Property Client Full

1120 English Circle S, Highlands East, Ontario K0M 1R0

Listing

1120 English Circ S Highlands East
Active / Residential Freehold / Detached

MLS®#: X12197506 List Price: \$399,000

New Listing



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$917.83/2024** Transaction: **Sale** SPIS: **No** DOM **0**

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:BungalowRooms Rooms+: 2+0Fractional Ownership:BR BR+:2(2+0)Assignment:NoBaths (F+H):1(1+0)Link:NoSF Range:< 700</td>

Storeys: **1.0** SF Source:

Lot Irreg: Lot Acres: **0.50 - 1.99**

Lot Front: 279.82 Fronting On: N

Lot Depth: **367.00**Lot Size Code: **Feet**

Zoning: LSR

Dir/Cross St: Buckhorn Rd and Tamarack Lake Road

PIN #: **392280157** ARN #: **460190100028705** Contact After Exp: **No**

Holdover: **120**Possession: **Flexible**

Kitch Kitch + 1 (1+0)
Island YN: No
Fam Rm: No

Basement: Yes/Crawl Space

Fireplace/Stv: **Yes**

Fireplace Feat: Wood Stove Interior Feat: None

Heat: Baseboard, Electric

A/C: No/None

Central Vac: No
Apx Age: 31-50
POTL/Mnth Fee: No
Elevator: No/None

Retirement: No

Property Feat: **Grnbelt/Conserv, Wooded/Treed**

Exterior Feat: **Deck**Roof: **Asphalt Shingle**

Foundation: Block

Soil Type:

Possession Date:

Exterior: Wood Utilities: Hydro
Drive: Lane Water: Well
Garage: No Water Sup Type: Shared Well
Gar/Gar Spcs: None/0.0 Water Supply: UV System

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Tot Pk Spcs: 6.00 Waterfront Feat: Dock
Pool: None Waterfront Struc:

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Room Size: Well Capacity:
Energy Cert: No Well Depth:

Green PIS: No Sewers: Septic Rural Services: Special Desig: Unknown

Security Feat: Farm Features:

Winterized: Fully

Alternate Power: None Waterfront Y/N: No

Water Struct:

Water Features: **Dock**

Under Contract:

Access To Property: Private Road Shoreline: Mixed, Shallow Shoreline Road Allowance: None

Docking Type: Private

View: Forest, Skyline Waterfront: **Indirect**

Easements/Restr: Unknown

Dev Charges Paid: HST App To SP: Included In

Shoreline Exposure: **East**

Water View: Obstructive Channel Name: Tamarack Lake Lot Shape: Irregular Lot Size Source: GeoWarehouse

Waterfront Frontage (M):

Remarks/Directions

Client Rmks:

Modest in size, this charming cottage has everything you need for a restful weekend escape, or vacation. No chores, no fuss, just time to unwind, breathe in the pine-scented air, and soak up the slow pace of cottage life. And when the snow falls? Its all set for winter adventures too. With deeded waterfront access, you can dip your toes off the dock, cast a line and reel in the day's catch, or paddle out as the sun sets in a golden glow. A private, peaceful retreat where memories are made one splash at a time. Set on 1.7 acres of nature, this cottage is wrapped in trees and the peaceful hush of the forest. There's plenty of open space for crackling campfires, lazy afternoon lawn games, and soaking up the simple pleasures of cottage life. With two cozy bedrooms and one bath, this cottage features a welcoming open-concept kitchen and living area perfect for gathering after a day outdoors. Step out onto the spacious deck that looks out over the firepit below, where evenings are made for stargazing and s'mores. Almost forgot to tell you about Tamarack Lake! This is a delightful, smaller body of water that prohibits motorized boats, so you can paddle

at all hours of the day. Reach out for a link to the property storybook.

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

Prepared By: KIM ELRICK, REALTOR Salesperson

Rooms

MLS®#: X12197506

Dimensions (Metric) Dimensions (Imperial) Room Level **Living Room** Main 4.67 M X 3.66 M 15.32 Ft x 12.00 Ft Kitchen Main 8.98 Ft x 6.00 Ft 2.74 M X 1.83 M Main Bedroom 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 4

Bathroom Pieces

Photos

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Date Prepared: 06/05/2025

Features

Private Dock









Shared Deeded Waterfront















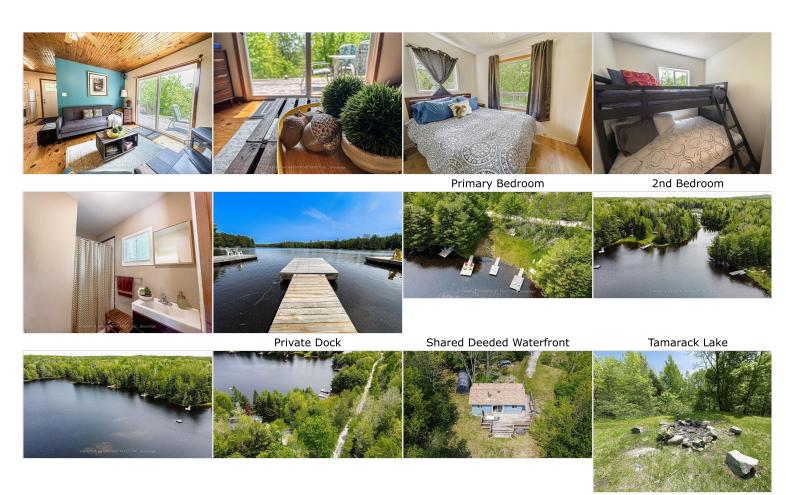












Tamarack Lake

Private Dock is a short stroll from the cottage

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