

10000 Soyers - Brown Island, Minden Hills

NEW FOR SALE \$2,495,000

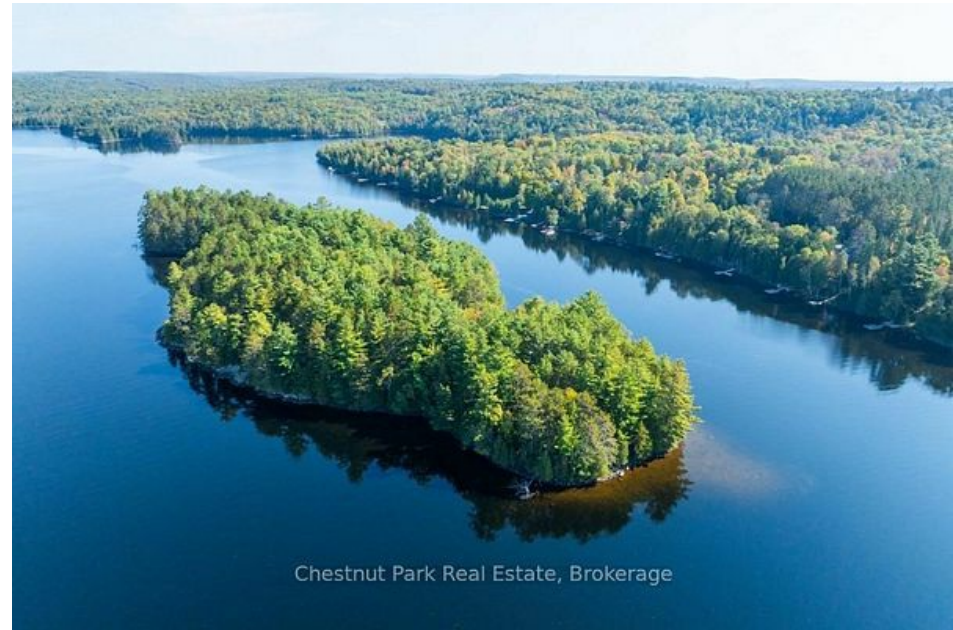
Minden Hills, Minden, Haliburton, Ontario K0M 2K0

TAXES \$6,309.01 (2025)

Detached Bungalow

X13453806

3	2	12	2	1500-2000	29
BEDS	BATHS	ROOMS	TOT PRK SPCS	SQFT	DOM



CLIENT REMARKS

A private sanctuary on the shores of pristine Soyers Lake. This rare offering, a one-of-a-kind private island encompassing over 7 acres of natural beauty, promises a lifestyle defined by tranquility and breathtaking scenery. Wake to breathtaking sunrises over shimmering waters and ending your days with fiery sunsets painting the sky. With over 2900 feet of pristine shoreline, every vantage point reveals a postcard-worthy panorama. Explore the island's beautiful topography, discover hidden coves, and revel in the peace that only nature can provide. Every detail has been thoughtfully considered. This spectacular custom-designed home has been lovingly cherished for years. The open-concept living area seamlessly blends with the breathtaking natural surroundings, thanks to walls of windows that frame panoramic lake views. Gather around the cozy woodstove on cool evenings, or unwind in the screened-in Muskoka Room while enjoying captivating lake views. Featuring three bedrooms, including a primary suite with a large walk-in closet, this home offers ample space for family and friends. With easy access to the island, the mainland is just a short boat ride away, and a nearby marina provides effortless access. More than just a property, enjoy the soothing sounds of nature, the beauty of untouched landscapes, and the joy of creating lasting memories with loved ones. This offering includes two parcels, presenting a rare development opportunity - the second offers the potential to build an additional cottage and create a private family compound all your own. Don't miss this rare opportunity to own your own piece of paradise on Soyers Lake, one of the few private islands in Haliburton.

LISTING INFORMATION

PIN#	391910289	POSSESSION	Flexible
TAXES	\$6,309.01	REMARKS	
TAX YEAR	2025	SELLER PROPERTY	No
LEGAL DESCRIPTION	PT ISLAND IN SOYERS LAKE OPPOSITE LT 28 AND LT 29 CON 7 MINDEN PT 22, 23 19R6822 T/W H230397; MINDEN HILLS	INFO STATEMENT	

STATUS Available
 GREENPIS No

PROPERTY INFORMATION

APPROX AGE	16-30	ROOMS	12
FRONTING ON	North	BEDROOMS	3
LOT SIZE	2903 x 328.75 Feet	WASHROOMS	2
SQUARE FEET	1500-2000	KITCHENS	1
VIEW	Forest, Lake	EXTERIOR	Wood
DIR/CROSS ST	N	ROOF	Asphalt Shingle
DIRECTIONS	Marina to Brown Island	FOUNDATION	Concrete
DRIVE	Available	GARAGE TYPE	None
PARKING DRIVE	1	GARAGE PARKING	0
SPACES		SPACES	
TOTAL PARKING	2	SURVEY TYPE	Available
SPACES		BASEMENT	Partial Basement / Separate Entrance
POOL	None	HEATING SOURCE	Electric
A/C	None	HEATING TYPE	Forced Air
HST APPLICABLE TO	Not Subject to HST	WATER	Well
SALE PRICE		WATER SUPPLY TYPE	Drilled Well
AREA	Haliburton	SEWERS	Septic
MUNICIPALITY	Minden Hills	AREA INFLUENCES	
COMMUNITY	Minden	PROPERTY TYPE	Detached
		LINK	N
		STYLE	Bungalow
		FAMILY ROOM	Y
		FIREPLACE/STV	Y
		CENTRAL VAC	No

FEATURES

- ✓ Family Room
- ✓ Fireplace/Stove
- ✓ Waterfront

EXTERIOR FEATURES

- ✓ Deck
- ✓ Porch Enclosed
- ✓ Year Round Living

INTERIOR FEATURES

- ✓ Guest Accommodations
- ✓ Primary Bedroom - Main Floor

SPECIAL DESIGNATIONS

- ✓ Unknown

WATERFRONT

WATER BODY NAME	Soyers Lake, Lake	SHORELINE	Clean, Deep, Shallow
WATER FRONTAGE	2903	SHORELINE	None
(M)		ALLOWANCE	
TOPOGRAPHY	Dry, Flat, Level, Rolling, Wooded/Treed	SHORELINE	All
WATER FEATURES	Dock, Island	EXPOSURE	
ACCESS TO	Water Only	ALTERNATIVE	Unknown
PROPERTY		POWER	
DOCKING TYPE	Private	EASEMENT /	Right Of Way
		RESTRICTIONS	

WATER VIEW	Direct	WATERFRONT	Not Applicable
WATERFRONTYN	Yes	ACCESSORY BLDGS	
WATERFRONT	Direct		

ROOM INFO

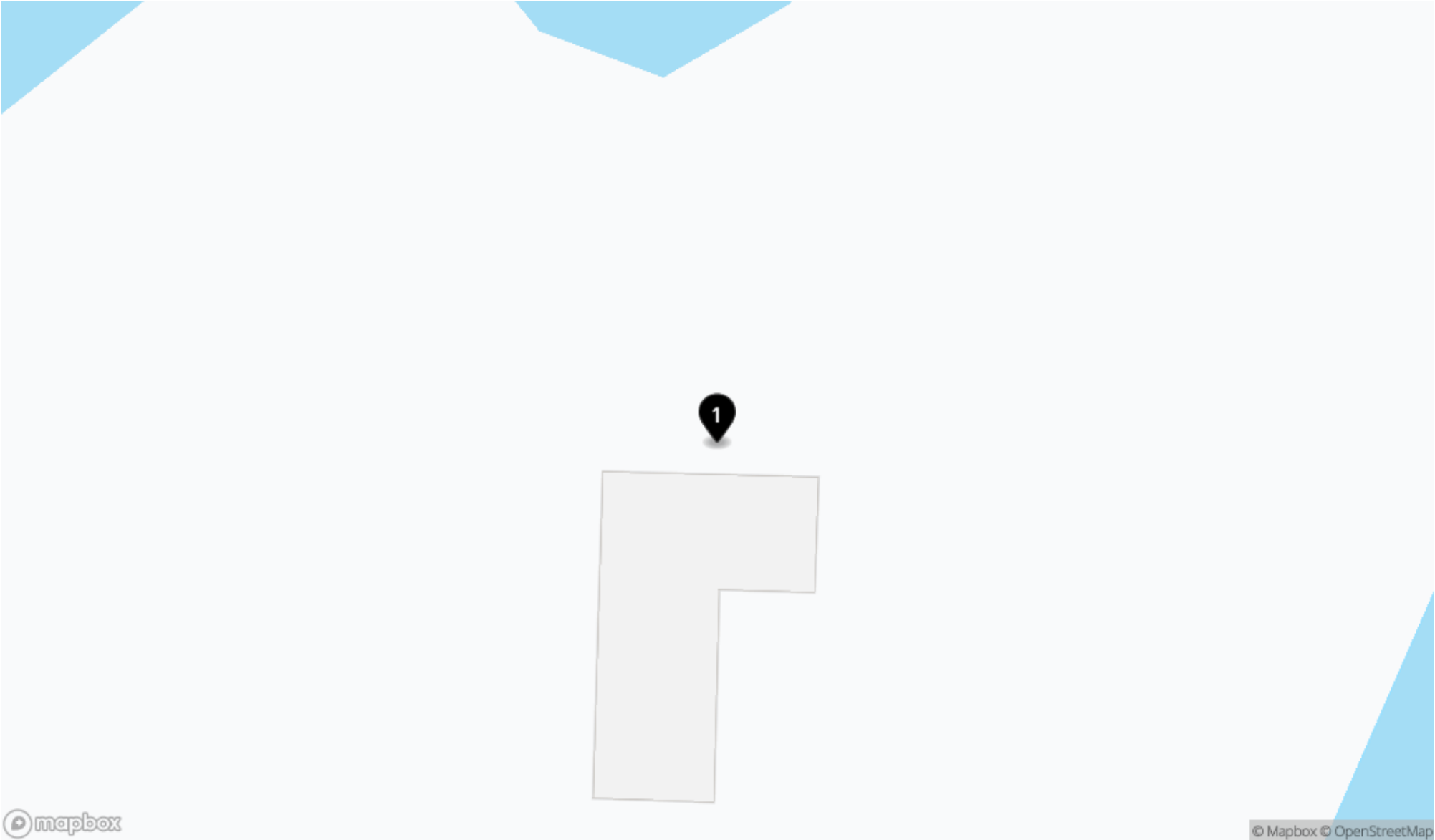
ROOM	LEVEL	DIMENSIONS	NOTES
Kitchen	Main	2.8 m x 6 m (9.19 ft x 19.69 ft)	
Living	Main	5.3 m x 8.2 m (17.39 ft x 26.9 ft)	
Dining	Main	2.9 m x 2 m (9.51 ft x 6.56 ft)	
Prim Bdrm	Main	4 m x 3.5 m (13.12 ft x 11.48 ft)	
Br	Main	3.3 m x 2 m (10.83 ft x 6.56 ft)	
Br	Main	4.1 m x 3 m (13.45 ft x 9.84 ft)	

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	4	Main
1	3	

LISTING CONTRACTED WITH

Chestnut Park Real Estate
705-765-6878



LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1 NEW	10000 Soyers - Brown Island Minden Hills	Minden	\$2,495,000		Detached+Bungalow	3	2	Y	1	None	None	Electric	6/16/2026		Chestnut Park Real Estate		X13453806

AVERAGES

	MEAN	MEDIAN
PRICE	\$2,495,000	\$2,495,000