$874,900

Welcome to 1010 Shamba Trail

Views of Grass Lake, West Guilford

Vince Duchene

Broker

CONTACT DETAILS:

705-457-9994 vince@vinceduchene.ca

705-457-0046 troyausten.ca

Property Client Full

1010 Shamba Trail, Dysart, Ontario K0M 1S0

Listing

1010 Shamba Tr Dysart
Active / Residential Freehold / Detached

MLS®#: X13792992
List Price: **$874,900**

Haliburton/Dysart et al/Guilford

Tax Amt/Yr:	**$2,991.80/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
Legal Desc:	**PT LT 1 CON 4 GUILFORD PT 4 & 5 19r3830 S/T H152793; DYSART ET AL**		
Style:	**Bungalow**	Rooms Rooms+:	**14+7**
Fractional Ownership:		BR BR+:	**3(3+0)**
Assignment:		Baths (F+H):	**4(3+1)**
Link:	**No**	SF Range:	**2000-2500**
Storeys:	**1.0**	SF Source:	**LBO Provided**
Lot Irreg:		Lot Acres:	**2 - 4.99**
Lot Front:	**435.53**	Fronting On:	**S**
Lot Depth:	**223.04**	Builder Name:	
Lot Size Code:	**Feet**		
Zoning:	**RR**		
Dir/Cross St:	**ON-118W to Shamba Trail**		

PIN #:	**392880227**	ARN #:	**462404000065710**	Contact After Exp:	**No**
Holdover:	**0**			Survey Year/Type:	**1988/Available**
Possession:	**60-89 days**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Wood, Brick Veneer**	Utilities:	**No Gas, Hydro, No Sewers, No Cable, Telephone**
Fam Rm:	**No**	Garage:	**Yes**		
Basement:	**Yes/Full, Partially Finished, Separate Entrance, Walk Out**	Gar/Gar Spcs:	**Attached Garage/2.0**		
		Drive Pk Spcs:	**10.00**	Water:	**Well**
		Tot Pk Spcs:	**12.00**	Water Supply Type:	**Drilled Well**
Fireplace/Stv:	**Yes**	UFFI:	**No**	Water Delivery Feat:	**UV System**
Fireplace Feat:	**Living Room, Wood Stove**	Pool:	**None**	Water Meter:	
Interior Feat:	**Air Exchanger, Auto Garage Door Remote, Central Vacuum, In-Law Capability, Primary Bedroom - Main Floor, Storage Area Lockers, Water Heater Owned, Water Purifier, Water Treatment**	Room Size:		Waterfront Feat:	**Waterfront - Road Between**
		Rural Services:	**Cell Services, Electrical, Internet High Speed**	Waterfront Struc:	
				Well Capacity:	
		Security Feat:		Well Depth:	
				Sewers:	**Septic**
				Special Desig:	**Unknown**
				Farm Features:	
				Winterized:	**Fully**
Parking Feat:	**Private Triple**				
Heat Source:	**Grnd Srce**				
A/C:	**Yes/Central Air**				
Central Vac:	**Yes**				
Apx Age:	**31-50**				
Laundry Lev:	**Main**				
Property Feat:	**Golf, Hospital, Lake/Pond, Rec Centre, Skiing, School Bus Route**				
Exterior Feat:	**Deck, Landscaped, Porch Enclosed, Privacy, Year Round Living**				
Roof:	**Fibreglass Shingle**				
Foundation:	**Concrete Block**				
Topography:	**Level**				
Soil Type:	**Rocky, Sandy**				
Water Name:	**Grass Lake**				

Waterfront Y/N: **No**	Waterfront: **None**	Island YN:	
Water Struct:	Easements/Restr: **Right of Way**		
Water Features: **Waterfront - Road Between**			
Under Contract:	Dev Charges Paid:	HST App To SP: **Included In**	
Access To Property: **Yr Rnd Private Rd**			
Shoreline:	Shoreline Exposure: **North East**		
Shoreline Road Allowance: **Not Owned**			
Docking Type:	Water View: **Direct**	Channel Name: **Gull River**	
View: **Lake, Trees/Woods**	Lot Shape:	Lot Size Source: **Survey**	

Remarks/Directions

Client Rmks: **Looking to upgrade for your growing family or moving from the city to a country home and need room, well you've found your house here in West Guilford just 15 minutes from Haliburton. With over 2,000sqft on the main floor, including a unique loft, and another 1,400+sqft in the lower level that could be easily converted to an in-law suite or area for a live in child, this house has all the options! The main floor has a stunning remodelled eat in kitchen with electric fireplace next to a formal DR and a sunken living room with a show**

piece fireplace creating an open concept LR/DR area. Rounding out the main level is laundry, 3 bdrms including the primary with walkout to a deck, ensuite bath and walk in closet, 2 other baths AND a fabulous screened porch overlooking Grass Lake. On the lower level is a huge games room with snooker table (included), a rec room with airtight woodstove, workout room, 4pc bath and huge workshop that could be a 2nd kitchen/dining area with a walkout! This home features an economical, eco-friendly Water Furnace producing geothermal heating and cooling. Now during those cooler months you can enjoy saving money on your utility bill with this amazing system. Adding to this beautiful home is a stunning 2 acre parcel of cleared land with view of Grass Lake. Plus, you have your own dock on the Gull River across the highway, to sit and swim or put your boat on. Tour this 3 lake chain Pine, Grass & Maple Lakes all known for their fishing and boating opportunities. Finally, a 30X60 barn with a huge loft in the event you want to hobby farm! Nearby recreation includes, the Lakeside Golf Club about 1/2 a km away, snowmobile trails and Sir Sam's Downhill Ski Area is only 10 minutes away! Lastly, you border with a 33 acre parcel of land to the west and a 166 acre parcel to the back, so the privacy is fantastic! Restaurants, shopping, medical facilities are all just a short drive away.

Inclusions: **See attached Schedule C.**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

Prepared By: VINCE DUCHENE, Broker **Date Prepared: 09/16/2026**

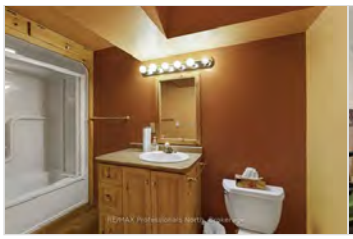
Rooms

MLS®#: X13792992

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	**Main**	**2.77 M X 4.42 M**	**9.09 Ft x 14.50 Ft**		**Combined w/Laundry**
Laundry	**Main**	**2.77 M X 2.62 M**	**9.09 Ft x 8.60 Ft**		
Kitchen	**Main**	**3.35 M X 4.45 M**	**10.99 Ft x 14.60 Ft**		**Eat-In Kitchen**
Breakfast	**Main**	**3.35 M X 3.15 M**	**10.99 Ft x 10.33 Ft**		**Combined w/Kitchen**
Dining Room	**Main**	**3.4 M X 6.73 M**	**11.15 Ft x 22.08 Ft**		
Sunroom	**Main**	**3.48 M X 3.2 M**	**11.42 Ft x 10.50 Ft**		
Living Room	**Main**	**7.11 M X 4.85 M**	**23.33 Ft x 15.91 Ft**		
Bedroom	**Main**	**3.48 M X 3.76 M**	**11.42 Ft x 12.34 Ft**		
Bedroom	**Main**	**3.45 M X 3.73 M**	**11.32 Ft x 12.24 Ft**		
Primary Bedroom	**Main**	**5.94 M X 5.84 M**	**19.49 Ft x 19.16 Ft**		
Other	**Main**	**1.88 M X 2.24 M**	**6.17 Ft x 7.35 Ft**		**W/I Closet**
Loft	**Second**	**7.7 M X 3.81 M**	**25.26 Ft x 12.50 Ft**		
Game Room	**Basement**	**5.16 M X 6.73 M**	**16.93 Ft x 22.08 Ft**		
Locker	**Basement**	**6.73 M X 2.13 M**	**22.08 Ft x 6.99 Ft**		
Recreation	**Basement**	**4.75 M X 5.66 M**	**15.58 Ft x 18.57 Ft**		
Office	**Basement**	**2.31 M X 4.6 M**	**7.58 Ft x 15.09 Ft**		
Den	**Basement**	**3.45 M X 3.84 M**	**11.32 Ft x 12.60 Ft**		
Utility Room	**Basement**	**3.33 M X 2.39 M**	**10.93 Ft x 7.84 Ft**		
Other	**Basement**	**1.6 M X 2.46 M**	**5.25 Ft x 8.07 Ft**		
Workshop	**Basement**	**5.74 M X 5.39 M**	**18.83 Ft x 17.68 Ft**		
Bathroom	**Main**			**2**	
Bathroom	**Main**			**4**	
Bathroom	**Main**			**3**	
Bathroom	**Basement**			**4**	

Photos

MLS®#: X13792992 **1010 Shamba Trail, Dysart, Ontario K0M 1S0**



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Schedule “C”

1010 Shamba Trail - Chattels

Included

- 2 Fridges
- Upright Freezer
- Pool Table & Accessories
- Generlink Cord
- Work Bench in Basement work room
- 2 White Cabinets in Basement Storage/Locker room
- White Shelving in loft
- Curved Desk in Loft
- LG Laundry Steam Tower
- Brown Bench in Pool Room
- Brown Couch in Basement
- Wood Bench in Mechanical Room

Excluded

- Personal Belongings
- Compressor Lines (Garage)

Seller

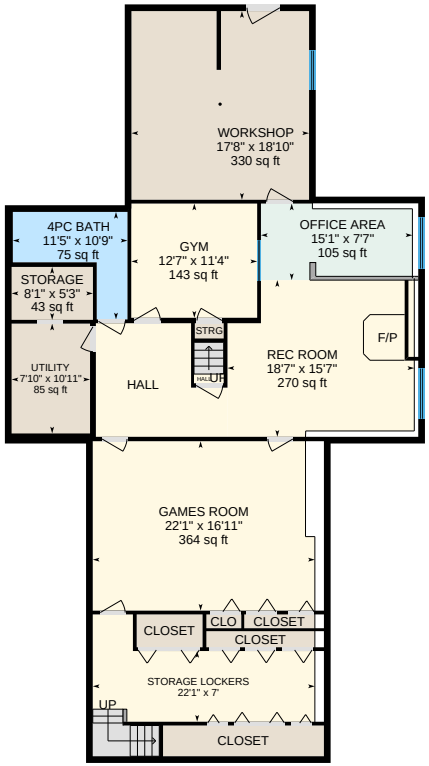
Buyer

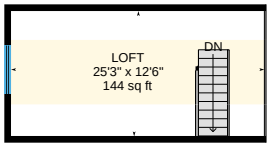
Additional Information

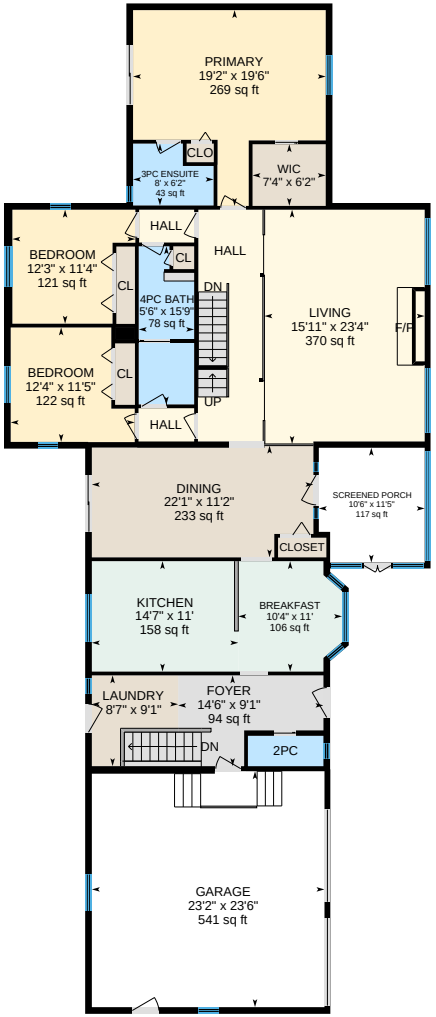
- Hydro Costs per Year: $2280.00/yr approx.
- Wood Supplier: Self
  - Cords/season: 2 ⅔ Bush Cords approx.
- Satellite Provider: Bell
- Internet Provider: Bell
- Cell Service: Yes
- Septic Installer: Ken Evans
  - Install Year: 1988
  - Last Pumped By: Francis Thomas
  - Date Pumped: August 2020
- Well Installer: Haliburton Artesian Well Drillers
  - Install Year: 2005
- Water Treatment System: Yes
- Winterized: Yes
- Age of Building: 38 Years
- Age of Roof: 12 Years
- Insurance Company: Vasey
- Road Type: Private Year Round off a Year Round Municipal Road

1010 Shamba Trail, Dysart Et Al, ON

Main Building: Total Exterior Area Above Grade 2461.01 sq ft







Basement (Below Grade)
Exterior Area 2098.02 sq ft

Loft
Exterior Area 224.07 sq ft

Main Floor
Exterior Area 2236.94 sq ft

0 8 16 ft

PREPARED: 2026/09/15

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

1010 Shamba Trail, Dysart Et Al, ON

Basement (Below Grade) Exterior Area 2098.02 sq ft
Interior Area 1941.80 sq ft

0 6 12 ft

PREPARED: 2026/09/15

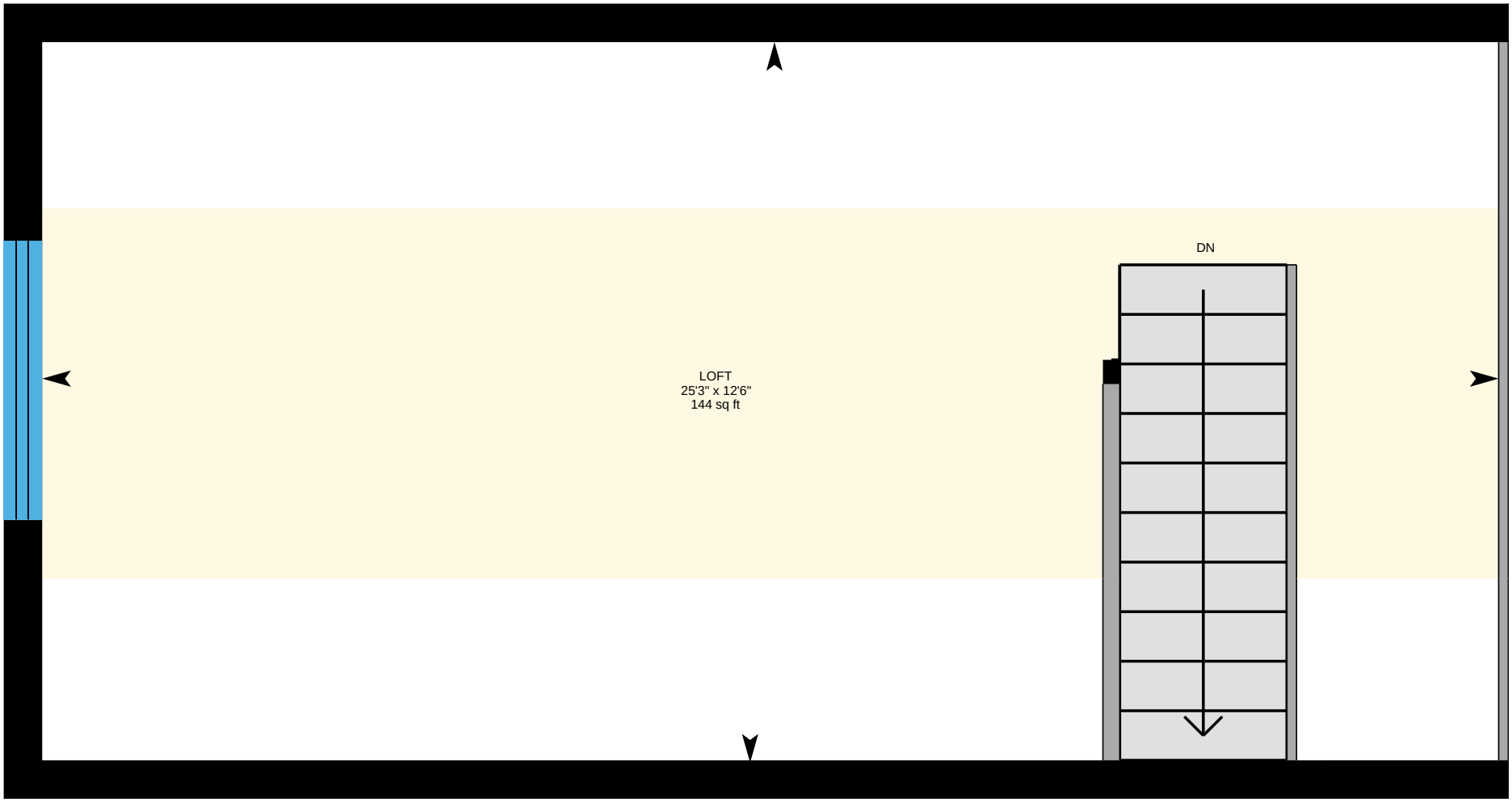
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

1010 Shamba Trail, Dysart Et Al, ON

Loft Exterior Area 224.07 sq ft
Interior Area 172.45 sq ft
Excluded Area 141.47 sq ft



0 2 4 ft

PREPARED: 2026/09/15

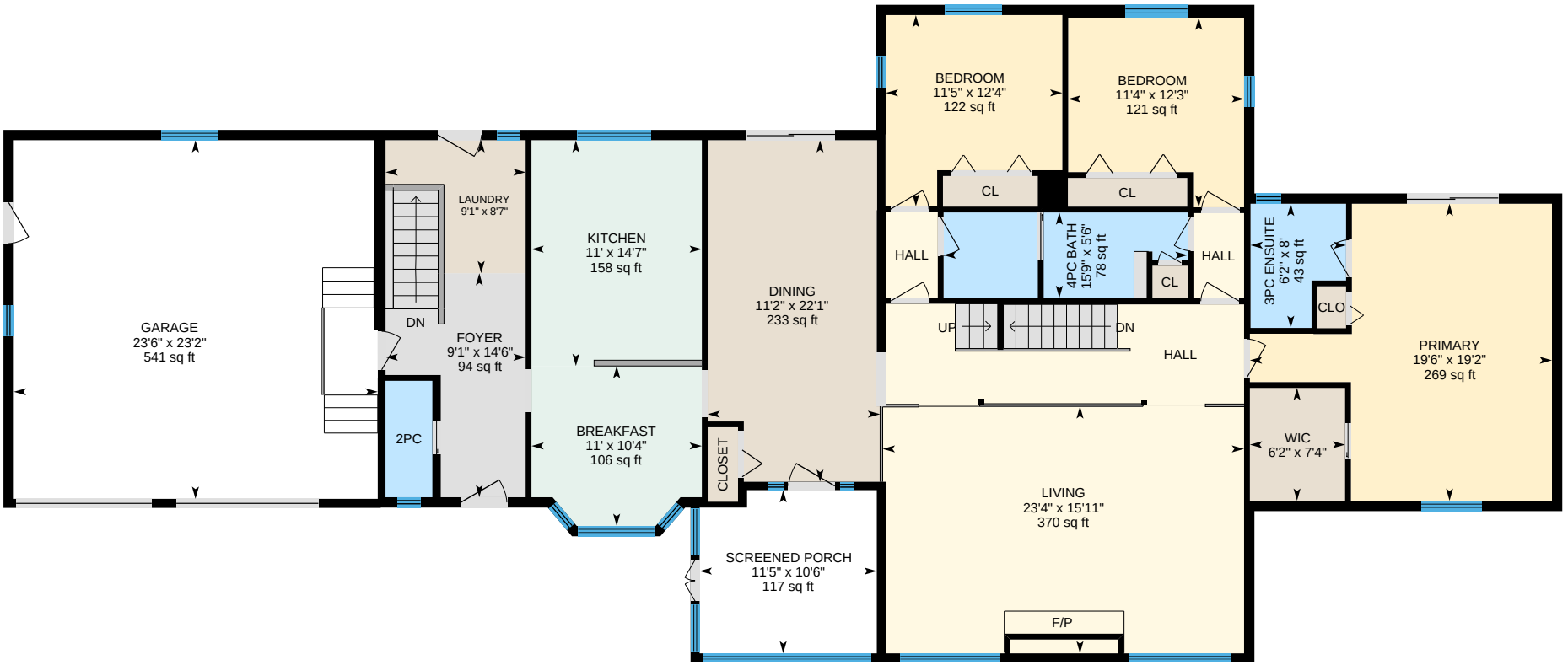
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

1010 Shamba Trail, Dysart Et Al, ON

Main Floor Exterior Area 2236.94 sq ft
Interior Area 2080.98 sq ft
Excluded Area 721.13 sq ft



0 7 14 ft

PREPARED: 2026/09/15

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

1010 Shamba Trail, Dysart Et Al, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

BASEMENT

- 4pc Bath: 11'5" x 10'9" | 75 sq ft
- Games Room: 22'1" x 16'11" | 364 sq ft
- Gym: 12'7" x 11'4" | 143 sq ft
- Office Area: 15'1" x 7'7" | 105 sq ft
- Rec Room: 18'7" x 15'7" | 270 sq ft
- Storage: 8'1" x 5'3" | 43 sq ft
- Storage Lockers: 22'1" x 7'
- Utility: 7'10" x 10'11" | 85 sq ft
- Workshop: 17'8" x 18'10" | 330 sq ft

LOFT

- Loft: 25'3" x 12'6" | 144 sq ft

MAIN FLOOR

- 2pc: 7'6" x 3' | 23 sq ft
- 3pc Ensuite: 8' x 6'2" | 43 sq ft
- 4pc Bath: 5'6" x 15'9" | 78 sq ft
- Bedroom: 12'4" x 11'5" | 122 sq ft
- Bedroom: 12'3" x 11'4" | 121 sq ft
- Breakfast: 10'4" x 11' | 106 sq ft
- Dining: 22'1" x 11'2" | 233 sq ft
- Foyer: 14'6" x 9'1" | 94 sq ft
- Garage: 23'2" x 23'6" | 541 sq ft
- Kitchen: 14'7" x 11' | 158 sq ft
- Laundry: 8'7" x 9'1"
- Living: 15'11" x 23'4" | 370 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

BASEMENT (Below Grade)

- Interior Area: 1941.80 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 2098.02 sq ft

LOFT

- Interior Area: 172.45 sq ft
- Excluded Area: 141.47 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 224.07 sq ft

MAIN FLOOR

- Interior Area: 2080.98 sq ft
- Excluded Area: 721.13 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 2236.94 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 2253.43 sq ft
- Excluded Area: 862.60 sq ft
- Exterior Area: 2461.01 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

1010 Shamba Trail, Dysart Et Al, ON

Property Details

Room Measurements

Primary: 19'2" x 19'6" | 269 sq ft
Screened Porch: 10'6" x 11'5" | 117 sq ft
Wic: 7'4" x 6'2"

Floor Area Information

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1010 Shamba Trail, Dysart Et Al, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard

B. ANSI Z765 2021: https://www.homeinnovation.com/z765

...pat World Inc.

043657

BUILDING PERMIT

Building Pe... No. 88105

MAY 19/88

[X] CONSTRUCTION OR ADDITION [ ] MATERIAL ALTERATION OR REPAIR

Building Code Act, R.S.O. 1980, c. 51, ss. 5(1); O. Reg. 419/86, as amended.

Name of Municipality DYSART ET AL Phone 457-1740

Issued To [redacted] Address RR#1 HALIBURTON

Owner's Name

Contractor's Name OWNER PLUS RON SISSON Address AS ABOVE

To CONSTRUCT A SINGLE FAMILY DWG Area of Bldg. to be const. 1624 ft²

Main Permitted Use of Building RESIDENTIAL Zone RURAL

Street & No. HWY 118 On The WEST Side Between ———

Lot No. PT 1 Plan No. CON 4 Lot Size GUILFORD x TWP.

Bldg. Width 24ft Length 76ft Height 18ft Side Yard 6ft Rear Yard 40ft+ Set Back 200ft+

Remarks:

ALL CONSTRUCTION TO COMPLY WITH BUILDING CODE EXCEPT HANDRAILS GUARDS AND RAILINGS ON LANDINGS AND DECKS. EXISTING HOUSE IS NOT TO BE USED OR WILL NOT BE USED FOR RESIDENTIAL PURPOSES UNLESS IN COMPLIANCE WITH MUNICIPAL PLANNING REGULATIONS.

(SEE APPLICATION FOR FURTHER DETAILS)

Estimated Value of Work $ $130,000.00 Issued By Richard E. Hall

NOTE: See notes on attached card

White Copy — OFFICE Pink Copy — ASSESSMENT Yellow Copy — INSPECTOR Buff Card Copy — FIELD

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

GU-11-88
FILE NUMBER

REPORT

INSTALLED BY: KEN EVANS (HARDWOOD CONST.) DATE: AUG 18, 1988

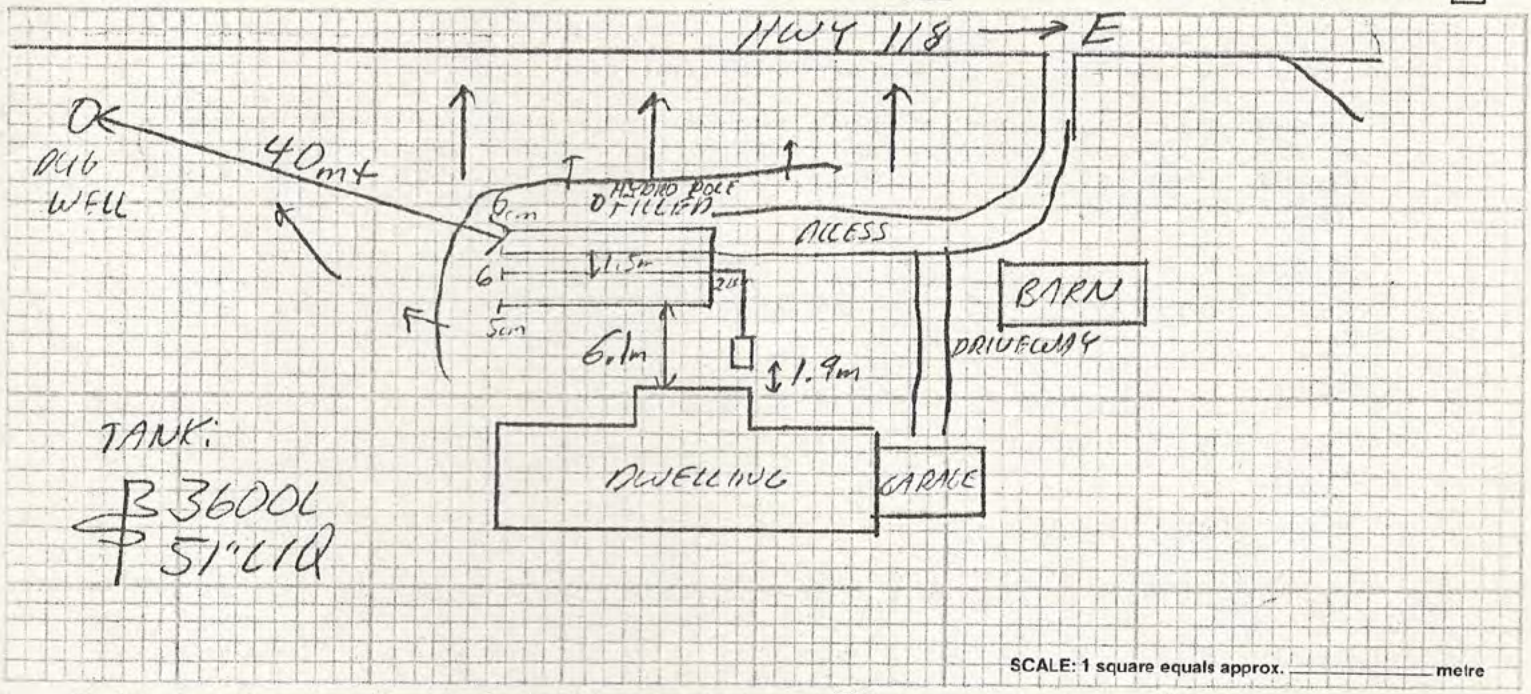
Work authorized by certificate of approval has been satisfactorily completed and includes:

A. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☐ to serve 3 bedrooms

B. Distribution Pipe: Type - PVC ☒, Clay Tile ☐, Other _____; Absorption Trench System ☒; Filter Bed System ☐; Total 60 lineal meters in 4 runs of 15 meters and fed by gravity ☒; Siphon ☐ or Pump ☐.

C. Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder ☒ or as outlined on the Certificate of Approval form ☐



SCALE: 1 square equals approx. _____ metre

The following work remains to be completed: Backfill system and sod or seed ☒; Stabilize all sloped surfaces ☒; Finish grading to shed run-off and divert water around leaching bed ☐; Other @ PROPOSED DRILLED WELL TO BE A MIN OF 15m FROM SEPTIC

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to [redacted]

for the use and operation of the Class 4 Sewage System ~~Installed~~/Altered under Certificate of Approval # GU-11-88

such system being located on Lot 1 Conc. 4 Plan _____ Sub. lot _____

Township/Municipality GUILFORD County HALIBURTON

Inspected and Recommended by Jim Cadwell

DATE 88-08-18 Issued B. McNeil (Director)

NOTE: Section 64 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

1-10-145-88

Ontario Ministry of the Environment

Well Tag Number (A026275
A026275

Well Record
Regulation 903 Ontario Water Resources Act

Instructions for Completing Form

- For use in the **Province of Ontario** only. This document is a permanent **legal** document. Please retain for future reference.
- All Sections **must** be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- **All metre measurements shall be reported to 1/10th of a metre.**
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

[redacted]

Address of Well Location (County/District/Municipality): HALIBURTON
Township: GUILFORD
Lot: 1
Concession: 4
RR#/Street Number/Name: 1010 SHAMBA TRAIL RR # 1
City/Town/Village: HALIBURTON
Site/Compartment/Block/Tract etc.:
GPS Reading: NAD 83 | Zone 17 | Easting 686456 | Northing 4997251
Unit Make/Model: GARMIN
Mode of Operation: ☑ Undifferentiated ☐ Averaged ☐ Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Depth To (Metres)
YELLOW-BRN	CLAY	SAND	LAYERED	0	25

Hole Diameter

Depth From	Depth To (Metres)	Diameter (Centimetres)

Water Record

Water found at ___ Metres	Kind of Water		
24 m	☑ Fresh	☐ Sulphur	☐ Gas
	☐ Salty	☐ Minerals	☐ Other:
___ m	☐ Fresh	☐ Sulphur	☐ Gas
	☐ Salty	☐ Minerals	☐ Other:
___ m	☐ Fresh	☐ Sulphur	☐ Gas
	☐ Salty	☐ Minerals	☐ Other:

After test of well yield, water was
☑ Clear and sediment free
☐ Other, specify
Chlorinated ☑ Yes ☐ No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Depth To (Metres)
Casing				
15.49	☑ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized	.478	0	25
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized			
Screen				
Outside diam	☐ Steel ☐ Fibreglass ☐ Plastic ☐ Concrete ☐ Galvanized	Slot No.		
No Casing or Screen				
	☐ Open hole			

Test of Well Yield

Pumping test method: Pump
Pump intake set at - (metres) 24
Pumping rate - (litres/min) 45
Duration of pumping 1 hrs + ___ min
Final water level end of pumping 21 metres
Recommended pump type. ☑ Shallow ☑ Deep
Recommended pump depth. 8 metres
Recommended pump rate. 23+ (litres/min)
If flowing give rate - (litres/min)
If pumping discontinued, give reason.

	Draw Down Time min	Draw Down Water Level Metres	Recovery Time min	Recovery Water Level Metres
Static Level		1		
1	23.0	1	24.0	
2	22.8	2		
3	22.0	3		
4	21.8	4		
5	21.6	5		
10	21.0	10		
15	21.0	15		
20	21.0	20		
25	21.0	25		
30	21.0	30		
40	21.0	40		
50	21.0	50		
60	21.0	60	24.0	

Plugging and Sealing Record
☐ Annular space ☐ Abandonment

Depth set at - Metres From	Depth set at - Metres To	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
0	25	BENTONITE	

Method of Construction

☐ Cable Tool ☐ Rotary (air) ☐ Diamond ☐ Digging
☐ Rotary (conventional) ☑ Air percussion ☐ Jetting ☐ Other
☐ Rotary (reverse) ☐ Boring ☐ Driving

Water Use

☑ Domestic ☐ Industrial ☐ Public Supply ☐ Other
☐ Stock ☐ Commercial ☐ Not used
☐ Irrigation ☐ Municipal ☐ Cooling & air conditioning

Final Status of Well

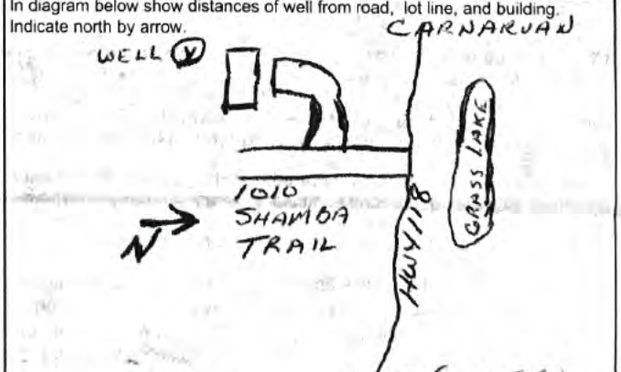
☑ Water Supply ☐ Recharge well ☐ Unfinished ☐ Abandoned, (Other)
☐ Observation well ☐ Abandoned, insufficient supply ☐ Dewatering
☐ Test Hole ☐ Abandoned, poor quality ☐ Replacement well

Well Contractor/Technician Information

Name of Well Contractor: HALIBURTON ARTESIAN WELL DRILLERS
Well Contractor's Licence No.: 6016
Business Address (street name, number, city etc.): BOX 423 HALIBURTON, ON. K0M 1S0
Name of Well Technician (last name, first name): RICK RUTTIG
Well Technician's Licence No.: T0112
Signature of Technician/Contractor: Rick Ruttig
Date Submitted: YYYY 2005 MM 08 DD 31

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.



Audit No. Z 27339
Was the well owner's information package delivered? ☑ Yes ☐ No
Date Well Completed: YYYY 2005 MM 08 DD 30
Date Delivered: YYYY 2005 MM 08 DD 30

Ministry Use Only

Data Source	Contractor
Date Received YYYY MM DD	Date of Inspection YYYY MM DD
Remarks	Well Record Number

Public Health Ontario | Santé publique Ontario

Public Health Laboratory - Peterborough
99 Hospital Drive
PETERBOROUGH, ON K9J 6Y8

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse**

First Name, Last Name / Prénom, Nom de famille
[redacted]
Street address / Adresse municipale
[redacted]

Location of Water Source / Emplacement de la source d'eau**

Lot, Concession / ou lot, concession — Emergency Locator # / 911#
Street address / Adresse municipale
1010 Shamba TRAIL
Haliburton, HALIBURTON ON K0M1S0
County / Comté: **NOT PROVIDED**
Health Unit # / # du Bureau de santé: **2235**

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 013424642

Phone # / # tél.**: **705-854-0629**

Date/Time Collected / Date/heure du prélèvement* **: 2026-08-31 06:58:00

Date/Time Received / Date/heure Reçu le*: 2026-09-01 14:03:39

Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?** **Yes / Oui**

Authorized by / Autorisé par

Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner

Specimen Note / Note sur l'échantillon:
This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	**0**
E.coli CFU/100 mL / E. coli UFC/100 mL	**0**

Interpretation / Interprétation:
There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2026-09-01 **Date Read / Analyse effectuée le:** 2026-09-02

Please Note / Prière de noter ce qui suit :

All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.
The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.
These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.
Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries collibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.
If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

**All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.*
***Data provided by the customer / Données fournies par le client.*

Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetal.ca

Group Code:

TAX NOTICE

Final	2026
Billing Date	June 2, 2026

Mortgage Company — **Bill No.** 536142

Roll No. 040-000-65710-0000 — **Mortgage No.**

Name and Address

[redacted]

040-000-65710-0000

Municipal Address/Legal Description

1010 SHAMBA TRAIL
CON 4 PT LOT 1 RP 19R3830
PARTS 4 & 5

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	$ 370,000.00	Res/Farm Tx:Full - EPubSup	0.00369717	$ 1,367.95	0.00285878	$ 1,057.75	0.00153000	$ 566.10
Sub Totals >>>			Municipal Levy	$ 1,367.95	County Levy	$ 1,057.75	Education Levy	$ 566.10

Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				7/8/2026	$ 780.08	Sub-Total - Tax Levy	$ 2,991.80
				9/9/2026	$ 780.00	Special Charges/Credits	$ 0.00
						2026 Tax Cap Adjustment	$ 0.00
						Final 2026 Levies	**$ 2,991.80**
						Less Interim Tax Notice	$ 1,431.72
						Past Due Taxes/Credit	$ 0.00
Total Special Charges		$ 0.00				**Total Amount Due**	$ 1,560.08

Schedule 2

Explanation of Tax Changes 2025 to 2026

Final 2025 Levies	Final 2026 Levies	Total Year Over Year Change
$ 2,863.46	$ 2,991.80	$ 128.34

Final 2025 Levies	$ 2,863.46
* 2025 Annualized Taxes	$ 2,863.46
2026 Local Municipal Levy Change	$ 64.90
2026 County Levy Change	$ 63.44
2026 Provincial Education Levy Change	
2026 Tax Change Due to Reassessment	
** Final 2026 Levies	$ 2,991.80

**Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special

Schedule 3

Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2026 CVA Taxes			
* 2025 Annualized Taxes			
2026 Tax Cap Amount			
2026 Provincial Education Levy Change			
2026 Municipal Levy Change			
** 2026 Adjusted Taxes			

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.

hydro one

[redacted]

Your account number is: **2001 2680 3320**

This statement is issued on: **August 18, 2026**

Your Electricity Statement

For the period of: **July 11, 2026 - August 12, 2026**

What do I owe?

$146.07

See reverse for a summary of your charges

How much did I use?

You powered your home with

755 kWh

of electricity this period

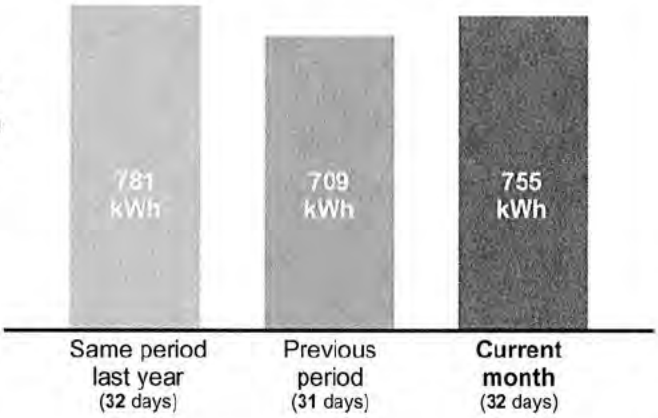
When is it due?

Sep 7, 2026

What does my electricity usage look like?

Your average daily usage has **decreased by 3%** compared to the same period last year.

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



What do I need to know?

Total Ontario support: $70.07. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

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

Please return this slip with your payment.

Your account number: **2001 2680 3320**

hydro one

Total amount you owe **$146.07**

Amount enclosed **$**

[redacted]

HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3

2001268033200000146075

What am I paying for?

Balance carried forward from previous statement		**$0.00**
Amount from your previous period	$143.42	
Amount we received on Jul 24/26	−$143.42	
Your electricity charges		**$146.07**
Total amount you owe		**$146.07**

If payment is not received by Sept 7, 2026, a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.

Powering 1010 SHAMBA TRAIL, LOT 1 CON 4

Point of Delivery: 10488796 — Residential - Medium Density

Electricity	$92.92

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	$65.71

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	$4.57

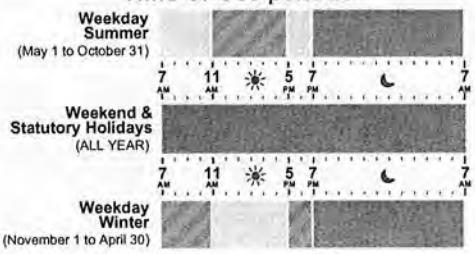
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.

HST (87086-5821-RT0001)	$21.22
Ontario Electricity Rebate	−$38.35
Total of your electricity charges	**$146.07**

What is my Time-of-Use breakdown?

Jul 11/26 to Aug 12/26	Usage (kWh)	Rate (¢)	Amount
TOU On-Peak	107.5009	20.3	$21.82
TOU Mid-Peak	130.0727	15.7	$20.42
TOU Off-Peak	517.1154	9.8	$50.68

Time-of-Use periods



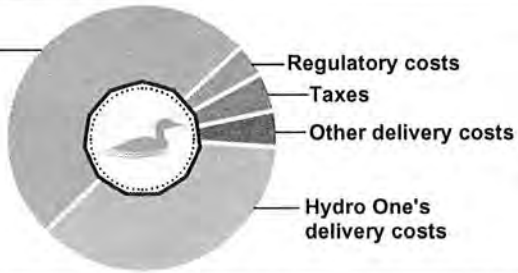
Meter reading details

Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3351404	Aug 12/26 72743.1698	Jul 11/26 71988.4808	754.689	(x1) = 754.689

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.



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.

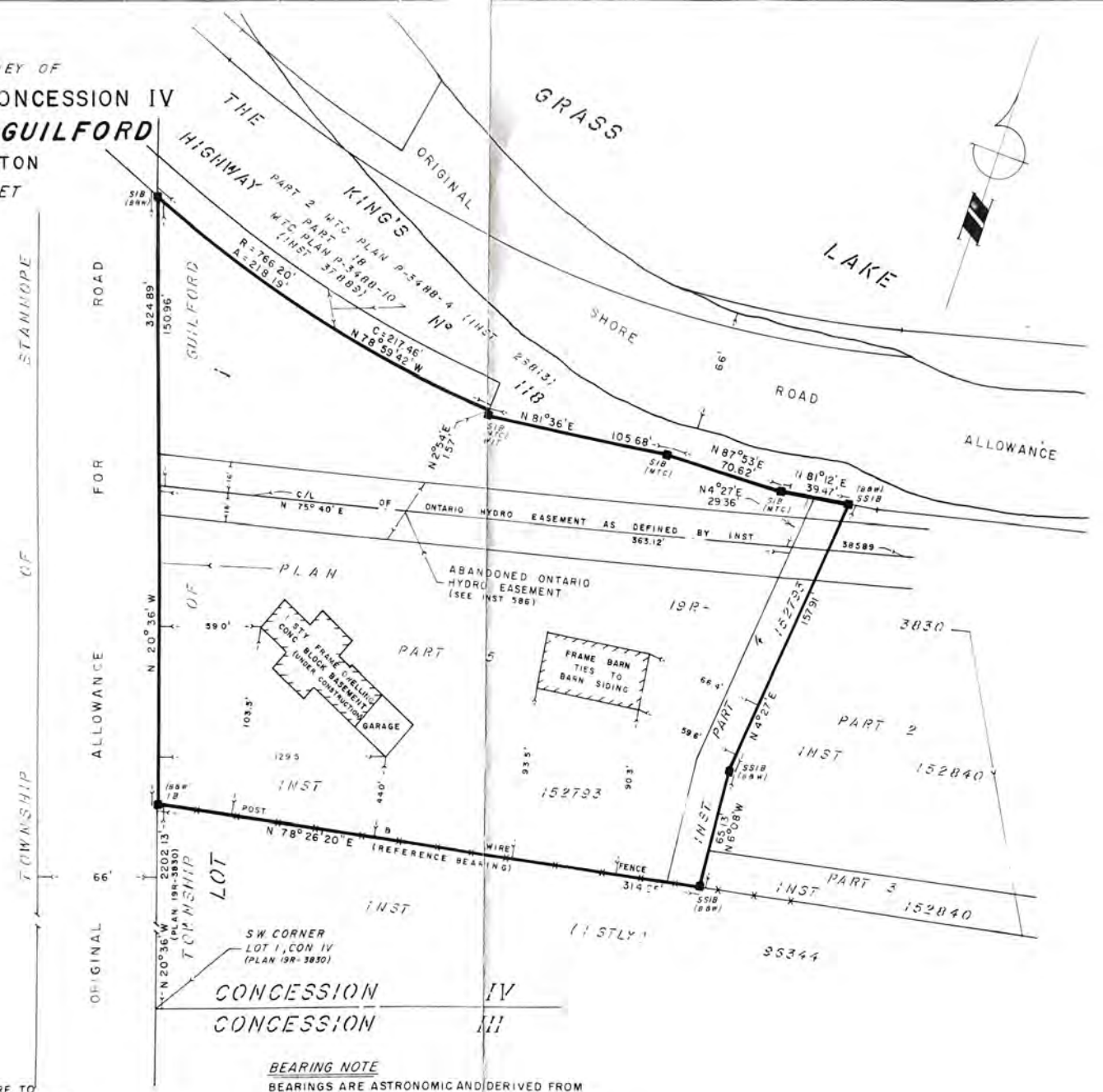
BUILDING LOCATION SURVEY OF

PART OF LOT 1, CONCESSION IV
TOWNSHIP OF GUILFORD
COUNTY OF HALIBURTON

SCALE: 1 INCH = 50 FEET

GREG BISHOP O.L.S.

1988



NOTE

BUILDING TIES SHOWN HEREON ARE TO EXTERIOR STUD WALLS PRIOR TO COMPLETION UNLESS OTHERWISE NOTED.

LEGEND

- □ DENOTES PLANTED
- ■ DENOTES FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES 5/8" SQ. IRON BAR
- IBB DENOTES 3/4" DIA. ROUND IRON BAR
- IT DENOTES IRON TUBE
- (BSL) DENOTES H.C. BISHOP O.L.S.
- (BBW) DENOTES BISHOP & WILSON O.L.S.
- (MTC) DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATIONS

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND DERIVED FROM THE SOUTHERLY LIMIT OF PART 5 PLAN 19R-3830 HAVING A BEARING OF N 78°26'20"E AS SHOWN THEREON.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
THE SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 29th DAY OF JULY, 1988

HALIBURTON, ONTARIO
AUGUST 3, 1988

GREG BISHOP
ONTARIO LAND SURVEYOR

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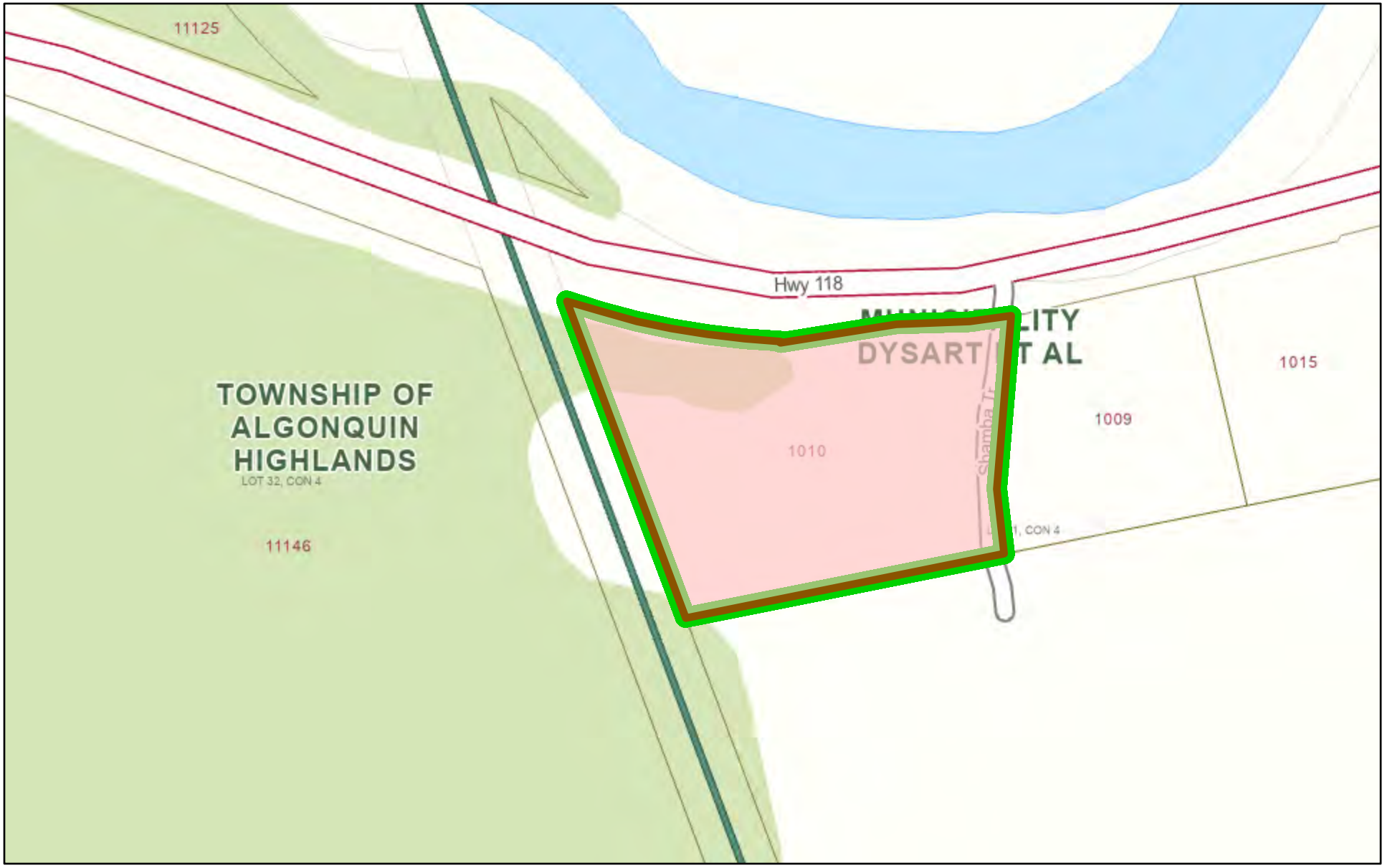
BISHOP & WILSON LTD.
ONTARIO LAND SURVEYORS

HEAD OFFICE
BOX 309, HALIBURTON
ONTARIO, K0M 1S0
(705) 457-2811

BRANCH OFFICES
3 KING ST E
BOBCAYGEON
ONTARIO, K0M 1A0
(705) 738-2231

BOX 311, MINDEN
ONTARIO, K0M 2K0
(705) 286-2811

1010 Shamba Trail, West Guilford



September 16, 2026

N

Scale: 1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

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Published by the County of Haliburton, 2025.

1010 Shamba Trail, West Guilford

September 16, 2026

N

Scale: 1:18,056

0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

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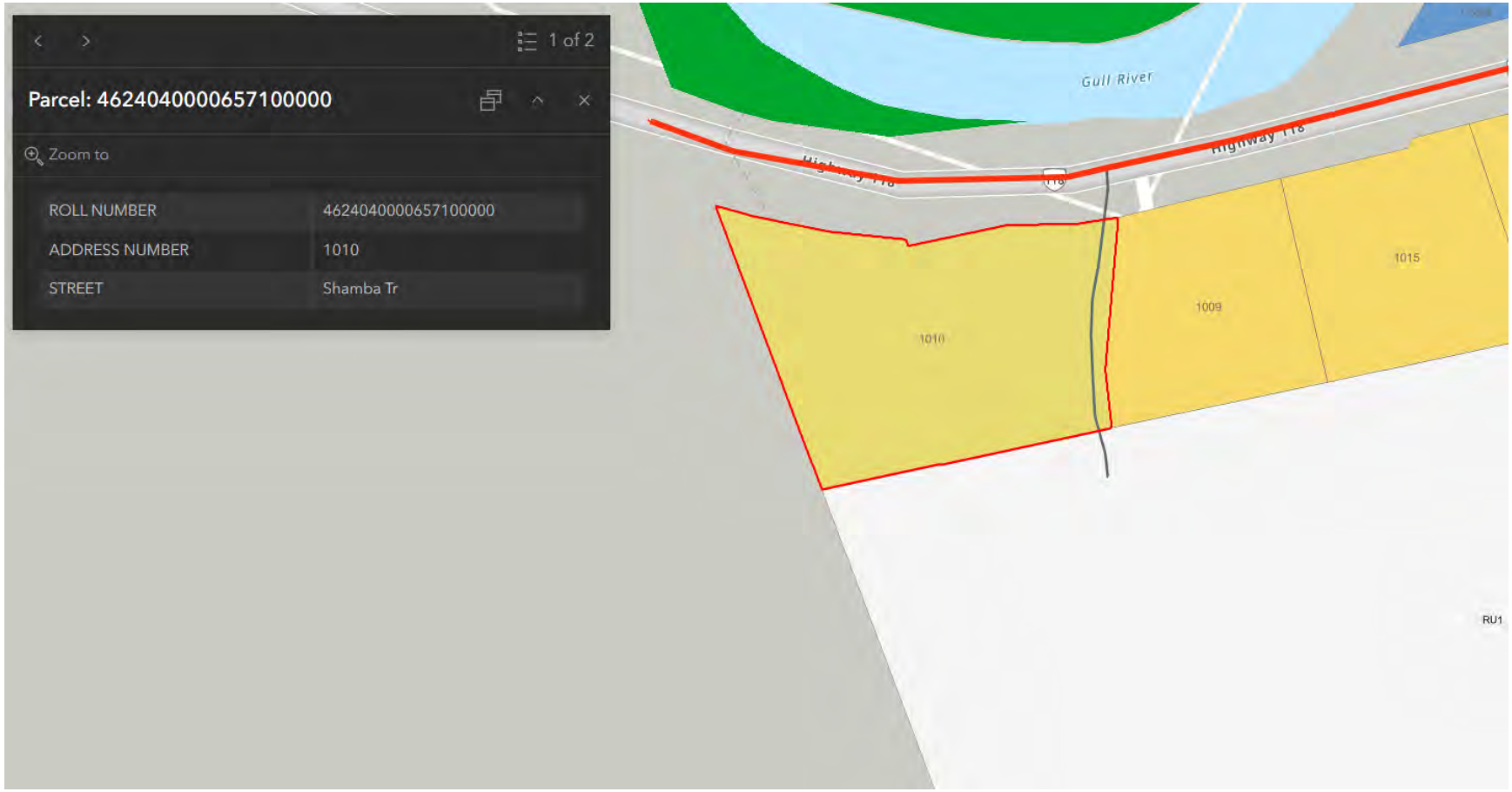
1 of 2
Parcel: 4624040000657100000
Zoom to
ROLL NUMBER
4624040000657100000
ADDRESS NUMBER
1010
STREET
Shamba Tr
Gull River
Highway 118
1010
1009
1015
RU1