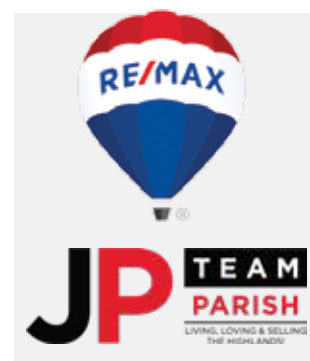


Home in the Highlands

HALIBURTON COUNTY REAL ESTATE



OCTOBER 2026



Photo by Adam Frisk

HOW TO PROTECT YOUR COTTAGE THIS WINTER PAGE 7

HOT PROPERTIES PAGE 11,13 & 14



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HOME *in the Highlands*

Steps to protect your cottage this winter

By Mike Baker

For almost 30 years, Mike Rahme has been helping property owners across Haliburton County learn about and feel more in tune with their homes.

One question always came up this time of year, the recently-retired home inspector said – what things need to be done to safely shut a cottage down for the season. Rahme noted the answer routinely changed depending on what the owners wanted.

“We have hard shutdowns and we have soft shutdowns. The question comes down to what your usage is likely to be once the snow hits,” Rahme said. “Do you like to come up to the cottage to experience winter in a rural setting, or do you shut the doors, pull the plug and lock up until bug season?”

If people know they’re going to be away from their property for weeks or months at a time, their first step should be prepping their plumbing systems before temperatures plummet, Rahme said. For most, the work can be handled in-house.

As a first step, Rahme recommends turning off power to the water pump, then the hot water tank and ultraviolet light.

“If individual shutoffs are unavailable or not found, you can do this at the main breaker on the electrical panel,” Rahme said. “If you have any reservations, stop and contact an electrician to create switches for all three.”

He then suggests opening all interior and exterior taps, including hot and cold, and leaving them open – this drains all leftover and backed up water from the system and saves pipes from freezing over the winter.

For extra protection, Rahme said people can connect a garden hose to the hot water tank base drain and extend the hose to the outside. Open the drain valve and empty the tank, then remove the hose and leave the drain valve open.

“Placing a small catch tray will ensure no ‘dribbling’ will occur on the floor,” Rahme said.

He recommends moving the garden hose to the drain at the base of the water pressure tank – which looks like an outside tap – open the valve and drain the water to the outside.

“Assuming your water source is surface water from a lake or river, you can now



Retired County-based home inspector, Mike Rahme, offers some tips for shutting your cottage down for the season. *File.*

disconnect the back flex pipe from the pump,” Rahme said, noting the pipe could be either 1.5 or two inches in diameter – a key distinction for those planning to do the work themselves. “Now, in theory, the only pipes that should have water in them are your drain traps below all the sinks.”

Rahme said pouring at least one cup of plumbing antifreeze down every drain – sinks, showers and bathtubs – and engaging the drain cycle will displace the remaining water in the trap.

Flushing every toilet twice will remove 95 per cent of the water from the toilet bowl and tank, he said.

Handled or done incorrectly, Rahme said water pipes can freeze and rupture at the most inopportune time, causing flooding.

“Some plumbing systems are not designed to be fully drained via gravity and could

require the lines to be blown out with compressed air,” Rahme said. “If your system utilizes complex water treatment systems, it is not recommended that you undertake the winterizing of your cottage. If you have any doubts, trust the professionals.”

Other chores

High-efficiency propane furnace owners should have the condensate line winterized by an HVAC company if the furnace won’t be used during the winter. The same applies to humidifiers.

To protect your septic system from any unwanted problems, Rahme recommends installing a flex joint into the underground pipe that connects your holding tank to your home’s feed pipe.

“Things can move underground before, during and after a freeze. If you have a pipe that is mechanically fastened on both sides, if there’s any substantial movement, then the pipe breaks. And where it breaks is typically right at the house’s edge,” Rahme said. “You might not see or smell it until the spring – this is a nickel and dime fix, but it works really well.”

While it will be tempting to shut off all heat and power, Rahme advised against it. He suggests setting the thermostat to a minimum 10 degrees Celsius and keeping all interior doors open for air flow.

Once the interior work is complete, Rahme said it’s time to go outside. Inspecting the roof is the number one job – make sure all shingles are intact, with loose ones needing to be refastened with galvanized or zinc-coated nails to avoid displacement, leaks or damage. Ensuring gutters and downspouts are free and clear of leaves and branches is key, too.

Given the recent ice and wind storms, Rahme advised checking out all trees on the property. If you notice any damage, it might be time to call in an arborist to provide a professional opinion.

“The last thing anyone wants is for a dead tree to come tumbling down and damage their roof in the depths of winter,” Rahme said.

Any gaps and cracks that have appeared around windows and doors should be sealed with caulk, he noted.

“Any gaps wider than the width of a nickel between your siding and window or door frame should be treated. This keeps heating costs down and also makes sure there aren’t any easy access points for bugs and small animals,” Rahme added.

If you have a chimney, getting it inspected and cleaned before winter sets in will help homeowners avoid the rush next spring.

For peace of mind, Rahme said hiring someone to keep your driveway clear for the winter is a smart investment. In case of a fire, that will ensure emergency responders are able to access properties quicker, potentially saving them.

“This should be your new obsession. Should an emergency occur, our first responders can’t help if they can’t get to you,” Rahme said.

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HOT

PROPERTIES



Everything about this property says off-grid homestead, where it's just you and the sound of your chickens clucking while you boil off maple syrup. This house certainly isn't just utilitarian – it's a log home with

an open-concept living/dining/cooking area, a walk-out basement and screened-in porch. Go outside and you're steps away from your sugar shack, workshop, chicken coop and root cellar. There's also a two-car

garage attached to the house. This property is on 47 acres and is bordered by Crown land on two sides, so you'll never run out of places to roam when you're done your work. And if you're wondering how the

whole off-grid thing works: there are solar panels and a propane tank. Maybe this is the place to get away from it all? More info from John Parish, salesperson, [johnparish.net](#). \$795,000.

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HOT

PROPERTIES



It was the 2,000 sq. ft. of decking that caught our attention for this one. But then we noticed that this cottage has it all – inside and out. Let’s start with the lot: it’s on a point, so a super-sized shoreline

(about 860 foot) and the whole property is heading towards four acres. There’s a dock for entertaining, another for fishing, and a deck for sunsets, plus a lakeview fire pit, horseshoe pits, and concrete ping-



pong table. Head inside and there are four bedrooms and three bathrooms – the primary suite has a cedar-lined ensuite and massive shower. On the lower level are three bedrooms, each with a private patio.



There’s a sauna down there too. Also on the lot is an insulated and heated/cooled studio, and an attached garage/workshop. More info from Greg McInnis, salesperson, lakelandsrealestate.ca. \$2,395,000.

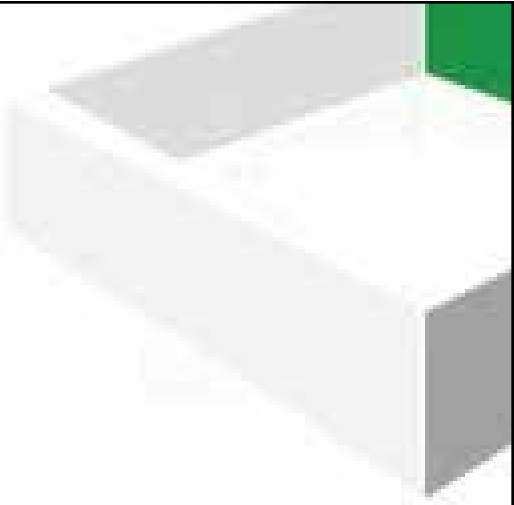


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HOT PROPERTIES



We love a property with a separate guesthouse because your friends and family have privacy - and you don't have to make breakfast first thing. Everything about the four-season main house is as neat as a pin: the landscaping, the decking, the firepit. There are three bedrooms and three bathrooms

here, plus a wrap-around deck for outdoor cooking and entertaining. The guests, meanwhile, have their own kitchen and another three bedrooms, plus a bathroom in this seasonal building. We're not done with ancillary buildings yet: there's a detached garage and a cute woodshed. Then

down at the lake you'll find a covered boat dock with two boat lifts - which is everything you need to make the lake easy. More info from Mike Baum, salesperson, thebaumteam.ca. \$2,470,000.

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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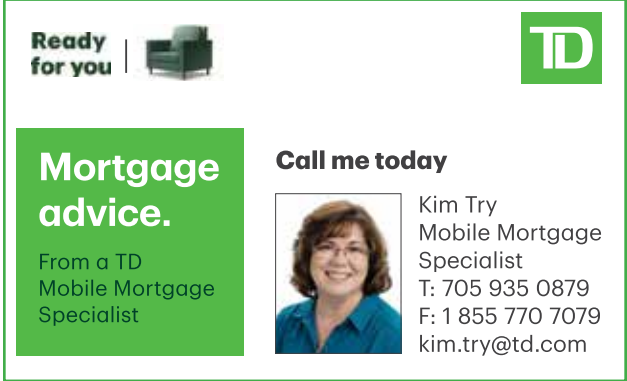
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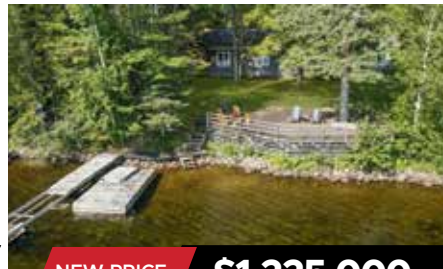
WATERFRONT LISTINGS

WEST GUILFORD
1167 EAGLE LAKE ROAD



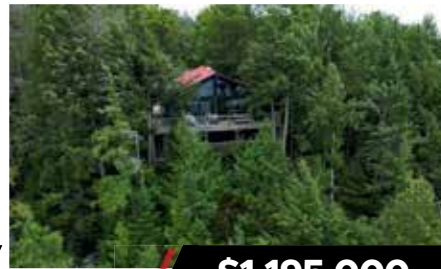
✓ **\$1,099,000**

MINDEN
1500 TWELVE MILE LAKE ROAD



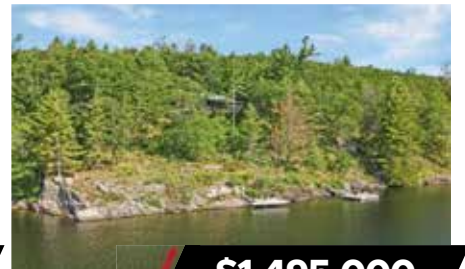
NEW PRICE ✓ **\$1,225,000**

LITTLE KENNISIS LAKE
1325 WATTS ROAD



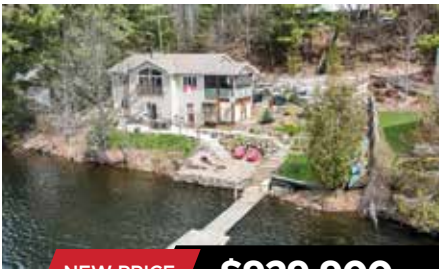
✓ **\$1,195,000**

GULL LAKE
1101 BEDLINGTON LANE



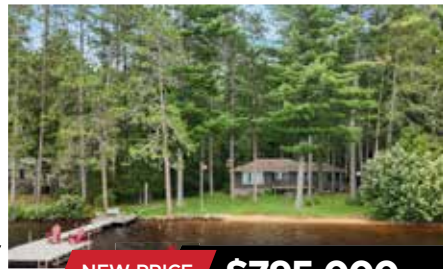
✓ **\$1,495,000**

BOB LAKE 1325 & 1314
CLAUDE BROWN ROAD



NEW PRICE ✓ **\$929,900**

BENOIR LAKE
1058 JASMINE ROAD



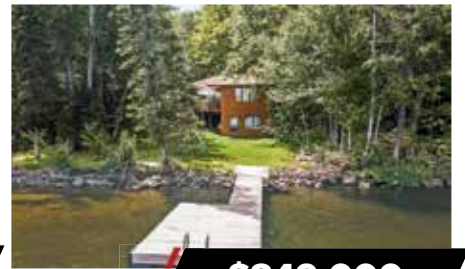
NEW PRICE ✓ **\$795,000**

WEST GUILFORD
1010 SHAMBA TRAIL



✓ **\$874,900**

ALGONQUIN HIGHLANDS
3382 KUSHOG LAKE ROAD



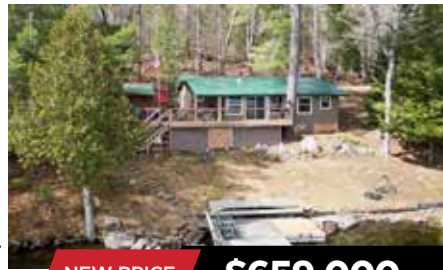
✓ **\$849,000**

KASHAGAWIGAMOG LAKE
1041 PENNY LANE



✓ **\$799,000**

HALIBURTON LAKE
1027 DOW TRAIL



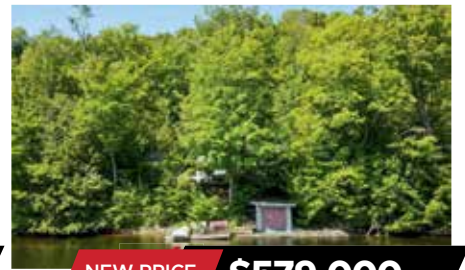
NEW PRICE ✓ **\$659,000**

HALLS LAKE
1035 HARVEST MOON LANE



✓ **\$659,000**

BOB LAKE
1326 BOB LAKE ROAD



NEW PRICE ✓ **\$579,000**

BILLINGS LAKE
1440 BILLINGS LAKE ROAD



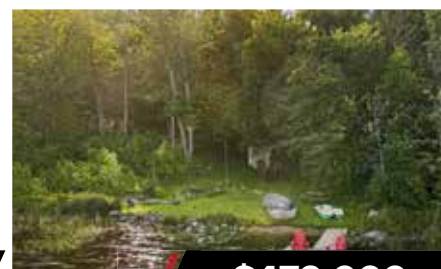
✓ **\$529,000**

KOSHLONG LAKE
1019 ARROWHEAD DRIVE



✓ **\$499,900**

SALERNO LAKE
1009 SPENCER'S TRAIL



✓ **\$479,000**

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