

## 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: **Bungalow** Rooms Rooms+: **2+0**  
Fractional Ownership: **No** BR BR+: **2(2+0)**  
Assignment: **No** 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: **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**  
Holdover: **120**  
Possession: **Flexible**

ARN #: **460190100028705** Contact After Exp: **No**  
Possession Date:

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:

Exterior: **Wood**  
Drive: **Lane**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **6.00**  
Tot Pk Spcs: **6.00**  
Pool: **None**  
Room Size:  
Energy Cert: **No**  
Green PIS: **No**  
Rural Services:  
Security Feat:

Utilities: **Hydro**  
Water: **Well**  
Water Sup Type: **Shared Well**  
Water Supply: **UV System**  
Water Meter:  
Waterfront Feat: **Dock**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
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:

Shoreline Exposure: **East**

Water View: **Obstructive**

Lot Shape: **Irregular**

Waterfront Frontage (M):

HST App To SP: **Included In**

Channel Name: **Tamarack Lake**

Lot Size Source: **GeoWarehouse**

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**

Date Prepared: **06/05/2025**

Rooms

**MLS®#: X12197506**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>4.67 M X 3.66 M</b>	<b>15.32 Ft x 12.00 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>2.74 M X 1.83 M</b>	<b>8.98 Ft x 6.00 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.05 M X 2.39 M</b>	<b>10.00 Ft x 7.84 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.64 M X 2.24 M</b>	<b>8.66 Ft x 7.34 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	

Photos

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Private Dock





Shared Deeded Waterfront







Primary Bedroom

2nd Bedroom



Private Dock

Shared Deeded Waterfront

Tamarack Lake



Tamarack Lake

Private Dock is a short stroll from the cottage