

FOR SALE

1026 NYSTEDT LANE
IRONDALE RIVER

WATERFRONT

MLS#40411475

- Majestic Riverfront Views
- 2 Bedrooms
- 1 Full Bath
- Private large lot
- A paddlers dream

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WHAT MAKES IT GREAT?

Privacy

With just about an acre and lots of trees privacy is great

Paddlers Dream

Peaceful flowing river great for paddling, swimming and fishing

Flat gradual lawn leading to the water's edge

Garage and Storage Shed

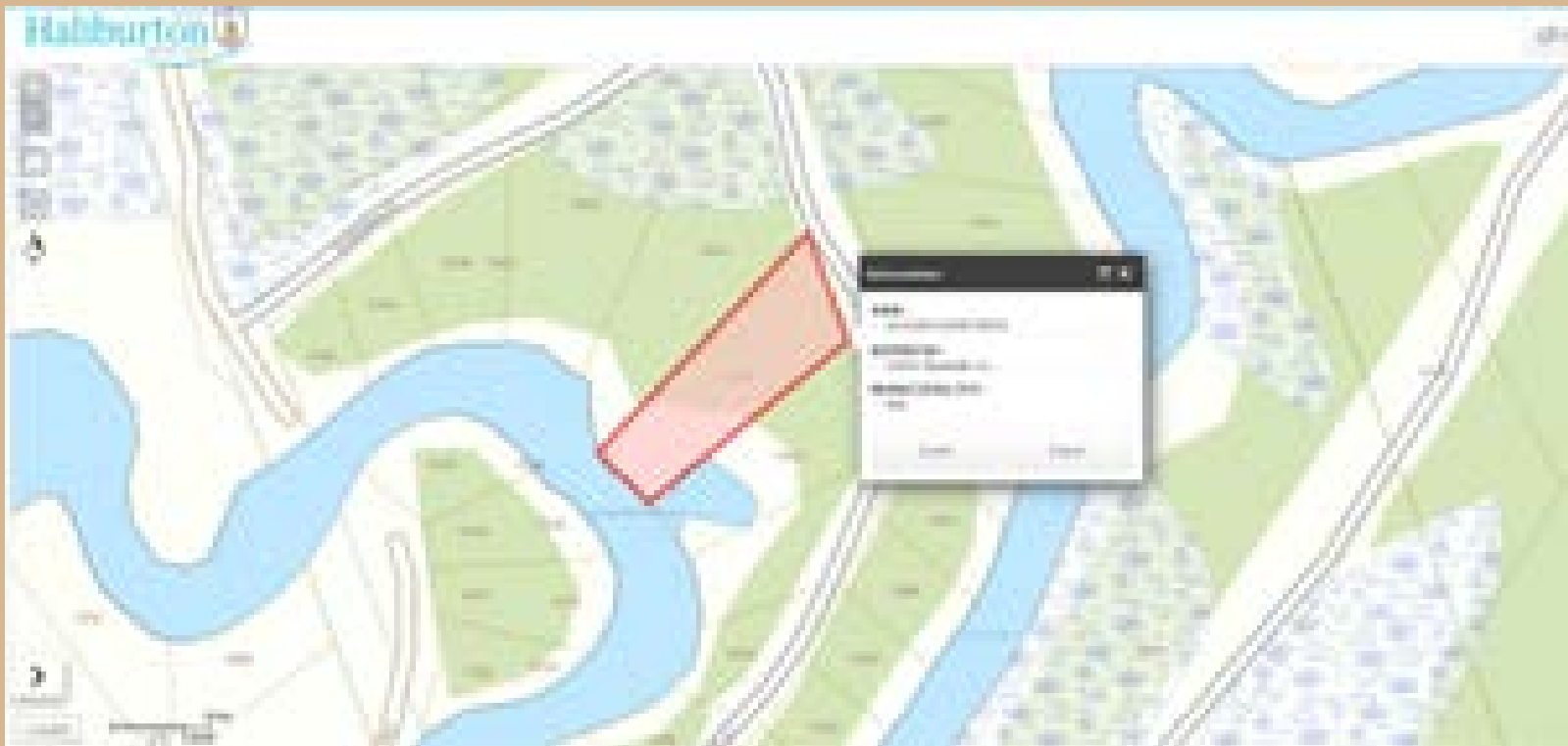
Space for all your toys and tools

Quiet dead end road with a great community of full time and part time cottagers



1026 NYSTEDT LANE, MINDEN

- 95 Ft of Waterfront
- 0.99 Acres
- Zoning: Shoreline Residential



INNER WORKINGS

Septic - Septic tank was pumped last in 2021

Water Source - The water is from a well,
Bacteriological report is available.

Heating - Newly installed base boards and
supplemented by a wood stove (no WETT
available)

TYPICAL YEARLY COSTS

- Taxes = \$1096.32 (2022)
- Hydro = \$1400 per year (approximate)
- Wood = \$420 per bush cord (2022) from a local supplier
- Bell ExpressVu = \$70 / month
- Private Road Maintenance = winter plowing is \$125 (2023). The private road is maintained by volunteers who hand fill pot holes. If there were work to be done by a contractor then the costs would be shared amongst all

ABOUT THE IRONDALE RIVER

The Irondale River is a river in Haliburton County in Central Ontario. It is part of the Great Lakes Basin, and is a left tributary of the Burnt River. The river flows begins at an unnamed lake in geographic Dudley Township in the municipality of Dysart et al, just southwest of the southern tip of Algonquin Provincial Park. It flows south, passes under Ontario Highway 118, then turns southwest, and passes over the High Falls. It continues southwest, passes into the municipality of Minden Hills, heads past the community of Irondale, and reaches its mouth at the Burnt River, northeast of the community of Kinmount. From east of the community of Gooderham to the river mouth, the river is paralleled by Haliburton County Road 503.

- Source Wikipedia

