

Property Member Full

4805 COUNTY ROAD 21, Haliburton, Ontario K0M 1S0

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40131447
List Price: \$775,000
New ListingHaliburton/Dysart et al/Dysart
Bungalow/House

	Beds	Baths	Kitch
Basement	1	1	
Main	3	2	1

Beds (AG+BG): 4 (3 + 1)
 Baths (F+H): 3 (3 + 0)
 SF Fin Total: 2901/Other
 SF Fin Range: 1501 to 2000
 AG Fin SF: 1,965/Other
 BG Fin SF: 936/Other
 DOM/CDOM: 6/6
 Common Interest: Freehold/None
 Tax Amt/Yr: \$1,800.00/2021
 Lot Size: 3.710/Acres

Seller: Hamill, Jeffery
 Recent: 06/21/2021 : New Listing

Remarks/Directions

- Public:** Spectacular Stone Haliburton Home features eye-catching exterior and 2900' Sq.Ft of total living space nestled on gorgeous 3.72 acre lot. Spacious gourmet kitchen includes a centre island, breakfast area filled with natural light, exceptional masonry work and an adjacent e-space with designated spot for children & homework. This charming, character filled home boast airy 9 foot ceilings on main floor, easy flow floor plan, and light filled windows throughout. The inside is just as amazing as the outside - Stone Fireplace, Hardwood & slate flooring, arched doorways, gorgeous windows, 3 Bedrooms up, Master Bedroom w/ensuite, spacious dining room & living room, centrally located laundry room with sink, walkout to patio. Lower level offers 4th bedroom, 3 pce bath, rec. room, kitchen, storage & utility room and walks out to backyard and perennial gardens. Many recent upgrades - windows, floors, lighting, shingles, outdoor patio, walkways & steps, paved driveway+++ . Fantastic location minutes from Haliburton Village, Drilled Well, septic, FA Propane, Att'd double Car Garage & 16x32 studio complete the package. Please do not visit the property if you or your client have any flu like symptoms, have traveled or been in contact with someone with COVID-19. Please restrict visitors to the buyers only-no extra guests. Please minimize touching surfaces and have your clients keep their hands in their pockets. Please disinfect any surfaces you do touch. No conveyance of any written signed offers prior to 10am , June 27 2021. Irrevocable 8 pm
- REALTOR®:** No conveyance of any written signed offers prior to 10am , June 27 2021. Irrevocable 8 pm Seller may review pre-emptive offers. Please do not turn off lights, however ensure all doors are locked when you leave. Please do not visit the property if you or your client have any flu like symptoms, have traveled or been in contact with someone with COVID-19. Please restrict visitors to the buyers only-no extra guests. Please remove shoes and sanitize hands prior to viewing. Please minimize touching surfaces and have your clients keep their hands in their pockets. Please disinfect any surfaces you do touch.
- Directions:** CTY RD 21 TO SOP

Common Elements

Exterior

Exterior Feat: Landscape Lighting, Lighting, Privacy, Year Round Living
 Construct. Material: Stone
 Shingles Replaced: 2011 Foundation: Stone Roof: Shingles
 Year/Desc/Source: //Other Prop Attached: Detached
 Property Access: Municipal Road, Year Round Road Apx Age: 51-99 Years
 Other Structures: Storage, Workshop Rd Acc Fee:
 Garage & Parking: Attached Garage, Detached Garage, Private Drive Single Wide, Visitor Parking, Asphalt Driveway, Circular Driveway Winterized: Fully Winterized
 Parking Spaces: 11 Driveway Spaces: 8.0 Garage Spaces: 3.0
 Parking Level/Unit: Parking Assigned: Sewer: Septic Approved
 Services: Cell Service, Electricity, High Speed Internet
 Water Source: Drilled Well Water Tmnt:
 Lot Size Area/Units: 3.710/Acres Acres Range: 2-4.99
 Lot Front (Ft): 515.00 Lot Depth (Ft):
 Location: Rural Lot Irregularities:
 Area Influences: Beach, Downtown, Golf, Highway Access, Hospital, Library, Park, Place of Worship, Playground, Nearby, School Bus Route, Schools, Shopping Nearby, Skiing, Visual Exposure
 View: Skyline, Trees/Woods Land Lse Fee:
 School District: Trillium Lakelands District School Board Retire Com:
 High School: HHSS
 Elementary School: JDHES

Interior

Interior Feat: Auto Garage Door Remote(s), Ceiling Fans, Central Vacuum, Guest Accommodations, In-law Capability,

Propane Tank, Water Heater Owned, Workshop
 Access Feat: **Fire Escape**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Main Level, Sink**
 Cooling: **None**
 Heating: **Forced Air-Propane**
 Fireplace: **1/Wood** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Microwave, Range Hood, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **ELF's and Ceiling Fans (lamp in middle bedroom excluded) Garage door opener and remotes, Central Vac and attachments, Kitchen appliances both upstairs and down, Middle bedroom furniture (lamp excluded)**
 Exclusions: **Personal and belongings and items not on inclusion list, Lamp in middle bedroom, Master bed, carpet in Living room, mattresses on bed in basement, stainless steel cart w/granite top in basement, garage and coach house items**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 8-9 CON 9 DYSART AS IN H216236 EXCEPT PT 2 19R8914; EXCEPT EASEMENT THEREIN;DYSART ET AL**
 Zoning: **see twp** Survey: **None/**
 Assess Val/Year: **\$257,000/2021** Hold Over Days:
 PIN: **391730258** Occupant Type: **Owner**
 ROLL: **462401200072000** Deposit: **N/A**
 Possession/Date: **Flexible/**

Marketing

Showing Requirements: **Showing System**
 Showings:
 Showing Instructions: **Appt. needed . Please book through Showingtime or TLBO**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/1874493**
 Sign on Prop: **Yes**
 Possession: **Flexible**

Brokerage Information

List Date: **06/20/2021** Expiration Date: **08/31/2021** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5 % If the property is shown to buyer by the listing realtor who then submits an offer with another realtor, the commission payable to the buyers realtor will be reduced by 1.00%** Special Agreement: **No**
 Assignment Of Listing: **No** HST Applicable to Sale: **No**
 Offer Instructions: **No conveyance of any written signed offers prior to 10am , June 27 2021. Irrevocable 8 pm**
 Original List Price: **\$775,000.00**
 List Brokerage: [CENTURY 21 GRANITE REALTY GROUP INC., BROKERAGE, HALIBURTON -](#) Brkge #: **705-457-2128**
 List Salesperson: [KAREN NIMIGON, Broker](#) Direct #: **705-457-6505**
 Email: karen@century21granite.com L/SP Cell: **705-457-6505**
 Source Board: **The Lakelands**

Prepared By: Leona Traviss, Brokerage Staff, Employee

Date Prepared: 06/26/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS® #: 40131447

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	18' 0" X 19' 0"	5.49 X 5.79	
Dining Room	Main	11' 8" X 16' 4"	3.56 X 4.98	
Living Room	Main	16' 9" X 17' 6"	5.11 X 5.33	
Laundry	Main	12' 3" X 6' 7"	3.73 X 2.01	
Bedroom Primary	Main	12' 0" X 16' 0"	3.66 X 4.88	
Bedroom	Main	11' 9" X 10' 6"	3.58 X 3.20	
Bedroom	Main	12' 0" X 7' 5"	3.66 X 2.26	
Bathroom	Main	9' 4" X 6' 7"	2.84 X 2.01	4-Piece
Foyer	Main	14' 7" X 6' 0"	4.44 X 1.83	
Other	Main	32' 3" X 4' 3"	9.83 X 1.30	
Desc: Hall				
Bedroom	Basement	21' 0" X 14' 0"	6.40 X 4.27	
Recreation Room	Basement	14' 0" X 20' 8"	4.27 X 6.30	
Storage	Basement	10' 1" X 15' 4"	3.07 X 4.67	
Bathroom	Basement	7' 9" X 9' 1"	2.36 X 2.77	3-Piece
Bathroom	Main			3-Piece, Ensuite

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