

Property Client Full

1120 English Circle, Highlands East, Ontario K0M 1R0

Listing

1120 English Circ Highlands East

Active / Residential Freehold / Detached

MLS®#: **X12439269**

List Price: **\$385,000**

New Listing



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$917.83/2024** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PT LT 25 CON 3 GLAMORGAN PT 1 19R7839; T/W H257673; T/W H257672 EXCEPT THE EASEMENT THEREIN RE: H119141; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **4+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: **MPAC**
Lot Irreg: **irregular** Lot Acres: **0,50 - 1,99**
Lot Front: **279.81** Fronting On:
Lot Depth: **367.00**
Lot Size Code: **Acres**
Zoning: **LSR**
Dir/Cross St: **Buckhorn Road**

PIN #: **392280157** ARN #: **460190100028705** Contact After Exp: **No**
Holdover: **120**
Possession: **Flexible** Possession Date: **2025-10-30**

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Wood	Water: Well
Fam Rm: No	Garage: No	Water Supply Type: Shared Well
Basement: /None	Gar/Gar Spcs: None/0.0	Water Supply: UV System, Water Treatment
Fireplace/Stv: Yes	Drive Pk Spcs: 6.00	Water Meter: No
Fireplace Feat: Wood Stove	Tot Pk Spcs: 6,00	Waterfront Feat: Dock, Motors Restricted
Interior Feat: Water Heater Owned, Water Treatment	Pool: None	Waterfront Struc: Not Applicable
Heat: Baseboard, Electric	Room Size: No	Well Capacity: No
A/C: /None	Energy Cert: No	Well Depth: No
Central Vac: No	Green PIS: No	Sewers: Septic
Apx Age: 31-50	Rural Services: No	Special Desig: Unknown
Elevator: No/	Security Feat: No	Farm Features: No
Property Feat: Lake Access, Lake Backlot, Lake/Pond		Winterized: Fully
Exterior Feat: Deck, Privacy, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Block		
Topography: Dry, Hilly, Partially Cleared, Wooded/Treed		
Soil Type: None		
Alternate Power: None		
Water Name: Tamarack Lake	Waterfront: Indirect	Waterfront Frontage (M): No
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struc: Not Applicable		
Water Features: Dock, Motors Restricted		
Under Contract: No	Dev Charges Paid: No	HST App To SP: Included In
Access To Property: Public Road, Private Road, Yr Rnd Private Rd	Shoreline Exposure: East	
Shoreline: Unknown, Natural, Sandy		
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Obstructive	Channel Name: No
View: Trees/Woods	Lot Shape: Irregular	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Tucked among the trees on 1.7 acres of peaceful nature, this modestly sized cottage is the perfect blend of rustic charm and seasonal comfort. With 2 bedrooms and 1 bathroom, it offers just the right space for a restful weekend getaway or a longer escape in the woods. Inside, the open-concept kitchen and living area is anchored by a cozy wood stove ideal for curling up with a book, sipping something warm, or gathering with friends as the fire crackles on cool fall evenings. When winter rolls in, this spot becomes your haven, ready for snowshoe adventures, frosty morning walks, and cozy nights by the fire. Step outside and you'll find plenty of room to explore. From quiet trails under a canopy of golden leaves to open space perfect for lawn games, campfires, and star-filled nights, this property invites you to slow down and reconnect with the simple pleasures of cottage life. And let's not forget Tamarack Lake, a serene, motor-free lake with deeded waterfront access just a short walk away. Paddle out from your very own dock at sunrise, drop a fishing line, or watch the sunset reflect in the still waters; it's a lake that delivers tranquility in every season. Whether you're looking for a cozy fall escape, a snow-covered retreat, or a quiet summer getaway, 1120 English Circle is ready for all-season memories.**

Inclusions: **Refridgerator, Stove, Kitchen Table, Bunk Bed in 2nd bedroom, Pantry, Shed, Firewood, BBQ, Living Room Furniture**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.67 M X 3.66 M	15.32 Ft x 12.00 Ft		
Kitchen	Main	2.74 M X 1.83 M	8.98 Ft x 6.00 Ft		
Bedroom	Main	3.05 M X 2.39 M	10.00 Ft x 7.84 Ft		
Bedroom	Main	2.64 M X 2.24 M	8.66 Ft x 7.34 Ft		
Bathroom	Main			3	

Photos

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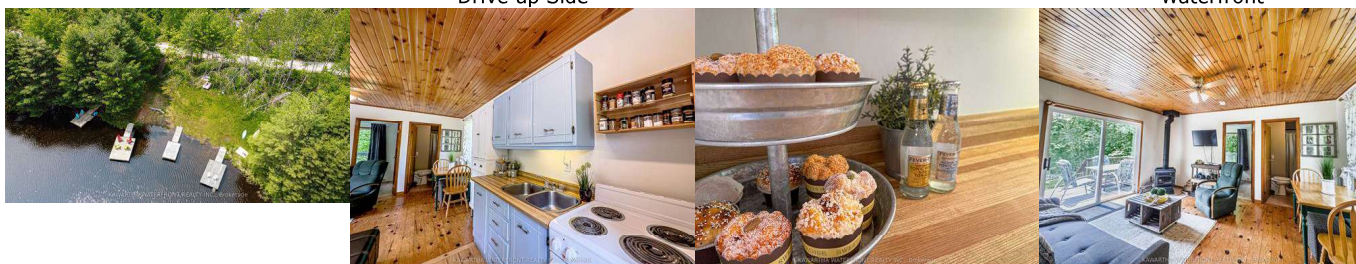


Private Dock

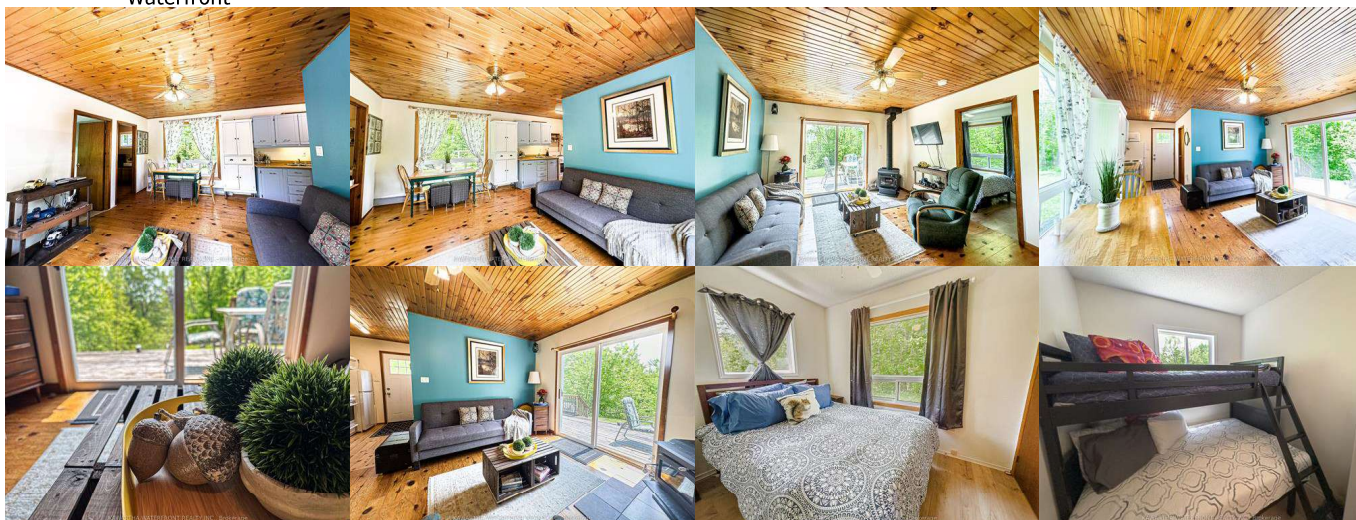


Drive up Side

Waterfront



Waterfront





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