

Home in the Highlands

HALIBURTON COUNTY REAL ESTATE



JUNE 2026



ARBORIST OFFERS ADVICE PAGE 7

HOT PROPERTIES PAGE 11,13 & 14



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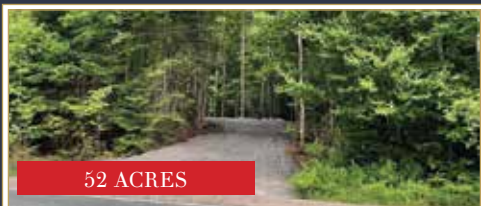
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HOME *in the Highlands*

County arborist offers homeowners advice

By Lisa Gervais

When Kelly Outram of Outram Tree Solutions gets a call from a property owner for a tree check, the first thing he does when he gets there is step back and look way up.

“Typically, I start looking at the canopy of the tree. In summer, when it’s in full bloom, it’s much easier to see. I check to see if branches are dead or dying at the top. If there are no leaves on the top of the tree, that means there is something wrong with it.”

He said sometimes it is just the branches that have died and arborists can cut them off. “The tree could keep going for another 20 years. Other times. It’s an indication there’s a bigger problem.”

He said he will then start looking up and down the trunk, and around the base.

“If we find cavities in the tree, it could be ants, squirrels, woodpeckers. And we look for fungus.”

Outram said fungus is not a “death sentence” but if mycelium gets into the structure of the tree, it will eventually rot, creating a weak point; and is often closer to the bottom.

“The worse case scenario is when you have a massive, rotting hole at the bottom of what looks like a healthy tree; you have a ton of weight above a structural weak point.” He said he will advise people to take that tree down as it could land on their house or cottage, garage, or vehicles.

If there’s nothing underneath the weakened tree, Outram said some people choose to leave the tree alone. Others are “squeamish” and want it removed.

There are times he has to take down healthy trees, as well, such as when a structure has been built very close to a tree, and weather events such as the 2025 ice storm cause limbs to fall.

Ice storms

Outram said that ice storm more than a year ago was a “freak” event and most arborists in the County have never seen anything like it. He said they needed four stages of work at properties: cleaning up what was on the ground; dealing with broken and hanging limbs; clean up; and mitigation in the event of another ice storm, similar to the micro one this past spring. He said some arborists



Kelly Outram cuts into the trunk of a towering white pine. Photo by Lisa Gervais.

had a year or more’s worth of work from that one weather event. This year, limbs left damaged that did not come down in 2025 did.

He was asked if these weather events are the new norm, and responded, “the weather’s getting weirder every year. There’s no denying it. We’re getting bigger and more frequent storms. So, all these situations where there’s stuff hanging, and then another storm blows through, and then your whole property is covered in branches again.”

Monster job

Outram recently took three large white pines down that were within three metres of structures. While they appeared healthy,

they had dropped several limbs during the 2025 and 2026 ice storms. One also appeared to have ants in it.

Outram called on Haliburton Crane Rental’s Peter Cawker to help with the job.

Cawker said he had been helping with tree removals for years.

He said it is helpful to use a crane when trees are close to homes or electrical wires. He said the arborist can be safely raised in a bucket and use a chainsaw to remove canopy and limbs. The crane can pick up thousands of pounds of wood and lay it on the ground so the crew there can feed the wood into a chipper; and the larger chunks onto machinery to transport away.

This job took Cawker and Outram about two days. Otherwise, the arborists would have been on-site much longer. Cawker

said that would have been “really expensive because labor is your most expensive commodity.”

He said it isn’t easy work. “You have to really pay attention because the person who’s cutting in the tree has the most dangerous job. You’re working with thousands of pounds of wood. You want to work exactly in conjunction with the guy in the tree, so there’s a lot of communication, and quite frankly, a lot of trust.”

He conceded it’s stressful as, “you’re on pins and needles; you’re on high alert.”

Outram was the tree guy. He said much the same as Cawker.

He’s done these types of jobs before but said this one was not routine; more on the heavy-duty end of things.

He added because these trees were relatively healthy, it was a lot less dangerous.

Keep an eye on your trees

Outram said property owners need to keep an eye on their trees. While he tends to advise leaving healthy trees alone, he understands some customers have good reasons for having them removed, particularly after ice storms.

“Especially with proximity to houses. There’s always going to be more trees. We’re not in the desert here.”

Outram added people should consider removing trees close to any new builds.

He added they need to pay attention when buying in the Highlands. “People move up here from the city with big dreams of living in the woods, and may buy a property because of how thick the trees are and how nice all the trees look when they move in. And then they start getting branches dropping on their roofs, and they’re cleaning up leaves and pine needles all the time. And then they’re sitting there in a big storm and squeamish.”

His advice: “make an assessment of the trees. It’s always our recommendation if the tree’s in good shape, leave it. If there’s a risk of it coming down on your stuff, then, for sure, immediately take it out. And then there’s a lot of middle ground in there, which is personal preference for people.”

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will have opportunity to travel the five-lake chain into Haliburton village. But why leave when there's 2,900 ft. of shoreline and a delightful cottage to stay in? If you want

some home comfort, you can gaze through the trees at the lake from big, light windows, and there's room for guests with three bedrooms. There are two lots on this seven-

acre island, so you could build a second cottage on the other one. Maybe a family compound? More info from John Parish, salesperson, johnparish.net. \$2,495,000.

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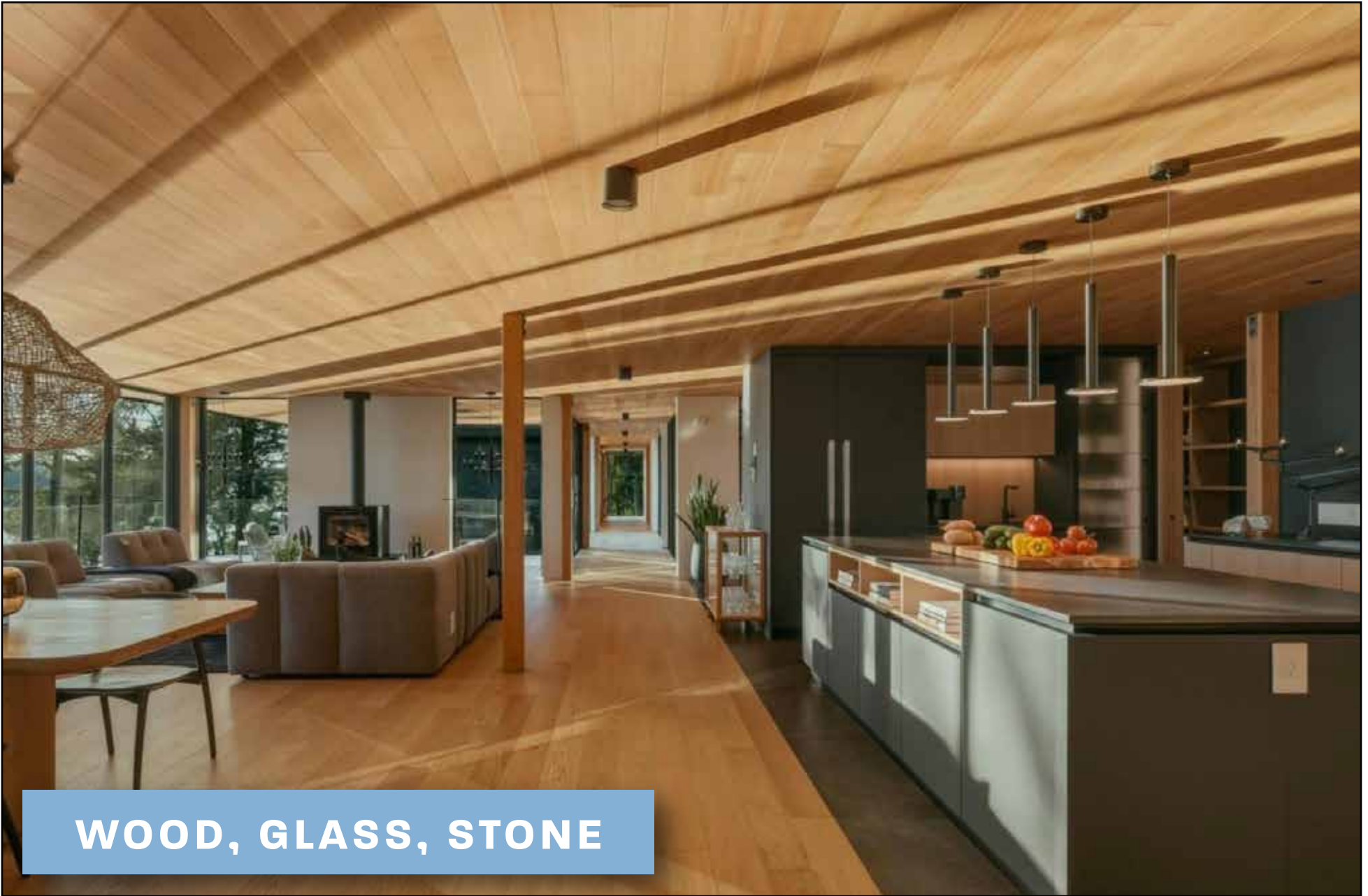
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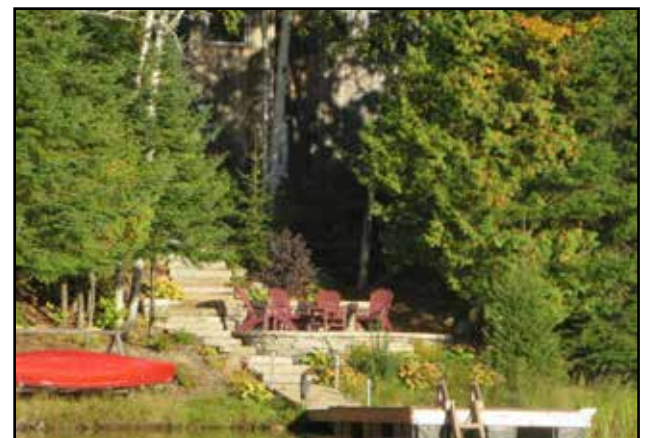
Sometimes it's only the most modern, pared-back designs that respect our landscape most. With the flat roof of a mid-century modern home and the clean

timber of Scandinavian aesthetics, this cottage almost floats in its Haliburton Lake location. A 120 ft-long hallway ties the whole thing together: four bedrooms, four

bathrooms and ample living space when you have a weekend of guests. You will find two covered porches, cedar decks, granite patios and a cedar hot tub. Oak doors and floors,

hemlock ceilings, and glass, all framed in a black structure. Simple. Beautiful. Natural. More info from Ryan Harkin, salesperson, birchwoodrealestate.ca. \$4,495,000.

HOT PROPERTIES



MORE TO DISCOVER

It was the stone steps leading up to the cedar-clad home that caught our attention. Then it was the cute heated and insulated bunkie. Then it was the reclaimed pine from the Old Springs Cotton Mill that became the wide-board floor of

the great room. Later we noticed the west-facing, 270 ft. of shoreline on the spring-fed Wenona Lake. As we dug deeper, we found the lake-sourced geothermal forced air heating system, the solar panels and the Tesla Powerwall. Finally

we saw the lower-level screened hot tub room and the heated double garage. There's a lot here, but it's so hidden away you would never know. More info from Anthony vanLieshout, broker of record, trilliumteam.ca. \$1,474,900.

Hot Properties is a feature produced and written by Home in the Highlands staff. The real estate agents mentioned here have not paid for promotion or contributed to the content in any way. Information comes from publicly available real estate listings published by MLS and individual realtors, and is assumed to be correct and accurate. In the current fast-moving market, readers are advised to check all property details for themselves.

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PRESENTERS



Kashagagwigamog Lake \$ 1,299,888 *New Price*



- 4 beds, 2 baths
- Detached garage
- Flat level lot



- Charming updates and beautiful gardens
- Pride of ownership
- Popular five lake chain, close to town!



Kennisis Lake \$ 1,279,000



- 4 beds, 3 baths
- Custom high quality finishes
- Detached double garage
- Stunning views on Kennisis Lake!



Miskwabi Lake 1,069,000 **sold in multiples*



- 3 + 1 bed, 2 bath
- Year round home or cottage
- Stunning waterfront
- Two lake chain w/ Long Lake



Minden Lake \$649,900 *New Price*



- Year round home or cottage
- 2 beds plus den, 2 baths
- Walkout lower level
- Sandy waterfront, level lot



Minden Home \$649,000 *New Price*



- 46 acres of wooded privacy
- 4 beds plus primary loft suite
- Accessory building for guests
- Off grid living w/ hydro potential



68 Webb Circle - \$635,000 *New Price*



- 3 beds, 3 baths
- Finished lower level w/ walkout
- Propane fireplace
- Luxury Living in Silver Beach!



Paradise Lake - \$297,000 *New Price*



- 0.62 acres building lot
- Perfect, year round cottage
- 126 feet of southeast facing sandy shoreline



Fred Jones Rd Building Lot - \$69,900



- Affordable 1 acre building lot
- Close to town
- Hydro available

Give us a call for your complimentary market analysis



Jeff Strano
Sales Representative

Andrea Strano
Broker

stranorealestate.ca | Andrea 705-457-5984 | Jeff 705-761-7629

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