

The Highlander

REAL ESTATE GUIDE

February 14, 2019

COTTAGES • LAND • RESIDENTIAL • CONDOS • WATERFRONT



RE/MAX
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LISA MERCER

Broker

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DON'T KEEP ME A SECRET!

Re/Max North Country Realty Inc.
 Brokerage Independently owned and operated - 10 Bobcaygeon Road, Minden



**Minden Home
\$259,000**

- 2+1 Bedrooms / 2 Bathrooms
- Nothing to be done, just move in
- Finished basement; Fire pit in the large level backyard
- Call to hear about all the upgrades in this home



Minden Commercial Building - \$665,000

- 8,000 sq ft building with ample parking
- Separate entrances will allow for multiple businesses at this location
- Present zone is C-1.2
- Seller is willing to take back a mortgage for a qualified buyer



**Minden Home
\$284,000**

- Large home with 3 bedrooms / 2 bathrooms
- Attached garage, level backyard
- Partially finished basement
- Great value at this price

***LOOKING TO LIST? DO IT BEFORE
THE COTTAGE LIFE SHOW!***

**SPRING
Cottage Life
SHOW**

MARCH 21 - 24, 2019
 THE INTERNATIONAL CENTRE



New to Market



230 Halbiem Crescent \$579,000
Haliburton By the Lake | Private Members Park | Private Boat Slip

New to Market



45 Sancayne Street \$454,000
Haliburton By the Lake | Private Members Park | Private Boat Slip



27 Sancayne Street 759,900
Haliburton By the Lake | 3 Bay Garage | 2 acres



1062 Angel Road \$795,000
1.8 acres | 3 Bay insulated & heated garage | Very private location



1358 North Shore Road \$ 399,000
4 season Upgraded & Renovated | Roof 2018 | Septic 2017



2023 Blairhampton Road \$399,000
3.98 Acres | Insulated & Heated garage/workshop



19243 Hwy 35 \$528,000
Fantastic views over Kushog | 2+ acres | Detached 2 bay garage/workshop



19265 Hwy 35 295,000
2.68 Acres | Seasonal cottage | Bunkie & workshop



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Wow! Log Home Living, the largest most widely read log home magazine in the world recently chose our Green Woods model as one of the Best Homes of the year.

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Soyers Lake - \$999,999



Southern exposure, 135 ft. of rock and sand shoreline, on a 5-lake chain! Bright livingroom with cathedral ceiling. Open-concept kitchen and dining, are perfect for entertaining. Master Bedroom with balcony, walk-in closet and ensuite. A loft acts as a third bedroom or use it for a Study or Games Area. There is a finished rec room plus an unfinished games room, storage area and workshop downstairs Great privacy from the lake, minutes to either Haliburton or Minden.

Kushog Lake Cottage- \$675,000



300 feet of pristine shoreline from shallow to deep. The cottage was built with low-maintenance in mind and exudes warmth and charm. The cottage has been meticulously maintained. On the grounds you will find a stone boat launch, beautiful landscaping, patios, garage, and so much more!

Bushwolf Lake Acreage - \$1,299,000



700 acres with frontage touching two lakes. 9,826 ft of frontage on Bushwolf Lake, one half of the lake is yours, with a few cottages on the other side. Seasonal access on a rugged road. The back section of the acreage has frontage on Little Art Lake. Snowmobile, ATV, Hunt, Fish, Snowshoe or Ski.

Haliburton Home \$310,000



This lovely 3 bdrm., 2 bath home is full of charm and character. Arched doorways, a kitchen loaded with oak cupboards and an island, a beautiful wood fireplace, and the Master bedroom is on it's own floor. Newly shingled roof in October 2018.

Minutes to Haliburton - \$360,000



The interior of this cottage or home has been completely renovated. Including all new kitchen, granite countertops, all new hardwood flooring, pine tongue and groove ceilings, updated laundry room, a gorgeous revamped washroom that includes marble countertops, double sinks and more! Some exterior work to be done to really push this over the top and make it your own.

Horseshoe Lake - \$699,000



Located on beautiful Horseshoe Lake are 2 cottages and a cabin. Main cottage is year-round and offers 3 bdrms., 3 baths with an inlaw suite on lower level with separate entrance. Cottage #2 is an adorable 900 sq. ft. 3 bdrm. seasonal cottage with stone fireplace and a fully renovated kitchen and bath. The one room cabin has a kitchenette and 3pc washroom. Sand beach. Southeastern exposure, gorgeous views from all 3 buildings, & access to a popular 2-lake chain - everything you could ask for

Spring is Coming....
and so is the

TORONTO SPRING COTTAGE LIFE SHOW

Deciding whether or not to list? Now is the time to make a plan.
Give me a call any time, day or evening. 705-935-1011

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in Personalized
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Otter Lake Acreage- \$399,000



Carnarvon area off Tulip road
190.368 acres of bush and privacy on Otter Lake. Be one of only 2 owners on the lake, a third parcel is crown land. A long, well maintained road takes you right to the waterfront. Snowmobile and ATV trails are just down the road. An outdoor enthusiasts dream!

Knob Hill Court - \$369,500

NEW PRICE!



This three bedroom ranch style bungalow close to Minden. Features include three bathrooms including a four piece ensuite and walk in closet in the master bedroom, two wood burning fireplaces, main floor family room and laundry room. Bright and spacious eat in kitchen with walk out to a new back yard deck, separate dining room, paved drive, attached two car garage, full basement much more.

In Town Home- \$274,500

NEW PRICE!



The ideal in-town home! This spacious home sitting on a treed corner lot is right across the road from the Minden Riverwalk, and town amenities. A picturesque location. Several recent improvements include new thermopane windows, shingled roof, eavestrough, and trim. The house offers 3 bdrms., main floor sunroom/ sewing room facing the private back yard, a full, partially finished basement, paved driveway and attached garage/ workshop

Hunter Creek Estates - \$114,000



A warm, welcoming neighbourhood. This is affordable living at it's best. Two bedrooms, one bath and a 3-season sunroom, sitting on a quiet lot with a big back yard. Only minutes to town. A new propane furnace just installed and never used! This community is the perfect spot for downsizing, and the home is waiting for your warm touches.

SOLD!

Walkers Pond Acreage - \$359,000



Over 194 acres of fabulous bush surrounding 2/3rds of Walker's Pond, loaded with wildlife. Trails throughout. Hunt, ATV, or build that private home or getaway that you have been planning. A hydro out line goes through the beginning of the property, then it is all bush. Close to Horseshoe and Mountain Lakes. 5 minutes to Minden

Leasing Opportunity



Once Twin Lakes Resort. Lease a part or whole of the main building. Currently split into kitchen/prep areas, main dining halls with granite fireplace. Dining halls have a wall of windows overlooking the dam between Horseshoe and Mountain Lakes. The upstairs of the lodge has 10 guest suites. A great location close to Minden. The building has all new windows, siding, doors, and insulation.

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The Haliburton Real Estate Team



Marion Wingrove
Client Care Manager

Alyssa Kinghorn
Client Care Assistant

Karen Wood
Broker

Kim Barnhart
Client Care Assistant

Linda Baumgartner
Broker - Team Leader

Pandash Lake Perfect!



Perfect year-round, turn key family cottage or home. Large lake, private 4 BR, 2 Bath sits at water's edge. Hard sand beach, use of 30 Ac forest across the road. Sunroom, southern view, great rentability, many upgrades & meticulously cared for.

\$649,000



Kashagawigamog Lake Cottage



Recently totally renovated 3 bedroom, 2 bathroom home/cottage situated on Haliburton's popular five lake chain. Open concept kitchen, dining and living-room finished with durable vinyl flooring and wood cabinetry. Sit back, relax and enjoy a beautiful view from the new deck, or great swimming off the dock. Although 85 ft of frontage - it is VERY private. NW exposure takes in great sunsets! Want extra space for the kids or guests? Large shed could easily be converted into a Bunkie. This "turn-key" cottage is a pleasure to show. Call our Team to see it!

\$595,000.



Haliburton Village Home



This is a lovely move-in ready 3 bedroom bungalow on Park Street in the village. Neat as a pin! Well insulated, lots of storage space, central vac, carport and detached oversized single garage with loft. Private corner lot with mature trees. Walking distance to all needs.

\$279,500.

Carnarvon Home



Enjoy waterfront living on peaceful Mirror Lake. 3BR 4PC bath home with full basement & walkout to the lakeside. FAO Heat, stone woodburning fireplace and a lower level woodstove keep it toasty warm. Sunroom, 2 decks, pretty & convenient location.

\$289,000.

Grass Lake, Haliburton



Village Convenience-Country Charm! Cozy turnkey 2BR cottage plus cute log-look Bunkie! Open concept, pine finish, woodstove. Beautiful west exposure & view. Steps to waterfront, sitting deck and dock. Lake water & septic. **\$449,500.**

Wigamog Rd., Lot



285 ft road frontage for privacy, well treed. Only minutes to Haliburton Village or Golf at the Pinestone. Sewer hook-up required for building. Great family or retirement location.

\$35,900+ HST

Maple Lake Area Home



3 bedroom 1 bath home with oversized single garage and insulated workshop. Level lot, over an acre close to West Guilford and Maple Lake. Many upgrades including roof, septic, well and more! Great value!

\$238,500.



Contau Lake Lot



1.3 acre lot, level at the road & gently sloping to quiet lake with a Crown Island and acreage across the lake. Private road, plowed, year round access. Hydro & phone available.

\$179,000.



ARE YOU READY TO SELL?

Don't wait until the last minute! Call LINDA!

Thinking of renovating or staging your cottage or home? Call LINDA!

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Three documents everyone needs

With a will, power of attorney and personal care directive, you’re ready for anything

Nobody likes to spend much time thinking about death or becoming disabled. But the consequences of putting planning off until it’s too late can be severe for you and your family.

WILLS

Let’s start by looking at wills. As most people are aware, the primary purpose of a will is to distribute your assets according to your wishes when you die. Promises you make verbally or even in writing may not be effective; you may wish to leave money to charity or specific items to people you love. A will ensures all of this happens without unnecessary costs and aggravation for your beneficiaries.

When you work with a professional, making a will also becomes an opportunity to do some important tax and succession planning. Spouses will usually want to ensure title to their home, and possibly other properties, is registered as a joint tenancy, so that when one spouse dies the other automatically becomes the sole owner. Often it also makes sense to name each other as beneficiaries for registered accounts like RSPs and TFSA’s,

again to ensure a simple, tax-optimized transfer when one partner dies. In other cases, for example second marriages where the intention is to leave each spouse’s assets to their own children rather than to the other spouse, tenancy in common may be more appropriate. Business owners can set up structures to make succession smoother and more predictable.

The point is to arrange your affairs so your estate pays the least amount of tax, your wishes are respected, and conflicts between your beneficiaries are avoided; some advance planning can make a huge difference.

POWER OF ATTORNEY

This document allows someone else to sign your name for all kinds of purposes, in case you’re not able to do your banking, pay bills or sell your property when you need to. It’s not just for when you’re infirm – a power of attorney can be used if you’re on an extended vacation or otherwise unavailable. It can be restricted to allow the person you name as attorney to do only certain things, for example manage a single bank account.

It can also be restricted to certain time frames, for example while you are out of the country.

People usually make powers of attorneys so that, if they become incapable of managing their affairs – through illness, mental incompetence or otherwise – someone else can do it for them. The critical element is this: once you are no longer mentally competent you cannot make a power of attorney. It’s too late, and your family will either have to manage without one or someone will have to apply to the province for guardianship.

PERSONAL CARE DIRECTIVE

This is similar to a power of attorney, but instead of dealing with your property it comes into effect when you are unable to make decisions about your own healthcare. It too can be restricted to certain time frames and activities, and just like powers of attorney, cannot be made once you are no longer mentally competent. The personal care directive allows you to name someone who will be empowered to make decisions on your behalf, and to specifically set out what

kinds of decisions you would like them to make. Many people have strong opinions as to what kind of care they’d prefer – everything from living accommodations to end-of-life decisions. A personal care directive is crucial if you want to ensure your wishes are respected and that someone you trust is able to make decisions on your behalf.

Having the right paperwork provides tremendous peace of mind that your wishes will be respected if you ever become incapable of making decisions, or if you die. Many people find the process a relief – we may not know how the future will unfold, but we can plan for it nevertheless. If you’d like to be sure you and your family are prepared, I’d be pleased to help you put your personal plans together.

This is not legal advice. Readers are encouraged to speak to a legal professional before making a will, power of attorney or personal care directive. These are important legal documents with serious implications.

ALL I DO IS
EAT
SLEEP
SELL
 REAL ESTATE

SOLD



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 Broker

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