

1132 PAVILION Lane, Haliburton, Ontario K0M 1S0

Client Full
Active / Residential

[1132 PAVILION Ln Haliburton](#)

MLS®#: 40105202
 Price: **\$589,900**



Haliburton/Dysart et al/Dysart Bungalow/House



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

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **797/LBO provided**
 SF Range: **501 to 1000**
 Abv Grade Fin SF: **797.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,900/2021**

Remarks/Directions

Public Rmks: **EXTREMELY RARE OPPORTUNITY to own 615 Feet of PRIVATE WATERFRONT on beautiful LONG LAKE in the stunning Haliburton Highlands. This secluded 3 season getaway features a 2.4 acre lot with mature trees, 3 cosy bedrooms and an open concept living area with two walkouts to a large wrap-around deck overlooking the picturesque lakefront. Privately owned dock is perfect for the pontoon boat, shoreline is deep and clean - perfect for swimming, fishing and more. The cottage comes fully furnished for immediate enjoyment and is just a 15 minute drive to Downtown Haliburton where you'll find a grocery store, LCBO, Shoppers drug mart and much more. Launch the boat at connecting Miskwabi Lake just a 15 minute drive. Easterly facing - wake up and enjoy your cup of coffee with the beautiful sunrise across the water and enjoy evenings roasting marshmallows at the large fire pit. Wood burning stove, fireplace and baseboard heaters ready for those cooler nights. The property truly is your very own private and peaceful escape from the hustle and bustle and something like this does not come on the market very often. Location and water frontage truly are second to none. This property has been loved and maintained by the owners for 23 years and now the chance to own is yours. Note: Road Association fees \$500.00 for Summer season + option for winter road access additional \$500.00 for season or \$75 one off fee.**

Directions: **HWY 118 - coming from downtown Haliburton 1. Turn left onto Kenneway Rd. 2. Turn right to continue on Kenneway Rd. 3. Turn right onto Sisu Lane (FOLLOW ARROW SIGNAGE) 4. KEEP left onto Pavilion lane at fork 5. FOLLOW ARROW SIGNAGE TO 1132**

Common Elements

Waterfront

Features: **Water Access**
 Dock Features: **Mooring Whips**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep**
 Shore Rd Allow: **Owned**
 Channel Name:

Boat House:
 Frontage: **614.99**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Privacy**
 Construct. Material: **Concrete Block, Stone, Wood**
 Shingles Replaced: Foundation: **Concrete Block, Perimeter Wall, Post & Pad**
 Year/Desc/Source: **1975//Estimated**
 Property Access: **Fees Apply, Private Road, Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **, Front Yard Parking, Private Drive Single Wide,**
 Parking Spaces: Driveway Spaces: **6.0**
 Parking Level/Unit: Parking Assigned:
 Services: **At Lot Line-Hydro, Cable TV Available, Electricity, High Speed Internet Avail, Telephone Available**
 Water Source: **Lake/River**
 Lot Size Area/Units: **2.390/Acres**
 Lot Front (Ft): **614.99**
 Location: **Rural**
 Area Influences: **Arts Centre, Downtown, Golf, Hospital, Lake Access, Marina, Shopping Nearby, Skiing**
 View: **Forest, Lake, Water**
 Topography: **Hillside, Rolling, Sloping, Wooded/Treed**
 Restrictions: **None**

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Garage Spaces: Sewer: **Holding Tank**
 Acres Rent: Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com: **No**
 Fronting On: **West**
 Exposure:


Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **Crawl Space** Basement Fin: **Unfinished**
Cooling: **None**
Heating: **Baseboard, Electric, Electric Hot Water, Fireplace-Wood, Woodstove**
Fireplace: **1/Freestanding, Wood, Wood Stove** FP Stove Op: **Yes**
Under Contract: **None** Contract Cost/Mo:
Lease to Own: **None**
Inclusions: **Furniture, Microwave, Range Hood, Refrigerator, Stove, Window Coverings**
Add Inclusions: **Sail Board, Paddle Boat, Water Pump, TV,**
Exclusions: **Personal Items, Front bedroom dresser/closet, Front bedroom Ski shelves,**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 9 CON 4 DUDLEY PT 7 & 8 19R1995; S/T & T/W H217899 EXCEPT THE EASEMENT THEREIN RE: H34355, H274563 & H273265; S/T RIGHT IN H217899; DYSART ET AL**
Zoning: **WR4L** Survey: **Available/ 1979**
Assess Val/Year: **\$439,000/2021** Hold Over Days:
PIN: **391640154** Occupant Type: **Owner**
ROLL: **462402000075103**
Possession/Date: **Flexible/** Deposit:
Possession Rmks: **Sellers flexible**

Brokerage Information

List Date: **04/30/2021**
List Brokerage: [EXP Realty Brokerage](#) 
Source Board: **Barrie**

Prepared By: Ryan Megson, Salesperson

Date Prepared: 04/30/2021

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