

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

**\$129,000**

*Welcome to*

**Lot 165 Glen Lake Crt  
Eagle Lake**



*Troy Austen*

Sales Representative

This 3+ acre building lot offers the ideal blend of privacy and location. Surrounded by mature trees, the lot provides a peaceful, well-treed setting with a driveway already in placemaking it easier to start planning your build. Just 15 minutes from Haliburton Village, you'll have quick access to schools, shopping, dining, and other everyday essentials. Whether you're envisioning a year-round residence or a weekend retreat, this property delivers both seclusion and convenience. Outdoor recreation is close at hand with Sir Sams Ski Hill and other area attractions nearby. A rare chance to enjoy space and nature without being far from town.

**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



## Property Client Full

# Lot 165 Glen Lake Court, Dysart, Ontario K0M 1M0

Listing

[Lot 165 Glen Lake Crt Dysart](#)

**Active** / Residential Freehold / Vacant Land

MLS®#: **X12084273**

List Price: **\$129,000**

**New Listing**

### Haliburton/Dysart et al/Guilford



Tax Amt/Yr: **\$104.00/2024**

SPIS: **No**

Legal Desc: **LT 165 PL 582; DYSART ET EL**

Transaction: **Sale**  
DOM **0**

Style:

Fractional Ownership:

Assignment:

Link:

Storeys:

Lot Irreg:

Lot Front: **191.36**

Lot Depth: **765.95**

Lot Size Code: **Feet**

Zoning: **WR4L**

Dir/Cross St: **Elk Drive**

Rooms Rooms+: **+0**

BR BR+: **0(0+0)**

Baths (F+H): **0(0+0)**

SF Range: **< 700**

SF Source:

Lot Acres: **2 - 4.99**

Fronting On: **S**

PIN #: **391450248**

Holdover: **60**

Possession: **Flexible**

ARN #: **462404000026500**

Possession Date:

Contact After Exp: **No**

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,  
Sewers Available, No  
Cable, No Telephone  
None**

Water:

Water Meter:

Waterfront Feat: :

Waterfront Struc:

Well Capacity:

Well Depth:

Sewers:

Special Desig: **None**

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 3+ acre building lot offers the ideal blend of privacy and location. Surrounded by mature trees, the lot provides a peaceful, well-treed setting with a driveway already in placemaking it easier to start planning your build. Just 15 minutes from Haliburton Village, you'll have quick access to schools, shopping, dining, and other everyday essentials. Whether you're envisioning a year-round residence or a weekend retreat, this property delivers both seclusion and convenience. Outdoor recreation is close at hand with Sir Sams Ski Hill and other area attractions nearby. A rare chance to enjoy space and nature without being far from town.**

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

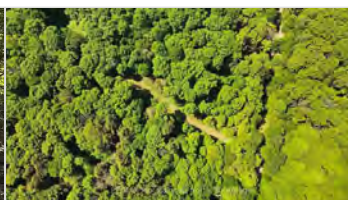
Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **04/15/2025**

Photos

MLS®#: **X12084273**

[Lot 165 Glen Lake Court, Dysart, Ontario K0M 1M0](#)





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**PLAN OF SUBDIVISION**  
**PART OF LOTS 31, 32 & 33, CON. II**  
**PART OF LOTS 32 & 33, CON. III**  
**TOWNSHIP OF GUILFORD**  
**PROVISIONAL COUNTY OF HALIBURTON**  
**SCALE: 1 INCH = 200 FEET**  
**PAUL WILSON O.L.S.**  
**1978**



**CONSENT OF MORTGAGEE**

THE MORTGAGEE UNDER MORTGAGE REGISTERED AS NO. 9611 & 87719, HEREBY CONSENT TO THE REGISTRATION OF THIS PLAN  
 DATED THE 16<sup>TH</sup> DAY OF NOVEMBER 1978  
 CANADIAN IMPERIAL BANK OF COMMERCE

**CERTIFICATE OF REGISTRATION**

I HEREBY CERTIFY THAT THIS PLAN IS DULY REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF THE PROVISIONAL COUNTY OF HALIBURTON NO. 19  
 AT 3:00 O'CLOCK ON THE 17<sup>TH</sup> DAY OF FEBRUARY 1979  
 AS NUMBER 582

*Jan A. Jackson*  
 REGISTRAR

**BEARING NOTE**

BEARINGS ARE ASTROMIC, DERIVED FROM THE NORTHERLY LIMIT OF LOT 31, CON. II, HAVING A BEARING OF N69°33'E AS SHOWN ON REG'D PLAN 532.

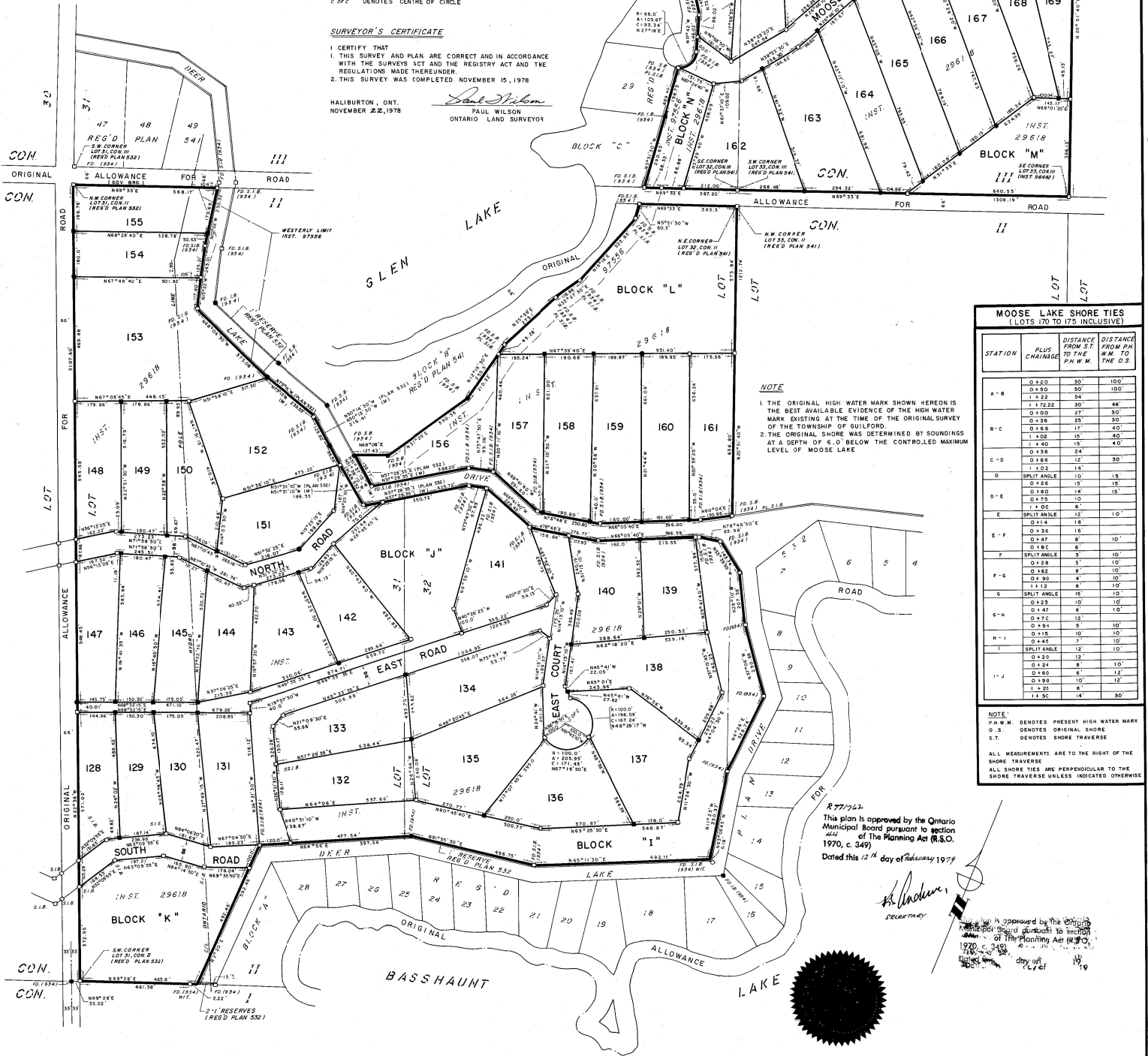
**LEGEND**

DISTANCES ARE IN FEET AND DECIMALS THEREOF  
 ALL HANGING LINES HAVE BEEN VERIFIED  
 ■ DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)  
 □ DENOTES SHORT STANDARD IRON BAR  
 ○ DENOTES STANDARD IRON BAR  
 ● DENOTES ROCK POST  
 ■ DENOTES 5/8" SO. IRON BAR  
 ■ DENOTES 1/2" SO. IRON BAR  
 ■ DENOTES WITNESS  
 FD. DENOTES FOUND  
 C.O.F.C. DENOTES CENTRE OF CIRCLE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.  
 2. THIS SURVEY WAS COMPLETED NOVEMBER 15, 1978

HALIBURTON, ONT.  
 NOVEMBER 22, 1978  
*Paul Wilson*  
 ONTARIO LAND SURVEYOR



MOOSE LAKE SHORE TIES (LOTS 170 TO 175 INCLUSIVE)				
STATION	PLUS CHAINAGE	DISTANCE FROM ST. TO P.M.M.	DISTANCE FROM P.M.M. TO O.S.	
A-B	0+30.0	30'	100'	
	0+18.0	18'	120'	
	0+22.5	22.5'	120'	
B-C	1+72.22	30'	46'	
	0+0.0	0'	30'	
	0+36.0	36'	30'	
C-D	0+66.6	17'	40'	
	1+00.0	17'	40'	
	1+40.0	15'	40'	
D-E	0+38.8	24'	30'	
	0+66.6	12'	30'	
	1+02.2	14'	30'	
E-F	0+14.4	14'	15'	
	0+36.0	15'	15'	
	0+47.8	8'	10'	
F-G	0+18.0	14'	15'	
	0+75.0	10'	15'	
	1+00.0	6'	10'	
G-H	0+14.4	14'	10'	
	0+36.0	15'	10'	
	0+47.8	8'	10'	
H-I	0+75.0	10'	10'	
	0+36.0	15'	10'	
	0+47.8	8'	10'	
I-J	0+14.4	14'	10'	
	0+36.0	15'	10'	
	0+47.8	8'	10'	

NOTE:  
 P.M.M. DENOTES PRESENT HIGH WATER MARK  
 O.S. DENOTES ORIGINAL SHORE  
 S.T. DENOTES SHORE TRAVERSE  
 ALL MEASUREMENTS ARE TO THE RIGHT OF THE SHORE TRAVERSE  
 ALL SHORE TIES ARE PERPENDICULAR TO THE SHORE TRAVERSE UNLESS INDICATED OTHERWISE

77/142  
 This plan is approved by the Ontario Municipal Board pursuant to section 42 of the Planning Act (R.S.O. 1970, c. 349)  
 Dated this 12<sup>TH</sup> day of February 1979

*H. Anderson*  
 SECRETARY

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 Dated this 12<sup>TH</sup> day of February 1979



# Lot 165 Glen Lake Court



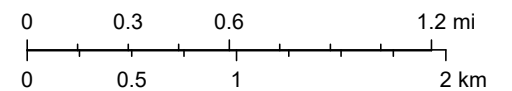
May 28, 2024

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Scale: 1:36,112



# Lot 165 Glen Lake Court



May 28, 2024

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