

ABOUT THE LAKE

1298 Lipsy Lake Drive

Lipsy Lake is one of Haliburton's best kept secrets. Developed with architecturally inspiring recreational homes that focus on integrating with the striking natural surroundings of the pristine lake, it has become an exclusive enclave with only 33 private lots on the lake. To date, only 26 properties have been built, with half of the lake being gated. Unlike many lakes, it is not densely populated, and offers a hard to find alternative to those in search of supreme privacy and tranquility.



The lake is located at an altitude 100 feet higher than neighbouring Kennisis Lake, is spring-fed, and has been described by a biologist as one of the cleanest lakes in Ontario. This Canadian Shield lake has deep clear water and is heavily wooded with stately pines, age-old hemlocks, white birch and maple. The diverse habitat provides prime nesting sites for many bird species, deer, and moose populations. The lake is well stocked with naturally reproducing lake trout.

Lipsy Lake has a perimeter of 4 miles and a maximum depth of 171 feet . It's a paradise in summer for swimming, fishing, canoeing, kayaking, stand-up paddle boarding and windsurfing; Winters on Lipsy Lake offer the opportunity of ice fishing, cross country skiing, snowshoeing, or just relaxing in front of the fireplace. The world famous Haliburton Forest is a short 10 minute drive away.

ABOUT THE LAKEHOUSE

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INTERIOR FEATURES

FINISHES

- Vertical grain **Hemlock** clad ceilings throughout, extending into the two screened in porches
- Bespoke millwork by **Harvest House Craftsmen**: rift sawn oak kitchen cabinetry, bathroom vanities & built in beds (lower level bedroom)
- Fischer Paykel** integrated appliances + **Wolf** gas range
- Marble** counters & backsplash in kitchen & all bathrooms
- Integrated propane **Valor marble** fireplace
- Bathtub & brass bathroom fixtures by **Gingers**
- Designer chandeliers, pendant lights & sconces throughout. LED potlights throughout.
- Polished concrete floors
- Drywall shadow reveal mouldings throughout
- Bespoke wall finishes

PLUMBING

- Sediment filtration
- Iron filter
- 6,135L concrete septic system + pump chamber

HVAC

- Separate systems control the living space + primary suite, and the guest wing:
- 2 x boilers/on demand hot water
 - 2 x air handlers
 - 2 x A/C units with Nest smart thermostats
 - 2 x pressure tanks
 - Hot water storage tank
 - Zone controlled radiant in floor heat
 - Infloor radiators in glass corridor
 - HRV system

TECHNOLOGY

- Lutron** integrated home system: Automated smart lighting & electric window coverings throughout
- Integrated indoor/outdoor sound system
- Honeywell** home security system
- 20kw automatic whole home generator
- 200 amp service
- Heat trace lines in eavestroughs

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EXTERIOR FEATURES

STRUCTURAL

- Concrete slab + ICF foundation
- MafcoHouse has established a structural modular building system based on a repeated post and beam grid framing system. Blackwell Engineers developed the structural framing system. The flat roof, post and beam system was engineered to withstand dead and live loads and facilitate the heavy snowfall in the geographic region.
- Two exterior screened-in rooms (one featuring skylights with recessed lighting) with Somfy integrated electric bug screens
- Covered entry porch with skylights and recessed lighting
- Four-foot cantilevered roofs above west facing floor-to-ceiling glass walls. The cantilevers shield the high-angle summer sun from penetrating the home while allowing the low winter sun to provide passive heat gain.
- Built-in outdoor BBQ/Kitchen area with propane gas connection
- Expansive 58ft x 9ft deck
- Covered carport with EV charging outlet

In Ontario, it's a requirement to provide an Energy Efficiency Model for homes that exceed a 22 percent glass-to-wall ratio. Building Knowledge Canada modeled the home with high-efficiency glass, high insulation R-values, and efficient HVAC performance. Pultruded fiberglass window and door frames were specified for efficiency, and hard-coat low-E glazing was selected for the colder winter when passive solar heating is beneficial.

INSULATION

- BIBS insulation in all exterior walls + ceiling - R50 in ceiling, R32 in walls
- Spray foam insulation in specific areas

FINISHES

- Wood siding, Steel fascia, soffit, corner caps & window encasements
- LED pot lights
- Low maintenance composite deck
- Hardwiring for future landscape lighting & hot tub

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ABOUT THE GARAGE

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The fully Winterized structure is home to a two bay garage with storage space, a home gym, three piece bathroom, and an expansive recreational room. This structure is serviced by a **separate separate septic system**.

FINISHES

- Drywall with shadow reveal mouldings throughout
- LED potlights throughout
- 9ft ceilings
- Polished concrete floors

HVAC

- Radiant in floor heat throughout with Tekmar smart thermostats
- Heat pump + A/C ductless combo units x 2
- On demand hot water + boiler

STRUCTURAL

- Concrete slab & ICF foundation
- Same as main dwelling

PLUMBING

- Sediment filtration
- Iron filter
- 3,600L Concrete Septic System + pump chamber

EXTERIOR FINISHES

- Same as main dwelling

TECHNOLOGY

- WIFI compatible electric garage door openers
- EV charging outlet

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ABOUT THE PROPERTY

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TRAILS

Meandering private trails grace the properties acreage, offering a serene escape into nature without ever leaving home. Thoughtfully integrated into the landscape, the trails invite quiet exploration, with gentle paths that reveal breathtaking views, mature trees, native flora and a seasonal stream. A mulched trail hugs the shoreline, leading to an idyllic lookout on the point of land, with seating and a wood burning fire bowl on the Canadian Shield. Designed for effortless enjoyment, they add a refined yet natural dimension to the outdoor living experience, blending luxury with the timeless beauty of the land.

HARDSCAPING

- Designed by **Mark Hartley Landscape Architects**, a cut granite stair systems with a geometric series of landings lead from the home to the lake. At the water's edge, the stone path connects to a series of decks that lead to a floating dock.
- A complimentary cut granite flagstone patio is home to a granite fire table with propane gas connection, with spectacular views over the lake
- Multiple granite retaining walls
- Basketball court

SOFTSCAPING

A carefully curated selection of plants, trees, shrubs, and flowers are arranged with an artist's eye for colour, texture, and seasonal interest. Each element complements the overall design, blending structure with natural beauty. The result is a vibrant, living landscape that feels both luxurious and welcoming.

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