

Property Member Full

1507 KASHAGAWIGAMOG Road, Minden, Ontario K0M 2K0

Listing

Member Full
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40159579
List Price: \$1,950,000
New Listing

Haliburton/Minden Hills/Minden
Bungalow/House

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



	Bed	Bath	Kitch
Basement	1	1	1
Main	1	1	1
Second	2	1	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **2,703**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,115/Other**
 BG Fin SF: **588**
 DOM/CDOM: **1/1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,500.00/2021**
 Lot Size: **0.410/Acres**

Seller: **Robert Dingle & Patricia Dingle**
Recent: **09/01/2021 : New Listing**

Remarks/Directions

Public: **Sunsets! Sunshine! 203' Sand Shoreline! Spectacular waterfront 4-Season home on Haliburton's premier Kashagawigamog 5 Lake Chain with great lakeside privacy and 40+ miles of boating pleasure. This property exudes pride of ownership. It's simply stunning with no work required! Designed for family living w/4 Bedrooms, 3 Baths, main floor office, media room & sunroom and full finished lower level w/guest suite. Gorgeous kitchen w/granite countertops, high-end appliances, central Island, open concept dining/living room, sunroom, hardwood floors, beamed cathedral ceilings & stone fireplace. The outdoors is as amazing as the indoors! long lake views, hard sand shoreline, walk-in entry & good depth off the dock, Houston Dock system, outdoor patio, hot tub, children's playground, perennial gardens, and a fabulous mix of trees. Located off a quiet year-round township road, close to Haliburton & Minden and major attractions, restaurants, ski hill, golf, shopping, schools. This property features many upgrades, propane furnace, A/C, Generac Generator, attached garage, drilled well plus a secondary lake water system for watering grounds. A beautiful lifestyle choice...all on Kashagawigamog Lake.**

Directions to Property: **Kashagawigamog Lake Road to SOP**

Common Elements

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Mixed, Shallow**
 Shore Rd Allow: **Owned**
 Channel Name:
 Boat House:
 Frontage: **203.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Patio(s), Privacy, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **//Owner**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Playground, Shed, Storage**
 Garage & Parking: **Attached Garage, Private Drive Double Wide,**
 Parking Spaces: **3**
 Parking Level/Unit:
 Services: **Cell Service, Electricity, High Speed Internet**
 Water Source: **Drilled Well, Lake/River**
 Lot Size Area/Units: **0.410/Acres**
 Lot Front (Ft): **203.00**
 Location: **Rural**
 Area Influences: **Golf, Hospital, Library, Major Anchor, Marina, Place of Worship, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, Visual Exposure Lake, Skyline, Trees/Woods, Water Dry, Level, Open space, Wooded/Treed**
 Foundation: **Concrete Block**
 Water Tmnt: **Water Purification**
 Acres Range: **< 0.5**
 Lot Depth (Ft):
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **1.0**
 Sewer: **Septic**
 Retire Com:
 Fronting On:
 Exposure: **West**
 School District: **Trillium Lakelands District School Board**
 High School: **HHSS**
 Elementary School: **Archie Stouffer**

Interior

Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, Hot Tub, In-Law Suite, Water Heater Owned**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **In Basement**
 Cooling: **Central Air**
 Heating: **Fireplace-Propane, Forced Air-Propane**
 Fireplace: **1/Propane** FP Stove Op:
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Other**
 Add Inclusions: **See list In Supporting Docs**
 Exclusions: **See List in Supporting Docs**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LOT 24 CON 3 MINDEN;PT RDAL IN FRONT OF LOT 24 CON 3 MINDEN CLOSED BY H224516 AS IN H224645;MINDEN HILLS**
 Zoning: **SEE TWP** Survey: **Available/ 1999**
 Assess Val/Year: **\$934,000/2021** Hold Over Days:
 PIN: **391930462** Occupant Type: **Owner**
 ROLL: **461603000054800** Deposit: **N/A**
 Possession/Date: **30 - 59 Days/**

Marketing

Showing Requirements: **Showing System**
 Showings:
 Showing Instructions: **Appt. Must be confirmed by Seller; Min. 2 hour notice**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Call Listing Office/1873347**
 Sign on Prop: **Yes**
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **09/01/2021** Expiration Date: **10/01/2021** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2% 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 1pm 8th day of September, 2021. Irrevocable is 9 pm on September 8th, 2021.**
 Original List Price: **\$1,950,000.00**
 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: Maddie Robinson, Brokerage Staff, Employee **Date Prepared: 09/02/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: 40159579

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	18' 0" X 13' 10"	5.49 X 4.22	
Desc: Central Island with seating				
Living Room	Main	25' 10" X 17' 8"	7.87 X 5.38	Cathedral Ceiling, Fireplace, Hardwood floor
Desc: Also the Dining Room				
Sunroom	Main	10' 8" X 17' 8"	3.25 X 5.38	
Foyer	Main	9' 10" X 11' 7"	3.00 X 3.53	
Bedroom Primary	Main	17' 3" X 11' 8"	5.26 X 3.56	Walk-in Closet
Desc: View of Lake				
Office	Main	10' 6" X 12' 9"	3.20 X 3.89	
Media Room	Main	12' 6" X 16' 1"	3.81 X 4.90	
Bathroom	Main	8' 6" X 7' 11"	2.59 X 2.41	4-Piece
Bedroom	Second	11' 3" X 12' 0"	3.43 X 3.66	
Desc: Lake View				
Bedroom	Second	11' 3" X 25' 3"	3.43 X 7.70	
Desc: Lake View				
Bathroom	Second	6' 8" X 6' 10"	2.03 X 2.08	3-Piece
Kitchen/Living Room	Basement	29' 11" X 10' 3"	9.12 X 3.12	
Bedroom	Basement	8' 1" X 21' 5"	2.46 X 6.53	
Desc: Lake View				
Bonus Room	Basement	25' 6" X 12' 9"	7.77 X 3.89	
Bathroom	Basement	6' 9" X 8' 7"	2.06 X 2.62	3-Piece

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