

COTTAGES

LAND

RESIDENTIAL

CONDOS

WATERFRONT

REAL ESTATE GUIDE

The Highlander

Issue 41 • February 15, 2018



Marj & John Parish

Sales Representatives

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listings
on page 2

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John & Marj Parish

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191 Highland Street, Haliburton, ON K0M 1S0
john@johnparish.net www.johnparish.net

Living, Loving & Selling Life In The Highlands!

Each office independently owned and operated.

MOON DRIVE - HALIBURTON - \$78,000



Don't Miss Out on this Private 6.6 Acre Lot! Great Building Lot Boasting Hardwood Bush! Several Building Sites! Easy Access off a Municipal Rd in an Area of Established Homes! Hydro Available! Build Your Dream Home on This Beautiful Lot Just 10 Minutes to Haliburton!

MOON DRIVE - LOT 16 - \$65,000




Private 2.7 Acre Lot Just Minutes to Haliburton! Great Building Lot with Gorgeous, Level Hardwood Bush! Easy Access off a Municipal Road in an Established Area of Fine Homes! Hydro Available! Build Your Dream Home Today on this Private Country Estate Lot Just 10 Minutes to Town!

Coming Soon!

LAKE KASHAGAWIGAMOG
THE LOTS AT

DEER POINT

7 WATERFRONT LOTS
114' TO OVER 500' OF LAKE FRONTAGE



LOT	FRONTAGE	AREA
1	87	243 ±
2	58	118 ±
3	63	114 ±
4	90	127 ±
5	138	515 ±
6	110	428 ±
7	80	115 ±

ANGEL RD & YOUNGS RD - \$54,000 +HST



Great Building Lot on a Yr Rd Twp Road! Just Minutes to Sir Sams Ski & Mountain Biking Centre & Minutes to Municipal Beach & Boat Launch on Eagle Lake! Mature Trees, Several Building Locations! Hydro Available! Great Location for a Year Round Home or Chalet! 5 Minutes to Grocery, Liquor/Beer & Gas Store! Great Location!

HALIBURTON LAKE - \$460,000 +HST



404 Feet of Clean Sand/Rock Shoreline! 2.4 Acres of Supreme Privacy! Northern Exposure! Very Gentle Slope to the Water! Driveway In. Hydro & Telephone Available! Building Site Cleared. Year Round Access! Well Treed for Ultimate Privacy! Enjoy 1200 Acres of Common Element Parkland! Ready to Build Your Dream Home or Cottage Today!

HAMMER LAKE - CTY RD 19 - \$349,000 +HST



Exceptional Waterfront Acreage! 1500 Feet on Hammer Lake! Be ONE of FOUR owners on this Lake! 158 Acres of Bush Land! 3000 Feet of Frontage on County Rd 19 (Harburn Rd). Also 550 Feet of Frontage on Cty Rd 14 With Great Views of Oblong Lake & Access Across the Cty Rd. What A Rare Find!

NEW PRICE

13 GROVE AVE HALIBURTON \$295,000



In Town All Brick Raised Bungalow! 2 Wood Burning Fireplaces! 4 Bdrms, 2 Bathrms, Open Concept Design With Walkout to Covered Deck! Finished Recroom with Fireplace! Separate Upper Fl Entrance With 4 Pc Bath & Kitchen, Great InLaw Suite! Large, Private Backyard! On Town Sewers! Walk to Downtown Haliburton, Close to Schools, Shopping & Hospital! Great Home with So Much Potential!

HALIBURTON LAKE! \$315,000 +HST



532 Feet of Clean Sand/Rock Shoreline! 3.4 Acres of Privacy! Granite Outcroppings! Elevated to Water's Edge! North West Exposure! Sunset Views! Hydro & Telephone Available! Yr.Rd Access! 1200 Acres of Common Element Parkland to Enjoy! Ready to Build Your Dream Home or Cottage Today!

Commercial Opportunities

2 VICTORIA STREET - HALIBURTON \$399,000 +HST



Prime Waterfront "InTown" Commercial Opportunity! 1500 sqft Building. Newly Renovated with a New Kitchen & 2 Pc Bathroom. Open Concept Design with Stunning Waterfront & Parkland Views! Nestled in the Heart of Downtown Haliburton! On Town Sewers! Drilled Well! Level Lot! Lot of Opportunities Available for this Unique Property!

1012 COUNTY RD 21 - \$229,000 +HST



Prime Commercial Opportunity Here! Next Door to Tim Hortons in the Town of Haliburton! Property is on Town Sewers! Frontage on a County Rd. Engineered Fill Already in Place! Official Plan Designated Highway Commercial! Great Commercial Potential!

John & Marj are honoured to receive Chairmans Club Award recognizing top sales production in a single year



We Build World-Class Homes... and We're Just Down the Road



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.

In the log home industry, that's like winning the Stanley Cup, an Oscar and the Nobel Prize all at once. It just doesn't get any better than that. The magazine's 400,000 readers had a chance to look at hundreds of homes from leading log home manufacturers from around the world. And when the sawdust settled, they chose a home built by your neighbour, Bobcaygeon-based 1867 Confederation Log and Timber Frame.

Log Home Living just confirmed what our customers have known for years: we build some of the best log and timber frame homes you'll find anywhere. And our homes have been built pretty much everywhere, from Haliburton and Huntsville, to Halifax and Hong Kong. We've been building worldwide since 1979.

To learn more about our award-winning homes
give us a call at 1-877-GO-2-LOGS (1-877-462-5647)
or go to www.confederationloghomes.com.



Mountain Lake Double-Lot Cottage - \$979,900



Words cannot describe this property. Two lots, 388 ft of water frontage on a point, and beautifully treed. The first lot has a brand new Viceroy Home/ Cottage with sun room, soaring windows, and 3 bedrooms plus a loft. The unfinished basement is ready to go. The second lot still has an original cabin on it (not usable). A rare opportunity on this two-lake chain.

Benoir Lake - amazing property - \$850,000



Text 54742 to 28888 for Instant Photos/Details

Oh my.... over 5 acres plus 650 feet of water frontage. A unique home/ cottage on a 3-lake chain for over 34 miles of boating. A great sand beach for swimming. The home is beautifully maintained - over 2,000 sq. ft. in size with 3 bedrooms, 2 baths, soaring living room ceilings and great open concept dining/kitchen. Loft above the huge 2-bay garage for extra sleeping guests or games room. This is a must-see property!

1,350 ft. Waterfrontage - Bob Lake - \$499,000



Incredible parcel of land - 100 acres, 1350 ft. of water frontage - all on beautiful Bob Lake. A rare opportunity to have it all. A mix of shoreline offers sand bottom, hard-packed, or deep water - yours to choose. Large level area at the waterfront gives several building site options.

Fabulous In-Town Home - \$399,000



Text 56921 to 28888 for Instant Photos/Details

2,700 sq. ft. of living space - the perfect family home. Walk to school, the fairgrounds, and town. Soaring ceilings, large, bright windows, and quality workmanship make this a must-have home. Check out the beautiful, spacious kitchen with granite counter tops. 3 bedrooms, 3 baths, a huge rec room with walkout, 1 1/2 car garage, even an above-ground pool. Not enough space here to list everything - you will just have to come and see it!

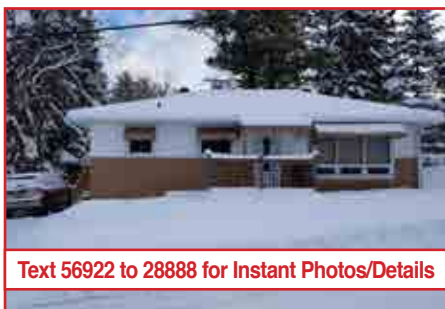
Highland Street Home - \$345,000



SOLD!

Always wanted to walk to work, play or shopping? This well-maintained home has loads of character and living space, 3 bedrooms, 2 baths, cathedral ceiling, separate dining room with two walkouts, and loads of decking. Your backyard provides excellent privacy and is tucked amongst the trees. Main floor laundry, a spacious rec room with walkout to the backyard, and an additional room downstairs that could be extra sleeping space or a great office.

Adorable 2-Bedroom Home - \$199,000



Text 56922 to 28888 for Instant Photos/Details

Starter, retirement, rental? This home is in the perfect location for walking to the Riverwalk, shopping, and restaurants. An adorable 2 bedroom, 2 bath home with many recent upgrades including new windows (except one), new kitchen, decks, updated bathroom, new insulation in the crawl space and a new high quality pellet stove. A detached garage and storage shed add to the package.

Moving the Highlands

Terry@MovingTheHighlands.com

MovingTheHighlands.com

DIRECT 705.935.1011



Terry Carr
Sales Representative



No Cost | No Commitment
Property Evaluations
(a \$350 Value)

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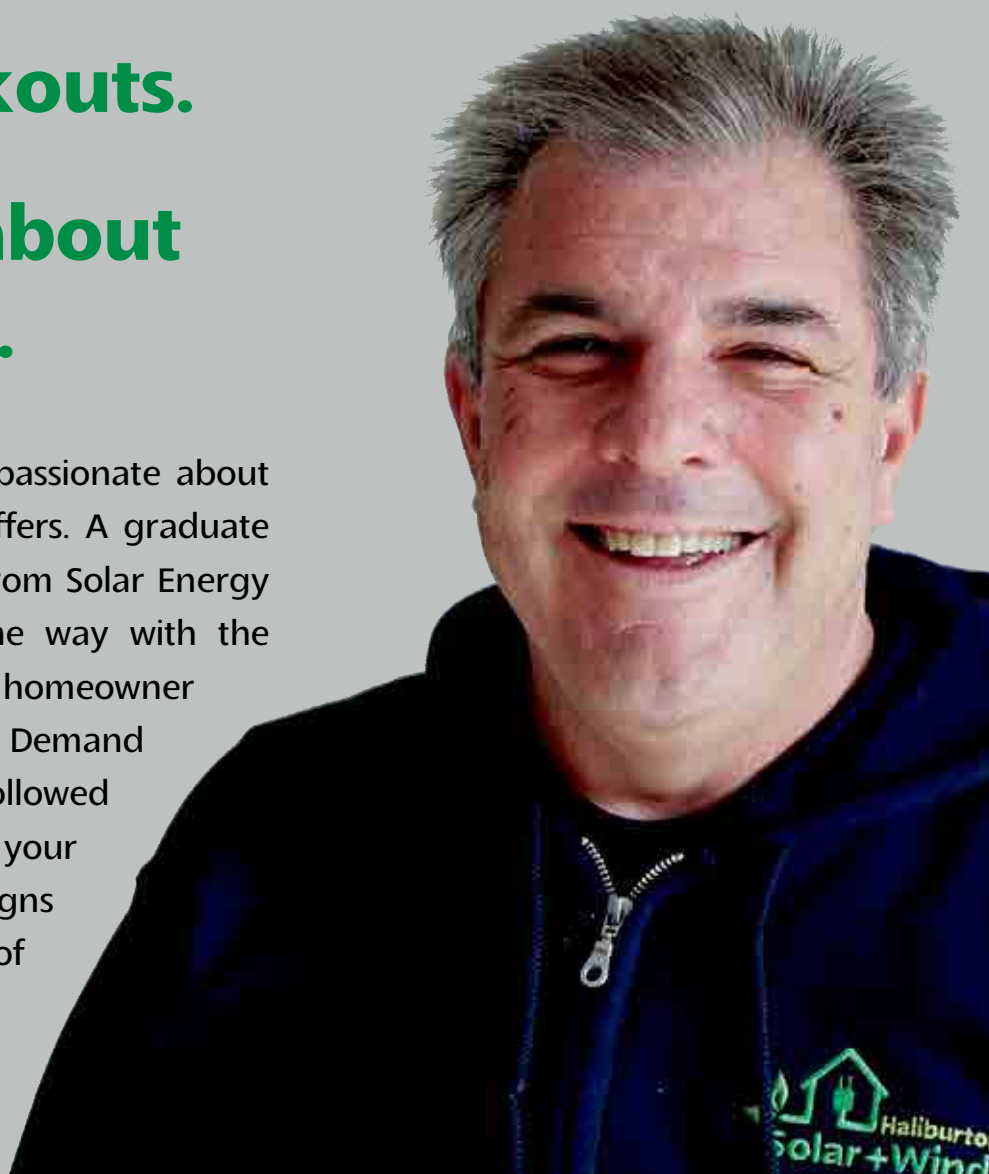
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Say Goodbye to Hydro

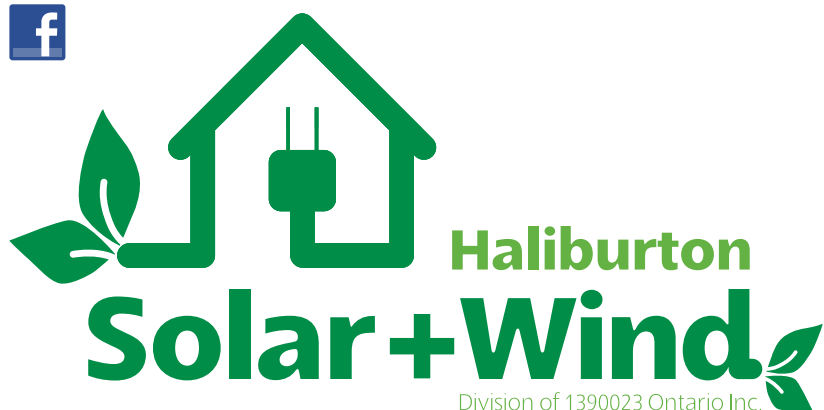
- ✓ **No more hydro bills.**
- ✓ **No more grid blackouts.**
- ✓ **No more concern about rising energy costs.**

Haliburton Solar + Wind Owner Brian Nash is passionate about energy independence and the self-sufficiency it offers. A graduate of the Canadian Solar Institute with certifications from Solar Energy International, Brian is with you every step of the way with the technical knowledge and practical experience every homeowner deserves. The process starts with your personalized Demand Analysis to determine your energy needs, followed by a site assessment at your property. Taking your unique requirements into account, Brian designs your system and manages an experienced team of professionals through installation and start-up.

One call is all it takes to put you on the path to energy independence.



**Energy Independence is Just a Phone Call Away.
Call Brian at 705.455.2637**



Division of 1390023 Ontario Inc.

Go to: haliburtonsolarandwind.com



HOME OF THE HIGHLAND STORM
TheHighlander
Watch Us on Highlander TV
& Highlander OnLine!



DON'T RISK LOSING YOUR DREAM COTTAGE

I am a Highlands cottage specialist. I have been providing mortgage financing in the area since 2001. I can pre-qualify you and the property which means no last minute surprises. Give me the opportunity to impress you. I will make the financing process smooth and stress free.

It only takes a phone call.

Susan Lee

Mortgage Architect

Specializing in cottage and rural properties.

Private mortgage funds also available.

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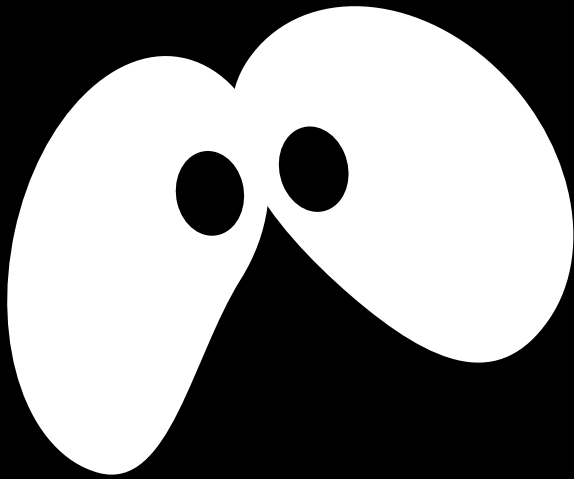
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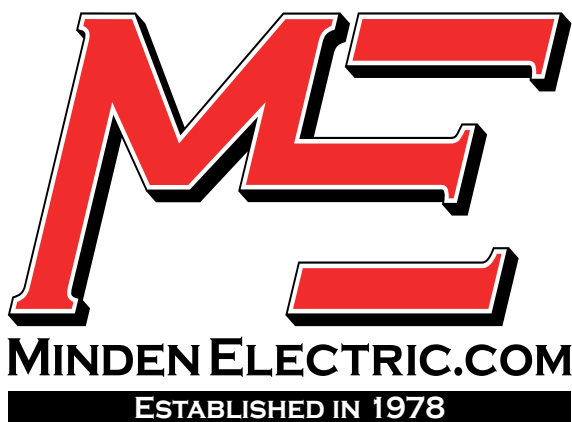
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LOOK FAMILIAR?**

**IT SHOULDN'T,
YOU NEED TO CALL US!**

celebrating
40
years!
in business

CHAULK DESIGN STUDIO

KITCHENS & BATHS

THE BEST SERVICE YOU'VE NEVER SEEN

Crafting beautiful Highlands kitchens since 2009

Dreaming of a kitchen you'll love, but dreading a construction nightmare? Chaulk Woodworking brings passion to crafting beautiful kitchens. We've successfully applied our professional designs, skills and experience to more than 650 projects to date, and we'll help you love your kitchen throughout the journey from initial design to the final reveal and beyond.

At Chaulk, beauty is more than skin deep. We're a leader in market trends and can help you choose up-to-the-minute designs and finishes. We know your kitchen is the heart of your home, and high efficiency must be part of its beauty. As a proud local manufacturer, we go even further, designing and building durable products that support environmental sustainability.

The process begins with your design. We'll conduct a free, no-obligation, in-



home consultation, and help you ensure your kitchen will be constructed to be fully functional according to the way you'll use it, including the right home for every item you need. Then we'll help you choose the finishes that best suit your dreams and your budget to give you a fully custom kitchen without the custom price.

After that, we build your cabinets and countertops using quality products and industry-leading construction methods, and install them with great care. We build above industry standards and stand behind our products. Beyond this, we can also provide full project management services for your entire renovation if you desire.

Finally, we offer a Personal Commitment Guarantee from president Trevor Chaulk: two no-charge visits to

ensure you're happy with your kitchen. First, we'll do a thorough inspection when the work is complete to be sure everything meets our top-quality standards, and yours. Second, we'll follow up again three months later to ensure satisfaction.

Chaulk Woodworking manufactures our kitchens using environmentally responsible products and practices, which helps protect the environment where we live and work, and can help reduce client expenses. For example, we use wood types that are certified by the Forest Stewardship Council (FSC) and formaldehyde-free lacquers. Our lean manufacturing process eliminates waste, increases quality and generates savings, which we pass on to our clients.

As a result of our passion for quality and service in everything we do, we're building lifelong relationships with our clients. Our passion also extends to the Highlands community. We partner and volunteer with many community initiatives, including the food bank and several other local charities. Trevor currently serves as Second Vice-President of the Haliburton Highlands Chamber of Commerce.

As you can see, we love our work, and we'd love to share that passion with you. So bring us your dreams for the heart of your home. We'll help you realize them from start to finish, loving it all the way.

"Custom kitchens without the custom price."

Advertorial



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IS ON YOUR
KITCHEN
YOU KNOW
I'M STANDING
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Linda Baumgartner

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LINDA BAUMGARTNER
Broker - Team Leader

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www.haliburtonrealestate.on.ca



The Haliburton Real Estate Team

The Haliburton Real Estate Team

RE/MAX

North Country Realty Inc., Brokerage
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Thank You!

Our sincere appreciation to our valued clients for putting your faith and trust in our team. Your support and dedication made 2017 our most successful year EVER in Real Estate. To our prospective customers and clients, we look forward to the opportunity to serve you in the future. Our team continues to grow allowing us the capability of providing personal and extraordinary service to you.

Haliburton County Average Sale Price			
	2016	2017	% Change
Residential (Off Water)	\$219,091	\$238,040	+8.64%
Waterfront (Homes/Cottages)	\$431,640	\$515,309	+19.38%
	Number Of Sales		
Residential (Off Water)	227	194	-14.5%
Waterfront (Homes/Cottages)	446	392	-12.1%

Statistics Obtained From The Lakelands Real Estate Board For 2016 -2017 Data.

Market Outlook

The Canadian Real Estate Association predicts that with the new mortgage rules and further interest rate increases, sales will fall nationally by 5.3% and average sales prices will drop by 2.2% in Ontario over the course of 2018. With tightened mortgage rules, reduced sales activity in all markets is forecast.

If you'd like to take advantage of today's high prices and if you are thinking of selling, this is definitely the time to put your property on the market before values start to decline.

By listing your property now you can take advantage of the busy spring market and The Cottage Life Show in Toronto in March. This show is an excellent way to showcase your property to thousands of potential buyers.

Let us put our high level of personal service combined with our professional business experience to work for you. It will be our privilege to help you with your real estate needs.

See us at the

SPRING
Cottage Life
SHOW

March 22-25, 2018

The International Centre,
Mississauga



Are you ready to SELL?

Don't wait until the last minute. **Call Linda**

Thinking of renovating or staging your cottage or home. Need Advice?

Call Linda

Do you know your property value in our current market?

Call Linda

Want your listing featured at the Cottage Life Show?

Call Linda

Need an Honest Experienced Professional? **Call Linda**

FREE PROPERTY EVALUATION

Name: _____

\$350 VALUE!

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Contact@haliburtonrealestate.on.ca

Present this coupon and when we list and sell your property we will donate \$200 to the HHS Foundation in YOUR name

Definitely intended to solicit property owners, but not those currently under contract with another Realtor. Contact us to be removed from this mailing list.



Linda Baumgartner
Broker & Team Leader

Contact
The
Haliburton
Real Estate
Team
In 2018!

Serious About Real Estate

After 25 years in real estate I've seen just about everything, and 2018 is shaping up to be another good year for sellers. Listings are at an all-time low in cottage country, giving sellers more control over pricing and the sale process. Let me put my experience to work for you, starting with a no-obligation, confidential discussion about the value of your home and if this is the right time to sell. Call me today at 705-754-1932.

My promise to you:

- Intimate knowledge of the The Haliburton Highlands
- A list of qualified buyers looking for homes and cottages
- A professional, serious approach that matches the importance of your decision to sell.
- Proven marketing strategies that maximize your value, with the power of Century 21's global network behind me.



Gloria Carnochan, Sales Representative

FROM MY CLIENTS

Gloria was highly recommended to me by a previous client. Since 2010, Gloria has accomplished three successful sales and purchases on my behalf. Her personal and proactive approach proceeds with the client's best interest. Her knowledge of her catchment area is endless. Her personality is easy going and her work ethic is persistent. Gloria will continue her search behind the scenes and one day the call will come with something she found that is the perfect match for you!

▶▶▶ Debi Musselman

I was Gloria's first RE sale. She was professional yet made me feel like a friend. She grasped what I was looking for and we bought the first cottage she showed us. She now has 25 years' experience under her belt. You won't get better service.

▶▶▶ Bruce Groves

Anne and I would like to express our sincere gratitude for your time, guidance and efforts in helping us with our cottage search. We will spread the word about your awesome and honest service.

▶▶▶ Anne and Dan Schottlander

I have been working with Gloria for over 20 years in the Haliburton area. I have sold and bought lots and houses with Gloria and would never ask anyone else to fill her shoes. Gloria always works professionally, is available 24-7, tries to get the best value in all cases and truly is not only a real estate agent but a sincere, loyal friend.

▶▶▶ Rev. Vladimir Malchenko
Kennis Lake & Scarborough

Hi Gloria, we just want to pass on to you our appreciation for your help in selling our cottage. We at first were considering selling it privately and it would have turned out to be for a price much less than what you appraised it to be worth and consequently helped to negotiate for us. Having contacted you was a profitable decision. Nice working with you.

▶▶▶ Jim & Tracy

I have dealt with Gloria in both buying and selling of properties. She gives good honest service, doesn't pressure and makes sure I've thought out the various actions I was going to take. Highly recommend Gloria to all sellers and buyers.

▶▶▶ Paul Comtesse

A message from Century 21 Granite Realty Group Limited's owners, Anne & Andrew Hodgson:

Congratulations to Gloria on her 25th year in real estate. Gloria has been a part of our team for many years, assisting hundreds of people buying and selling across the county from her Kennis Lake office. Gloria is a treasured and respected member of our team, and we look forward to working with her for many years to come!

BUILD YOUR DREAM HOME

WEST GUILFORD BUILDING LOT \$49,000

- ▶ Level lot, well forested
- ▶ 10 mins To Haliburton
- ▶ Walk To Village, swimming, store and restaurant
- ▶ 163 Ft on Guilford Court & 188 Ft on County Rd 6
- ▶ Driveway will be in. School bus route.

OPPORTUNITY - EXCELLENT BUILDING ACRES \$69,500

- ▶ 4.98 acres on Hwy 118 facing north westerly
- ▶ 526 .52 ft of highway frontage
- ▶ School bus route
- ▶ Beautifully treed property
- ▶ Driveway off road
- ▶ 15 mins to Haliburton, 20 to Minden

WEST GUILFORD ACREAGE \$89,000

- ▶ 22.4 acres, forested, with creek
- ▶ 941 ft on County Rd 6, School bus route
- ▶ Walking distance to grocery store, beach, restaurant
- ▶ Build your dream home on one of the many suitable sites.



HIGHWAY COMMERCIAL LOT WEST GUILFORD \$139,900

- ▶ On well travelled Kennis Lk Rd.
- ▶ Commercial zoning
- ▶ Well and Hydro, level easy access for everyone
- ▶ Great spot for your new business
- ▶ 244 ft frontage, 1.8 acres per MPAC



Call Gloria Today To List In Time For The Cottage Life Show.
705-754-1932

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*Not intended to solicit properties currently listed for sale or buyers under contract.

Jeff & Andrea STRANO

Sales Representatives, RE/MAX North Country Realty Inc., Brokerage

New Luxury Listing 1046 Bonnyville Rd - Cruiser Lake \$1,199,000



Luxury custom Timberframe year round home or cottage with plenty of privacy on peaceful Cruiser Lake. Located on 2.98 acres with majestic pines and over 292 feet of frontage with clean deep water off the dock, fantastic for swimming and recreational watersports for the entire family. Spacious main level with great room, main floor laundry and master with ensuite, huge kitchen and dining, beautiful stone, wood burning fireplace. The second level boasts two large bedrooms, and 4 pce bath. Plenty of natural light in the lower level, with games room, living room, sauna, bedroom, and office. Entertain friends and family on the flagstone patio or in the three season room. Oversized garage/workshop, complete with an upper level for storage or extra sleeping quarters. Store the boat and toys in the carport, there's room to have it all here! This is your own private paradise with access to Redstone and Kennisis Lakes nearby. Must be seen to believe the incredible turn key value here! **MLS**

SPRING
Cottage Life
SHOW

March 22-25, 2018

*The International Centre,
Mississauga*

**List with us in
time for the
show to feature
your property
to thousands of
potential buyers.**

1061 Liswood Rd SKI IN & SKI OUT! \$639,900



This large custom built Chalet with deeded access to Moose Lake is nestled at the base of Sir Sam's Ski & Bike in Eagle Lake. This is an amazing opportunity for an active family to enjoy cottage country. Sitting on just over an acre of level mixed bush, accessed by a year round road, and steps away from Glen Lake, Moose Lake and Eagle Lake. The home offers 4+2 bedrooms, 4 bathrooms, open concept kitchen and living areas, vaulted ceilings, a fully separate lower level with its own

kitchen provides income potential. Wood beams, unique natural tree limb cabinetry, exposed brick and stone all combine to wrap you in warm embrace. Enter through the 'Winter Garden' where you can grow year round and tune your skis and bikes. Other features include a main floor master with en-suite, main floor laundry, 3-season dining area, open concept kitchen, eating and living area, sitting room, office/work-out area and a loft with floor to ceiling windows. Don't miss this once in a lifetime opportunity! **MLS**

1174 Birch Narrows Rd - \$499,000 EXCLUSIVE & FIVE LAKE CHAIN!



Lakeside living at its finest! Four bedroom, two bath year round home or cottage located minutes from the Village of Haliburton and all the amenities. Enjoy multi level decks, open concept kitchen/dining/living room, propane fireplace, boat house, metal roof with lifetime warranty and more! Your kids/grand kids will love the level entry sandy waterfront. Located on Kashagawigamog Lake, you will love boating into town on the popular 5-lake chain! Don't miss this fantastic opportunity!

110 Sunnyside St. - INVESTMENT! \$269,900

JUST LISTED!



110 Sunnyside Street in the village of Haliburton. This property is currently set up with two separate units generating healthy rental income. Enjoy one of Haliburton's finest neighbourhoods, features include 4 bedrooms, 2 baths, 2 full kitchens, 2 full laundry, large living rooms, huge parking area, school bus stops right at the laneway. This is a great opportunity to live in town and subsidize your mortgage with rental income, own an income property in a stellar location or simply move in and enjoy all to yourself. **MLS**

30 NEWCASTLE ST. \$219,500

JUST LISTED!



This charming 2.5 story century home is nestled on a private treed lot in the heart of town. Enjoy 4 bedrooms, 1 bath, a large bright kitchen with eating area, formal dining area and a large main floor family room. Recent upgrades include new shingles, oil tank, paint, trim and some flooring. Lots of charm and potential for a family, retirees or an investor looking for a property close to all the amenities!

Our goal is to build good relationships with our clients and help you live better in Haliburton County. Call us for a **FREE** and **HONEST** property evaluation!

Jeff: 705.761.7629 | Andrea: 705.457.5984 | Office: 705.457.1011
jeffandandreal@gmail.com • www.JeffandAndrea.ca

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