



HOME IN THE HIGHLANDS

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TO NEW HEIGHTS

JUNE 2020

YOUR GUIDE TO COTTAGE COUNTRY



JEFF & ANDREA* STRANO • MARJ & JOHN PARISH
SALES REPRESENTATIVES/*BROKER

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WILBERFORCE BRANCH OFFICE



BARNUM LAKE \$219,900

Peace & serenity! 3 seas, 3 bed/1 bath, cottage on pretty, no motor lake! This starter needs some updating & TLC! The cozy open concept KT/DR/LR walks out to a front deck overlooking the lake! A foot path leads to the dock & shallow shore! Good fishing, paddling & pretty views! NE exp, septic & water if from the lake! Take a look!



BIG STRAGGLE LAKE \$369,900

Wonderful 3 bed/1 bath, 4 seas. home on 2 lake chain! LR w/vaulted ceiling w/lots of windows for pretty views! W/o to lrg deck! Has f/a pp furnace & drilled well plus sheds for storage! Level play area for kids! Steps lead to dock & shore to enjoy great fishing & boating! Gently terraced lot, eastern exp & on yr-rnd pvt rd! Call us!



GRACE RIVER \$499,900

Lovely 5 bdrm/2 bath, home/cottage w/access to Grace & Dark Lks! Open concept; KT has Elmira cook-stove, dining area has w/o to huge front deck! LR has stone f/p & pool table! 3 main fir bdrms & bath w/laundry! Partial bsmt! Gently elevated lot w/ dry boat house, shed & 2 garages! This is a lot of home at a great price! Call now!



LITTLE STRAGGLE LAKE \$299,900

Pretty 3 seas, 3 bed/1 bath cottage on 2 lake chain! KT/LR/DR is nicely fin w/lots of wood! Enjoy the lrg deck; perfect for entertaining! Lot is gently terraced for privacy from lake! Steps lead to lakeside deck & dock and great swimming, fishing & boating! Incl 3 sheds! Accessed by mutual laneway via yr-rnd private road! Don't wait!



ALLEN LAKE \$339,900

Comfy 3 bed/1 bath back-split yr-rnd Home on wonderful lake! Spacious KT/DR area; nicely finished, lots of storage & overlooks the LR with w/o to lrg front deck; perfect for dining, relaxing & taking in the view! Gentle lot to shore; great for kids; great swimming, fishing & boating! 2 lrg outbuildings for storing all the toys! Call us!



KENNAWAY LAKE \$434,900

Exec 3 bed/2 bath w/1600+ sq ft fin w/wood & KT has laundry! Great rm is spacious w/ vaulted ceiling; stone fp w/wood insert & master has ensuite! W/o leads to spacious deck & east exp! Lot is gently sloped to beach! Incl 2 car garage & 2 sheds! Has f/a propane; all on a yr-rnd private rd! Drop your bags & enjoy! Call today!



GEORGE'S LAKE \$349,900

Peace & tranquility! 3 bed/1 bath Cottage on quiet lake! 3 season w/lrg KT/LR/DR for entertaining! Nicely fin; vaulted ceiling; woodstove & mn fir laundry! W/out to fantastic sunroom for more seating & lots of light! Gentle lot w/great fishing, swimming & paddling! Some furniture included & 3 sheds for storage! Don't wait!



WILBERFORCE \$219,900

3 season, 3 bed/1 bath cottage on 4.3acs! Spacious interior & 3 bdrms offer room for guests! Lots of pine & woodstove (as is). Loads of light & summer breezes! Lot is mostly lvl w/room to spread out & has an att storage area & fire pit! Has sandy shallow access to Wilbermere Lake across rd! Amenities are close by! Act now!



WILBERFORCE \$279,500

Lovely 3 bed/1 bath home on 10 acs! Pretty KT/DR combo & cozy LR w/o to spacious deck. Tastefully fin w/wood accents; 2 bdrms & bath up & a 3rd bdrm, laundry & rec room in bsmt! Wood stove supplements in-flr radiant pp heat. Incl play area in part. fenced yard! Dug well w/UV, septic & lrg det. garage! Don't wait!



GRACE RIVER \$278,000

Pretty 2 bed/1 1/2 bath home on Grace River! Galley KT w/walk-out & intimate dining area! Spacious LR & SR w/o to lrg deck! Has partly finished rec rm, 2nd bdrm, a 1/2 bath, laundry & separate ent! Plus F/A pp, drilled well & single det. garage w/shop! Cross rd to pvt dock & enjoy access to 2 Lks! Perfect location & amenities close by!



LITTLE STRAGGLE LAKE \$349,900

Pretty 3 bed/1 bath cottage on lovely 2 lake chain! Lrg open concept w/great views! W/O to a 11 x 27 front deck for outdoor fun! Woodstove & pp space heater! Gently terraced lot w/steps to shore & dock! Heated water line! Oversized detached garage & extra storage building! Upgrades galore! Close to yr-rnd! Don't delay, ask now!



WILBERFORCE \$279,900

Tastefully fin 1+1 bdrm/1 bath home; cozy & comfortable mn fir living! 2 good sized bdrms, mn fir laundry & 3 pc bath! Has drilled well, f/a pp furnace & c/air! The .73 ac lot is level; nicely treed & private! Incl 2 car det garage, a shop/shed & 3 more outbuildings! Many upgrades & pride of ownership! Close to town for amenities! Act fast!

Welcome!

The sun is shining, the birds are singing, chipmunks are chirping and our beautiful lake is reflecting everything like a giant mirror – *bliss!*

Here in the Haliburton Highlands, we're looking forward to Canada Day and a positive summer, one where normality (whatever that is) will return, and where equilibrium will once again be restored.

Stepping, with care, upon the path to the future, this issue of *Home In The Highlands* is all about embracing change and looking at the design must-haves any self-respecting outdoor space should

possess. Aye, from solar lights to stylish sofas, we've got you covered.

In other news, the cottage country real estate market is more than holding its own, so for those thinking about selling – or those who simply want to renovate to add value and excitement – our 'Cottage to Flip' guide should make for interesting reading. Vacation home purchases, after all, tend to be made with the heart, with good design, joyful colour schemes and well-dressed properties commanding extra dollars.

Over the last year, we've been working on a renovation project in

Haliburton – a beautiful home from home which we call 'Long Beach'. So join us for an exclusive peek at our latest design: where Haliburton is the inspiration. Expect acres of granite, timber and glass!

Finally, in our continuing series of profiles featuring the county's design movers and shakers, we catch up with Cedric Butz, a woodworker and renovator making a name for himself thanks to high quality carpentry and immaculate millwork.

Yes indeed: creativity *abounds* in Haliburton County!

Colin and Justin

HOME IN THE HIGHLANDS WITH COLIN + JUSTIN

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Cover photo courtesy of Homesense



LISA MERCER

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PRIVACY AND SO MUCH MORE \$1,199,000

If you are looking for a private retreat, home or investment property, Sitting on 94 acres is a custom built home built in 2015, which has 5 large, well appointed bdrms & 3.5 bthrms. In floor heating throughout the home can be run using wood, propane or combination of both. There is also a private cabin on a 4+ acre pond. Enjoy the well maintained trails by either foot or ATV. A new 30' x 28' garage is in the process of being built & will be completed prior to closing. You will fall in love once you see all that this property has to offer.

HALLS LAKE \$975,000

The sky is the limit with this property. The main building can be your private cottage with 4 large well appointed bedrooms. The upstairs bedrooms both have private balconies. Open concept living on the main floor which is great for large family gatherings that can spill out onto the 22' x 13' deck overlooking Halls Lake. The best part is there are four self sufficient cabins on the property that have a rental history. Three of them are 2 bedrooms and one is a 1 bdrm. You can continue to rent the cabins for the extra income or use them for family members. The other option is to run the whole property as a business. This would make a perfect Corporate retreat property or cottage rental property. Easy access off Highway 35. Lovely hard sand beach with shallow entry and deep entry off the dock. This property must be seen to see the true value in this package.



MINDEN HOME + 1 BEDROOM APARTMENT - \$519,000

A property this unique does not present itself often. 25 acres of privacy, just minutes from Minden. Trails throughout the property. Sit on the back deck that overlooks your own pond. Also, enjoy cooking in the outdoor 9 x 9 kitchen. The main home has two bedrooms, with two bathrooms. There is an office that can be used as a third bedroom. There is also an attached in-law suite or one bedroom apartment with a separate entrance, if you are looking for an extra income. It has an open concept kitchen, dining and living room, one bedroom, one bathroom and a laundry room. Both homes have separate septic systems and separate drilled wells. Finish this package off with a large 30' x 28' garage. The main house is hard wired for a generator hook up.

MINDEN LAKE \$419,000

Sitting on Minden Lake is a lovely 3 bedroom home or cottage that is move-in ready. The large kitchen has an eat in area and separate dining room off the kitchen. In the master bedroom there is a walk in closet that can be converted into an ensuite bathroom. The lower level has a walkout. There is an additional room on that level that can be used as an extra sleeping area. The property is close to Minden and has easy access to shopping and all amenities. If this is a first cottage for you, the furniture is negotiable. A single detached garage is part of this package, which is always nice for extra storage. The water entry is shallow, hard packed sand.



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Hi again everyone. I'm Kieran Gillooly – the proud owner and operator of Northern HVAC.

I wanted to take this time and thank all my customers since we opened our doors in November 2019. It was a scary leap for our family, but I learned that if you never take the risk, you won't achieve your dreams.

When we first opened, there were a few key things that I wanted our company to be known for. The first was customer service. We want to make sure there is always an open path of communication between us and our customers.

Second, our workmanship should speak for itself. I take great pride in all the work we produce.

And lastly, I wanted to give back to the community in any ways we could. I know we live in an area with a lot of seniors on fixed incomes, so we started by implementing senior discounts of 20% for all HVAC equipment annual services.

As a small independent local business, we value the support of the community and we thank you. Many of our customers have been giving us new referrals daily. To say "thank you" we have started our customer appreciation program.

Refer a friend to Northern HVAC Co. for a chance to receive a \$100 cheque from us (as long as your referral leads to a sale of an air conditioner, furnace, HRV, hot water tank and/or fireplace.) See our website for the full terms and conditions.

Thank you for reading! If you have any questions, give me a call or send me an email. I'd be happy to help!



Kieran Gillooly
Owner of Northern HVAC

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CRYSTAL LAKE WATERFRONT HOME! \$1,999,000

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IRONDALE RIVERFRONT! \$285,000

4 season cottage or home. Located on a very quiet township maintained no exit road. 3 bdrm, 1 bath plus new bunkie sleeps 4 more. Large 16 x 14 storage shed could be converted to another bunkie. 100' of riverfront, with excellent swimming, fishing, & canoeing /kayaking. Well treed lot adds to privacy. Newer windows & doors, newer propane fireplace. Open concept livingroom, dining & kitchen w/ patio door walk-out to deck overlooking the river. Main floor laundry, upgraded hydro (100AMP breakers), drilled well 95', circular driveway, lots of parking, property owns back lot on the other side of the road. Easy year round living!



GREAT STARTER OR RETIREMENT HOME! \$239,000

LOVELY 1.7 acre lot w/ circular driveway, located on a quiet residential road, only minutes to Kinmount & Minden. 3 bdrm. modular w/ large addition, 4 pce. bath. Full high partial basement, partially finished with laundry room, utility & possible office or den, plus propane furnace & woodstove detached garage & carport, large storage shed, steel roofing, wheelchair access. Enclosed Florida Room full width of bungalow to enjoy bug free evenings!



EXCELLENT 48 ACRES OF PRIVACY! \$299,900

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GORGEOUS NORLAND, 8021 HWY 35, KAWARTHA LAKES, ON



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CONTACT US TODAY

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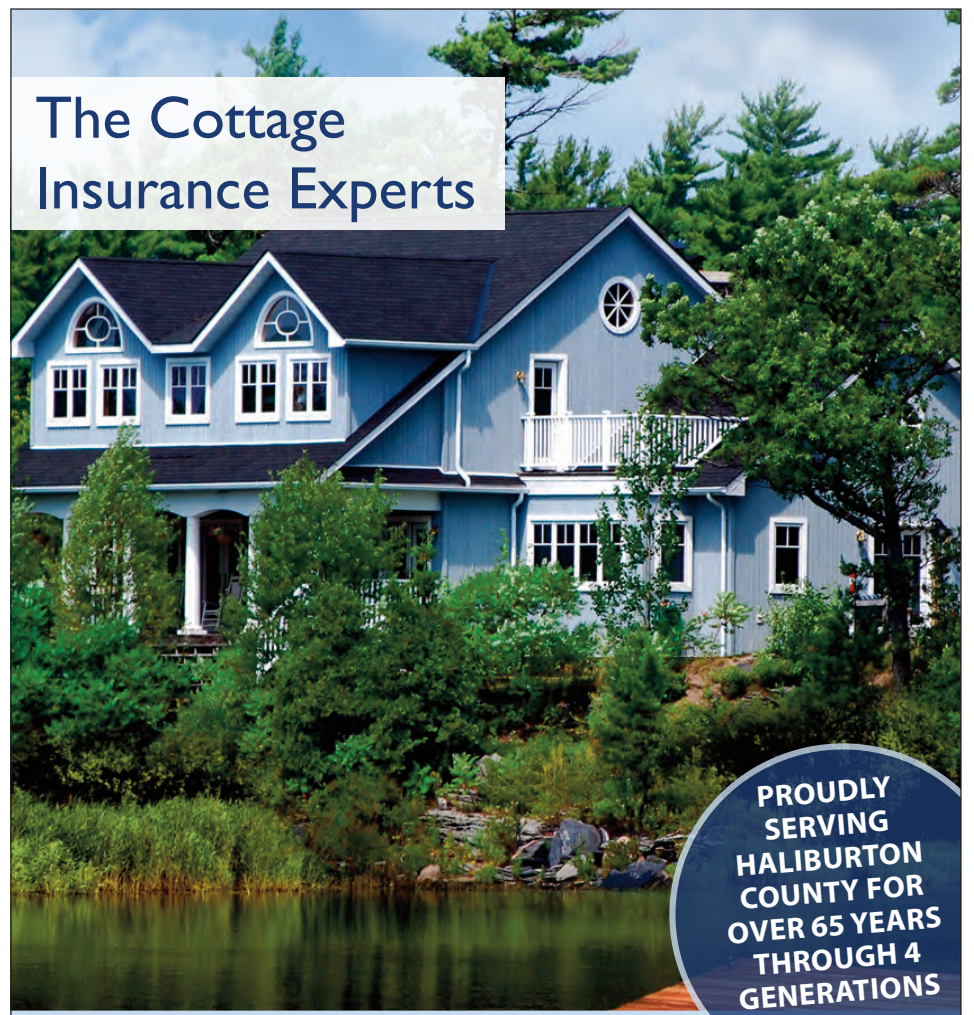
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Selling, Renting or Buying – what you should consider

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- Wondering about switching your electric baseboards to a more efficient forced air furnace?
- Want to add ambiance to a space with a propane fireplace? ideal for those cottage rain days or to take the chill off a crisp Fall morning.
- Looking to improve your cottage's resale value and not sure what HVAC solution would be best?
- Do you have a Bunkie or loft for overflow guests? Supplemental heating solutions allow you to extend the rental season on your traditional 2 or 3 season cottage and offer the potential to make more from your rental property.

We're here to help you make the most of your time here in the Highlands. Call us today for your free on-site estimate! (705) 457-2375 or visit us on the web: walkershvac.com



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HIGHWAY 35 \$999,000

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HALIBURTON LAKE \$899,000

3-bedroom 2.5 bath modern lakefront home
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Renovated Boathouse, 2 double car garages
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SOLD IN 4 DAYS!



TWELVE MILE LAKE \$749,000

4 bedroom, 2 bath year round cottage/home
Dbl garage, loft, deep off the dock, 3 lake system
Many recent upgrades, lots of inclusions

SOLD!



CLEAR LAKE \$699,000

4 bedroom, 2 bathroom year-round cottage/home
Beautifully maintained throughout, finished lower level walkout. Stunning waterfront with lakeside gazebo and dock. Oversized 1 car garage & bunkie complete this package

NEW PRICE



REDSTONE LAKE \$669,000

Beautiful 3-bedroom, 2 bath home or cottage
Large windows & deck overlooking the lake
Southern Exposure, sand beach on Redstone Lake

SOLD!



HALIBURTON HOME \$619,900

5000 square foot architecturally designed home .
Open concept principle rooms, 3 large bedrooms with ensuites in all. In Haliburton's premier neighbourhood

SOLD!



KASHAGAWIGAMOG LAKE \$519,000

Level building lot on our 5-lake system. Easy access off Wonderland Road. Just 5 minutes from Haliburton

NEW PRICE



GULL LAKE \$485,000

4 season, 3 bedrooms, 2 baths. Beautiful view of Gull Lake . One of our premier lakes, great boating, fishing & more!

NEW LISTING



SILVER BEACH \$479,000

Open concept, 3-bedroom, 2 bath condo.
Located in a premium no maintenance Lifestyle .community on Lake Kashagawigamog.



IRONDALE RIVER \$439,000

Beautifully maintained home or cottage on a spacious lot 24' x 20' garage with finished loft/rec room. Ideal waterfront, clean swimming, miles of kayak & canoeing.

SOLD IN 3 DAYS!!




BURNT RIVER \$349,000

Private 3 season cottage, 4 bedroom 1.5 bath
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HALIBURTON LOCATION \$319,000

Open concept, recently renovated commercial opportunity on Drag River. Plenty of parking available. Steps from downtown or Head Lake park!



WEST LAKE BUILDING LOT \$265,300

Prime lot with a stunning view over the Lake
Year-round township road, terrific building site
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NEW LISTING



SASKATCHEWAN LAKE \$289,000

Ideal year-round cottage or waterfront home
2 bedroom home with many recent updates.
On a clean 2-lake chain with good fishing and ideal for kayaking & canoeing. Great opportunity to introduce yourself to cottaging



CARNARVON CHURCH \$249,000

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SOLD!



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LESS CALIFORNIA MORE HALIFORNIA

From tired cabin with barely a pulse to stylish cottage with a hefty heartbeat: Colin and Justin tell the story of their latest renovation, on Haliburton County's Drag Lake.

There's little we love more than a – property – diamond in the rough. Yes indeed, whether a dated condo, a needy townhome or, as was recently the case, a cottage with potential on Drag – one of Haliburton's most coveted lakes – we thrill at the very idea of turning past tense chaos, into present tense joy. Who, after all, doesn't love a good before and after?

In the city, when assessing property potential, it's always (for us certainly) about finding 'the worst house on the best street'. Following similar logic, if we can find a needy cabin – on a great lot – beside a revered lake, that's when our designer genes go into overdrive.

So imagine how elated we felt when a tired cabin (painted an insipid shade of blue/grey) crept onto the market as a 'fixer upper'. Viewing the rundown gem, we knew immediately what was required. To us, 'she' was a former grand dame whose mantle had simply slipped. A once beautiful 'bright young thing' with fragile bones and makeup that had smudged and faded via the passage of time. But we saw potential during that first viewing, and we could feel a property pulse. It was faint, sure, but it was there. Just waiting...

Terms agreed, we took ownership just four weeks later and, on that very first day, cracked open a bottle of fizz as we sat on the beach and looked out over the lake. Yes indeed: we knew we'd made a good decision. Designer wands brandished, we started plotting...

In conjunction with Discovery Dream Homes, we set to work planning and indeed visualizing the cottage's reinterpretation. Working with Nicole Sokol and her team (we can't recommend this company highly enough: their skillset is outstanding) we dreamed and, damn it, we schemed.

First up, we submitted our ambitions to the township where, thankfully, we sailed through planning without hurdles. Assisted by CDH Carpentry, we knocked the heck outta the inside, adding a new kitchen, three new bathrooms and generous Western Red Cedar fine line ceiling finishes.

But of course we didn't stop at 'renovation'. No siree. We also added a wrap-around Cedar deck, a breath taking Sunspace screened room and a second cabin – with the help of Haliburton County's excellent Derek Beachli Construction – which is made entirely from square cut Western Red Cedar logs, complete with two ancillary bedrooms, a compact living room and a fully tricked out luxury bathroom. Hey, it's the very essence of Canadiana: were

there only a scratch and sniff card with this supplement, you'd be overwhelmed by the woodsy aroma.

In the main cabin, the interior fit-out is light and airy, in contrast to the exterior which features 'Wrought Iron' (by Benjamin Moore) painted siding and a dramatic raised seam metal roof, expertly fitted by Kind Roofing who, while based in London, Ontario, travel wherever their services are required.

Fenestration across the entire project is by Euro Vinyl Windows and Doors, a fantastic company upon whose services we've called many times. Their slick manufacturing standards and customer care make them a go-to for our rural transformations. While frames can be selected in a host of colours, we generally opt for black, enjoying, as we do, the dramatic hue's minimalist nature, especially as played against the woodsy detail that pervades the exterior.

Were we asked to describe the interior fit-out, we'd suggest it's possessed of a rustic modern lines, with beachy overtones that keep mood light and

welcoming. At one end of the cottage, the pure white kitchen – reworked by local experts Chalk Design – sparkles, with the double oven, cook top, dishwasher and fridge freezer by Fisher Paykel adding a layer of 'luxe'. Meanwhile, Canadian quartz counters by Hanstone keep it 'local'.

In the living room (and indeed across the entire cottage) Bruce engineered White Oak flooring (sourced at Home Depot) runs underfoot, while a beautiful fireplace wall by ErthCOVERINGS adds monolithic visual and textural layering. For us, it's all in the 'mix' of higher and affordable spend: a leather ottoman sourced at Muskoka Living, and fabric sofas and hide chairs from Ikea, make great partners, with costings that span both ends of the equation

In the master bedroom, we added a metal and glass elevation, produced by Wendy at Weld Done Designs. It's a huge and beautiful statement, but its addition wasn't simply a visual consideration: it serves to close off a formerly open plan stair well, to afford guests privacy from the rest of the cottage. Rolling doors

at one end of the room access a terrace – with unbroken lake views – while a ceiling height Milette door at the other side of the room leads to a luxurious bathroom, detailed with wood effect tile and a breath taking 'framed' shower screen by Dream Line, again sourced at Home Depot.

Now that Long Beach is complete, with final garden work and landscaping by Haliburton County's Francis Thomas Contracting, we couldn't be prouder of our old girl's stylistic resurrection. And what of her barely discernable pulse, as mentioned at the top of this article? Well, let's just say it's been transformed into a solid, hefty heartbeat. Badoo. Badoo. BADOOM. She's ALIVE! And, what's more, she's proudly reclaimed her status on Drag as one of the prettiest cottages around.

But hold it: she has competition. Yes indeed, now that Long Beach is on the market, we've turned our attentions to Rockcliff, another down at heels respite less than five hundred metres away. And we'll tell you more about that one, on another occasion...

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“

My sincerest of thanks and appreciation to Todd & Joel. The task of selling my home was beautifully orchestrated by this dynamic duo. All their detailed preparation prior to listing made for a seamless sale in just sixteen days. I would recommend Todd and Joel, without hesitation, to anyone considering buying or selling property.

KATIE M.
Miskwabi Lake

“

We would like to say a huge thank you to Todd and Joel. We were so fortunate in finding Todd a number of years ago when we were looking to purchase a home in Haliburton.

He was so helpful and patient and he understood exactly what we were looking for! When we needed to sell in order to move closer to family we definitely knew who to call!

Thank you so much, Todd and Joel. You made a stressful situation into an exciting Adventure!

Cheers,

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**\$425,000****STARTER COTTAGE-LITTLE REDSTONE**

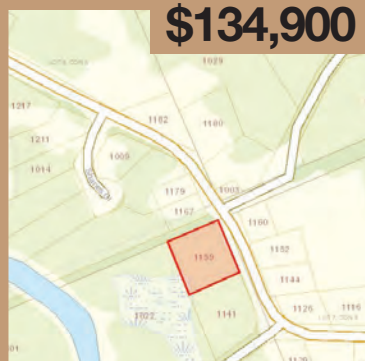
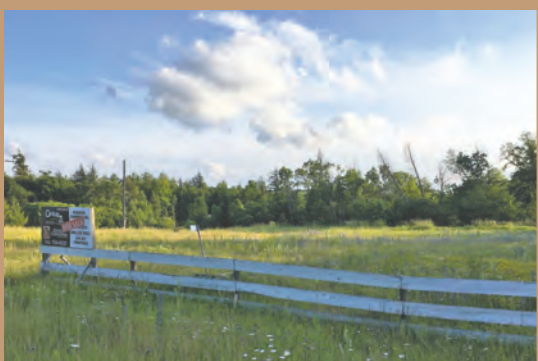
- 3 season 2 bdrm cottage, level lot, open concept
- Wood Stove, no septic and running water
- Cottage sits close to the lake, spectacular views
- Beautiful for your dream cottage, easy access

**\$749,000****NORTH WESTERN KENNISIS LK**

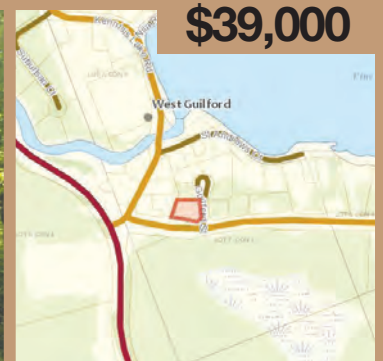
- 3 Bd / Ensuite+4 Pce Bath, Lg Octangular LT/DR
- Open Kit/DR, Lots Of Windows, Carpet, Spacious
- Wrap Deck, Deck At Water, Deep Entry, N W Exp
- Sand mid summer, Spectacular view, turn key

**\$619,000****LITTLE KENNISIS FURNISHED COTTAGE**

- 3 bd cottage, 4 pc WR, Lg guest 1/4s/2pc WR
- Pine & drywall finish, Angel stone fireplace
- Sunken LR, eat in kitchen, plenty of cabinets
- Private level lot, sand and deep water, Lg decks

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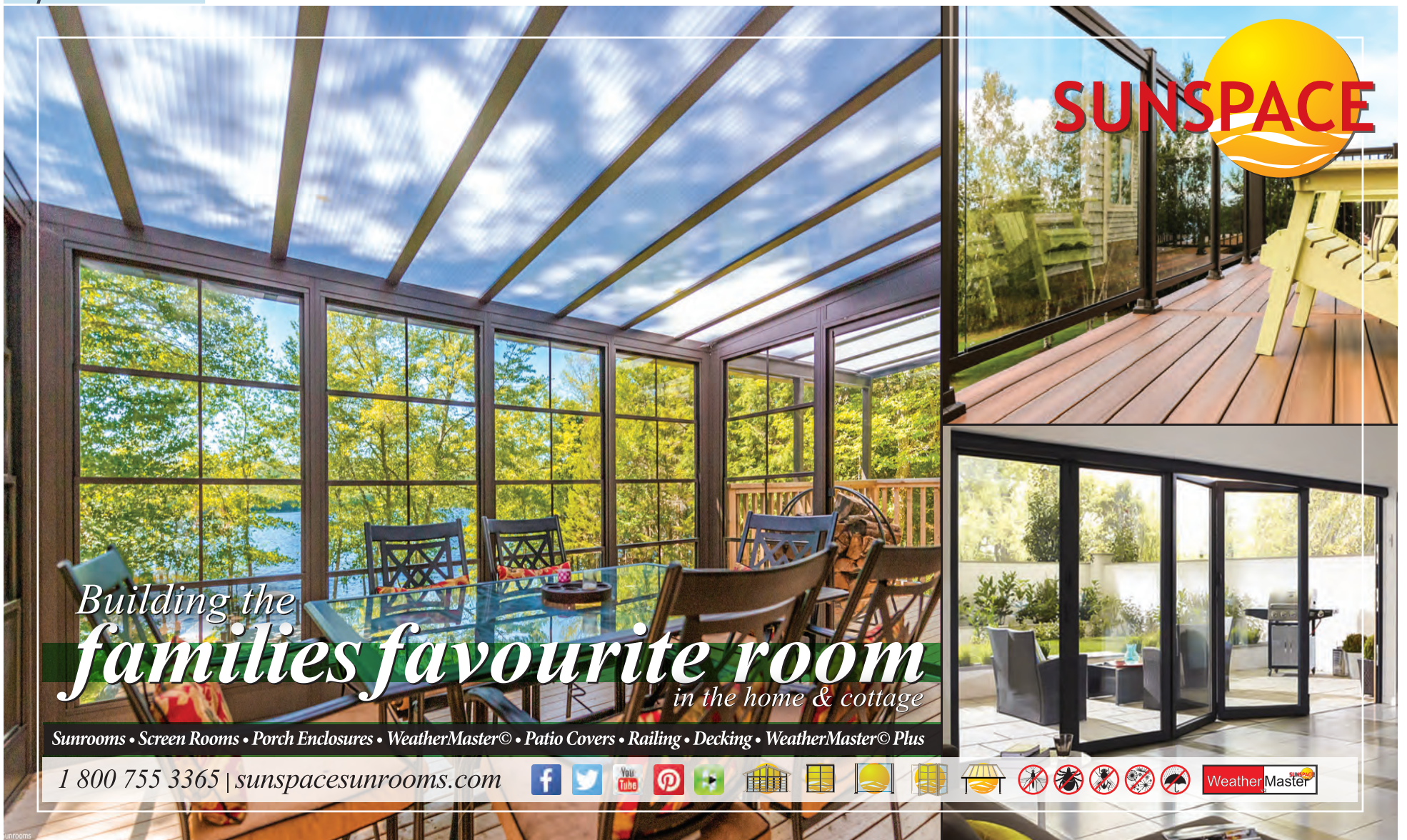
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STUNNING DRAG LAKE 1,499,000



337 ft of waterfront on beautiful Drag/Spruce Lakes w/Western exp. Gorgeous 1900 sq ft bungalow w/stone fireplace, Haliburton Rm, and custom kitchen. Turn key bunkie w/2 bdrms. Large dock and pontoon boat included! Move in and enjoy all seasons!



SOUTH LAKE \$899,000



Beautiful yr round 6bdrm 3 bath waterfront home w/sandy shoreline & excellent swimming & boating on peaceful South Lake. 120ft of sand shoreline. Extensive docking system. Boathouse at waters edge with marine railway & games Rm above. Attached 2 car garage plus a heated workshop. Beautiful upgraded kitchen with Quartz countertop. Loft Master Bdrm with ensuite & office for privacy! Large living room with huge lakeview windowsFully finished walkout basement with lots of room for family & guests. Perfect for in law suite. New septic system for 6 bdrms. Tennis court area in your backyard.

MISKWABI LAKE \$799,000



265 Feet of Clean Sand/Rock Shoreline with South West Exp. And 2 Acres of Privacy On Beautiful Miskwabi Lake! Lots of Boating & Fishing on a 2 Lake Chain. Deep Water Swimming off your extensive docking system. 4 Season Living. Cathedral Ceilings, Hardwood Flooring, Open Concept Living, 3 Bedrms, Office, 2 Bathrms, Plus a New 27' x 23 Screened Haliburton Room with a Fireplace. Simply Stunning! Detached Garage with Workshop. Landscaped with Fire Pit & granite steps to the lake.Level Driveway to Cottage for Easy Year Rd Access!



WENONA LAKE \$249,000

Attention all builders! Beautiful West facing lot on Wenona Lake. Clean, rocky shoreline, 120 ft of frontage. Sloped lot, well treed with driveway and septic installed. This building is not safe and will need to be taken down. No Entry. Property being sold "As is, where is" condition.



KASHAGAWIGAMOG LAKE RD - \$48,900

Flat level building lot on Kashagawigamog Lake Road. Hydro available. Year round Twp. road. Walk to Kashagawigamog Lake. Build your dream home on this beautiful lot!



SILVER BEACH HOME - \$575,000

Lakeside Luxury Maintenance Free Living in Haliburton's Premium Lifestyle Community! This Bungalow unit is detached with a double garage, and a private backyard. This bungalow has been tastefully upgraded with superior Finishings. Lg Main Fl Master with Walkout. Walk to the Beach on Lk Kashagawigamog.



SOLD!

GREEN LAKE 439,900

Easy access waterfront all season home/cottage. 5 bedrooms, 2 bathrooms, open living and dining area with lake views. Master bedroom with ensuite with laundry. Plenty of upgrades: front entrance deck, forced air propane furnace, and renovated lakeview bedroom. Stay cozy by the woodstove in winter, and the beach with gradual sandy entry in the summer



NEW PRICE!

HIGHLAND ST IN TOWN HOME \$359,900

4 BR bungalow, 2 bathrooms, sunroom. Finished lower level with separate walkout entrance and Napoleon propane stove. Potential for in-law suite or to rent! Well treed lot. Walk to town - close to everything!



BLUE HAWK LAKE 419,000

Cozy and immaculate cottage on peaceful Blue Hawk Lake. 2 bedrooms plus loft. Winterized for year round enjoyment. Bunkie plus a detached garage for storage. Clean shoreline-Great for swimming and fishing. Level cottage lot for easy access to the dock. Great family location! Very close to Haliburton for all your shopping & amenities! Fully furnished & move in ready!!



HALIBURTON VILLAGE 299,000

Lovely 3 bdrm home w/upper loft. Plenty of upgrades including new modern kitchen, updated bathroom, FAP furnace, block foundation, water system & pump, & laminate flooring. Main floor has two bedrooms, 4 piece bath, laundry & mud room. The upper loft with a bedroom is an added bonus for a great studio/office space. Private yard with summer garden shed. Walking distance to amenities!



SHARON LAKE - \$159,900

Great building lot for your year-round home or cottage on peaceful Sharon Lake. Hydro & telephone are available. Easy access off Hwy 35 Enjoy this quiet, no motor, spring fed lake. Good fishing for Bass, Perch & Pickeral.



WIGAMOG RD LOT 59,900

Great building lot in a nice private area. Close to lake Kashagawigamog. Year round Municipal Road. Hydro available. Close to Haliburton.



WENONA LAKE RD 299,000

Adorable two bdrm bungalow w/deeded access to pretty Wenona Lake. Finished lower level. Lovely yard for the kids to play. Located on yr round municipal road for easy access. Only 15 mins to Village of Haliburton.)



LOT 1	\$360,000 ^{+HST}
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THE GREAT Outdoor

With summer finally upon us, there's no better time to make more of your outdoor space, and thereby enjoy the best season imaginable. And let's be honest: don't we all deserve it... after the 2020 kick-off that's undermined so much of everyday life? This in mind, here's Colin and Justin's roundup of what the dreamiest decks, perfect patios and beautiful balconies will be wearing this season. Aye, it's time to head out and get your hot weather style on...

City meets the country

There's a growing trend for outdoor furniture: you know – kit that looks like it was designed for interior application. The contrast of clean, smooth lines and rustic environments make stunning – if slightly mismatched – bedfellows. The trick is imagining a patch of your deck or patio as a rectangular living room. Plot out your seating to follow the lines of your al fresco terrain (while making the best of views) and dress everything around an outdoor rug to anchor the scheme. The Landing Collection from Cabana Coast (cabanacoast.com), shown bottom right, effortlessly captures this trend.

Fire the imagination

Outdoor fireplaces are essential, even in the summer months, their glow being as much about bringing people

together after dark as they are keeping folk warm all year round. Choose an option that enhances the style of your home, and one that compliments your outdoor furniture, to create a cohesive look. The Real Flame Aegean Square fire table in Weathered Slate from Home Depot (homedepot.ca) is a modernist winner and head turner.

The perfectly portable chair

Foldaway deck chairs not only look good, they're also stylish and fun into the bargain. Practical and escapist, they'll bring a touch of the great British seaside to your al fresco hot spots. So go on: give your terrace a top deck vibe with chairs in blue and white stripes. And hey: add a matching camp stool to your outdoor sofa (and some colour co-ordinated cushions) and you'll have a fresh new look for less. All products from Chapters/Indigo (chapters.indigo.ca).





doors



Add height and textures

Who says a dressed dining vignette has to be formal? Certainly not us. Indeed, when it comes to table attire, a 'relaxed casual vibe' is our *modus operandi*. Adding linen table runners will soften the overall vibe (while delineating space) and introducing two-tier platters and stands will add height and make whatever you're serving stand out. Dress up standard white crockery with cheaper seasonal melamine plates and bowls in bright colours to create a fresh new seasonal direction. Items shown at the top of the page from Homesense (homesense.ca).



Create unique personal accessories

Up River Trading in Minden and Haliburton offer a custom printing service which means you can create wildly individual personalised cushions and t-shirts. Cool, huh? Design your own family crest, add the name of your cottage - or lake - and make accessories that are personal and truly unique. Great for gifting too. Check out the templates and order online at uprivertrading.com.



String them along

Imagine capturing fireflies, putting them in jars, then using them to decorate trees in the great outdoors. Atmospheric, or what? To allay any need for entomological entrapment, get the twinkly look with the 'For Living Solar Jar String Lights in Warm White' from Canadian Tire. Each pack consists of ten strung together mason jars that charge in the sun and then sparkle all night. And at under 20 bucks, the price is magical too! Available from canadiantire.ca.



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PRIVATE LAKE OFF BARRY LINE - \$649,900



If you've ever dreamed of owning your own private lake here is your opportunity. Inside this 202 acre parcel of land is a Naturalist or Hunters dream with extremely private lake which may be stocked with fish for your own private fishery. The mature bush with a variety of trees has a wide range of wildlife including, deer, moose, bear, wolves, beaver, rabbits, as well as many bird species. This would be a great location to build your own cottage/camp. If you have a friend or family member also looking for a private Lake, the lake to the East is also available for \$649,900. The property is under Forest Management and is renewable in July of this year.

ADJACENT PROPERTY - \$649,000

There are 3 separately deeded lots together with this 200 acre parcel of land making a very attractive purchase for a group of friends or one private investor/private lake purchaser. This property could also be purchased together with the private lake listed above. Lots of wildlife to view here and privacy is abundant. The bonus on this property is there is already an 11 x 11 foot round log cabin built on the property to provide you a spot to stay while you build your dream getaway/cottage.



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MELANIE HEVESI
Just Listed - 1407/1402 Peterson Rd - Twelve Mile Lake - \$850,000


The perfect year round home or cottage on Twelve Mile Lake with an amazing 'resort-like' beach is waiting for you. The immaculate 1800 sq ft home was built in 2009 & features a large master, spa-like ensuite with heated floors, 2 guest bedrooms, 3 pc guest bath, heated double garage, heated bunkie & a professionally landscaped level lot. The pride of ownership is evident from the moment you pull in the driveway.

The waterfront has flat, level yard space, 292 ft of beautiful hard packed sand beach and is deep enough at the end of the dock for your boat. Walk to restaurants, Boshkung Brewery, LCBO and other stores. Easy year round access on a municipally maintained road. Close to both Minden, Haliburton and Bracebridge.


54 Anson St - \$389,000

6 bedroom, 2 bath Minden home within walking distance to town. Raised bungalow with 4 bedrooms on the main and 2 bedrooms in the partially finished walkout basement (with separate entrance). Nicely updated family home with a large, level lot. A pleasure to show.


1098 Holdsworth Dr - \$425,000

Loon Lake cottage. 3 bedroom, 1 bath, seasonal cottage, 208 ft waterfront with south west exposure. Low maintenance property with vinyl siding, metal roof, thermal windows & 2016 septic. Conveniently located about 15km to Haliburton for all amenities. Cottage comes fully furnished, ready for you to enjoy.

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COTTAGE | QIJJ

For many people, summer's arrival signals the perfect time to sell, especially with fewer Canadians holidaying abroad and more and more people looking to escape the big cities. This observed, and rather than simply popping your escape on the market and hoping for the best, follow Colin and Justin's guide and discover how a few little tweaks can help tempt optimal sales price. Yup, it's time to stage your cottage and reap the rewards!

Picking a realtor

You wouldn't ask a Hawaiian to sell your igloo, so why ask a city-based realtor to sell your cottage? This might seem obvious, but there remain many who instruct their city realtor to look after their rural sale – a habit which we think simply prolongs the process. Seriously: local knowledge is power – to make a quick sale you need an expert, someone who knows the area, and someone who can make the link between what you are selling, and what the prospective purchaser is looking to buy. And, while you're at it, invite various realtors to pitch: it's prudent to get a second or third opinion before settling on your realistic target price.

First impressions count

Ensure your cottage looks its best by making the outside as attractive and well maintained as possible. Create a clear path or approach to enhance overall appeal: strive for an aesthetic that compliments the natural surroundings. Replace rotten deck boards, clear up your front yard and remove anything

that might make a buyer run for the hills. Put yourself in their shoes as you appraise what works and what doesn't.

Staging is fundamental

De-clutter before the selling process begins, and use remaining items to create interest and shape in each room. Freshen up space and furnishings with a lick of paint. If your rooms are on the dark side, brighten proceedings with lighter bedding or a large area rug. Imagine you're taking a snap for Instagram: think how a console table might benefit from a pair of lamps and an artwork in the middle. Or flank a sofa with a pair of matching side tables to create an organized vibe. The trick is to balance a neutral environment with just enough personality.

Maintenance value

As well as looking good, your cottage should function efficiently too, so make sure your plumbing, electrical, HVAC and insulation are in working order and share maintenance records

and schedules with potential buyers. Upgrading older, inefficient and expensive heating systems with newer, economical versions wins valuable sales points too!

Reno 101

Kitchens and bathrooms are sold 'fully furnished' and are therefore rooms where it's worth spending a little money. These spaces in particular should have WOW factor and not WOE factor. Spending your renovation dollars on these two zones will help increase the value of your property. If your budget doesn't stretch to replacing everything, make the most of what you've got with a lick of paint or a really good clean. Providing a clean – and therefore cared for – vibe can make buyers see past the problems and embrace the prospect of living in the cottage before undertaking their own renovations.

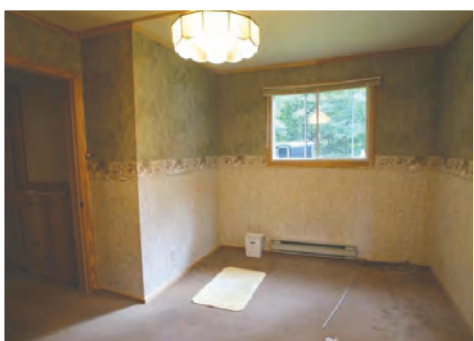
Celebrate the positives

Location, location, location – make sure your cottage showcases its best

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features. Clean windows to make more of natural light, clear overgrown scrub to keep mosquitoes to a minimum and lose potentially problematic dead trees that could present challenges in the future. For trees that remain between the cottage and lake, ‘vista prune’ branches to benefit optimal views without making your cottage stick out too much, as viewed from the lake.

Share the good stuff

Your realtor isn’t clairvoyant, so don’t be afraid to tell them about the great aspects your cabin enjoys. The exposure, shoreline, lake depth, the best place is to enjoy sunsets, as well proximity to amenities such as grocery stores, gas stations, hospitals and (*coughs) liquor stores. Good internet strength and cell

signal are crucial, because, more than ever, many cottagers continue to work as they vacation by the lake. And c’mon, who doesn’t want to watch Netflix? Include all of these points in your online sales presentation so that buyers can see all the attractions your cottage has to offer.

Clear and concise

In the cottage market, bedrooms = bucks! Aye, the more the merrier – but the multi-bunk rooms and piled high sleeping bags of the past have now yielded to properly sized bedrooms that, more than ever, have ensuite facilities. Hey, guests have become fancier! When it comes to bedrooms, quantity is good but only when backed up with quality. This in mind, keep rooms clean, don’t

over pack with beds and – if you have space – add an armchair so that guests can take themselves away and enjoy some quiet time.

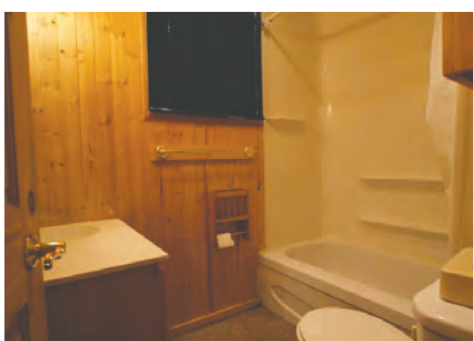
Make hearts beat faster

Cottages tend to be purchases made from the heart, so invest in items to make your cabin experience extra special – create a fire pit surrounded by the ubiquitous Adirondack chairs, install a large dock for boating, swimming and sun bathing and ‘four season’ your cabin to appeal to buyers who dream of winter months up north. We recently demolished a wood stack and replaced it with an outdoor spa – yup, we’ll do anything to stand out in the competitive market!

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The Haliburton Real Estate Team

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Kennisis Lake



INCREDIBLE ESTATE PROPERTY! Ultimate privacy with 6.90 acres and 550 ft of clean clear shoreline. Granite walkways and patios. Over 4000 sq ft of living space. This custom built "True North" log home has recently had numerous quality upgrades. Too many to mention. You'll appreciate them when you see them. 5 bdrms, 4 baths, full finished bsmt, Haliburton room, insulated triple garage with finished loft. \$2,389,000

Spruce Lake



Custom built 3 BR, 3 bath waterfront home/cottage. With 25 acres, 225 ft of frtg and Southern exposure. This private and peaceful property. open concept living with beautiful maple cabinetry. Cozy sunroom, gorgeous gazebo and stone patio with firepit. 2 BR guest cottage. Wheelchair accessible. \$1,399,000

Otter Lake



Privately situated on 67+ acres sits your dream custom built waterfront home or cottage. 4 bdrm, 3 bath home finished w/ high-end finishing's. 462ft of frontage. Cherry cabinetry, granite counter-tops, large island and oak flooring throughout. Main floor master w/ 5pc ensuite. Lovely living room w/ grand cathedral ceilings & granite fireplace. Full finished lower level. Excellent property for children and pets to run and enjoy nature. \$979,000

Colbourne Lake



Enjoy being close to nature in a quiet, private and peaceful setting. 4 BR, 2 bath log home/cottage. 25 acres of mature trees. Stunning open concept living. Engineered hardwood flooring, granite countertops and walk-out to covered wraparound deck. Heated workshop with loft. \$969,000

Wenona Lake



Looking for a quiet, calm and peaceful four season cottage or waterfront home? Look no further. This 3 BR, 3 bath immaculate cottage sits on a private lot. Large open concept living, excellent for hosting family gatherings. 125ft of frtg with stunning western views. \$662,000

Kennisis Lake



It's all about the lot!! Enjoy the gorgeous sunsets from this west facing level lot. Amazing rock shoreline. deep water entry is great for the avid swimmers. 125 ft frontage and year round road. Looking for a fixer upper this one is for you! 3 bdrms 2 with balconies. 3 product pellet stove and back up solar system. \$569,000

Carroll Road



Every nature lovers dream! 3 bdrm, 2 bath rustic log home perfectly situated on 92 acres. Deck around the front & side to enjoy your lovely yard, gardens & forest. Complete and utter privacy! Open concept kitchen-dining finished with wood cabinetry and grand wood cookstove. Large sunken living room with propane stove. Large 3 bay garage. \$559,500

Twelve Mile Lake



Year-round home has everything you have dreamed of and more! Just minutes from the town of Minden, a stone's throw from 12 Mile Lake marina and a short walk to fine dining at Heather Lodge. 3-bdrms, 3 bath. 1.09 acres. Elegant finishing touches throughout. Fully finished lower level. Cozy Haliburton room. Lake front enjoyment without lakefront taxes! \$558,000

Long Lake



Choose to build your dream cottage on this stunning property overlooking Long Lake or renovate the existing building which includes 2 BR and 1 full bath. Extensive 650' of water frontage. Private seasonal access and beautifully wooded 54+/- acres provides ample privacy. Endless possibilities. \$499,900

Airport Road



We found the perfect starter or retirement home for you! 1.10-ac level lot surrounded by mature trees. Cozy 2-bdrm, 1 bath home with open concept kitchen and living space. Kitchen is finished with Pine cabinetry and beautiful views of the backyard. In-floor radiant heat and recently installed vinyl flooring throughout. Attached oversized single insulated garage. \$259,000.

Nesbitt Road



Recently renovated 4 bdrm, 2 bath home. Low traffic year-round municipal maintained road. Beautifully treed level lot. Many recent upgrades include new roof, fully renovated bathrooms, luxury vinyl flooring throughout, blown-in insulation and much more. Bright open concept living space, spacious kitchen, large rooms and ample storage space. Finished lower level, large deck and heated attached double car garage. \$399,999

Contau Lake



Charming seasonal waterfront cottage. 100 ft of frontage. 3 bdrms, 1 bath. Spacious eat-in kitchen and gorgeous lake views from the living room. Storage shed, easily converted to Bunkie Good swimming off the large floating dock. Seller is installing a new septic. \$295,000

Vacant Lots

• DRAG LAKE \$469,000. 7.24 AC

NEW • DRAG LAKE \$349,900. 3.51 AC

• WEST LAKE \$349,000 0.60 AC

• COLBORNE LAKE \$289,000. 4.83AC

• PADDYS BAY \$259,000 45.72AC

SOLD • ONTAU LAKE \$165,000. 1.33AC

• HARBURN ROAD \$99,000. 44+AC

• NORTH DRIVE \$74,900. 2.11AC

• IRONDALE RIVER \$65,000. 3.22AC

• BASSHAUNT LAKE ROAD \$47,000 2.36AC

• FRED JONES ROAD \$34,500. 6.59AC

SOLD • TOWER ROAD \$29,900 2.24AC

• WEST COURT \$29,000 2.43 AC

• TWIST LANE \$27,900 0.43 AC

SOLD • FRED JONES ROAD \$25,000. 0.38AC

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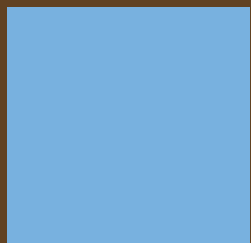
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MODERN

Rustic

Meet local craftsman Cedric Butz, who creates homes with a uniquely Haliburton feel.

Haliburton County born and raised, Cedric Butz comes from a family of craftspeople – goldsmiths and boat-makers. His father has a sawmill, and Cedric was hanging out there when he was a young boy, immersed in a creative, hands-on environment. Now he's got his own business, creating unique interiors that blend a modern look with a Highlands twist.

Cedric started working as a guitar-maker then transitioned into construction, when he discovered his skills as a luthier came in handy. Indeed, a rounded deck that wraps around a local client's home has the curves of a classical guitar. Now he transforms homes and cottages across Haliburton County – from renovations to unique furniture.



Branches

Bathrooms make for dramatic transitions, says Cedric. There's a lot of elements in a bathroom, and they can be fun projects. He describes his style as 'a modern rustic'. He's a big fan of mid-century design, and then he

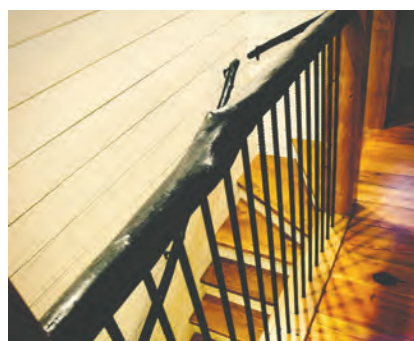
brings local materials, such as tree branches, into that look. A bathroom project in the works has a floor of local granite, sliced up thin and used instead of tile.



Galvanized

Galvanized steel makes an interesting, low-cost option for showers, if you don't want to use tiles. It's waterproof – and paired with a live-edge seat and shelves, makes an attractive contrast.

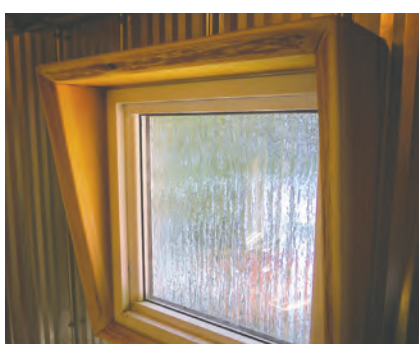
Cedric's father supplies him with interesting pieces of wood – pine, cherry, birch, maple and white cedar from Haliburton County.



Flow

Here a railing made from rebar contrasts with a log top rail. The custom treads are made of pine which align with the boards on the wall, giving the effect of the stairs blending into the rest of the building. Cedric says he likes

to clean up the lines in his designs, putting thought into creating a seamless flow.



Memories

This live-edge cedar window trim slopes out, creating a shelf at the top. Cedric collaborates with his clients on designs, with ideas for different materials. He says he tries to create a memorable experience for people. A recent

bathroom project used aromatic cedar to oil the wood with the aim of triggering memories: when they notice that smell again, they will remember that bathroom.



History

This hand-crafted blanket box is constructed of aromatic cedar on the inside and fir on the outside – stop logs salvaged from the Trent-Severn Waterway. Their rough texture comes from 50-100 years of water passing over the boards. "You can't replicate that," says Cedric.

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ACRES ON THE LAKE



Imagine living surrounded by 25 acres of mature trees and fronting on to beautiful Colbourne Lake. This four bedroom, two bathroom log home/cottage has an open-concept kitchen, dining and living area finished with wood beams where you can walk out to a covered wraparound deck. There's another deck off the master bedroom, which has its own propane fireplace. What's more, there's a heated workshop with loft, a bunkie and century log cabin. More info from Linda Baumgartner, broker, at haliburtonrealestate.on.ca. \$969,000.

ENTERTAINING OUTDOORS



There's excellent fishing, swimming and boating at this craftsman-style log home on Long Lake. Built in 2014, this cottage has three bedrooms and two bathrooms, as well as generous outdoor space – two decks and a Haliburton room – for entertaining with lake views. Cathedral ceilings add elegance, and the corner propane fireplace is a living room showcase with its floor-to-ceiling granite. Downstairs is a rec room with radiant electric flooring and a walk-out to a lower deck. More info from Hilary Morrin, sales representative, at morrinrealty.com. \$675,000.





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