

Property Client Full

1035 Nystedt Lane, Minden Hills, Ontario K0M 2A1

Listing

[1035 Nystedt Lane Minden Hills](#)

Active / Residential Freehold / Detached

MLS®#: X13619878

List Price: \$349,900

New Listing

Haliburton/Minden Hills/Snowdon



Tax Amt/Yr: **\$1,236.08/2025** Transaction: **Sale**
 SPIS: **No** DOM: **Z**
 Legal Desc: **PT LT 11 CON 1 SNOWDON PT 26 RD115; T/W H163691; MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **4+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **1.0** SF Source: **MPAC**
 Lot Irreg: **Lot Acres: < 0.50**
 Lot Front: **145.00** Fronting On: **S**
 Lot Depth: **160.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RS**
 Dir/Cross St: **Bacon Road and 503**

PIN #: **392200248**
 Holdover: **90**
 Possession: **Flexible**

ARN #: **461604100007200**
 Possession Date: **2026-08-14**

Contact After Exp: **No**
 Survey Year/Type: **1969/Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **Water Heater Owned**
 Heat: **Baseboard**
 Heat Source: **Electric, Wood**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Retirement: **No**
 Property Feat: **Cul De Sac, Level, River/Stream, Waterfront**
 Roof: **Metal**
 Foundation: **Piers**
 Soil Type:
 Alternate Power: **None**
 Phys Hdcp-Eqp: **No**

Exterior: **Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **10.00**
 Pool: **None**
 Room Size:
 Green PIS: **No**
 Rural Services:
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Dock, Riverfront**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **No**

Water Name: **Irondale River**
 Waterfront Y/N: **Yes**
 Water Struc: **Not Applicable**
 Water Frontage: **149.00**
 Water Features: **Dock, Riverfront**
 Under Contract:
 Access To Property: **Private Road, Yr Rnd Municipal Rd**
 Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **None**
 Docking Type: **Private**
 View: **River, Trees/Woods**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape: **Irregular**

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Tucked among the trees at the end of quiet Nystedt Road, this charming three-bedroom, one-bath cottage offers a private escape with 145 feet of deep, swimmable waterfront on the Irondale River. With no through traffic, days here unfold at an easier pace-morning coffee in the screened sunroom, afternoons swimming or paddling, and evenings gathered by the wood stove as the seasons begin to change. Baseboard heating provides added comfort, while the plumbing was updated approximately three years ago. Beyond the property itself, Nystedt Road is known for its welcoming cottage community, where neighbours look out for one another and help foster a true sense of belonging. A peaceful place to slow down, reconnect and enjoy life by the river.**

Inclusions: **Fridge, Stove, Canoe (as is), Paddle Boat (as is), all furniture unless identified, Beds, end tables, dressers (unless identified), some items in the sheds Sunroom furniture, dock with the ramp, tin boat (as is), C-Can**

Listing Contracted With: **Kawartha Waterfront Realty Inc. 647-523-6071**

Prepared By: **Kim Elrick, REALTOR Salesperson**

Date Prepared: **08/06/2026**

Rooms

MLS® #: X13619878

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Sunroom	Main	27.74 M X 48.77 M	91.01 Ft x 160.01 Ft		
Kitchen	Main	34.44 M X 32.92 M	112.99 Ft x 108.01 Ft		
Living Room	Main	67.36 M X 34.44 M	221.00 Ft x 112.99 Ft		
Bedroom	Main	35.66 M X 26.22 M	116.99 Ft x 86.02 Ft		
Bedroom	Main	35.05 M X 26.22 M	114.99 Ft x 86.02 Ft		
Bedroom	Main	35.05 M X 26.22 M	114.99 Ft x 86.02 Ft		
Bathroom				4	

Photos

MLS® #: X13619878

[1035 Nystedt Lane](#), Minden Hills, Ontario K0M 2A1



Dock



Dock

Road side

Camp fires under the stars



Sunroom with river view

Sunroom



Bedroom



Bedroom 3

Bedroom 2

Bathroom



Lots of flat lawn space

Shed

roadside firepit

