

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: \$674,000

Price Decrease



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$1,555.48 / 2024** Transaction: **Sale**
SPIS: **No** DOM: **58**
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: **MPAC**
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**
Holdover: **90**
Possession: **Flexible**

ARN #: **460190100025435** Contact After Exp: **No**
Possession Date: **2025-09-12**

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **Yes**
Basement: **Yes/Half, Unfinished**
Fireplace/Stv: **Yes**
Fireplace Feat: **Wood Stove**
Interior Feat: **Carpet Free, Primary Bedroom - Main Floor, Propane Tank, Water Heater Owned**

Heat: **Forced Air, Propane**
A/C: **/None**
Central Vac: **No**
Apx Age: **31-50**
Elevator: **No/**
Laundry Lev: **Main**
Property Feat: **Grnbelt/Conserv, Lake Backlot, Lake/Pond, Waterfront, Wooded/Treed**
Exterior Feat: **Deck, Hot Tub, Patio, Porch, Porch Enclosed,**

Exterior: **Vinyl Siding, Wood**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/2.0**
Drive Pk Spcs: **8.00**
Tot Pk Spcs: **10.00**
Pool: **None**
Room Size: **No**
Energy Cert: **Generator-Wired**
Energy Gener: **No**
Green PIS: **No**
Rural Services: **Cell Services, Electrical, Internet High Speed, Internet Other, Telephone**

Security Feat:

Utilities: **No Gas, Hydro, Sewers, No Cable, Telephone**
Water: **Well**
Water Supply Type: **Drilled Well**
Water Supply: **UV System, Water Treatment**
Water Meter: **No**
Waterfront Feat: **Dock, Waterfront - Deeded Access**
Waterfront Struc: **Not Applicable**
Well Capacity: **No**
Well Depth: **No**
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features: **Fully**
Winterized: **Fully**

Roof:	Privacy, Year Round Living Asphalt Shingle		
Foundation:	Block, Poured Concrete		
Topography:	Dry, Wooded/Treed		
Soil Type:	Mixed, Rocky		
Alternate Power:	Generator – wired		
Water Name:	Tamarack Lake		
Waterfront Y/N:	Yes	Waterfront: Direct	Waterfront Frontage (M):
Water Struct:	Not Applicable	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 Municipal Rd, Yr Rnd Private Rd		
Shoreline:	Natural	Shoreline Exposure: South/East	
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. Discover a property that truly sets itself apart, lower taxes without giving up enchanting lake views, water access, and unmatched privacy. Nestled on 1.80 acres, this Tamarack Lake retreat combines the very best of cottage country charm and urban sophistication. This well-maintained and updated four-season cottage, or year-round home, is a rare find. Thoughtfully renovated to meet modern standards, it offers all the comforts of the city without losing its timeless cottage character. High-speed internet, modern appliances, an efficient forced air propane furnace, beautiful wood cookstove, a hard-wired generator, and a hot tub with peaceful pond views bring turn-key luxury to the woods. Fully winterized, its designed for every season from crisp snowy mornings to lazy summer dock days. The property itself is where the magic lies. A private spring-fed pond shimmers in your own backyard, perfect for quiet reflection or ice skating under the stars. The gently sloping lot to the lakefront provides effortless access for paddling, swimming, or simply soaking in the enchanting views of Tamarack Lake. And with 1.80 acres of land, youll enjoy the ultimate sense of seclusion rarely found in cottage country your own private sanctuary. This Tamarack Lake gem offers a rare trifecta: lower taxes, breathtaking lake views with water access, and unparalleled privacy. Whether its your forever home or a four-season escape, this property delivers on every level of cottage life dreams.**

Inclusions: **See documents**

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

Prepared By: **KIM ELRICK, REALTOR Salesperson**

Date Prepared: **10/03/2025**

Rooms

MLS® #: X12328545

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
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



Backyard with pond



sunset lake views



Digitally Enhanced



Fire Pit with lake views



Private Dock



Hot tub with forest and pond view



J.A. Roby Woodstove





Three Season Room

Three Season Sitting Room



Three Season Sitting room

Screened in porch

Bedroom

Primary Bedroom



4 Piece Bath

2 Piece Bath

Private Pond



Tamarack Lake

Tamarack Lake