

# 1622 WEST SHORE RD, Dysart, Ontario K0M 1S0

Client Full  
Active / Residential

**1622 WEST SHORE RD Dysart**

Listing ID: 40612041  
Price: \$4,650,000

## Haliburton/Dysart et al/Guilford 2 Storey/House



Water Body: **Kennisis Lake**  
Type of Water: **Lake**



	Beds	Baths	Kitch
Lower	2	1	
Main		1	1
Second	3	1	

Beds (AG+BG): **5 (3 + 2)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **4,328**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,721/Other**  
 BG Fin SF: **1,607/Other**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$9,531.25/2024**

### Remarks/Directions

Public Rmks: **Welcome to Haliburton's most coveted and exclusive location on Kennisis Lake. The stunning sunsets, granite rock backdrop and 970' of waterfront tantalize your senses for the ultimate cottage experience. Offering 16 acres of private land, the gorgeous 4,500 sq ft lakeside retreat will entertain all of your guests with utmost comfort. Step inside the great room where your eyes will be drawn to the floor to ceiling stone fireplace, exquisite high ceilings and grand kitchen. Enjoy the light of nature in the four season sunroom or retreat to the screened in quarters, where you can cozy up by the fire as the beauty of the outdoors comes in. Warmth and comfort is at your fingertips as you relax with four wood and propane fireplaces as well as a sauna and radiant in floor heating. Amongst five beds and three baths, you will find a spacious primary suite where you can retreat to the private deck for your morning coffee or evening star gazing, the sound of the birds, The Milky Way and shooting stars await you. The details throughout this cottage display local artist craftsmanship, including the custom railings, intricate fireplace screens and the eye-catching canoe chandelier. Together, they offer the perfect blend of northern comfort and luxury. A 3 car detached garage, carefree landscaping, a generator and all furnishings included, collaborate for stress free living and turn key convenience. Just steps toward the water's edge, a large newly built floating dock provides opportunities for epic lakeside fun. Scenic trails throughout the property bring you to multiple vista points that will take your breath away. If adventure is in your spirit, try out the 90 ft rock climbing wall, explore Haliburton's abundance of cycling trails, kayak the private shores of Sunset Cove or hop in your boat for a tour of this highly desired location, conveniently located just minutes from a marina, pickle-ball courts and lakeside dining. The incredible offerings of this lakeside beauty awaits!**

Directions: **118 E to Kennisis Lake Rd/Haliburton County Rd 7. Left on West Shore Road. Follow to 1622.**

### Waterfront

Waterfront Type: <b>Direct Waterfront</b>	Water View: <b>Direct Water View</b>
Waterfront Features: <b>Other</b>	
Dock Type: <b>Private Docking</b>	Boat House:
Shoreline: <b>Clean, Deep, Natural</b>	Frontage: <b>970.00</b>
Shore Rd Allow: <b>Not Owned</b>	Exposure:
Channel Name:	Island Y/N: <b>No</b>

### Exterior

Exterior Feat: <b>Deck(s), Privacy, Security Gate, Year Round Living</b>	Roof: <b>Cedar, Metal</b>
Construct. Material: <b>Stone, Wood</b>	Prop Attached: <b>Detached</b>
Shingles Replaced:	Foundation: <b>Concrete Block</b>
Year/Desc/Source: <b>2004//Owner</b>	Prop Age: <b>16-30 Years</b>
Property Access: <b>Municipal Road, Year Round Road</b>	Rd Acc Fee:
Other Structures: <b>Shed, Storage, Other</b>	Winterized:
Garage & Parking: <b>Detached Garage//Private Drive Single Wide</b>	Garage Spaces: <b>3.0</b>
Parking Spaces: <b>13</b>	Driveway Spaces: <b>10.0</b>
Services: <b>Cell Service, Electricity, High Speed Internet Avail</b>	Water Tmnt: <b>Reverse Osmosis, Water Softener</b>
Water Source: <b>Drilled Well</b>	Sewer: <b>Septic</b>
Lot Size Area/Units: <b>16.150/Acres</b>	Acres Range: <b>10-24.99</b>
Lot Front (Ft): <b>969.80</b>	Acres Rent:
Location: <b>Rural</b>	Lot Depth (Ft):
Area Influences: <b>Beach, Lake/Pond, Marina, Quiet Area, Trails</b>	Lot Irregularities:
Topography:	Fronting On: <b>South</b>
Restrictions:	Exposure: <b>North, West</b>

### Interior

Interior Feat: <b>Built-In Appliances, Ceiling Fans, Central Vacuum, Sauna</b>	Basement Fin: <b>Fully Finished</b>
Basement: <b>Full Basement</b>	
Basement Feat: <b>Walk-Out</b>	
Laundry Feat: <b>In Basement</b>	
Cooling: <b>None</b>	
Heating: <b>Fireplace, Fireplace-Propane, In-Floor, Radiant, Wood</b>	
Fireplace: <b>4/Propane, Wood</b>	FP Stove Op:

Inclusions: **Built-in Microwave, Central Vac, Dishwasher, Dryer, Furniture, Garage Door Opener, Gas Oven/Range, Gas Stove, Hot Water Tank Owned, Refrigerator, Washer**

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**Property Information**

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Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT LT 8 CON 12 GUILFORD PT 1 19R7383 EXCEPT MRO LYING UNDERNEATH PT 1 19R7383; DYSART ET AL</b>	Survey: <b>Available/</b>
Zoning: <b>WR6-3</b>	Hold Over Days: <b>60</b>
Assess Val/Year: <b>\$1,446,000/2016</b>	Occupant Type: <b>Owner</b>
PIN: <b>391370202</b>	Deposit: <b>5%</b>
ROLL: <b>462404100075725</b>	
Possession/Date: <b>Immediate/</b>	

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**Brokerage Information**

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List Date: **07/02/2024**  
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)  


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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Doug Reid, Salesperson  
Date Prepared: 07/02/2024

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