

REAL ESTATE GUIDE

WATERFRONT

CONDOS

RESIDENTIAL

LAND

COTTAGES

HALIBURTON COUNTY'S INDEPENDENT NEWSPAPER

The Highlander

Issue 3 • May 2, 2013

Real Estate Guide



Marj & John Parish
Sales Representatives

*Living, Loving,
and Selling
Life in the
Highlands!*

RE/MAX

NORTH COUNTRY REALTY INC.,
BROKERAGE
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Home: 705-457-2986

Check
out our
listings
on pg 7

ROYAL LEPAGE

LAKEs of HALIBURTON

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YEARS
SINCE 1913

Haliburton Office
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Kinmount Office
705-488-3077
3613 Cty Road 121

www.royallegelakesofhaliburton.ca

Helping you is what we do.™



HUMMINGBIRD HILL

- One-of-a-kind family compound on 40 ac of privacy with 1200 feet of shoreline on a pristine 2 lake chain. Oak timber frame construction and newly updated and renovated, this property includes the main 4 bedroom house and a coach house/garage with living quarters.
- By appointment only.

\$1,490,000



LAKE KASHAGAWIGAMOG

- Three bedroom executive town home with great views!
- Built to exacting specifications of the current owners and only three years new, this modern home features numerous upgrades that need to be seen to be appreciated. Boating, swimming and golf are at your doorstep. Come and spoil yourself.

\$429,000



LONG LAKE MASTERPIECE

- Only recently completed, this property consists of two lots in a quiet bay on the magnificent Miskwabi – Long lake chain. The 3 bedroom home with a loft, built with the highest quality of materials and workmanship throughout, features a stunning stone fireplace, hardwood and slate floors, modern kitchen, full basement and a garage.

\$629,000



A FOUR SEASON PLAYGROUND!

- Do not miss this large, well built chalet home. A self contained apartment can bring in additional income in this popular four season area. Large two car garage, a wine cellar and two acres of privacy complete the package.

\$299,000



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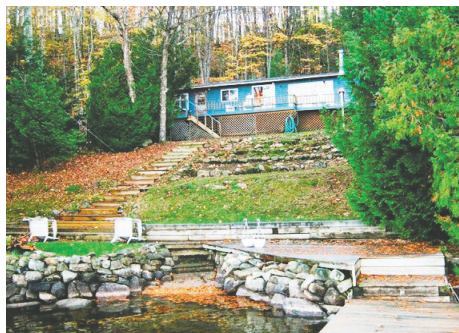
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Top 5% of
Realtors
based on 2012
Sales
Commissions



SALERNO LAKE \$369,900

- Updated 3 bedroom
- Open concept, pine floors
- 133 feet shoreline, sand beach
- 2 docks, gorgeous waterfront
- Deep water, great swimming



CRYSTAL LAKE \$359,900

- 2 storey, four bedroom
- wooden floors, large eat-in kitchen
- stone fireplace, fabulous screened porch
- new decks and dock, level area at shore
- 100' of clean shoreline, great swimming



SALERNO LAKE \$399,000

- Four season 3 bedroom
- Full basement with walkout
- Stone fireplace, wood floors
- Wrap around deck, hot tub
- Gorgeous shoreline and view



CRYSTAL LAKE \$349,900

- Cute 3 bedroom, vaulted ceilings
- Fireplace and great views
- Lg. seating area + firepit at shoreline
- Sandy shore, deep clean water off dock
- Western exposure, big-lake view!



SALERNO LAKE \$315,000

- 3 bedroom open concept
- Updated windows, bathroom
- Updated electric, new shingles
- Clean water off dock
- Great swimming, west exposure!



KINMOUNT \$124,900

- 2 bedroom open-concept
- Bright and sunny, new floors
- New kitchen and bathroom
- Updated electrical panel
- 4.6 acres with 860' frontage



CRYSTAL LAKE \$294,900

- 3 bedrooms + bunkie!
- 126 feet of clean rocky shoreline
- Dock, boathouse, deep water
- Western exposure, large lot
- Good privacy, natural setting



DAVIS LAKE \$249,900

- Spacious 4 bedroom
- Hardwood floors, new bathroom
- Situated on a pretty, level lot
- Sandy wade-in shoreline
- Excellent swimming and boating



SALERNO LAKE \$429,900

- Gorgeous 5 bedroom, 2 bath
- Open concept, custom kitchen
- Year round cottage with drilled well
- Lower level with walkout to yard
- Sandy beach, deep water off dock



Jeff Strano

is my Realtor.™

Haliburton's waterfront realtor.
You have a cottage. I have a buyer. Let's talk.

Jeff Strano – Sales Representative
Bowes & Cocks Limited Brokerage – Haliburton
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Real Estate insights at  /StranoRealtor

*Not intended to solicit clients under contract.

My Listings





ENJOY SUNSETS IN PARADISE! This Haliburton Laker sits on a large lot with 130ft of sandy shoreline in a private bay facing west. 3 bedrooms, 1 bathroom, a large attached garage and a bunkie on the water for guests, make this cottage the perfect getaway for a family. A deck sits over the water on the front of the bunkie for swimming and entertaining in the sun. Many upgrades including newer windows, a freshly renovated bathroom and more. This property is a must see! 1004 Wilson Heights Rd, Haliburton Lake. **\$324,900** MLS



LADS SELF STORAGE: Opportunity Knocks! This is your chance to own a completely turn-key storage business known as 'Lads Self Storage' located in cottage country on Hwy #35 and Deep Bay Rd with high traffic and visibility. Situated on just under 2.5 acres of level land sits a fully fenced storage facility with 102 storage units available for rent. The units are accessible 24 hours a day through an automated gate with a key pad. This is also a U-Haul rental location. **\$749,900** MLS

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ACCESS TO 2-LAKE CHAIN - \$98,500

This cottage is the perfect start. Needs some TLC but could be turned into something really neat. Close to deeded water access to Miskwabi Lake which also connects to Long Lake. An elevated lot set on .48 acres, 2 bedrooms (one holds two beds), screened porch, drilled well, septic, cute and cozy kitchen and livingroom. The perfect summer project!



A RECREATIONAL RETREAT OR YEAR-ROUND HOME \$147,500

Sitting on almost 5 acres, this is the property to enjoy. The land consists of a beautiful big piece of granite, level lawn with beautiful perennial gardens, a pond in the back yard, and a rushing creek – something for everyone! Sit on the side deck and enjoy the resident squirrels and birds. The house or cottage offers 2 bedrooms, 2 baths, main floor laundry, loads of storage, a generous master bedroom with walk-in closet, dining room and den. Building needs some TLC, but has wonderful potential.



WATERFRONT HOME OR VACATION RETREAT - \$464,000

This stunning home has the best of both worlds – situated on Head Lake in the Village of Haliburton, it offers all the convenience of in-town living, including being close to the Sculpture Forest, Head Lake Park, and wonderful walking trails. You also get to be on the premiere 5-lake chain! Many beautiful upgrades include a stunning new kitchen, flooring throughout, windows.... the list goes on. Check this one out today!



QUALITY HOME NEAR HALIBURTON VILLAGE - \$369,000

Built in 2007, this home was created with an eye for detail. Starting from the bottom up! ICF construction, radiant heat, and custom cherry wood cabinetry are a start. Large open concept living/dining and kitchen area with walkout to the oversized porch at the front of the house, or the extensive decking on the back – a house made for the whole family or great entertaining. Three bedrooms and four bathrooms, main-floor laundry, and an office downstairs with its own separate entrance. Too many details to list.



THE PERFECT VACATION OPTION - \$57,900

Want quality, a beautiful lake, great swimming and boating, loads of space and no upkeep? This cottage can be yours for 5 weeks of the year through fractional ownership. Located on Kashagawigamog Lake – our 5-lake chain, you can't ask for a better spot to be. Large sand beach, volleyball, boats to use....you name it. 3 bedrooms (one extra large with bunks) plus 2 baths – room for everyone. It is a great way to get into cottaging, and any weeks you do not use – rent out for extra income!



IT'S ALL ABOUT THE VIEW - \$299,900

Arguably the best view on the lake....this Haliburton Lake cottage has had a great deal of work done to the exterior including all new windows and doors, electrical panel, lighting, siding and shingles. Interior needs some help, but lots of space! 163 feet of lovely sand and rock shoreline that offers excellent swimming, boating and water sport opportunities. A level, circular driveway provides easy access and you will never want to leave the deck at the cottage or the big party deck.

**RE/MAX IS HOSTING A SPECIAL
YARD SALE AND FUNDRAISER
ON MAY 25, 2013
WITH PROCEEDS BEING SPLIT 50/50
BETWEEN THE
MINDEN DISASTER RELIEF FUND
AND YARD SALE FOR THE CURE.
The Office is now accepting Donations.**



RE/MAX North Country Realty Inc.

Brokerage Independently owned and operated
10 Bobcaygeon Road, Minden 705-286-2911



A portion of all my commissions are automatically donated to Children's Miracle Network.

Terry Carr
SALES REPRESENTATIVE
terrycarr.com



*Mary & John
Parish*

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DRAG LAKE - \$1,400,000

- Approx 1790 Feet of Shoreline & 4.2 Acres!
- Fully Winterized 2000 SqFt Pine Log Masterpiece!
- A Golden Sand Beach & Deep Water Swimming!
- This Entire Point Gives You Panoramic Views of Drag Lake!
- Sunsets, Sunrises & Ultimate Privacy!



LONG LAKE! \$359,000

- Approx 1450 Ft of Sand/Rock Shoreline & 167 Acres!
- Cute & Cozy 3 Bdrm Cottage!
- Sauna at Waters Edge!
- Excellent Boating & Fishing On This 2 Lake Chain! A rare Find!



MISKWABI LAKE! - \$665,000

- 1600 Sq ft of Superb Craftmanship!
- Stone fireplace, Lg Master Bdrm With Ensuite!
- Pine Cathedral Ceiling & Finished RecRm!
- Clean Deep Water Shoreline!
- N/W Exp - Stunning Sunsets!



LAKE KASHAGAWIGAMOG - \$839,000

- Waterfront Bungalow, close to Haliburton!
- 4100 SqFt of Custom Elegance!
- Northwest Exposure!
- 116' Sand/Rock Shoreline!
- All Nestled on a 5 Lake Chain!



DRAG LAKE - \$1,195,000

- Newly Built Custom Cottage or Home!
- 3500 Sq ft of Sophisticated Elegance!
- Fully Finished Walkout Basement, Attached Triple Car Garage!
- Southern Exposure! Sand/Rock Shoreline!
- Stunning Big Lake Views!



PERCY LAKE!

STARTING AT \$265,500 PLUS HST

- Prime Waterfront Estate Lots with W exp!
- Deep Clean Pristine Waters & Towering Whispering Pines! Sand / Rock Shores.
- Yr Rd Access, Hi-speed Internet, Hydro & phone Available! Close to amenities.



LOST LAKE - \$3,900,000

- Private Lake Ownership! A Rare Find!
- Approx 11,000 ft of Shoreline & 2800 Acres!
- Winterized 4 Bdrm & 3 Bathroom Home!
- Deep Lake, Waterskiing, Fishing & Boating!
- Walking, Snowmobile, ATV Trails & Roads Throughout Property!



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Tired of the same old **'STATUS QUO'** approach to real estate?

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Cindy Muenzel

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\$269,000

Opportunity on Little Kennisis

- 118 ft shore, South exp, tiered lot
- 2 bdrm A-frame cottage, 3 season
- Starter cottage, build dream one later
- Block foundation, good storage



\$459,000

Little Kennisis - Level Lot

- 127 ft shore, deep water, lg docks
- Property gets lots of sun, level
- 3 bdrm, 1bath, laundry, garage & shed



\$359,900

Sun All Day - Bitter Lk Gem

- Almost 2 Ac, Private, Deep Water
- Hot Tub/Family Room, Fireplace
- Insulated Garage, Carport,
- 15 Mins To Town, Must See!



\$488,000

Little Redstone - Yr Rd ,West Exp

- 150 ft FR, Level Lot, W exp, Sun, Priv
- 3 bdrm, Sunken LR, Fireplace, Decking +
- Yr Rd use, lower level for laundry& storage
- Invisible fence, Tree hse, Kids love it



\$498,500

Hideaway Extreme Priv - Long Lk

- 675 ft fr. on 37.96 acre forest, Priv +
- Trails, Maple syrup, hardwood
- Yr RD, sq timber, 3 bdrm, 3 side decks
- Oil & wood, lower W/O to finish

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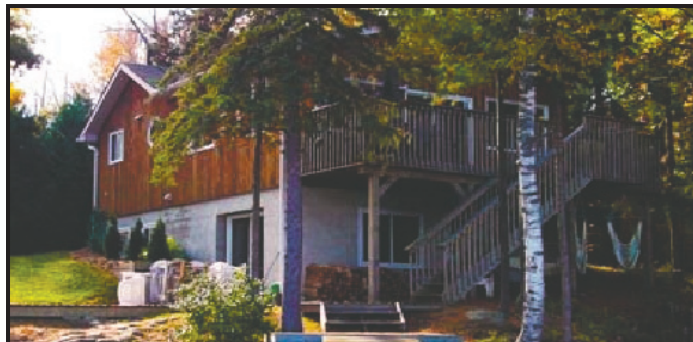


My thoughts and prayers are with all the residents, cottagers and business owners that have been affected by the flood in both Minden and the surrounding area.



Gull River Lot - Boat to Gull Lake

- This Vacant Waterfront lot must be seen!
- Hydro is in and Dock is ready for your Boat
- Privacy + yet close to all amenities in town
- Take your boat for a scenic 15 min. tour to Gull Lake
- Time to build your Dream Home or Cottage



Saskatchewan Lake - \$349,000

- Beautifully finished Inside and Out!
- 1600 Sq. ft., 3 bed/2 bath, Waterfront Cottage/Home
- Lakes to explore in the Summer - snowmobile trails in the Winter
- Excellent weekly rental \$\$ for those weeks you can't make it
- This property offers it all!!!



Kashagawigamog Lake \$549,900

- Curb Appeal + on this 5 Lake Chain
- Nicely treed property with Gorgeous N/W views
- Beautiful fireplace for those chilly winter nights OR Great wrap around deck perfect for summer entertaining
- Make Your Dreams Come True - Book a Showing Today



Executive Home on Shadow Lake

- 250 feet of frontage, great docking system
- Custom 4 bedroom home, beautifully finished
- Rec Hall, 3 bay garage, 2 bedroom boat house
- A property that will surely please



ATTENTION ALL GULL LAKE COTTAGE OWNERS!!!

- Have you been thinking of selling?
- I have SERIOUS Buyers for Gull Lake
- Please Contact me – 705-306-0491



MY COMMITMENT TO YOU

Buying and Selling Real Estate IS a Big Deal!!! You should feel completely comfortable with your Realtor and everyone involved in the process. I am here to assist you EVERY step of the way.

I have 15+ years experience in Finance, 6 years in Real Estate and a lifetime of volunteering in the community. Whether you are a 1st time buyer, a retiree, or a seasoned Real Estate veteran let's talk. Full Service is what I provide.

What is that Zebra?? It shows I have 'earned my strips' as an Accredited Senior Agent -ASA- this is a sign that your Realtor has the training, skills and dedication that is required when working with mature and senior clients.

My commitment is strong and my focus is YOU. I will represent your best interests ALWAYS... getting you the results you deserve!!



Tom Ecclestone

Sales Representative
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GRANITE REALTY GROUP LTD. BROKERAGE*



\$799,000

MOORE LAKE EXECUTIVE COTTAGE

- 4 bedrooms, 3 + ½ baths, all the finest in finishing
- All new construction, beautifully landscaped
- Gradual Sand Beach, 190 feet frontage
- Attached 2 car heated garage, dry land boat house
- By appointment only, this won't disappoint



\$739,000

SHADOW LAKE COMPOUND

- Perfect family or corporate retreat
- Beautiful main, 2 bed boat house, rec hall with loft
- 250 feet frontage, southwest exposure, fully furnished
- 3 bay garage, extensively landscaped, has everything
- Less than 2 hours from GTA, a terrific value



\$419,000

EXCLUSIVE GULL LAKE OPPORTUNITY

- Contemporary post and beam year round home
- 2 bedrooms. 3.5 acres of privacy, s/w views of Gull
- Energy efficient, hardwood floors, beautiful bath
- Private dockings, great neighbors, special Cabana
- By appointment only, contact listing agent directly



\$385,000

THE BEST OF BOB LAKE

- Over 1200 square feet of living space, multi decked
- Open concept living, 3 bedrooms with Bunkie
- Large dock system, just steps from the cottage
- Year round use, fully furnished, great views
- Perfect for young family or couples that entertain



\$375,000

YEAR ROUND MINDEN LAKE

- Well maintained family home or cottage
- 3 bedrooms, 2 baths, full finished basement
- Walkout family room with stone fireplace, beautiful
- 190 Shoreline, sandy entry, deep water
- Terrific point lot, just minutes to Minden

NOW
SELLING!

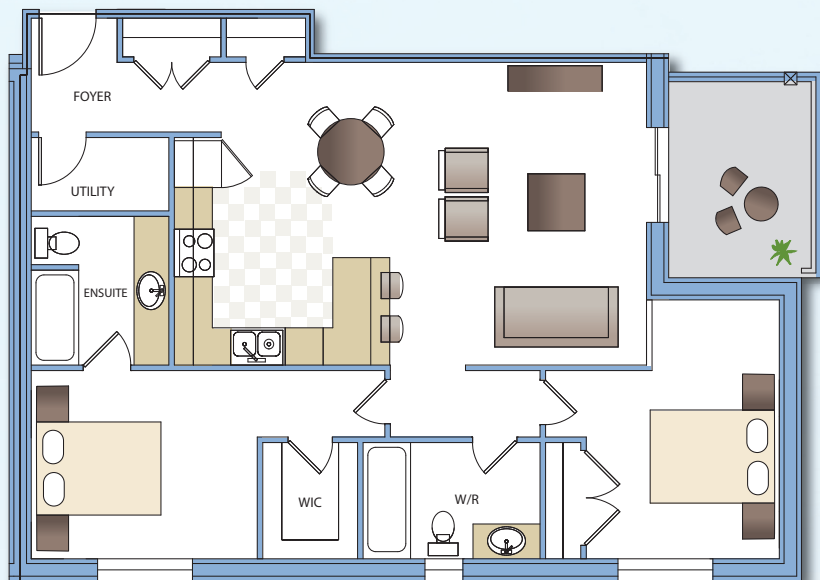


GRANITE VIEW

THE GUILFORD SUITE

OVERLOOKING HEAD LAKE

\$219,000



From \$199,000 to \$309,000

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(800/705) 457-2414 x 27 (705) 457-3185 fax



CUSTOM BUILT COTTAGE - \$315,000

- 4 bedroom, 1.5 bath, 1432 sq ft
- Bunkie, clean deep water
- Full finished lower walkout level



4 SEASON HOME/COTTAGE - \$649,900

- 4 Bedroom, 2.5 washrooms
- 2600 sq ft living space, 118 ft clean shoreline
- Rare lakeside boathouse / cabin with sauna



LOTS OF PRIVATE WATERFRONT - \$519,900

- 4 bedroom, 1.5 bath, 330 feet waterfront
- Lakeside boathouse with rooftop deck
- 600 sq ft lakeside cabin



NEAT AS A PIN - \$179,900

- 3 bedroom, 1 bath, 880 sq ft living space
- 80 foot deep spring fed lake, clean shoreline
- Single car garage, lakeside decking



EXECUTIVE WATERFRONT COTTAGE - \$669,900

- 880 feet waterfront, 2.7 acres
- 4 bedrooms, 3 baths, 1515 sq ft
- 3 car garage with heated workshop



PRIVACY PLUS - \$570,000

- 4 + 1 bedroom, 2 bath, 2600 sq ft
- 140 ft sandy waterfront, double car garage
- 700 sq ft decking, screened in porch



ARTIST RETREAT - \$429,000

- High end custom built home, 3500 sq ft
- Private, treed, 3.64 acres on river
- Large studio/workshop with drive-thru to garage



AFFORDABLE COTTAGE - \$179,999

- 2 bedroom, 1 bath, 1200 sq ft
- Bedroom and sunroom walkouts
- Garage, storage, workshop/bunkie



MODERN LOG HOME OR COTTAGE - \$524,900

- 405 feet frontage, 1.59 acres private lot
- Master bedroom loft with balcony
- Upgraded dock system, year round access



PRIVATE WATERFRONT - \$197,900

- 3 bedroom cottage, 5.77 acres
- 400 sq ft deck, drilled well, septic
- Level lot on no motor lake



CUSTOM WATERFRONT HOME - \$559,900

- 4 bedroom, 3.5 bath, year round
- 3 walkouts to covered deck
- AC, Jacuzzi, hardwood floors



GREAT VALUE - \$469,900

- 3 bedroom, 1.5 bath, 2450 sq ft
- 385 feet frontage, 1.83 acres
- open concept, hardwood floors



Jeff Wilson
 Sales Representative
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 Cell: 705-457-8487
jeff@remaxhaliburton.com



Tedious Lake - \$499,000



Newly built 3 bdrm, 3 bath cottage, 2+ acres w 150 ft frontage. Open-concept layout, cathedral ceilings, additional 12' x 12' screened room. Master bdrm - 3 piece ensuite, walk-in closet and balcony. Finished W/O basement. Energy efficient ICF foundation, propane furnace. Minutes to Haliburton Forest & Wildlife. Price includes HST.

Cemetery Rd - \$149,000



Redstone acreage - \$1,695,000



Rare Redstone acreage property! This 110 acre property has been severed into 6 different building sites, that is being sold as a package. What a great opportunity for a family compound or for one building with the ultimate privacy and over 2700 feet of frontage on Haliburton's sought after lakes. Vendor finance available.

Lipsy Lake Rd - \$365,000



An astounding 270' and 3.8 acres of beautiful shoreline on Lipsy lake. Lipsy is known for upscale dwellings and natural peace and tranquility. The driveway is in and the lot has been partially cleared. Price includes hst.

Lipsy Lake Rd - \$399,000



774' of frontage and 3.8 acres on a very well sought after Lipsy lake. Lipsy is known for upscale dwellings and peace and tranquility. This lot offers a large lake view facing east for the morning sunrise. Great separation and well treed from abutting lots. Driveway in and septic approval. Price includes HST.

Lipsy Lake Rd - \$279,000



5.7 acres with 702' of frontage on beautiful Lipsy lake. Lipsy lake is known for upscale dwellings and natural peace and tranquility. This lot has a great view with absolute privacy. Price includes HST.



AN EXCLUSIVE COMMUNITY OF LUXURY
HOMES ON HALIBURTON'S
PRESTIGIOUS FIVE-LAKE-CHAIN

The BEST NEW HOME VALUE in Haliburton. Compare for yourself!

1300 s.f. Townhome - Only \$299,000



- 2 Bedrooms, 2 Baths
- Open Concept design
- Many Upgrades incl. Hardwood, Granite, Zone Heating & Cooling
- Private setting + more

Detached Bungalows & Bungalofts starting at only \$339,000



- Choose your DREAM HOME from our wide selection of styles & sizes. There's a model and a price to suit every dream!
- Our New Home Designs feature Luxury Finishes inside & out.
- Open Concept, Main Floor living with lofts, finished lower levels and energy efficient Heating & Cooling.

Phase 2 Townhomes - Now Under Construction

Only 2 Units Left



- Spectacular Luxury Townhomes with beautiful Lake Views.

The Wildwood Model - \$399,000

- 2550 s.f. with 3 levels of Spacious Living and a great view of the lake
- 3 Bedrooms, 3 Baths, Open concept
- Finished lower level Walk-out

The Rockwood Model - \$389,000

- 2150 s.f. with Main Floor Master, Cathedral Ceilings and 2nd floor Loft
- 3 Bedrooms, 3 Baths, Open concept
- 2 Car garage and "Elevator Ready"

SEE US NOW for these remaining units and SAVE BIG on Phase 3 Prices!!!

Sales Office & Model Home
1827 Wigamog Road, Haliburton.

705-457-1429
silverbeachdevelopments.com



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Ontario Lake Lands & Toronto Real Estate Board



PETER BRADY

Broker of Record

FOR SALE

SUITE #305 - \$469,000



This is highly desirable 'Granite' 'Front' suite on the southwest corner. Two bedroom, two bathroom corner suite

SUITE #406 - \$429,000



Penthouse - one of a kind two bedroom, two bath corner suite with many extras.

GRANITE VIEW - \$219,000



900 ACRE COMPOUND/CAMP \$2,395,000



Self contained lake with 3 waterfront cottages & 1 chalet. This is the ultimate family retreat. Could be divided or developed.

MARINA - \$1,500,000



4 season operation as Marina, Boats, Snow Machines, ATV, Motorcycle sales and services.

COMMERCIAL/RETAIL BUILDING



This site lends itself to many retail uses, is serviced by town sewers and stands out as the most visible 'red roof'.



**Luxury 2 bedroom suites overlooking Head Lake
NOW SELLING!**

