

Property Client Full

1027 Commonwealth Drive, Minden Hills, Ontario K0M 2L1

Listing

1027 Commonwealth Dr Minden Hills

Active / Residential Freehold / Detached

MLS®#: **X12332488**

List Price: **\$524,900**

New Listing



Haliburton/Minden Hills/Lutterworth

Tax Amt/Yr: **\$1,667.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 19 PL 379; PT RDAL IN FRONT OF LT 22 CON 1 LUTTERWORTH CLOSED BY H175896 PT 1 19R4787; S/T & T/W H161372; EXCEPT THE EASEMENTS THEREIN RE: LT 22, LT 23 CON 1 & SPAR LAKE DR; S/T EXECUTION 03-0000017, IF ENFORCEABLE; MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **5+0**
 Fractional Ownership: **BR BR+: 2(2+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **97.00** Fronting On: **W**
 Lot Depth: **325.00**
 Lot Size Code: **Feet**
 Zoning: **SR**
 Dir/Cross St: **County Road 45 (Monck Road) and Buller Road**

PIN #: 392530087	ARN #: 461605100007201	Contact After Exp: No
Holdover: 90	Possession Date:	
Possession: Flexible		

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Vinyl Siding	Water: Other
Fam Rm: No	Drive: Circular	Water Sup Type: Lake/River
Basement: No/None	Garage: No	Water Supply: Sediment Filter
Fireplace/Stv: No	Gar/Gar Spcs: None/0.0	Water Meter:
Interior Feat: Water Heater Owned	Drive Pk Spcs: 8.00	Waterfront Feat: Dock
Heat: Other Fuel, Other	Tot Pk Spcs: 8.00	Waterfront Struc: Bunkie
A/C: Yes/Window Unit	Pool: None	Well Capacity:
Central Vac: No	Room Size:	Well Depth:
Apx Age: 51-99	Rural Services:	Sewers: Tank
Property Feat: Lake/Pond	Security Feat:	Special Desig: Unknown
Exterior Feat: Deck		Farm Features:
Roof: Metal		Winterized: No
Foundation: Piers		
Soil Type:		
Alternate Power: Unknown		
Water Name: Spar Lake	Waterfront: Direct	Waterfront Frontage (M): 30.00
Waterfront Y/N: Yes	Easements/Restr: Right of Way	
Water Struct: Bunkie		
Water Features: Dock		
Under Contract: None	Dev Charges Paid:	HST App To SP: Not Subject to HST
Access To Property: Public Road		
Shoreline: Deep, Sandy	Shoreline Exposure: West	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape: Rectangular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Spar Lake is an undiscovered gem that is ideal for those looking for quiet enjoyment of beautiful scenery and perfect swimming that is provided by this motor-restricted lake that is within easy driving distance from the GTA. The cottage is sited on a spacious 0.65 acre lot that is one of the very few on the lake that are level with plenty of open space for outdoor activities. The lot also features sandy wade-in waterfront and deep, weed-free swimming a short distance out. The three-season cottage is compact but functional, with a newer wrap-around deck with a screened-in section that is perfectly positioned for watching sunsets. Vinyl siding and a metal roof keeps maintenance to a minimum. A Bunkie provides extra sleeping room and there is plenty of storage space. The cottage is being sold turn-key and a short closing is possible.**

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

Prepared By: **BRENDA CARROLL, Administrator**

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

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.99 M X 3.29 M	13.09 Ft x 10.79 Ft		
Kitchen	Main	3.66 M X 3.44 M	12.00 Ft x 11.28 Ft		

Bedroom	Main	3.05 M X 2.44 M	10.00 Ft x 8.00 Ft	
Bedroom	Main	3.53 M X 2.44 M	11.58 Ft x 8.00 Ft	
Bathroom	Main			3

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