

An Irondale River Escape

1025 NYSTEDT LANE

Quiet waters, fresh air, and endless paddles

● \$499,000



- 🏠 2 Bedrooms + 1 three season bedroom
- 🛁 1 Bathroom with heated floors
- 🌿 Irondale River for endless paddling
- 🏠 Bunkie for overflow



“

Life on the Irondale River flows slow and easy.
From your dock, paddle for hours past quiet
forests, rocky shores, and hidden bends, with
only the dip of your paddle and the call of loons
to keep you company. Every stretch offers a
new view and a deeper sense of peace.

”

Freshly updated, warmly inviting, your cottage retreat is move-in ready

- **New septic system (2020):** modern reliability for worry-free living. Rated for 4 bedrooms.
- **Electrical updated** to 100amps in 2021
- **Beautifully updated kitchen:** Completed in 2021 with new cabinets, fridge, stove and flooring where lakeside mornings begin and cozy dinners end
- **Updated Bathroom,** complete with heated floors!
- **Brand-new dock:** ready for lazy summer swims, morning paddles, and tying up the canoe after sunset cruises



From Summer Swims to Winter Fires Your River Retreat Awaits

- **Winter Ready** with a winterized pump house, with UV Light and Filtration, and a new (2025) heated waterline to the river
- **Insulated** walls, ceiling and underneath (with chicken wire holding it in place)
- **Warm, crackling woodstove:** (WETT Certified) the heart of the cottage for chilly evenings after a day on the river
- **Durable metal roof:** built to handle every season, from sun-soaked Julys to snowy January nights





A charming cottage with rustic character, perfect for unhurried days, shared laughter, and memories that linger.





With bedrooms for the whole family, a bathroom with cozy heated floors, and an updated kitchen for effortless meals, this cottage has comfort covered.





Relax in the three-season screened-in porch, you can soak in the sights, sounds, and fresh air, without inviting the mosquitoes.



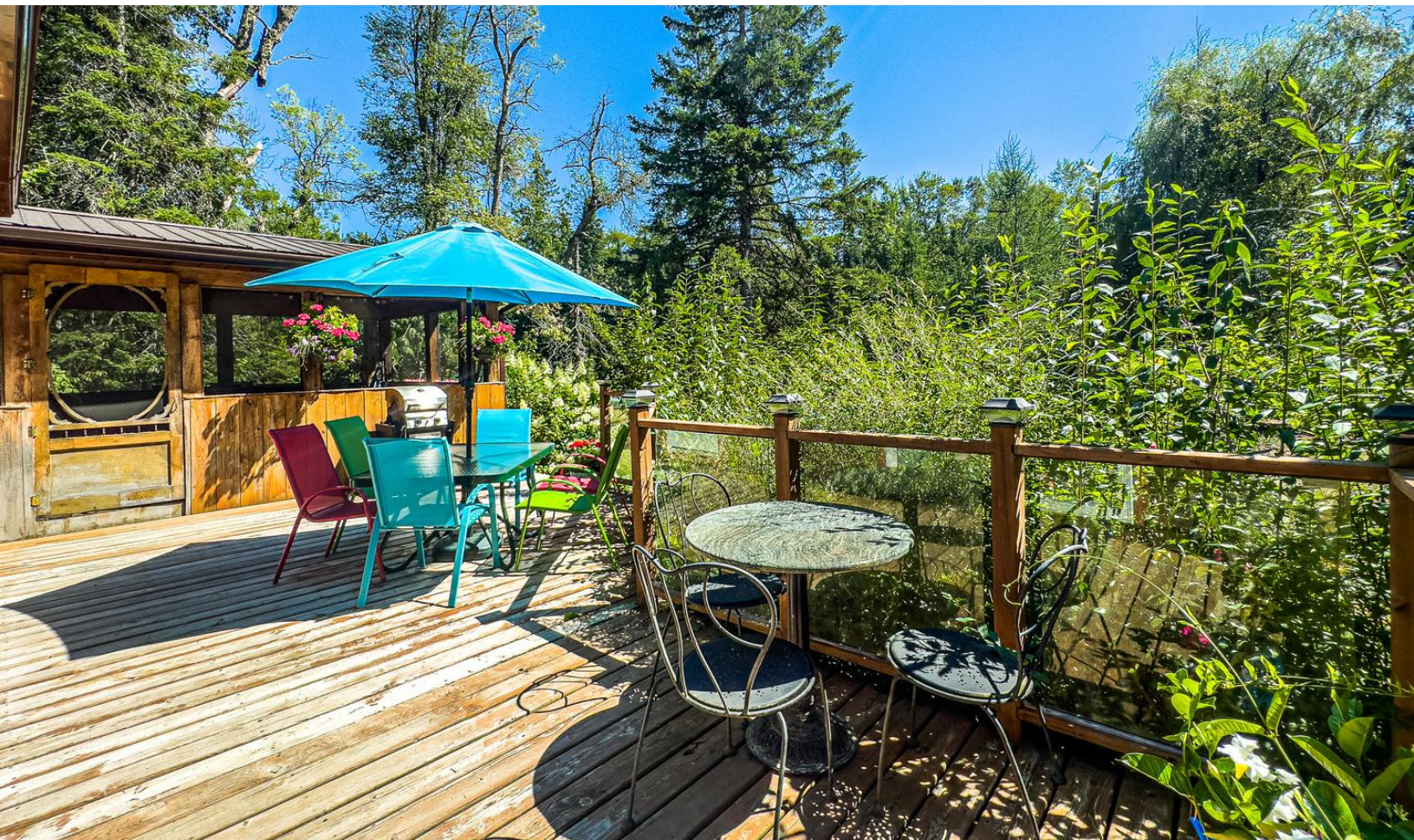


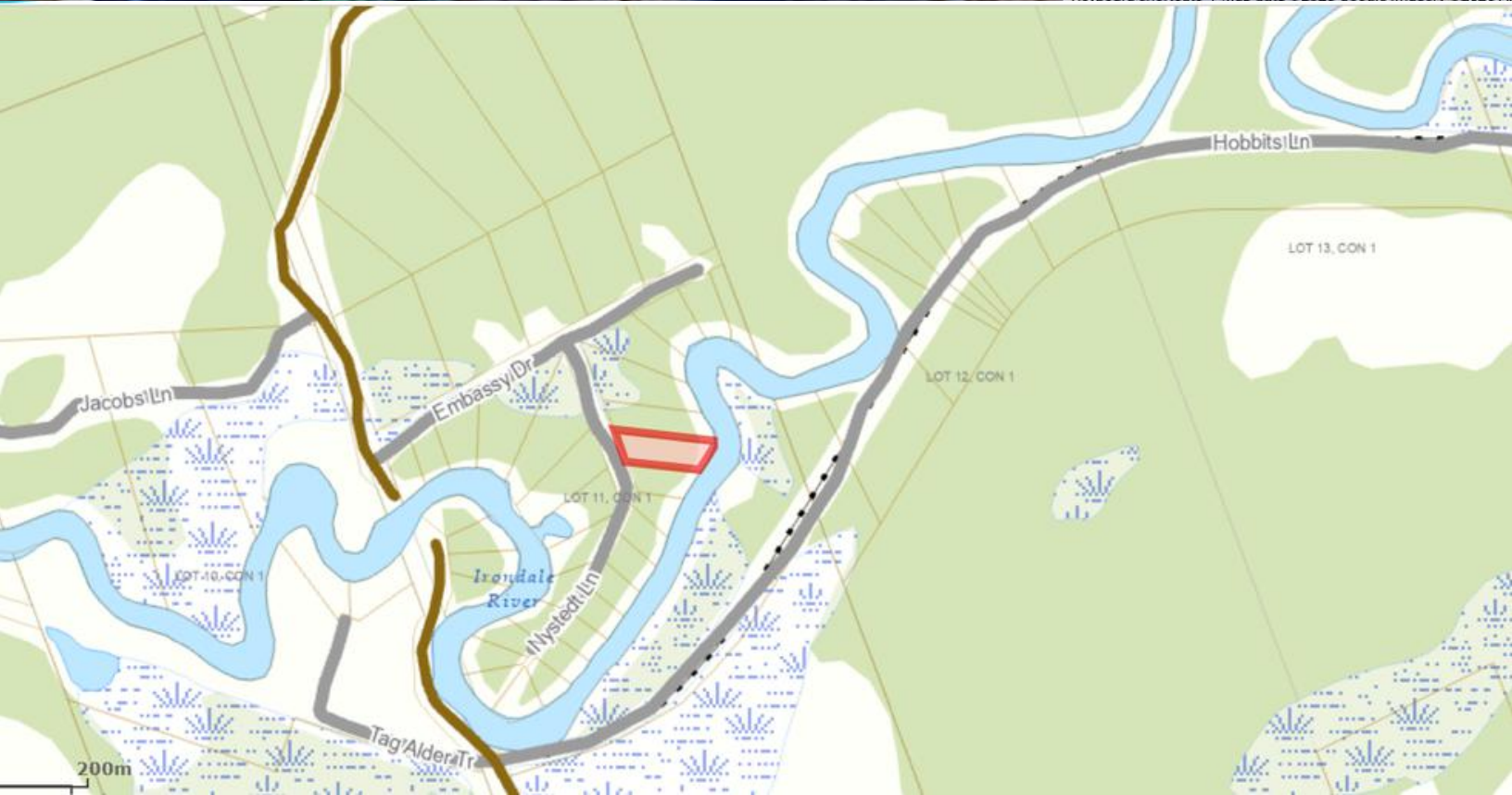
Winter on the Irondale River is pure magic. Snow-dusted trees, still waters, and cozy nights by the fire.



Keeping the Cottage Dream Within Reach

- Private road maintenance: \$50 Summer Maintenance, \$100 Winter Plowing
- Wood: weekend use about 1 bushcord
GETTING TO LIVE DATE
- Hydro approximately \$100/month approximate
- House Insurance with Aviva Elite \$141/month
- 2024 house taxes \$1309
- xplore: cost depending on package
- There is a cell booster that helps with cell service (no monthly cost)





FOR CONSTRUCTION PURPOSES ONLY

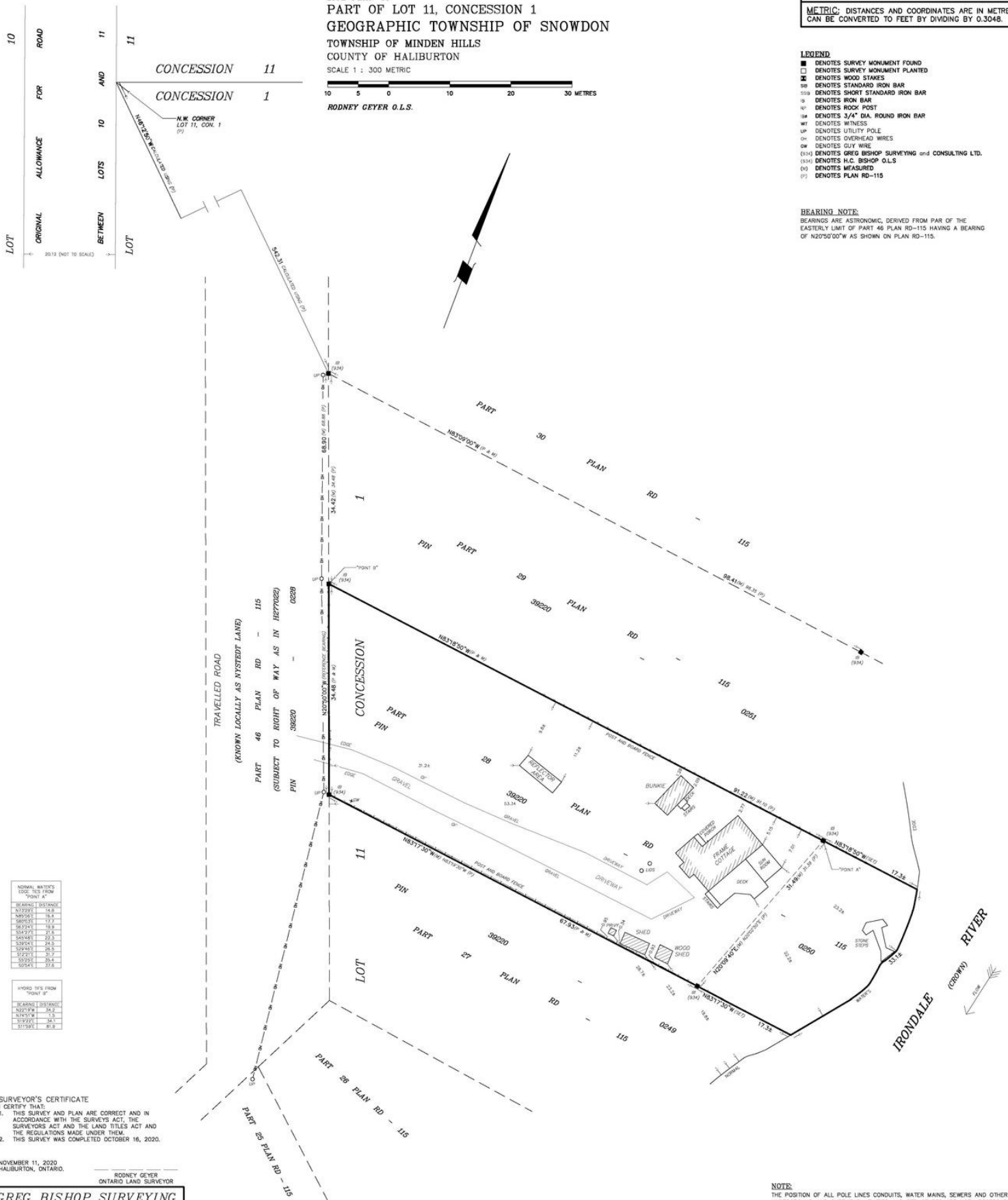
METRIC: DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN OF
PART OF LOT 11, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SNOWDON
TOWNSHIP OF MINDEN HILLS
COUNTY OF HALIBURTON
SCALE 1 : 300 METRIC
RODNEY CEYER O.L.S.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- ⊕ DENOTES WOOD STAKES
- ⊕ DENOTES STANDARD IRON BAR
- ⊕ DENOTES SHORT STANDARD IRON BAR
- ⊕ DENOTES IRON BAR
- ⊕ DENOTES ROCK POST
- ⊕ DENOTES 3/4" DIA. ROUND IRON BAR
- ⊕ DENOTES WITNESS
- ⊕ DENOTES UTILITY POLE
- ⊕ DENOTES OVERHEAD WIRES
- ⊕ DENOTES GUY WIRE
- (134) DENOTES GREG BISHOP SURVEYING and CONSULTING LTD.
- (134) DENOTES H.C. BISHOP O.L.S.
- (134) DENOTES MEASURED
- (134) DENOTES PLAN RD-115

BEARING NOTE:
BEARINGS ARE ASTROMOMIC, DERIVED FROM PAR OF THE
EASTERLY LIMIT OF PART 46 PLAN RD-115 HAVING A BEARING
OF N20°50'00"W AS SHOWN ON PLAN RD-115.



NORMAL WATER'S EDGE TO RIGHT OF WAY	BEARING	DISTANCE
137231	N18°50'00"W	18.8
137232	N18°50'00"W	18.8
137233	N18°50'00"W	18.8
137234	N18°50'00"W	18.8
137235	N18°50'00"W	18.8
137236	N18°50'00"W	18.8
137237	N18°50'00"W	18.8
137238	N18°50'00"W	18.8
137239	N18°50'00"W	18.8
137240	N18°50'00"W	18.8

HYDRO 10' FROM "POINT 1"	BEARING	DISTANCE
137241	N18°50'00"W	18.8
137242	N18°50'00"W	18.8
137243	N18°50'00"W	18.8
137244	N18°50'00"W	18.8
137245	N18°50'00"W	18.8
137246	N18°50'00"W	18.8
137247	N18°50'00"W	18.8
137248	N18°50'00"W	18.8
137249	N18°50'00"W	18.8
137250	N18°50'00"W	18.8

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED OCTOBER 16, 2020.

NOVEMBER 11, 2020
HALIBURTON, ONTARIO.
RODNEY CEYER
ONTARIO LAND SURVEYOR

GREG BISHOP SURVEYING AND CONSULTING LTD.
ONTARIO LAND SURVEYOR
BOX 309, HALIBURTON, ONTARIO, K0M1S0
PHONE (705) 457-2811

NOTE:
THE NORMAL WATER'S EDGE OF IRONDAL RIVER SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF SNOWDON.

kim@kawarthawaterfront.com
www.kimelrick.com



Note: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.



File reference #: _____

Photos taken: ☒ Yes ☐ No Number of photos: 3

This checklist contains: _____ pages in total | This report contains: 9 pages in total.

Comments and observations:

All non-compliance ratings should be considered for comment. Add number of non-compliance line. More pages may be added.

SUMMARY:

This installation meets the requirements of the manufacturers and CSA B365-25 within the scope of a Level 1 Visual inspection.

This inspection was performed by Josh Truax as confirmed by my signature below: Ian Myers

Please attach additional page(s) if needed

Customer signature: _____

Inspector signature: Ian Myers Digitally signed by Ian Myers
Date: 2025.08.17 11:40:45 -0400

Inspector WETT #: 7688

Date: _____

Date: 08/17/2025

PHOTOS:

Section #: _____



Section #: _____



Section #: _____



stove label

Section #: _____

