

Property Client Full

1170 English Circle, Highlands East, Ontario K0M 1R0

Listing

1170 English Circ Highlands East

Active / Residential Freehold / Rural Residence

MLS®#: **X12328545**

List Price: **\$699,000**

New Listing



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$1,555.48/2024** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 24 CON 3 GLAMORGAN PT 2 19R4741; T/W H170025; HIGHLANDS EAST**

Style: **Bungalow Raised** Rooms Rooms+: **8+0**
 Fractional Ownership: **BR BR+: 2(2+0)**
 Assignment: **Baths (F+H): 2(1+1)**
 Link: **SF Range: 1100-1500**
 Storeys: **SF Source:**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **115.00** Fronting On: **E**
 Lot Depth: **400.70**
 Lot Size Code: **Feet**
 Zoning: **LSR**
 Dir/Cross St: **Buckhorn Road and Monck Rd**

PIN #: **392280121** ARN #: **460190100025435** Contact After Exp: **No**
 Holdover: **90**
 Possession: **Flexible** Possession Date: **2025-09-12**

Kitch Kitch + Island YN:	1 (1+0) No	Exterior:	Vinyl Siding, Wood	Utilities:	No Gas, Hydro, Sewers, No Cable, Telephone
Fam Rm:	Yes	Garage:	Yes	Water:	Well
Basement:	Yes/Half, Unfinished	Gar/Gar Spcs:	Attached Garage/2.0	Water Sup Type:	Drilled Well
Fireplace/Stv:	Yes	Drive Pk Spcs:	8.00	Water Supply:	UV System
Fireplace Feat:	Wood Stove	Tot Pk Spcs:	10.00	Water Meter:	No
Interior Feat:	Carpet Free, Primary Bedroom - Main Floor, Propane Tank, Water Heater Owned	Pool:	None	Waterfront Feat:	Dock, Waterfront - Deeded Access
Heat:	Forced Air, Propane	Room Size:	No	Waterfront Struc:	Well Capacity:
A/C:	No/None	Energy Cert:	Generator-Wired	Well Depth:	Septic
Central Vac:	No	Energy Gener:	No	Sewers:	Unknown
Apx Age:	31-50	Green PIS:	Electrical, Internet	Special Desig:	Fully
Elevator:	No/None	Rural Services:	High Speed, Internet	Farm Features:	
Property Feat:	Grnbelt/Conserv, Lake Backlot, Lake/Pond, Waterfront, Wooded/Treed	Security Feat:	Other, Telephone	Winterized:	
Exterior Feat:	Deck, Hot Tub, Patio, Porch, Porch Enclosed, Privacy, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Block, Poured Concrete				
Soil Type:	Mixed, Rocky				
Water Name:	Tamarack Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:	Unknown		
Water Features:	Dock, Waterfront - Deeded Access				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municpal Rd, Yr Rnd Private Rd	Shoreline Exposure:	South/East		
Shoreline:	Natural				
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	Tamarack Lake
View:	Lake, Pond, Water	Lot Shape:	Irregular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Cozy Luxury on Tamarack Lake | 2 Bed | 2 Bath | Private Pond | Four-Season Waterfront Living. Step into lakeside serenity where cottage country charm meets urban sophistication. Nestled along the quiet shores of Tamarack Lake, this updated four-season cottage or year-round home is a rare blend of classic cottage character and modern city vibes. Thoughtfully renovated to meet today's expectations and standards, this is no rustic cabin. High-speed internet, modern appliances, an efficient forced air propane furnace, hard-wired generator, a hot tub with pond views, and more bring city-level living to the woods. Fully winterized for all-season enjoyment from snowy mornings to sunny dock days. Whether you're curling up by the fire or hosting summer nights under the stars, every inch of this property is crafted with your cottage life dreams in mind. A private spring-fed pond adds a magical touch to the landscape. Gently sloping lot to the waterfront, ideal for paddling, or simply soaking up the view. While this retreat feels a world away, you won't be sacrificing a single comfort of home. Whether you're looking for a forever home or the ultimate escape, this Tamarack Lake gem delivers timeless cottage vibes with the ease of turn-key, city-style living.**

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

Rooms

MLS® #: X12328545

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bedroom	Main	3.43 M X 2.82 M	11.25 Ft x 9.25 Ft		
Bedroom	Main	3.43 M X 2.74 M	11.25 Ft x 8.98 Ft		
Mudroom	Main	13.4 M X 5.8 M	43.96 Ft x 19.02 Ft		
Kitchen	Main	4.65 M X 3.51 M	15.25 Ft x 11.51 Ft		
Living Room	Main	5.74 M X 5.49 M	18.83 Ft x 18.01 Ft		
Dining Room	Main	5.28 M X 3.53 M	17.32 Ft x 11.58 Ft		
Sunroom	Main	4.78 M X 2.29 M	15.68 Ft x 7.51 Ft		
Other	Basement	9.14 M X 7.01 M	29.98 Ft x 22.99 Ft		
Bathroom	Main			4	
Bathroom	Main			2	

Photos

MLS® #: X12328545 1170 English Circle, Highlands East, Ontario K0M 1R0



AI Enhanced Image



Digitally Enhanced



Three Season Room



Three Season Sitting Ro

Three Season Sitting room

Screened in porch



Bedroom



Primary Bedroom



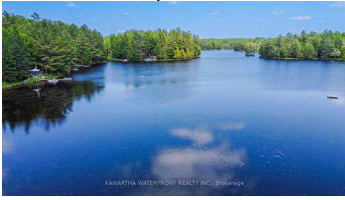
4 Piece Bath



2 Piece Bath



Tamarack Lake



Tamarack Lake



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