



Just Listed

1003 NOBLE LANE,
WENONA LAKE

\$439,000



OVERVIEW



ABOUT THIS PROPERTY

Build your dream cottage on this 0.71 acre waterfront lot on beautiful Wenona Lake! This flat lot is located on a year-round township road, southern exposure, driveway in, hydro near marked building site.

FEATURES



0.71 Acres



Wenona Lake

CONTACT DETAILS



705-457-9994



info@troyausten.ca



troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

1003 NOBLE Lane, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Land**1003 NOBLE Ln Haliburton**
*Pending Board Approval*MLS®#: 40401058
Price: **\$439,000****Haliburton/Dysart et al/Dudley**
Residential

Water Body:	Wenona Lake	Trans Type:	Sale
Type of Water:	Lake	Acres Range:	0.50-1.99
Tax Amt/Yr:	\$853/2023	Frontage:	103.00
Zoning:	SR2	Lot Dimensions:	103 x
Devel Chrg Pd:		Lot Irregularities:	
Official Plan:		Lot Shape:	
Site Plan Apprv:		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$853/2023

Remarks/Directions

Public Rmks: **Build your dream cottage on this 0.71 acre waterfront lot on beautiful Wenona Lake! This flat lot is located on a year-round township road and is sunny most of the day with its southern exposure. The lot lines and building site have been freshly marked, it has a driveway in, and hydro is located near the building site. The shoreline for this lot boasts a beautiful granite rock shelf and sand. Enjoy all Wenona Lake has to offer! Take the kids out tubing, water skiing or have your coffee and go fishing in the early morning!**

Directions: **From Haliburton take Hwy 118 E to Trappers Trail to Wenona Lake Road to Noble Lane**

Waterfront

Features:	Other	Frontage:	103.00
Dock Type:	Private Docking	Exposure:	South
Shoreline:	Rocky, Sandy		
Shore Rd Allow:	Not Owned		
Island Y/N:	No		

Exterior

Property Access:	Municipal Road, Year Round Road	Fronting:	
View:	Lake		
Topography:	Flat		

Land Information

Utilities:		Sewer:	None
Well Testing:		Location:	Rural
Services:	Cell Service, Electricity		
Acres Clear:	Acres Waste:	Acres Workable:	
Lot Front (Ft): 103.00	Lot Depth (Ft): 0.00	Lot Size:	0.71 Acres

Property Information

Legal Desc:	LT 63 PL 511; DYSART ET AL	Survey:	Available/ 1969
Zoning:	SR2	Hold Over Days:	
Assess Val/Year:	\$121,000/2016	Occupant Type:	
PIN:	391630145		
ROLL:	462402000047800	Deposit:	min 5%
Possession/Date:	Flexible/		

Brokerage Information

List Date: **04/14/2023**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 04/14/2023

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Municipality of Dysart et al
 P.O. Box 389, 135 Maple Avenue
 Haliburton, Ontario K0M 1S0
 705-457-1740
 Fax: 705-457-1964
www.dysartetal.ca

"The Heart of the Highlands"

BUILDING DEPARTMENT
SITE INSPECTION REPORT AND SEWAGE SYSTEM PERMIT

Septic Permit Number: **SP2023-020**
 Owner: [REDACTED]
 Municipal Roll Number: 46-24-020-000-47800-0000
 Legal Description: CON 3 PT LOT 11 PLAN 511 LOT 63
 Address: 1003 NOBLE LANE
 Date: February 23, 2023

1. Assessment of Property

a) Surface drainage	<input checked="" type="checkbox"/>	good	<input type="checkbox"/>	fair	<input type="checkbox"/>	poor
b) Slope of ground:	<input checked="" type="checkbox"/>	level	<input type="checkbox"/>	gradual	<input type="checkbox"/>	steep
c) Clearances (horizontal):	<input checked="" type="checkbox"/>	satisfactory	<input type="checkbox"/>	unsatisfactory		
d) Percolation rate:	<input type="checkbox"/>	10 min/cm	<input type="checkbox"/>	measured	<input checked="" type="checkbox"/>	estimated

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below
 b) Not acceptable; Reason recorded under item 3

An applicant may appeal a decision in writing to:
 The Building Code Commission
 777 Bay Street, 2nd Floor
 Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS

Depth (metres)	Soil Type
0.0	
0.2	Organics
1.8	Loose sandy soils with gravels
Show rock elevation	
Show water table	

3. Approved design of the sewage system includes:

a) Working capacity of septic tank:	4012	litres	Holding tank:	<input type="text"/>	litres
b) Length of absorption trench required:	<input type="text"/>	metres			
c) Filter bed area:	26.7	sq. m.	Filter sand contact area:	<input type="text"/>	sq. m.
d) Loading rate area:	200	sq. m.	15 metre constructed mantle required:	<input type="text"/>	
e) Size of system is based on:	4	bedrooms and/or	16.5	fixture units	
Area of building:	<200	sq. m.	Commercial details:	<input type="text"/>	
Total daily design sewage flow:	2000	litres			

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: **Submit filter medium sieve analysis report and as built drawings prior to final inspection**
Ensure property lines are clearly marked for final inspection
No well serving the property, no concerns with the neighbours well
Demolition of accessory structures under permit 2022-339 to be completed prior to final inspection

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Issued *Karl Korpela* by: Chief Building Official, Karl Korpela Date: February 23, 2023

Your account number is: [REDACTED]

This statement is issued on:

January 30, 2023

Your Electricity Statement

For the period of: October 25, 2022 - January 24, 2023

What do I owe?

\$185.⁹³

See reverse for a summary of your charges

How much did I use?

You powered your home with



1 kWh

of electricity this period

When will my payment be withdrawn?

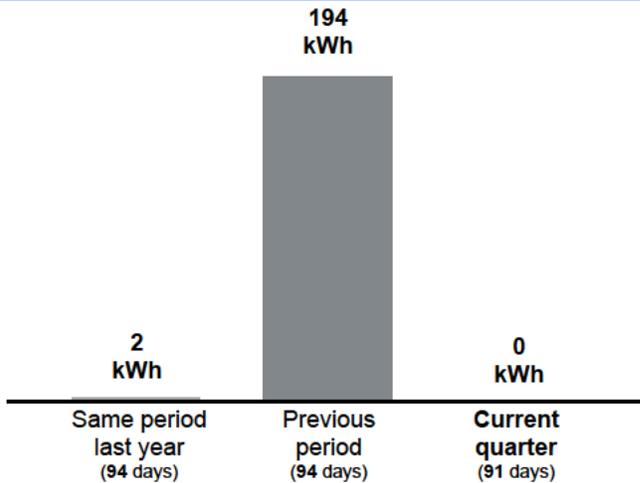
\$185.93 will be withdrawn on

Feb 19, 2023

What does my electricity usage look like?

Your average daily usage has **decreased by 100%** compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com



What do I need to know?

Important notice: 2023 delivery rates are now in effect and are reflected on this bill. As well, we have updated our Conditions of Service. To learn more, visit HydroOne.com/2023Rates.

For billing, quick answers and much more, visit www.HydroOne.com

For emergencies or reporting outages **1-800-434-1235** (24 hrs)

For service inquiries and payment **1-888-664-9376**
Mon to Fri 7:30 a.m. - 8 p.m.

Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Your account number: [REDACTED]





What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$206.02
Amount we received on Nov 21/22	-\$206.02
Your electricity charges	\$185.93
Total amount to be withdrawn on Feb 19/23	\$185.93

You are currently enrolled on Pre-Authorized Payment.



Powering 1003 NOBLE LANE

Point of Delivery: 10788787

Residential - Medium Density

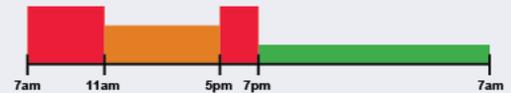
Electricity	\$0.00
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
Delivery	\$47.56
This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.	
Regulatory Charges	\$0.19
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.	
HST (87086-5821-RT0001)	\$6.21
Ontario Electricity Rebate	-\$5.59
Total of your electricity charges	\$48.37

What is my Time-of-Use breakdown?

Jan 1/23 to Jan 24/23	Usage (kWh)	Rate (\$)	Amount
On-Peak	0.0	15.1	\$0.00
Mid-Peak	0.0	10.2	\$0.00
Off-Peak	0.0	7.4	\$0.00

My current Time-of-Use schedule

Winter: Weekdays - Nov 1 to Apr 30



Weekends & holidays are always Off-Peak

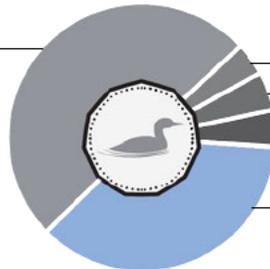
IMPORTANT NOTICE: The OEB announced lower time-of-use (TOU) prices, effective Nov 1, 2022. See the TOU Breakdown next to the Electricity line for details. As well, the Ontario Electricity Rebate has decreased to 11.7% (from 17%), effective Nov 1, 2022. Learn more: HydroOne.com/TOU

Continued on page 3

Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



- Regulatory costs
- Taxes
- Other delivery costs
- Hydro One's delivery costs

Energy Saving Tip

Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.



Continued from page 2



Your billing period from Oct 25/22 to Jan 1/23

Residential - Seasonal

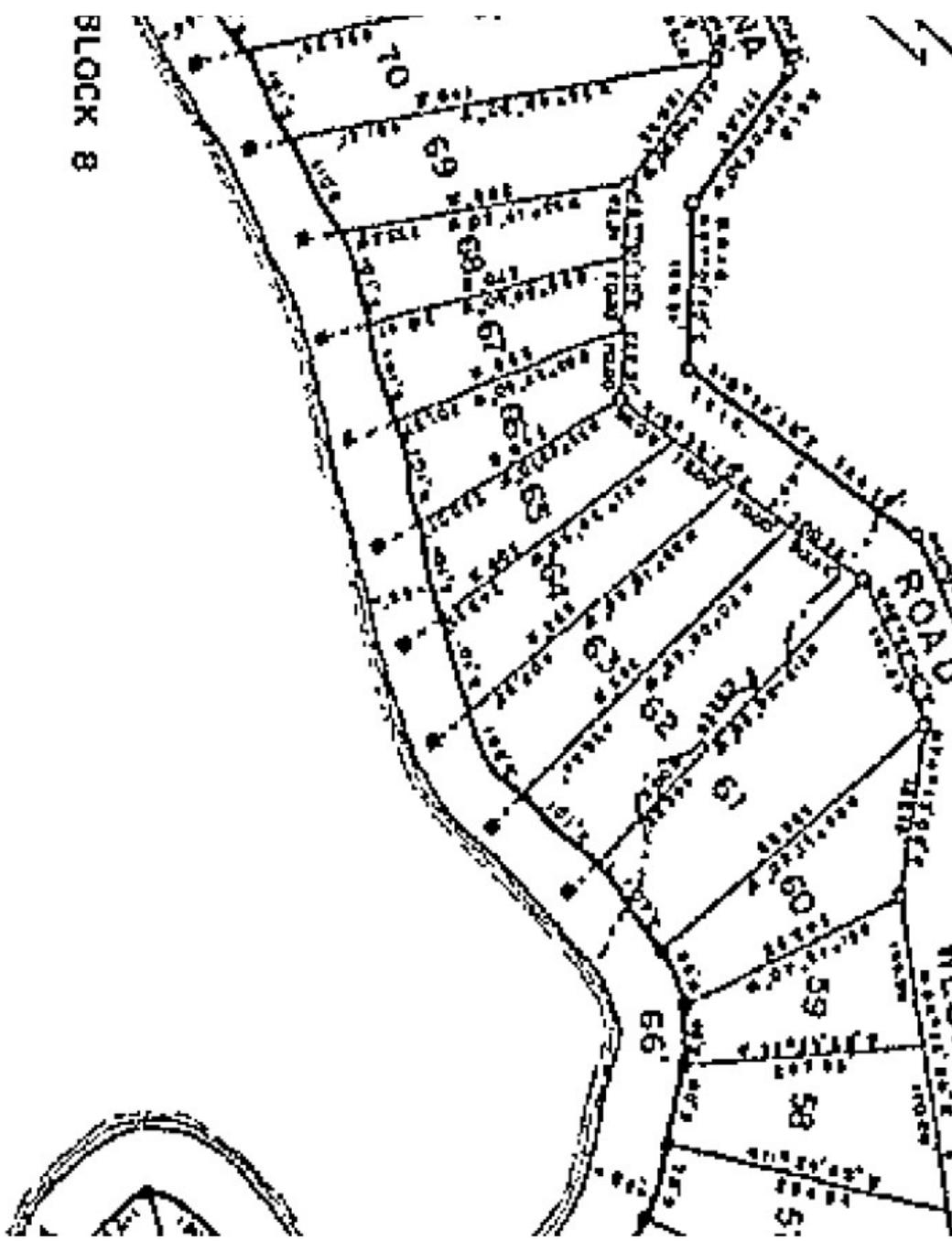
Electricity	\$0.02
Delivery	\$135.95
Regulatory Charges	\$0.56
HST (87086-5821-RT0001)	\$17.75
Ontario Electricity Rebate	-\$16.72
Total of your electricity charges	\$137.56

What is my Time-of-Use breakdown?

Oct 25/22 to Oct 31/22	Usage (kWh)	Rate (\$)	Amount
On-Peak	0.1176	17.0	\$0.02
Mid-Peak	0.0	11.3	\$0.00
Off-Peak	0.003	8.2	\$0.00
Nov 1/22 to Jan 1/23			
On-Peak	0.0	15.1	\$0.00
Mid-Peak	0.0	10.2	\$0.00
Off-Peak	0.0	7.4	\$0.00



Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3166866	Jan 24/23 9625.5126	Jan 1/23 9625.5126	0.0	(x1) = 0.0
J3166866	Jan 1/23 9625.5126	Oct 25/22 9625.392	0.1206	(x1) = 0.1206



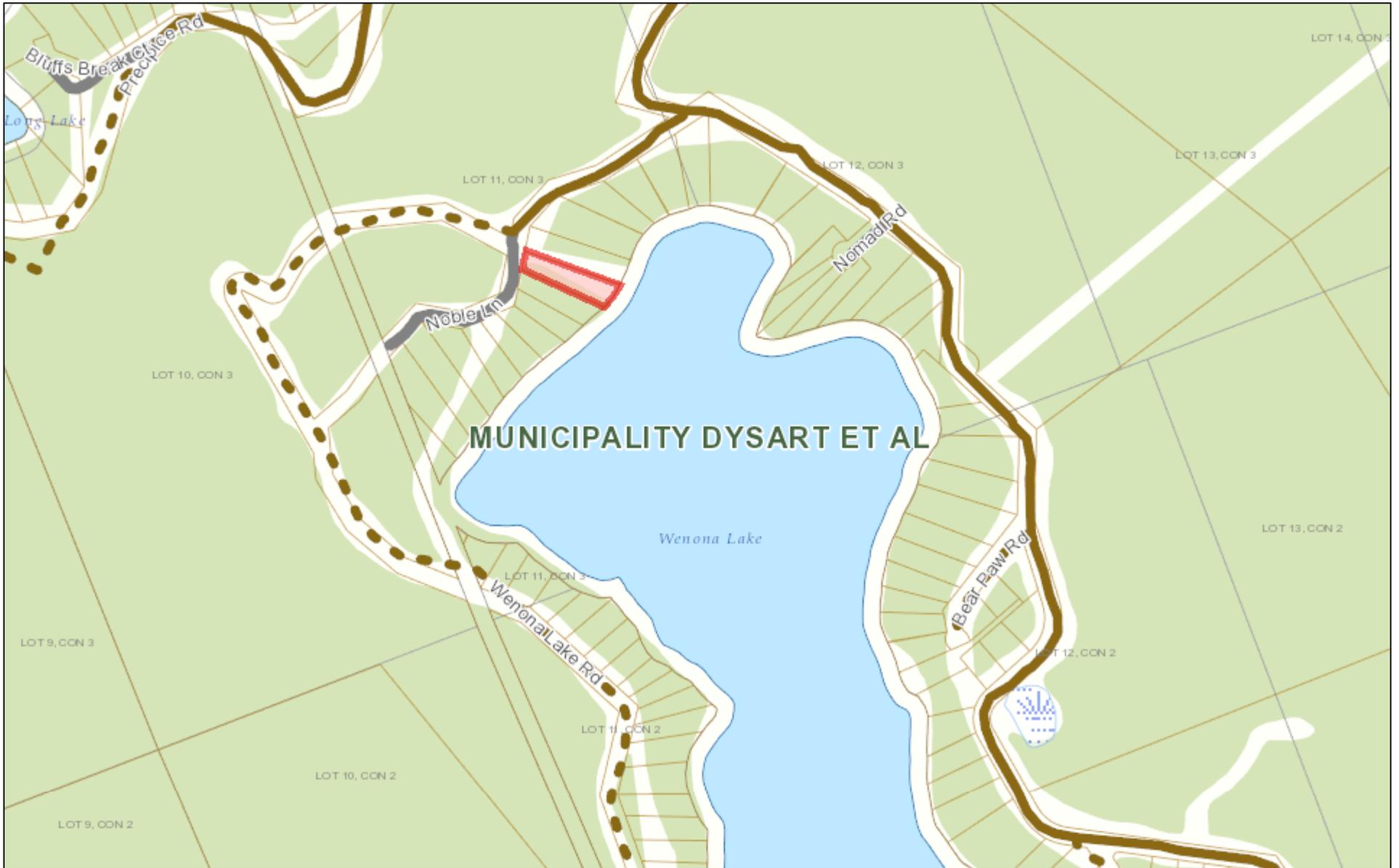
BLOCK B

BLOCK C

WENONA
LAKE



1003 Noble Lane- Wenona Lake



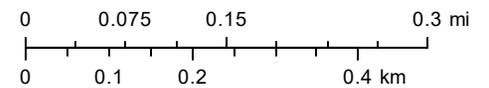
February 22, 2023

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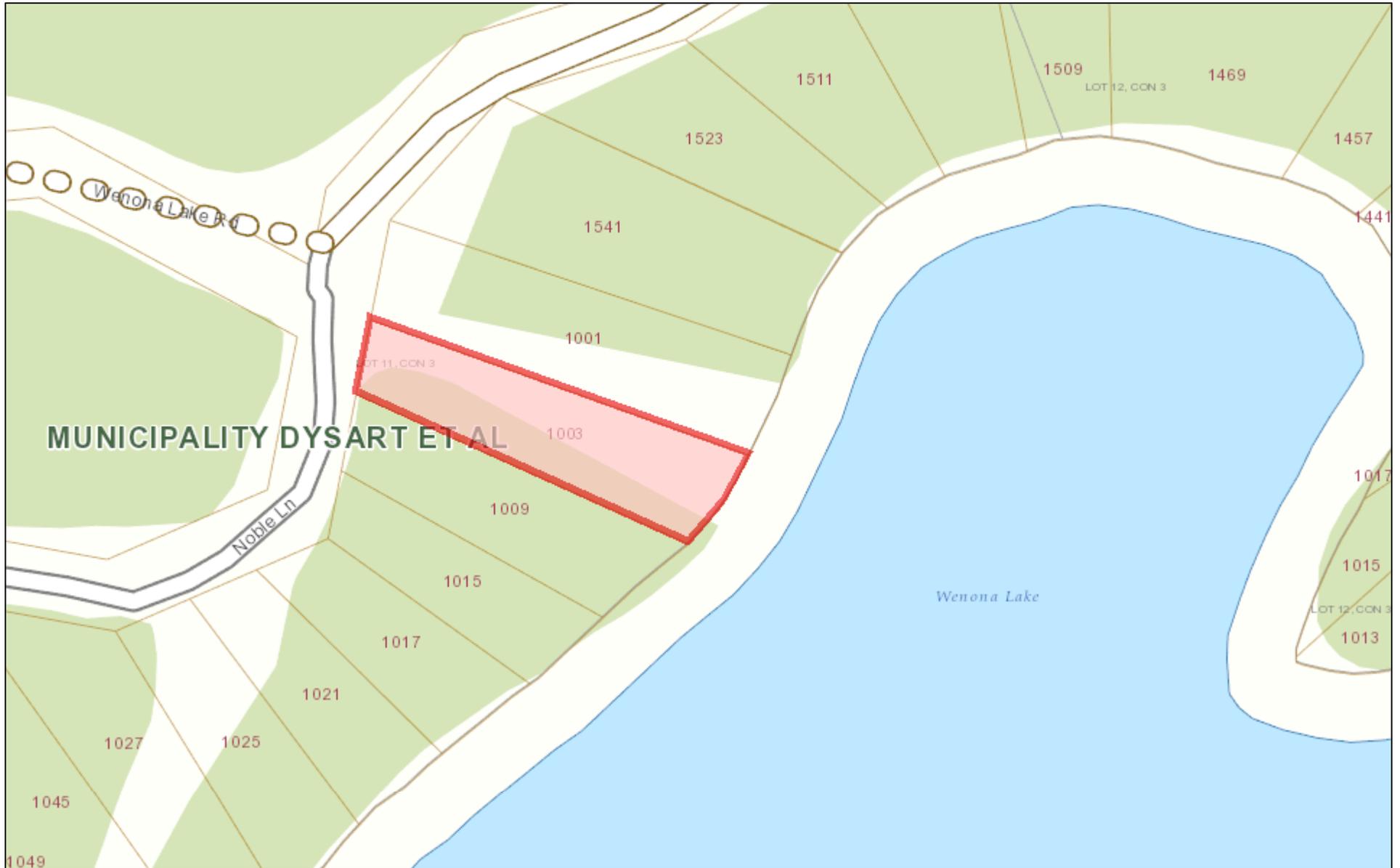
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1003 Noble Lane- Wenona Lake



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