

Property Member Full

1124 CLEE'S ON THE ROCKS Lane, Haliburton, Ontario K0M 1S0

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS®#: 40157012
List Price: **\$2,450,000**
New Listing

**Haliburton/Dysart et al/Dysart
Sidesplit/House**



Water Body: **Kashagawigamog Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	5	3	2

Beds (AG+BG): **5 (5 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **1,788**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,788/LBO provided**
 DOM/CDOM: **6/6**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,264.93/2021**
 Lot Size: **3.660/Acres**

Seller: **GORDON CLEE POA ISOBEL CLEE**
Recent: **08/27/2021 : New Listing**

Remarks/Directions

Public: Welcome to "Clee's on the Rocks" – a 4 Season family owned property for 60+ years. A one-of-a-kind point lot offering complete privacy, 3.6 acres and 815 feet of South/West facing waterfront. This site offers all day sun, sunsets, gorgeous sand & rock shoreline, exceptional swimming, boating, and fishing on the fabulous Kashagawigamog 5-Lake Chain. All just minutes to Haliburton Village via car or boat. This amazing property includes 2 Cottages, a detached garage and a 2-Storey boathouse with long lake views, lakeside patio & games room. It even includes the 'Arkansas Traveller Circa 1960 boat & 60 hp motor', a favourite of many to see on the lake. The main cottage building is steeped in history – you can feel the love & laughter as you wander through. Featuring 4 bedrooms, 2 Baths, spacious entertaining area with stone fireplace, light filled window-wall, sunroom & walkout to deck. It also includes 2 water systems,(drilled well & lake,) FA Furnace, Laundry, storage and utility room. Do you love to entertain? Cottage 2 – is ideal for guest overflow and even includes its own private swimming area. This property is so special...ultimate privacy, sparkling blue waters, sandy beach for little ones, stone walkways, majestic maple & evergreen trees, many private sitting areas, and of course 'Grandpa's point', his favourite spot to relax at day's end watching the sun set. A great property to create YOUR family story! This an Opportunity of a Lifetime, don't let it slip away. Please remove shoes, use hand sanitizer and wear masks

REALTOR®: Please remove shoes, use hand sanitizer and wear masks 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.

Directions to Property: **County Rd 21 to Clee's on The Rocks Ln, keep left at the "Y". Follow to end.**
Cross St: **County Rd 21**

Common Elements

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Boat House: **Boat House, Boathouse-Single Slip, Boathouse-Two Storey**
 Shoreline: **Clean, Deep, Hard Bottom, Rocky, Sandy, Shallow**
 Frontage: **815.00**
 Shore Rd Allow: **Partially Owned**
 Exposure: **South, West**
 Channel Name:
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				No
Boathouse				No

Exterior

Exterior Feat: **Deck(s), Privacy, Private Entrance, Recreational Area, Year Round Living**
 Construct. Material: **Wood**
 Roof: **Asphalt Shingle**
 Shingles Replaced:
 Foundation: **Block, Piers**
 Prop Attached: **Detached**
 Year/Desc/Source: **//Other**
 Apx Age: **Unknown**
 Property Access: **Private Road, Year Round Road**
 Rd Acc Fee:
 Other Structures:
 Winterized: **Fully Winterized**
 Pool Features: **None**
 Garage & Parking: **Detached Garage, Carport Parking, Front Yard Parking, Outside/Surface/Open, Gravel Driveway**
 Parking Spaces: **11**
 Driveway Spaces: **10.0**
 Garage Spaces: **1.0**
 Parking Level/Unit:
 Parking Assigned:
 Sewer: **Holding Tank**
 Services: **Cell Service, Electricity, High Speed Internet, Telephone**
 Water Source: **Drilled Well, Lake/River**
 Water Tmnt:
 Lot Size Area/Units: **3.660/Acres**
 Acres Range: **2-4.99**
 Acres Rent:
 Lot Front (Ft): **814.00**
 Lot Depth (Ft):
 Lot Shape: **Irregular**

Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Ample Parking, Beach, Downtown, Golf, Highway Access, Hospital, Lake Access, Library, Marina, Park, Place of Worship, Playground Nearby, Rec./Community Centre, Schools, Shopping Nearby, Skiing Bay, Beach, Forest, Lake, Panoramic, Trees/Woods, Water** Retire Com:
 View: Topography: **Flat, Level, Open space, Partially Cleared, Sloping, Wooded/Treed** Fronting On: **South**
 Restrictions: Exposure: **South, West**
 School District: **Trillium Lakelands District School Board**
 High School: **H.H.S.S**
 Elementary School: **JDH**

Interior

Interior Feat: **Central Vacuum, Skylight, Water Heater Owned, Workshop**
 Security Feat: **None**
 Access Feat: **Stair Lift**
 Basement: **Partial Basement** Basement Fin: **Unfinished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Oil Forced Air**
 Fireplace: **/Wood** FP Stove Op:
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Dryer, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **'Arkansas Traveller Circa 1960 boat & 60 hp motor', a tin boat with 9 hp motor, as is**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT RDAL IN FRONT OF LT 8 CON 8 DYSART (CLOSED BY H233646); PT LT 8 CON 8 DYSART PT 1 & 2, 19R7054; T/W H233763; DYSART ET AL**
 Zoning: **See Township** Survey: **Available/ 2001**
 Assess Val/Year: **\$634,000/2016** Hold Over Days: **30**
 PIN: **391730078** Occupant Type: **Owner**
 ROLL: **462401100058200**
 Possession/Date: **Flexible/** Deposit: **TBD**

Marketing

Showing Requirements: **Showing System**
 Showings:
 Showing Instructions: **Book through Showingtime**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/01874769**
 Sign on Prop: **Yes**
 Possession: **Flexible**

Brokerage Information

List Date: **08/26/2021** Expiration Date: **11/26/2021** Int Bearing Bkg Trust Account: **No**
 Financing: **No** SPIS: **No** Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.25** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Offer Instructions: **Sept 7th at 11 am to be registered, emailed to Karen@century21granite.com, all offers to include a 48 hr irrevocable (due to multi family members)**
 Original List Price: **\$2,450,000.00**
 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**
 List Brokerage 2: **CENTURY 21 GRANITE REALTY GROUP INC., BROKERAGE, HALIBURTON -** Phone: **705-457-2128**
 List Salesperson 2: **BRANDON NIMIGON, Broker of Record** Phone: **289-259-1952**
 Email: **brandon@century21granite.com** L/SP2 Cell: **289-259-1952**
 Source Board: **The Lakelands**

Prepared By: Anne Moulton, Brokerage Staff, Employee

Date Prepared: 09/01/2021

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

Rooms

MLS® #: 40157012

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main			
Bedroom Primary	Main	16' 11" X 13' 10"	5.16 X 4.22	
Bathroom Primary	Main	12' 4" X 10' 9"	3.76 X 3.28	4-Piece
Bedroom	Main	15' 4" X 9' 2"	4.67 X 2.79	
Bedroom	Main	10' 9" X 10' 2"	3.28 X 3.10	
Bathroom	Main	7' 3" X 7' 1"	2.21 X 2.16	4-Piece
Bedroom	Main	14' 4" X 11' 9"	4.37 X 3.58	
Kitchen	Main	9' 2" X 8' 10"	2.79 X 2.69	
Living Room	Main	29' 3" X 15' 9"	8.92 X 4.80	
Desc: Living Room/ Dining Room combo				
Sunroom	Main	11' 5" X 11' 1"	3.48 X 3.38	
Laundry	Basement	15' 9" X 8' 8"	4.80 X 2.64	
Utility Room	Basement	8' 5" X 5' 4"	2.57 X 1.63	
Other	Basement	15' 11" X 15' 0"	4.85 X 4.57	
Other	Main	21' 8" X 17' 8"	6.60 X 5.38	
Desc: This is the boat house located on the property				
Foyer	Main	10' 2" X 8' 8"	3.10 X 2.64	

<u>Desc:</u> Cottage 2 on property			
Bedroom	Main	10' 2" X 9' 0"	3.10 X 2.74
<u>Desc:</u> Cottage 2 on property			
Kitchen	Main	12' 8" X 8' 10"	3.86 X 2.69
<u>Desc:</u> Cottage 2 on property			
Living Room	Main	18' 0" X 12' 0"	5.49 X 3.66
<u>Desc:</u> Cottage 2 on the property			
Bathroom	Main	5' 11" X 5' 4"	1.80 X 1.63
<u>Desc:</u> Cottage 2 on the property			
Other	Main	24' 0" X 30' 0"	7.32 X 9.14
<u>Desc:</u> This is the garage on the property			

3-Piece

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