

## Property Client Full

1025 Nystedt Lane, Minden Hills, Ontario K0M 2A1

Listing

[1025 Nystedt Lane Minden Hills](#)

**Active / Residential Freehold / Rural Residence**

**MLS® #: X12361213**

List Price: **\$499,000**

**New Listing**



### Haliburton/Minden Hills/Snowdon

Tax Amt/Yr: **\$1,309.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **2**  
Legal Desc: **PT LT 11 CON 1 SNOWDON PT 28 RD115; T/W H277022; MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **7+0**  
Fractional Ownership: **No** BR BR+: **3(3+0)**  
Assignment: **No** Baths (F+H): **1(1+0)**  
Link: **No** SF Range: **700-1100**  
Storeys: **1.0** SF Source: **No**  
Lot Irreg: **No** Lot Acres: **0.50 - 1.99**  
Lot Front: **108.00** Fronting On: **E**  
Lot Depth: **265.67**  
Lot Size Code: **Feet**  
Zoning: **RS**  
Dir/Cross St: **Hwy 503 and Bacon Rd**

PIN #: **392200250**  
Holdover: **90**  
Possession: **Flexible**

ARN #: **461604100007400** Contact After Exp: **No**  
Possession Date: **2025-09-19**

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **No**  
Basement: **No/None**  
Fireplace/Stv: **Yes**  
Fireplace Feat: **Wood Stove**  
Interior Feat: **Water Heater Owned, Water Treatment**  
Heat: **Baseboard, Woodburning**  
A/C: **No/None**  
Central Vac: **No**  
Apx Age: **31-50**  
POTL/Mnth Fee: **No**  
Elevator: **No/None**  
Retirement: **No**  
Property Feat: **Cul De Sac, Grnbelt/Conserv, River/Stream, Wooded/Treed**

Exterior: **Wood**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **8.00**  
Tot Pk Spcs: **8.00**  
Pool: **None**  
Room Size: **No**  
Energy Cert: **No**  
Green PIS: **No**  
Rural Services: **No**  
Security Feat: **No**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone**  
Water: **Other**  
Water Supply Type: **Lake/River**  
Water Supply: **UV System**  
Water Meter: **No**  
Waterfront Feat: **Dock**  
Waterfront Struc: **Bunkie**  
Well Capacity: **No**  
Well Depth: **No**  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features: **No**  
Winterized: **Fully**

Exterior Feat: **Deck, Fishing, Year Round Living Metal Piers**

Roof: **Metal**  
Foundation: **Piers**  
Soil Type: **No**  
Alternate Power: **None**  
Lease To Own Items: **None**  
Water Name: **Irondale River**  
Waterfront Y/N: **Yes**  
Water Struct: **Bunkie**  
Water Features: **Dock**  
Under Contract: **No**  
Access To Property: **Paved Road, Yr Rnd Private Rd**  
Shoreline: **Deep**  
Shoreline Road Allowance: **None**  
Docking Type: **Private**  
View: **River**

Waterfront: **Direct**  
Easements/Restr: **Unknown**  
Dev Charges Paid: **No**  
Shoreline Exposure: **East**  
Water View: **Direct**  
Lot Shape: **No**

Waterfront Frontage (M): **32.91**  
HST App To SP: **Included In**  
Channel Name: **No**  
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Tucked along the rivers edge, this cottage combines thoughtful upgrades with timeless charm for effortless, year-round enjoyment. A brand-new dock invites quiet morning paddles and evening swims under the stars, while the heated river waterline (2025) ensures fresh water flows even in the heart of winter. The durable metal roof offers four-season confidence, and a new septic system (2020) provides modern peace of mind. Inside, the updated kitchen (2021) blends function and cottage character, equally suited for slow breakfasts or lively family dinners. The main cottage offers two bedrooms, complemented by a unique screened-porch bedroom where nature becomes part of the experience: fall asleep to the chorus of spring peepers and wake to the call of the loons. The bathroom is equally inviting, complete with heated floors to keep toes warm year-round. Just beyond the cottage, a quaint bunkie provides extra space**

with two beds and a cozy sitting area, perfect for morning coffee among the trees. When evenings turn crisp, the WETT-certified woodstove offers a warm, crackling welcome after days on the water or snowshoe trails. The three-season screened-in porch lets you soak in the sights and sounds of river life in comfort, while keeping the mosquitos off the guest list. Settle in, unwind, and savour the magic of cottage living in every season.

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Prepared By: **KIM ELRICK, REALTOR Salesperson**

Date Prepared: **08/23/2025**

Rooms

MLS®#: **X12361213**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.19 M X 4.36 M	13.74 Ft x 14.30 Ft		
Kitchen	Main	5.91 M X 4.11 M	19.38 Ft x 13.48 Ft		
Primary Bedroom	Main	3.25 M X 2.89 M	10.66 Ft x 9.48 Ft		
Bedroom	Main	2.54 M X 2.89 M	8.33 Ft x 9.48 Ft		
Bedroom	Main	1.98 M X 1.98 M	6.49 Ft x 6.49 Ft		
Sunroom	Main	3.83 M X 1.98 M	12.56 Ft x 6.49 Ft		
Bathroom				3	

Photos

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AI Enhanced

New Dock



Wood Stove WETT Certified 2025



Bedroom 1

Bedroom 2

Screened Porch Bedroom





Screened Porch Bedroom



Screened Porch Bedroom



Screened Porch Bedroom



Updated Bath with Heated Floor



Updated Bath with Heated Floors



Screened Haliburton Room



Screened Haliburton Room



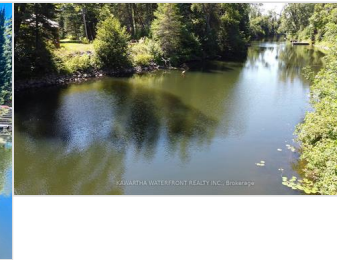
Bunkie



Bunkie



Bunkie







AI Enhanced

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