeter - 6.6 miles                      Mean Depth - 17.9 feet  
Latitude - 45°03'                      Surface Area - 218 acres  
Height Above Sea Level - 1,275 feet  
Maximum Depth - 65 ft

### Lake Characteristics

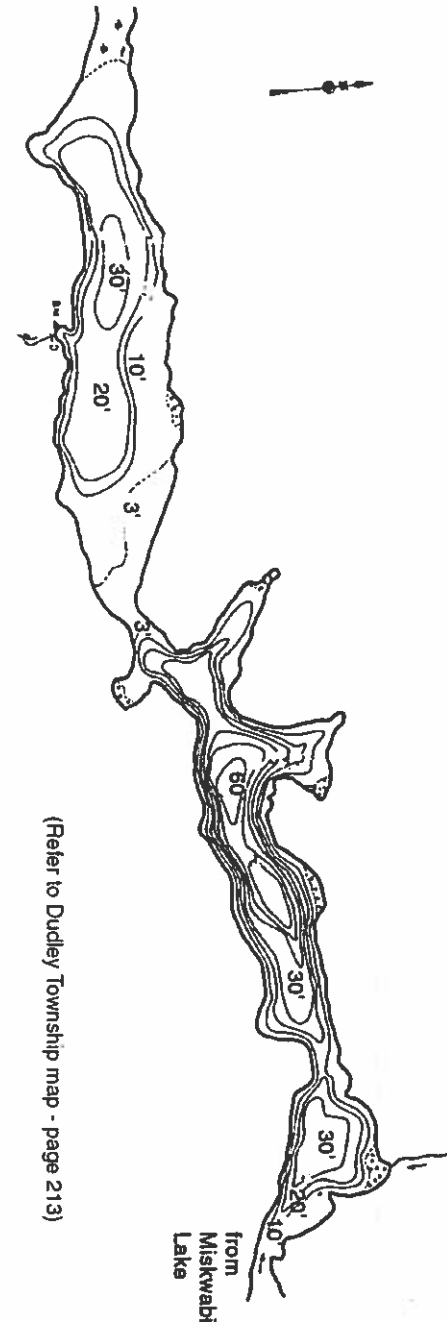
This is a moderately productive lake of glacial origin within the pre-Cambrian shield. It contains two distinct basins separated midway by a narrows. Lake levels are controlled by a stop-log dam, operated by the Trent Canal Authorities. The waters fluctuate between 4 and 5 feet. The lake is well stratified, cooling quickly below 15 feet. The water is neutral, with pH readings ranging from 6.5 at the bottom to 7.4 at the surface. Aquatic plants are abundant in the shallower parts. Alkalinity Rating -Level 5 (1989)

### Fish Species Present

Smallmouth bass, largemouth bass, lake trout, white sucker, yellow perch. Good smallmouth bass fishing is reported. A recent introduction of largemouth bass is expected to improve the fishery. Slot lake, check with MNR for current regulations.

### Access and Facilities

From Haliburton follow Hwy 121, 4.8 miles east to the Kenneway Rd. Turn left and take the first road on the right (Long Lake Rd) for 2 miles. Turn right again and proceed to the landing where facilities are available for launching.



(Refer to Dudley Township map - page 213)