

# 1026 NYSTEDT LANE Lane, Minden, Ontario K0M 2A1

Listing

Client Full  
**Active / Residential**

**1026 NYSTEDT LANE Ln Minden**

MLS®#: 40411475  
Price: **\$409,000**

**Haliburton/Minden Hills/Minden**  
**1 Storey/Apt/House**

 Water Body: **Irondale River**  
Type of Water: **River**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **659**  
AG Fin SF Range: **501 to 1000**  
AG Fin SF: **659/Other**  
DOM/CDOM: **0/0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$1,096.32/2022**



**Remarks/Directions**

Public Rmks: **The Irondale river is a paddlers dream full of wildlife, great swimming and fishing. Enjoy this incredibly private 1acre property with 95 feet of waterfront facing west over the river. Nestled on a private cul de sac, this property boasts a natural pond where the frogs live and play, 5 well producing apple trees and plenty of space for all your family gatherings and lawn games. The cottage has a great footprint with two bedrooms, one four piece bath, large living room with the wood stove (in addition to newly installed base boards), PLUS another large great room perfect for overflow family or games room. The sunroom facing west provides for a fabulous escape from the rain. The seller has enjoyed many years of year round living in this nature lovers escape, on a private year round maintained road. There is also a small garage perfect for the toys or a small vehicle plus a work shop with loft above. Close by, there is an abundance of activities including multi-use trails for hiking, biking, off-road motorcycling, ATVing, snowmobiling, cross-country skiing or snowshoeing. When you come to see this fabulous property, bring your picnic lunch and plan on a visit at Furnace Falls (which is located at the bottom of Bacon rd and Hwy 503) you won't be disappointed. Nystedt Lane is just two hours from Whitby/Pickering, 20mins to Gooderham, 30 mins to Minden. Please visit the realtors website for more information.**

Directions: **From Kinmont take Hwy 503 east, to Bacon Road at Furnace Falls. Left / north on Bacon Road, Left on Conway Road, Left on Embassy Road, Right on Nystedt. So Sign.**  
Cross St: **Bacon Road and Hwy 503**

**Common Elements**

**Waterfront**

Features: **Riverfront**  
Dock Type: **Private Docking**  
Shoreline: **Clean, Deep**  
Shore Rd Allow: **Owned**  
Channel Name:  
Boat House:  
Frontage: **95.00**  
Exposure: **West**  
Island Y/N: **No**

**Auxiliary Buildings**

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Other</b>				
<b>Garage</b>				<b>No</b>

**Exterior**

Construct. Material: **Board & Batten**  
Shingles Replaced: **2020**  
Year/Desc/Source: **1979/Completed / New/Other**  
Property Access: **Municipal Road, Paved Road, Private Road, Year Round Road**  
Other Structures: **Barn, Shed**  
Garage & Parking: **Detached Garage//Private Drive Single Wide**  
Parking Spaces:  
Water Source: **Well**  
Lot Size Area/Units: /  
Lot Front (Ft): **95.00**  
Location: **Rural**  
Area Influences: **Beach, Campground, Cul de Sac/Dead End, Golf, Quiet Area, Rail Access**  
Topography: **Dry, Flat**  
Restrictions:  
Foundation: **Piers**  
Water Tmnt: **Sediment Filter**  
Acres Range: **0.50-1.99**  
Lot Depth (Ft): **339.00**  
Lot Irregularities:  
Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **31-50 Years**  
Rd Acc Fee:  
Winterized:  
Garage Spaces: **1.0**  
Sewer: **Septic**  
Acres Rent:  
Lot Shape: **Irregular**  
Land Lse Fee:  
Fronting On: **West**  
Exposure: **West**

**Interior**

Interior Feat: **Water Heater Owned**  
Basement: **None**  
Cooling: **None**  
Heating: **Baseboard, Electric**  
Fireplace: **/Wood Stove**  
Basement Fin:  
FP Stove On:

Inclusions: **Dryer, Refrigerator, Stove, Washer**  
 Add Inclusions: **Pull Out Couch, 1 bed, floating dock as viewed, window air conditioner**  
 Exclusions: **Camper trailer, 2 ATV's, all tools in sheds, aluminum boat, riding lawn mower**

**Property Information**

Common Elem Fee: **No**  
 Legal Desc: **PT LT 11 CON 1 SNOWDON PT 10 RD115; T/W H180013; MINDEN HILLS**  
 Zoning: **SR**  
 Assess Val/Year: **\$140,000/2022**  
 PIN: **392200232**  
 ROLL: **461604100005600**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **Available/ 1969**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%**

**Brokerage Information**

List Date: **05/11/2023**  
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**

Source Board: Kawartha Lakes Real Estate Association  
 Prepared By: KIM ELRICK, Salesperson  
 Date Prepared: 05/11/2023

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

**MLS®#: 40411475**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bedroom Primary	Main	9' 9" X 7' 10"	2.97 X 2.39	
Bedroom	Main	7' 11" X 7' 10"	2.41 X 2.39	
Living Room	Main	15' 11" X 11' 0"	4.85 X 3.35	
Family Room	Main	23' 5" X 9' 0"	7.14 X 2.74	
Kitchen	Main	11' 1" X 9' 1"	3.38 X 2.77	
Bonus Room	Main	13' 11" X 12' 2"	4.24 X 3.71	
Bathroom	Main	7' 10" X 4' 10"	2.39 X 1.47	4-Piece

**Photos**

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Sun Room



Mud Room



Bedroom

Bedroom 2

Bath



Garage



Natural Pond



Irondale River

Irondale River

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