

1170 ENGLISH CIRCLE Circle, Haliburton, Ontario K0M 1R0

Client Full
Active / Residential

1170 ENGLISH CIRCLE Ci Haliburton

Listing ID: 40709193
Price: **\$789,000.00**



Haliburton/Highlands East/Glamorgan Bungalow Raised/House

Anchor
Water Body: **Tamarack Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
Baths (F+H): **2 (1 + 1)**
Dens: **0**
SF Fin Total: **1,220**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,220/Other**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,555.48/2025**

Remarks/Directions

Public Rmks: **Perched atop a gentle hill, this charming cottage or home offers breathtaking views of the shimmering lake. A circular driveway leads you to the screened-in porch, inviting you to sit and soak in the scenery. The cottage itself serves as a cozy haven, featuring a rustic wooden aesthetic, a welcoming JA Roby cook stove that also acts as an additional heat source, and expansive windows that capture the ever-changing beauty of nature, whether you gaze eastward toward the lake or westward at the private pond. Tamarack Lake is a delightful, smaller body of water that prohibits motorized boats. Many cottagers prefer to use non-motorized options, like tin or pontoon boats equipped with electric motors. This policy fosters a tranquil ambiance around the lake and along its shores. Whether you're enjoying a morning coffee at dawn or savoring a glass of wine beneath the stars, this hilltop lakehouse provides the ideal escape to relax and rejuvenate. Here are the features that make this the perfect nature retreat on the lake while still providing the comforts of home: 1.85 Acres, 2 Bedroom, 1 Full Bath + 1, 2 piece bath. Four Season Home, Hot Tub, Deeded Waterfront, Private Pond, Double Car Garage, 2 Back Yard Decks, Screened Haliburton Room, Sunroom with New Windows, Storage Shed, Generator and more!**

Directions: **From Buckhorn take Hwy 507 / Buckhorn Road North to Tamarack Lake Road (east), Right on Peddleboat Bay Lane, Right on English Circle, to sign on property**

Waterfront

Water Body Name: Tamarack Lake
Water Body Type: Lake
Waterfront Type: Indirect Waterfront
Water View: Unobstructed Water View
Shore Road Allowance: None
Waterfront Features: Water Access Deeded
Water Frontage: 0.00
Waterfront Exposure:
Island: No

Auxiliary Buildings

Building Type **Beds** **Baths** **# Kitchens** **Winterized**
Other

Exterior

Construct. Material: Vinyl Siding, Wood
Shingles Replaced: 2019
Year/Desc/Source: 1983/Estimate/Other
Foundation: Block, Concrete Block
Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 31-50 Years
Property Access: Municipal Road, Private Road
Rd Acc Fee: **\$275**
Other Structures:
Winterized: **Fully Winterized**
Garage & Parking: Attached Garage//Front Yard Parking
Parking Spaces: 10
Driveway Spaces: 8.0
Water Source: Drilled Well
Water Tmnt: UV System, Water System
Sewer: Septic Approved
Lot Size Area/Units: 1.880/Acres
Acres Range: 0.50-1.99
Acres Rent:
Lot Front (Ft): 115.00
Lot Depth (Ft): 400.70
Lot Shape: Irregular
Location: Rural
Lot Irregularities:
Land Lse Fee:
Area Influences: Access to Water, Forest Management, Greenbelt/Conservation, Highway Access, Lake Access, Lake Backlot, Lake/Pond
Topography:
Fronting On: West

Interior

Interior Feat: Generator-Partial, Hot Tub, Propane Tank, Water Heater Owned, Water Purifier, Water Treatment
Basement: Partial Basement
Basement Fin: Unfinished
Laundry Feat: In Building
Cooling: None
Heating: Forced Air-Propane, Woodstove
Fireplace: /Electric, Wood Stove
FP Stove Op:
Inclusions: Dishwasher, Dryer, Freezer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Refrigerator, Stove, Washer
Add Inclusions: See Inclusion List in documents
Exclusions: See exclusions list in documents

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 24 CON 3 GLAMORGAN PT 2 19R4741; T/W H170025; HIGHLANDS EAST**
Zoning: **LSR**
Assess Val/Year: **\$161,000/2025**
PIN: **392280121**
Local Improvements Fee:
Survey: **Available/**
Hold Over Days:
PIN 2:

ROLL: **460190100025435**
Possession/Date: **60 - 89 Days/**

Occupant Type: **Owner**
Deposit: **5%**

Brokerage Information

List Date: **03/27/2025**
List Brokerage: **[Kawartha Waterfront Realty](#)**

Source Board: Barrie and District Association of REALTORS®
Prepared By: Kim Elrick, Salesperson
Date Prepared: 03/27/2025

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom Primary	Main	11' 3" X 9' 3"	3.43 X 2.82	
Bedroom	Main	11' 3" X 9' 0"	3.43 X 2.74	
Bathroom	Main	8' 0" X 5' 8"	2.44 X 1.73	4-Piece
Desc: Large Linen closet				
Bathroom	Main	5' 2" X 5' 6"	1.57 X 1.68	2-Piece
Desc: Off the mud room				
Mud Room	Main	13' 4" X 5' 8"	4.06 X 1.73	
Desc: entrance into garage and house. Washer and dryer. 2 piece bath				
Dining Room	Main	17' 4" X 11' 7"	5.28 X 3.53	
Desc: J.A. Roby cook stove Open Concept				
Kitchen	Main	15' 3" X 11' 6"	4.65 X 3.51	
Desc: Walkout to back deck and sunroom				
Living Room	Main	18' 10" X 18' 0"	5.74 X 5.49	
Desc: Walk out to back deck and hot tub				
Sitting Room	Main	15' 8" X 7' 6"	4.78 X 2.29	
Desc: Sunroom with new windows				
Porch	Main			
Desc: Screened in				
Basement	Basement	30' 0" X 23' 0"	9.14 X 7.01	
Desc: Not Finished. Great work room! Laundry hookup with washer and dryer included in sale. Water filtration system. Propane furnace.				

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Snow covered back of property featuring a fire pit and a detached garage



Fire Pit Lake Views



Cottage with private pond behind



Aerial View



Deeded Waterfront with private dock on Tamarak Lake. Just across the road!



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining Area



Dining Room



Dining Room



Living Room



Living Room



Living Room



Living Room



Sun Room



Sun Room



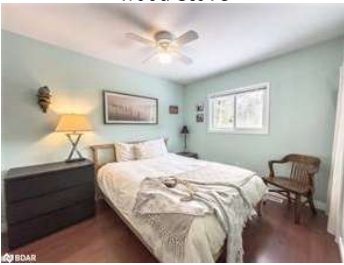
Sunroom / solarium featuring a wood stove



Coffee in the sunroom



Screened Porch



Bedroom



Bedroom



Half bathroom featuring toilet & vanity



Full bathroom featuring a large walk in linen closet



Sunrise Views

Lake



Pond at back of property

Sunrise Views



Deeded Waterfront



Deeded Waterfront with Private Dock



Tamarack Lake



Circular Driveway



Front of Structure

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