



60 Hemlock St  
Highlands East Ontario K0L 1M0  
Highlands East Bicroft Ward Haliburton

SPIS: N      Taxes: \$1,289.68/2025      DOM: 0

Detached      Front On: S      Rms: 6 + 3  
Link: N      Acre:      Bedrooms: 2 + 1  
Bungalow      Washrooms: 2  
1x4xMain, 1x4xBsmt

Lot: 77.22 x 97.38 Feet Irreg: 77.22 x 97.38 x 53.19 x 99.98

Dir/Cross St: Sprucedale and Hemlock

Directions: Monck Road, left onto Sprucedale, Right onto Hemlock

MLS#: X12476830      PIN#: 392480248

Possession Remarks: Immediate

Legal: LT 223 PL 368 SRO; HIGHLANDS EAST

<div>Kitchens: 1</div> <div>Fam Rm: Y</div> <div>Basement: Finished / Walk-Up</div> <div>Fireplace/Stv: N</div> <div>Heat: Forced Air / Electric</div> <div>A/C: None</div> <div>Central Vac: N</div> <div>Apx Age:</div> <div>Apx Sqft: 700-1100</div> <div>Lot Shape: Irregular</div> <div>Lot Size Source: MPAC</div> <div>Roof: Asphalt Shingle</div> <div>Foundation: Poured Concrete</div> <div>Assessment:</div> <div>POTL:</div> <div>POTL Mo Fee:</div> <div>Elevator/Lift:</div> <div>Laundry Lev: Main</div> <div>Phys Hdcap-Eqp:</div>	<div>Exterior: Vinyl Siding</div> <div>Gar/Gar Spcs: Attached / 1</div> <div>Park/Drive:</div> <div>Drive: Private Double</div> <div>Drive Park Spcs: 4</div> <div>Tot Prk Spcs: 5</div> <div>UFFI:</div> <div>Pool: None</div> <div>Energy Cert:</div> <div>Cert Level:</div> <div>GreenPIS:</div> <div>Prop Feat: Family Room</div> <div>Interior Feat: None</div>	<div>Zoning: RT</div> <div>Cable TV:</div> <div>Hydro: Y</div> <div>Gas:</div> <div>Phone: Y</div> <div>Water: Municipal</div> <div>Water Supply Type:</div> <div>Sewer: Sewers</div> <div>Spec Desig: Unknown</div> <div>Farm/Agr:</div> <div>Waterfront:</div> <div>Retirement:</div> <div>Under Contract: None</div> <div>HST Applicable to: Not Subject to HST</div> <div>Sale Price:</div> <div>Oth Struct:</div> <div>Survey Type: None</div>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.1	x 10.6	
2	Dining	Main	11.06	x 11.61	
3	Living	Main	11.78	x 17.98	
4	Sunroom	Main	20.51	x 11.88	
5	Br	Main	11.61	x 12.43	
6	2nd Br	Main	11.65	x 7.87	
7	Laundry	Main	9.19	x 11.65	
8	3rd Br	Bsmt	12.57	x 10.66	
9	Rec	Bsmt	15.91	x 18.18	
10	Other	Bsmt	7.25	x 15.94	

Client Remks: This charming, move-in ready 2+1 bedroom, 2 bathroom bungalow in Cardiff is the perfect place to start your homeownership journey.Enjoy worry-free living with major updates already done for you: Shingles (2023), Eavestrough (2024), and Hot Water Heater (2024). The home is freshly painted with a bright layout that flows into a lovely sunroom overlooking the fully fenced yard.The finished lower level offers incredible value, featuring an extra bedroom and a separate entrance-ideal for a potential accessory suite or dedicated in-law space. Added convenience comes with the attached garage.Located in a quiet, family-friendly area near parks, schools, and amenities. This home is packed with character, potential, and ready for you!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener

Listing Contracted With: CENTURY 21 UNITED REALTY INC. Ph: 705-743-4444