

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$999,000

Welcome to 1012 Caldwell Trail

on Bob Lake, Minden Hills



Cheryl Bolger

Sales Representative



CONTACT DETAILS:

 705-457-9994  cheryl@cherylbolger.ca
 705-306-9450  troyausten.ca



Welcome to Bob Lake - where peace, privacy, and pristine waters come together to create the ultimate lakeside escape. Tucked into a low-traffic bay, this beautifully renovated four-season cottage offers calm, clean waters ideal for paddle boarding, kayaking, and canoeing. With deep water off the dock and exceptional water clarity, its the perfect setting for swimming and lakeside relaxation.

This 4-bedroom, 2-bath home has been fully renovated and is completely turn-key. It features a well-built design with thoughtful finishes throughout, including a fully finished basement with a cozy wood stove for year-round comfort. The second-floor bedroom boasts its own private balcony with lake views an ideal retreat for morning coffee or evening stargazing.

Outdoors, enjoy multiple spaces to take in the waterfront, whether from the large dock, outdoor seating areas, or landscaped yard. This is a property made for gathering and enjoying the natural surroundings. Located just 10 minutes from the village of Minden, you'll have convenient access to groceries, restaurants, gas, schools, trails, and more all while being part of a quiet, quality lakefront community.

This is lakeside living at its finest move-in ready and made for all seasons.

Property Client Full

1012 Caldwell Trail, Minden Hills, Ontario K0M 2A0

Listing

1012 Caldwell Tr Minden Hills

Active / Residential Freehold / Detached

MLS®#: X12120554

List Price: \$999,000

Haliburton/Minden Hills/Lutterworth



Tax Amt/Yr: **\$3,548.17/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 12 CON 1 ANSON PT 6 TO 10 19R1792; S/T & T/W H236262; MINDEN HILLS**

Style: **2 Storey** Rooms Rooms+: **8+3**
 Fractional Ownership: **None** BR BR+: **4(3+1)**
 Assignment: **None** Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **2.0** SF Source: **None**
 Lot Irreg: **None** Lot Acres: **None**
 Lot Front: **99.44** Fronting On: **E**
 Lot Depth: **215.44**
 Lot Size Code: **Feet**

Zoning: **SR**

Dir/Cross St: **Bob Lake Road then keep right on to Caldwell Trail**

PIN #: **393110133**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461601000013260** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Island YN: **No**
 Fam Rm: **No**
 Basement: **Yes/Finished W/O, Full**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Rec Room, Wood Stove**
 Interior Feat: **Water Heater Owned**
 Heat: **Forced Air, Propane**
 A/C: **No/None**
 Central Vac: **No**
 Property Feat: **Lake Access, Lake/Pond, Waterfront**

Exterior: **Vinyl Siding**
 Drive: **Private**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **1.00**
 Tot Pk Spcs: **1.00**
 Pool: **None**
 Room Size: **None**
 Energy Gener: **Generator-Wired**
 Rural Services: **None**
 Security Feat: **None**

Water: **Other**
 Water Inc: **Lake/River**
 Water Supply: **Heatd Waterline, UV System**
 Water Meter: **None**
 Waterfront Feat: **Stairs to Waterfront**
 Waterfront Struc: **None**
 Well Capacity: **None**
 Well Depth: **None**
 Sewers: **Tank**
 Special Desig: **Unknown**
 Farm Features: **None**
 Winterized: **Fully**

Exterior Feat: **Deck, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Poured Concrete**
 Soil Type: **None**
 Water Name: **Bob Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **None**
 Water Features: **Stairs to Waterfront**
 Under Contract: **Propane Tank**
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Clean, Deep, Rocky**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Waterfront Frontage (M): **30.18**

Dev Charges Paid: **None**

HST App To SP: **Included In**

Shoreline Exposure: **None**

Water View: **Direct**
 Lot Shape: **None**

Channel Name: **None**
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Welcome to Bob Lake - where peace, privacy, and pristine waters come together to create the ultimate lakeside escape. Tucked into a low-traffic bay, this beautifully renovated four-season cottage offers calm, clean waters ideal for paddle boarding, kayaking, and canoeing. With deep water off the dock and exceptional water clarity, its the perfect setting for swimming and lakeside relaxation. This 4-bedroom, 2-bath home has been fully renovated and is completely turn-key. It features a well-built design with thoughtful finishes throughout, including a fully finished basement with a cozy wood stove for year-round comfort. The second-floor bedroom boasts its own private balcony with lake views an ideal retreat for morning coffee or evening stargazing. Outdoors, enjoy multiple spaces to take in the waterfront, whether from the large dock, outdoor seating areas, or landscaped yard. This is a property made for gathering and enjoying the natural surroundings. Located just 10 minutes from the village of Minden, you'll have convenient access to groceries, restaurants, gas, schools, trails, and more all while being part of a quiet, quality lakefront community. This is lakeside living at its finest move-in ready and made for all seasons.**

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

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **05/02/2025**

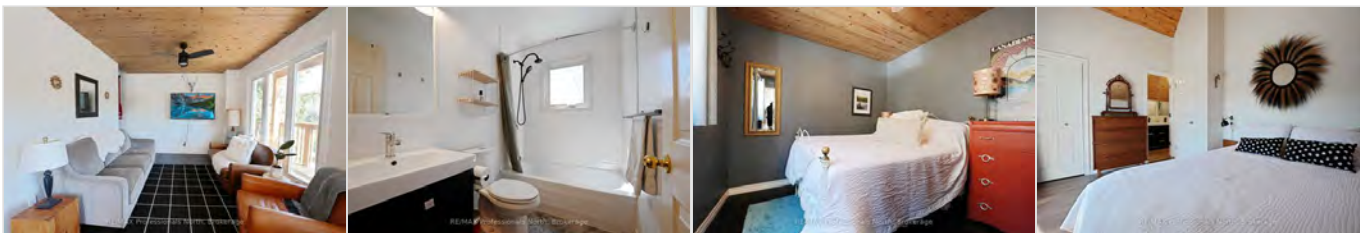
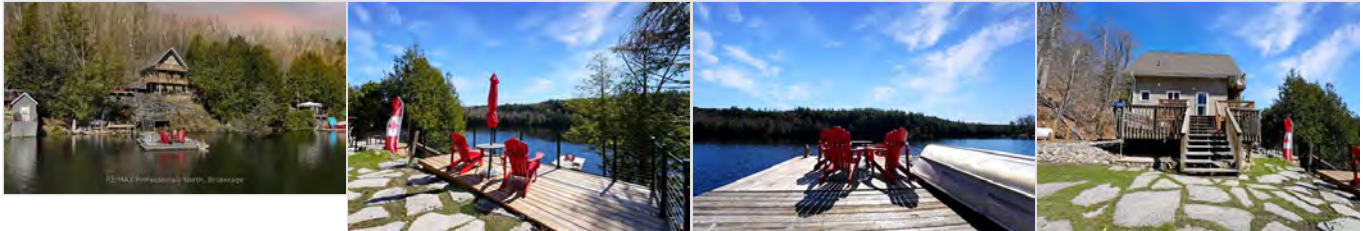
Rooms

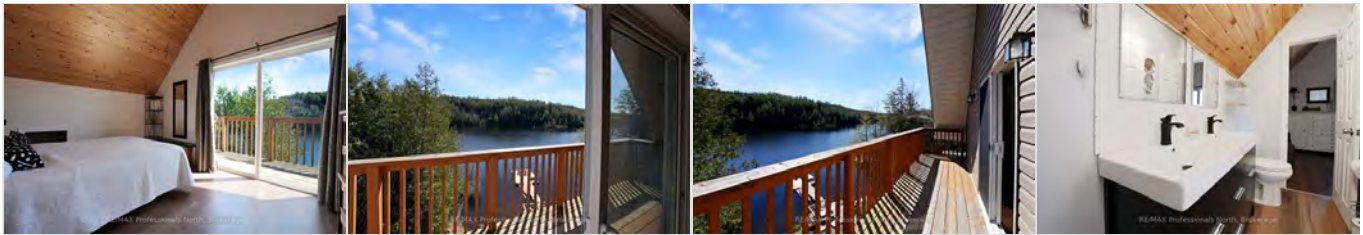
MLS®#: X12120554

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	2.91 M X 3.12 M	9.54 Ft x 10.23 Ft		
Living Room	Main	4.12 M X 3.19 M	13.51 Ft x 10.46 Ft		
Kitchen	Main	4.34 M X 2.24 M	14.23 Ft x 7.34 Ft		
Bedroom	Main	3.46 M X 2.81 M	11.35 Ft x 9.21 Ft		
Primary Bedroom	Second	5.43 M X 2.79 M	17.81 Ft x 9.15 Ft		
Bedroom	Second	3.92 M X 3.1 M	12.86 Ft x 10.17 Ft		Balcony
Recreation	Basement	6.59 M X 4.47 M	21.62 Ft x 14.66 Ft		
Bedroom	Basement	2.84 M X 2.6 M	9.31 Ft x 8.53 Ft		
Utility Room	Basement	3.05 M X 2.24 M	10.00 Ft x 7.34 Ft		Combined w/Laundry
Bathroom	Main			4	
Bathroom	Second			4	
Photos					

MLS®#: X12120554

[1012 Caldwell Trail](#), Minden Hills, Ontario K0M 2A0





Chattels

Included

- All Appliances
- As viewed except for noted Exclusions

Excluded

- Personal Items
- Staging Items
- Some of the pictures in the cottage - anything hanging on walls
- Top Floor Master; Silver chair, bench grey, Chest in walk in closet.
- Main Floor; Canoe paddles, Teak Lamp
- Basement; Silver shark on wall, Canadian tire truck collection, Live edge table, 2 cotton chairs.
- Shed near cottage; Some tools, power washer, shop vac, Ice fishing auger, inflatable paddle board.
- Near patio; Canoe painted with Canada Flag
- Shed below near lake; Inflatable green one man boat + paddle, a couple life jackets, a couple inflatable toys (there are lots).



Seller



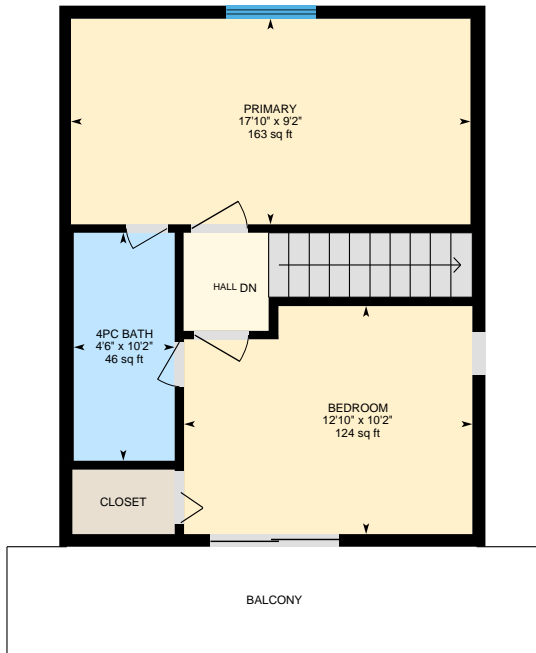
Buyer

Additional Information

- Propane Supplier: Kelly's Propane
- Wood Cords per Season: ½ Cord
- Satellite Provider: Bell
- Internet Provider: Bell
 - Highspeed: Yes
- Cell Service: Yes
- Septic Holding Tank Installed: Approx 2010
 - Last pumped by Sheppard
 - Past pumped on 10/01/2024
- Water Treatment System: Yes
- Winterized: Yes
- Age of Building: 15 Years
- Age of Roof: 15 Years
- Insurance Company: All State
- Road Type: Year Round Private Road
- Driveway Plowing Costs: \$150

1012 Caldwell Trail, Minden Hills, ON

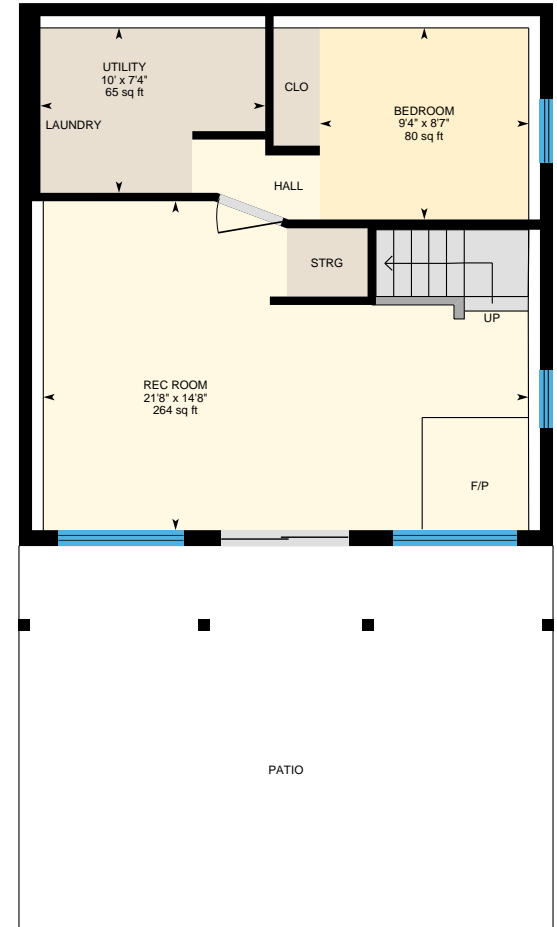
Main Building: Total Interior Area Above Grade 942.69 sq ft



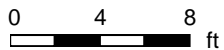
2nd Floor
Interior Area 408.94 sq ft



Main Floor
Interior Area 533.75 sq ft

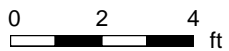


Basement (Below Grade)
Interior Area 485.56 sq ft



1012 Caldwell Trail, Minden Hills, ON

2nd Floor Interior Area 408.94 sq ft

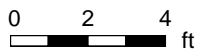


PREPARED: 2025/05/01



1012 Caldwell Trail, Minden Hills, ON

Main Floor Interior Area 533.75 sq ft

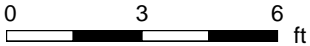
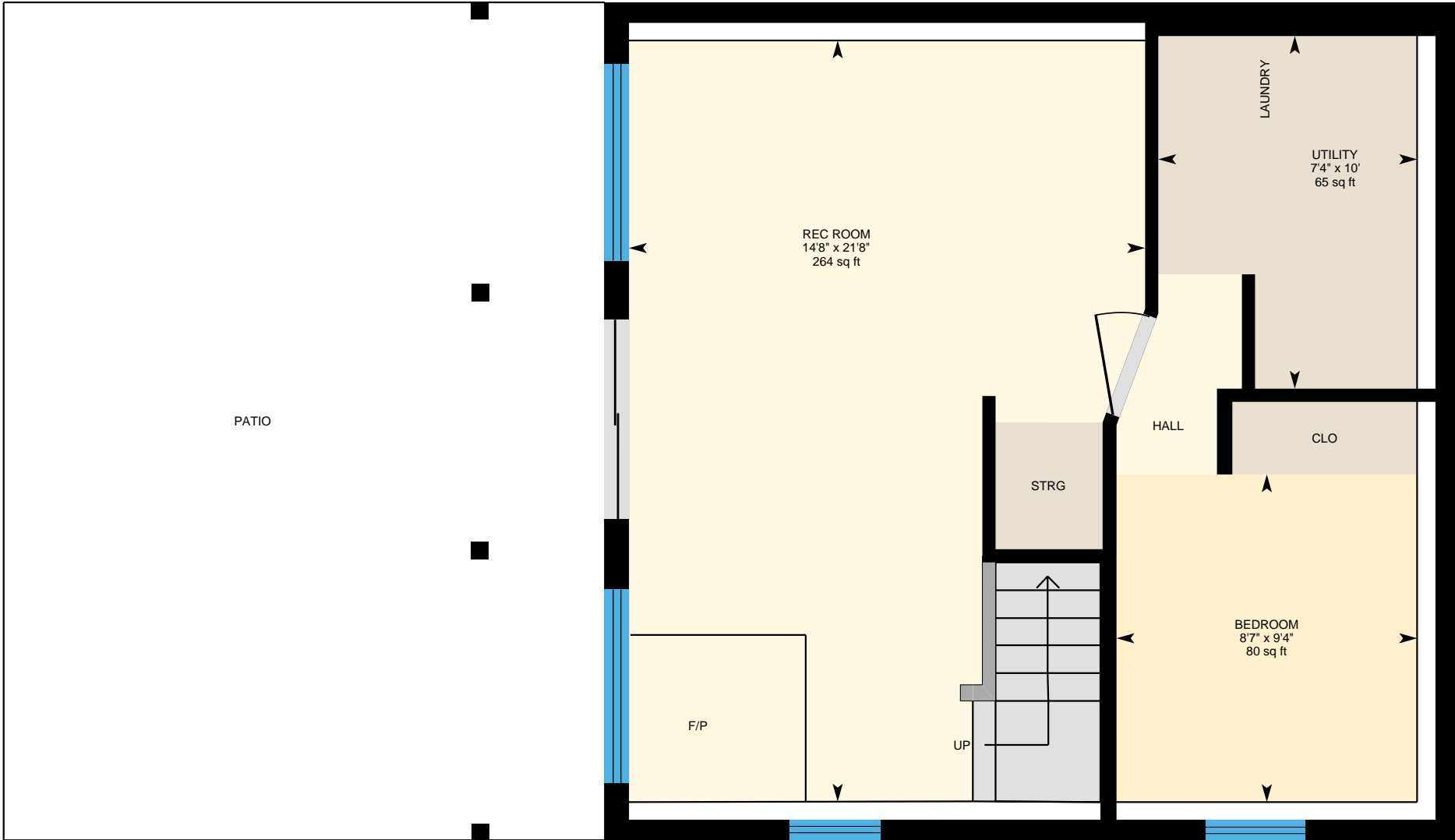


PREPARED: 2025/05/01



1012 Caldwell Trail, Minden Hills, ON

Basement (Below Grade) Interior Area 485.56 sq ft



PREPARED: 2025/05/01



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.

1012 Caldwell Trail, Minden Hills, 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

2ND FLOOR

4pc Bath: 4'6" x 10'2" | 46 sq ft
Bedroom: 12'10" x 10'2" | 124 sq ft
Primary: 17'10" x 9'2" | 163 sq ft

MAIN FLOOR

4pc Bath: 7'7" x 5' | 38 sq ft
Bedroom: 11'4" x 9'3" | 93 sq ft
Dining: 9'6" x 10'3" | 96 sq ft
Kitchen: 14'3" x 7'4" | 91 sq ft
Living: 13'6" x 10'6" | 137 sq ft

BASEMENT

Bedroom: 9'4" x 8'7" | 80 sq ft
Rec Room: 21'8" x 14'8" | 264 sq ft
Utility: 10' x 7'4" | 65 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

2ND FLOOR

Interior Area: 408.94 sq ft

MAIN FLOOR

Interior Area: 533.75 sq ft

BASEMENT (Below Grade)

Interior Area: 485.56 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 942.69 sq ft

1012 Caldwell Trail, Minden Hills, 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>

INSPECTION REPORT – WOOD STOVE AND FLUE PIPE

Date:	Sept 19 th , 2018
Name:	
Address:	1012 Caldwell Trl.
City:	
Postal Code:	
Phone No.:	
Email:	
Reason for Inspection:	Insurance
Level of Inspection Requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> * Level 2 <input type="checkbox"/> Level 3	

* NFPA 211 Requires the Chimney To Be Checked & Swept If Required Upon Sale Or Transfer Of the Property (Real Estate Purposes)

Appliance Standard: <input checked="" type="checkbox"/> ULC S627 <input type="checkbox"/> EPA <input type="checkbox"/> CSA B415 <input type="checkbox"/> Uncertified	
Listing Agency: <input type="checkbox"/> ULC <input type="checkbox"/> CSA <input checked="" type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input type="checkbox"/> OTL	
Manufacturer: Elmira	Model: 2100
Installation Manual Available: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Installed By: unknown	Date: <input checked="" type="checkbox"/> Unknown Approx Age: 1yr
Installed In: <input type="checkbox"/> Residence <input type="checkbox"/> Mobile Home <input type="checkbox"/> Combustible Alcove <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Cottage	
Appliance Location: <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Main Floor <input type="checkbox"/> Other:	
Connected To: <input type="checkbox"/> Masonry Chimney <input type="checkbox"/> SS Liner <input checked="" type="checkbox"/> F-B Chimney <input type="checkbox"/> Other:	

Inspection Results: *Indicate inspection results for each component. Code Compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect. An inspection can be expected to include some components marked UTI.*

CLEARANCES	ACTUAL	REQ'D	MANUFACTURERS REQUIREMENTS
1. Combustible side wall	20.5"	10"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
2. Combustible rear wall	8"	6"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
3. Combustible corner			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
4. Top / ceiling	92"	82"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

WOOD STOVE AND FLUE PIPE, cont'd

CLEARANCES, cont'd	ACTUAL	REQ'D	MANUFACTURERS REQUIREMENTS
5. Shielding			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
6. Ember pad size	73"x69"		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
7. Heat protection floor			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
FLUE PIPE TYPE: <input type="checkbox"/> Single wall <input checked="" type="checkbox"/> Double wall Size: 6"			
8. Clearances	23"	6"	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
9. Total length	48"		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
10. Elbows	1-90		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
11. Fastening			<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
12. Expansion joint if vertical			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
13.			<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
14. Connection to breech pipe			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
15. Connection to FB chimney			<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI

OTHER CONSIDERATIONS	Manufacturer & NFPA 211 requirements
16. Alcove approved <input type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
17. Mobile home approved <input type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
18. Flue checked for deposits <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes -very clean chimney
19. Condition of lining system <input checked="" type="checkbox"/> Good <input checked="" type="checkbox"/> See notes	
Photo Taken: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

INSPECTION REPORT – FACTORY-BUILT CHIMNEY

Date:	
Name:	
Address:	same.....
City:	
Postal Code:	
Phone No.:	
Email:	
Reason for Inspection:	Insurance
Level of Inspection Requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	

Chimney Classification: <input checked="" type="checkbox"/> ULC S629 (650C) <input type="checkbox"/> ULC S604 (FB Type A) <input type="checkbox"/> ULC S610 (FB Fireplace Chimney) <input type="checkbox"/> Unknown	
Listing Agency: <input checked="" type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input type="checkbox"/> OTL	
Manufacturer: Oliver Macleod	Model: HTC <input type="checkbox"/> Unknown
Installation Manual Available: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Installed By: unknown	Date: <input checked="" type="checkbox"/> Unknown Approx Age: 1yr
Total Height: 28ft	Flue Size: 8"
<input type="checkbox"/> Inside Installation <input checked="" type="checkbox"/> Outside Installation	

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CLEARANCES	MANUFACTURERS REQUIREMENTS
1. Horizontal extension beyond inside wall surface	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
2. Wall radiation shield	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
3. Clean out Tee and cap	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
4. Wall supports	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI

FACTORY-BUILT CHIMNEY, cont'd

CLEARANCES, cont'd	MANUFACTURERS REQUIREMENTS
5. Support spacing	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
6. Support above offset	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
7. Ceiling support	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
8. Firestops / radiation shields	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
9. Attic radiation shield (Level 2 Element)	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
10. Enclosed through living space	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
11. Roof flashing	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
12. Roof Braces	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
13. Rain Cap	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
14.	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

OTHER CONSIDERATIONS	MANUFACTURERS REQUIREMENTS
15. Height above roof surface minimum 3' required	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
16. Height above any roof surface or structure within 10': 2' required	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
17. Chimney clearance to combustibles	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI
18. Area of chimney enclosed or hidden <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
19. Attached appliance(s) <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Photo Taken: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

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This installation appears to meet the requirements of the manufacturers



PHONE: 705-286-1245
EMAIL: myerschimney@hotmail.com
Website: www.myerschimney.com

Inspectors Signature:
Ian Myers

CERTIFICATION # 9570

(SEE INSPECTION PARAMETERS BELOW)

Chimney Inspection Levels



Myers Chimney performs chimney inspections that meet the standards established by the National Fire Protection Association (NFPA). The 2016 edition of the NFPA 211, Standards for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances identifies three levels of chimney inspection, and when each level of inspection should be performed.

	Scope	Required Access	Occasion	Indications
Level I	<p>Basic condition of chimney and flue.</p> <p>Absence of combustible deposits or blockage in flue.</p> <p><i>Accessible</i> areas of appliance & connector.</p>	<p><i>Readily accessible</i> areas of the chimney interior and exterior.</p> <p><i>Accessible</i> portions of the appliance and chimney connector.</p>	<p>Annually.</p> <p>During routine chimney sweeping.</p> <p>Upon replacement of connected appliance with a similar unit.</p>	<p>When verification of serviceability for continued use under present conditions is needed.</p>
Level II	<p>A Level I inspection and:</p> <p><i>Accessible</i> portions of the chimney structure and all enclosed flues, including size and suitability of flues.</p> <p>Proper clearances to combustibles in accessible areas.</p>	<p>All <i>accessible</i> areas, interior and exterior, including parts of the chimney passing through crawlspaces and attics.</p> <p>Shall include video scan or other means of flue interior visual inspection.</p>	<p>Adding / removing an appliance; replacing an appliance with one of a different type or fuel.</p> <p>After an event likely to cause damage & before relining.</p> <p>Real estate sale or transfer.</p>	<p>Verification of chimney serviceability for continued service under changing conditions, or Level I inspection is inadequate.</p>
Level III	<p>A Level II inspection and:</p> <p><i>Concealed</i> areas of the chimney structure and enclosed flues.</p> <p>Clearances from combustibles.</p>	<p>Designated parts of the chimney structure and the building, including <i>concealed</i> areas.</p> <p>Removal of parts of the chimney or building as needed to gain access to specific <i>concealed</i> areas.</p>	<p>As needed to examine damage to the chimney or building.</p> <p>When a lower level inspection results in a detected or suspected hazard that can't be checked without access to <i>concealed</i> areas.</p>	<p>When knowledge of the condition of the chimney is critical to the renewed or continued use of the chimney.</p> <p>Required only for areas of concern that can't be properly evaluated by a lower level inspection.</p>

Readily Accessible - Exposed or capable of being exposed for operation, inspection, or maintenance without the use of tools or ladders.

Accessible - Exposed or capable of being exposed for operation, inspection, or maintenance with the use of common tools, without damage to the chimney structure, building, or finished surfaces.

Concealed - Not capable of being exposed for operation, inspection, or maintenance without the use of special tools or without damage to the chimney structure, building, or finished surfaces.

The information on this inspection report is an evaluation of system compliance using applicable manufacturers installation instructions and applicable building Codes. It is limited to the conditions present at the time of inspection. Since conditions of use are beyond our control and/or defects may exist that are hidden or inaccessible, we make no warranty of the safety or function of any appliance or chimney and none are implied.



TOWNSHIP OF MINDEN HILLS
 PO BOX 359 7 MILNE ST
 MINDEN ON K0M 2K0
 Tel. No. : (705) 286-1260

TAX BILL

FINAL 2024

Billing Date
Jun 08, 2024

Roll No. **4616 010 00013260.0000** Mortgage Co:

Mortgage No.

1012 CALDWELL TRAIL
 CON 1 PT LOT 12 RP 19R1792 PARTS 6 TO 10

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RT P	399,000	RES FULL - MUNICIPAL	0.00444522	1,773.64	0.00153000	610.47
		RES FULL - COUNTY	0.00252745	1,008.45		
Sub Totals		Municipal Levy		2,782.09	Education Levy	610.47
Special Charges/Credits		Summary				
		Tax Levy Sub-Total (Municipal+Education)				3,392.56
		Special Charges/Credits				0.00
		2024 Tax Cap Adjustment				0.00
		Final 2024 Taxes				3,392.56
		Less Interim Billing				(1,613.34)
		Past Due/Credit (As of 06/08/2024)				322.66
Total		Total Amount Due				\$ 2,101.88

IF YOUR TAXES ARE PAID BY YOUR MORTGAGE COMPANY, THIS IS FOR INFORMATION ONLY.

Please return this portion with your payment
FINAL 2024



TOWNSHIP OF MINDEN HILLS
 PO BOX 359 7 MILNE ST
 MINDEN ON K0M 2K0
 Tel. No. : (705) 286-1260

Second Installment	
Roll #	4616 010 00013260.0000
Due Date:	Sep 20, 2024
Total Amount Due	\$ 889.00
Amount Paid	

**YOU ARE PARTICIPATING IN THE
 PREAUTHORIZED PAYMENT PLAN,
 NO PAYMENT IS REQUIRED.**

**YOUR MONTHLY DEDUCTION IS
 \$355.84**



DIVISION OF 564463 ONTARIO LTD
 BOX 43, 81 MALLARD ROAD, HALIBURTON, ON K0M 1S0

Invoice

Date	Account #	Invoice #
9/27/22	8667	35807

Bill To

**Using your cottage more this season?
 Make sure you notify your fuel supplier so
 you have adequate supply!**

Check out our website! www.walkershvac.com

TSSA#	P.O. No.	Terms	Technician	Project
0076439215		Net 15	KW	

Serviced	Description	Qty	Rate	Amount
9/16/22	MATERIALS & LABOUR TO SUPPLY & INSTALL YORK LX SERIES 80,000 BTU 96% HIGH EFFICIENT TWO-STAGE PROPANE FURNACE COMPLETE WITH GAS PIPING & VENTING, DUCT TRANSITIONS, FURNACE DRAIN TO EXISTING DRAIN, HONEYWELL PROGRAMMABLE THERMOSTAT*		5,550.00	5,550.00
	*UPGRADE TO SENSI WI-FI PROGRAMMABLE THERMOSTAT PRO MODEL 1F87U-42WFC, INCLUDES 5 YEAR "PRO INSTALL" WARRANTY		200.00	200.00
	KELLY'S PROPANE 500 GALLON LAND TANK DELIVERED & SET UP			
	PROPANE REGULATOR		300.00	300.00
	ELECTRICAL SUBCONTRACT - SHARP'S ELECTRIC		523.49	523.49
	LESS DEPOSIT RECEIVED (\$2,775.00 LESS HST)		-2,455.75	-2,455.75
	----- THANK YOU -----			

Our preferred method of payment is by e-Transfer or cheque. By Telephone or On Line Banking at Bank of Montreal only. VISA or MasterCard payments subject to 3% processing fee.	Subtotal		\$4,117.74
	GST/HST		\$535.31
	Total		\$4,653.05
	Balance Due		\$4,653.05
Phone #	Fax #	E-mail / e-Transfer:	
705-457-2375 or 866-457-2375	705 457-3630	info@walkershvac.com	

GST/HST No. 106382427

Invoices over 15 days are subject to a finance charge of 24% per annum

2,500 PAID
2,153.05

CUSTOMER	SALES ORDER INFORMATION	DOCUMENT NUMBER
FIELDING JIM	TYPE: SALES ORDER/INVOICE DEL/PU: P ZONE: 420 DAY: FRIDAY DATE: 18-OCT-2019 SERV.	101594AIBHI FIELJ69ZZ3 SALESPERSON(S) IRFAN A

B



Our Commitment is to you...our customer.

We are proud to serve you with our brand name products and our dedicated sales and service team.

QTY	ITEM CODE	W	VEND	DESCRIPTION	EXT'D PRICE
1	RB17N6DS		047A	B/M FRIDGE - SS	\$ 849.00
1	001ARF4D		0001	4YR FRIDGE WTY	\$ 149.99

SPECIAL NOTES

*Taxes and Surcharges are subject to change	MERCH SUBT. \$	998.99
	PICKUP \$.00
	TAXABLE TOTAL \$	998.99
	GST/HST \$	129.87 *
	PST/QST \$.00 *
	TOTAL \$	1128.86
	DEPOSIT \$	1128.86
	BALANCE DUE \$.00

TRAN TYPE	AMOUNT	ACCT.	ACCOUNT NUMBER	MERCHANT #	FIN CODE	APPROVAL	DATE/TIME
PURCHASE/CHAT	1128.86	CDN MASTERCARD	*****8089	74729707	C	073761	15-OCT-2019 17:21:17
APN/APL: CAPITAL ONE	Card Type: CREDIT	AID: A0000000041010	TVR: 0000008000	SEQ: 800	BATCH: 008	ISO: 00	00001 APPROVED - THANK YOU

DEPOSIT DETAILS

Thank You For Shopping At The **BRICK**. Please Visit www.thebrick.com or call us at 1(866) 508-7766 to obtain our Privacy Policy.

FOR CUSTOMER SERVICE INQUIRIES
Please call your store : 905-629-2900
or email: mis@thebrick.com

SEE REVERSE FOR MORE INFORMATION YOU SHOULD KNOW FOLLOW US ON



CREDIT CARD TRANSACTION: Cardholder will pay card issuer above amount pursuant to Cardholder Agreement.

DATE: 15-OCT-2019 17:21:42

BUYER SIGNATURE(S) _____

PAYMENT OPTIONS

- STANDARD REVOLVING
- _____ EQUAL MONTHLY PAYMENTS PROMOTIONAL OFFER
- _____ MONTHS NO INTEREST NO PAYMENT PROMOTIONAL OFFER

IMPORTANT: Retain this copy for your records.

INVOICE



INTERCO FABRICATIONS
 a Division of BRT Distributing Ltd
 1368 Highway 7 E Keene, ON
 K9J 0G6
 Tel: (705) 295-4555 Fax: (705)295- 4707
 GST # 10392 7984 RT0001

Invoice No.	Page
10192	1
Invoice Date	
June 28, 2022	
Total Amount Due	
2,528.94	

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Cust. No.	SP	Order No.	Order Date	Ship Via	PO No.	Terms
FIE101	1	WO-3398	06-28-22			Upon Receipt

Qty Order	Qty Ship	Description	Serial Nb	Unit Price	Extended Price
1.00	1.00	ROLLER RAMPS 1000LB CAPACITY 20' ALUMINUM FRAME ONLY	DOCK	1,182.00	1,182.00
10.00	10.00	ROLLERS FOR RAMPS SINGLE BRACKET AND ROL	DOCK	88.00	880.00
1.00	1.00	ROLLERS FOR RAMPS WINCH AND STRAP	DOCK	176.00	176.00
1.00	1.00	PICKUP	DOCK	0.00	0.00

INTERCO FABRICATIONS
 1368 HWY 7 EAST
 KEENE, ON, K9J 0G6
 705-295-4555

SALE

REF #: 00000001
 Batch #: 245
 06/29/22
 APPR CODE: 01657E
 Trace: 1
 MASTERCARD
 *****7006

14-27-18
 CVV2: M
 Manual CP

AMOUNT \$1,763.52

APPROVED
 THANK YOU / MERCI
 CUSTOMER COPY

emailed
 June 28/22

COMMENTS:
\$800 DEPOSIT PAID

2% SURCHARGE ON ALL CREDIT CARD PAYMENTS
 WE GLADLY ACCEPT E-TRANSFER PAYMENTS
 SEND TO INTERCOPAYMENTS@BRTGROUP.COM

Discount	0.00
Sub-Total	2,238.00
HST/GST	290.94
Total Invoice	2,528.94

PAID \$ 1,728.94
 + 2%
 1763.52

GEOGRAPHIC TOWNSHIP OF ANSON

TOWNSHIP OF MINDEN HILLS

COUNTY OF HALIBURTON

STEVEN C. RUTTAN O.L.S.



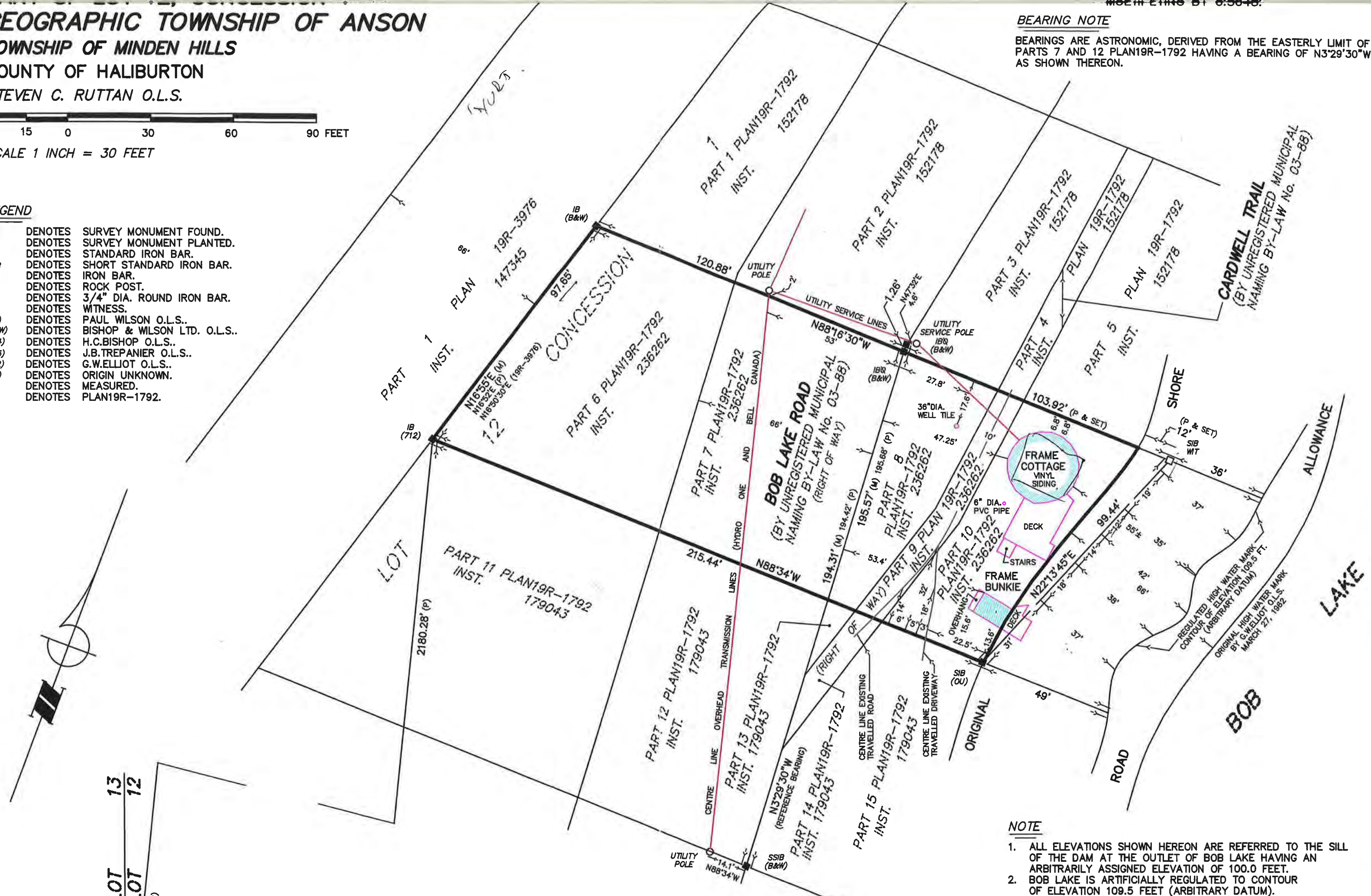
SCALE 1 INCH = 30 FEET

LEGEND

- DENOTES SURVEY MONUMENT FOUND.
- DENOTES SURVEY MONUMENT PLANTED.
- SIB DENOTES STANDARD IRON BAR.
- SSIB DENOTES SHORT STANDARD IRON BAR.
- IB DENOTES IRON BAR.
- RP DENOTES ROCK POST.
- IBQ DENOTES 3/4" DIA. ROUND IRON BAR.
- WT DENOTES WITNESS.
- (PW) DENOTES PAUL WILSON O.L.S..
- (B&W) DENOTES BISHOP & WILSON LTD. O.L.S..
- (934) DENOTES H.C.BISHOP O.L.S..
- (755) DENOTES J.B.TREPANIER O.L.S..
- (712) DENOTES G.W.ELLIOT O.L.S..
- (OU) DENOTES ORIGIN UNKNOWN.
- (M) DENOTES MEASURED.
- (P) DENOTES PLAN19R-1792.

BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERLY LIMIT OF PARTS 7 AND 12 PLAN19R-1792 HAVING A BEARING OF N3°29'30"W AS SHOWN THEREON.



NOTE

1. ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF BOB LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FEET.
2. BOB LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 109.5 FEET (ARBITRARY DATUM).
3. CONTOUR OF ELEVATION 100.0 FEET (ARBITRARY DATUM) IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER

LOT 13
LOT 12
W (P)

1012 Caldwell Trail, Bob Lake



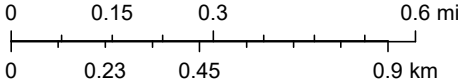
March 25, 2025

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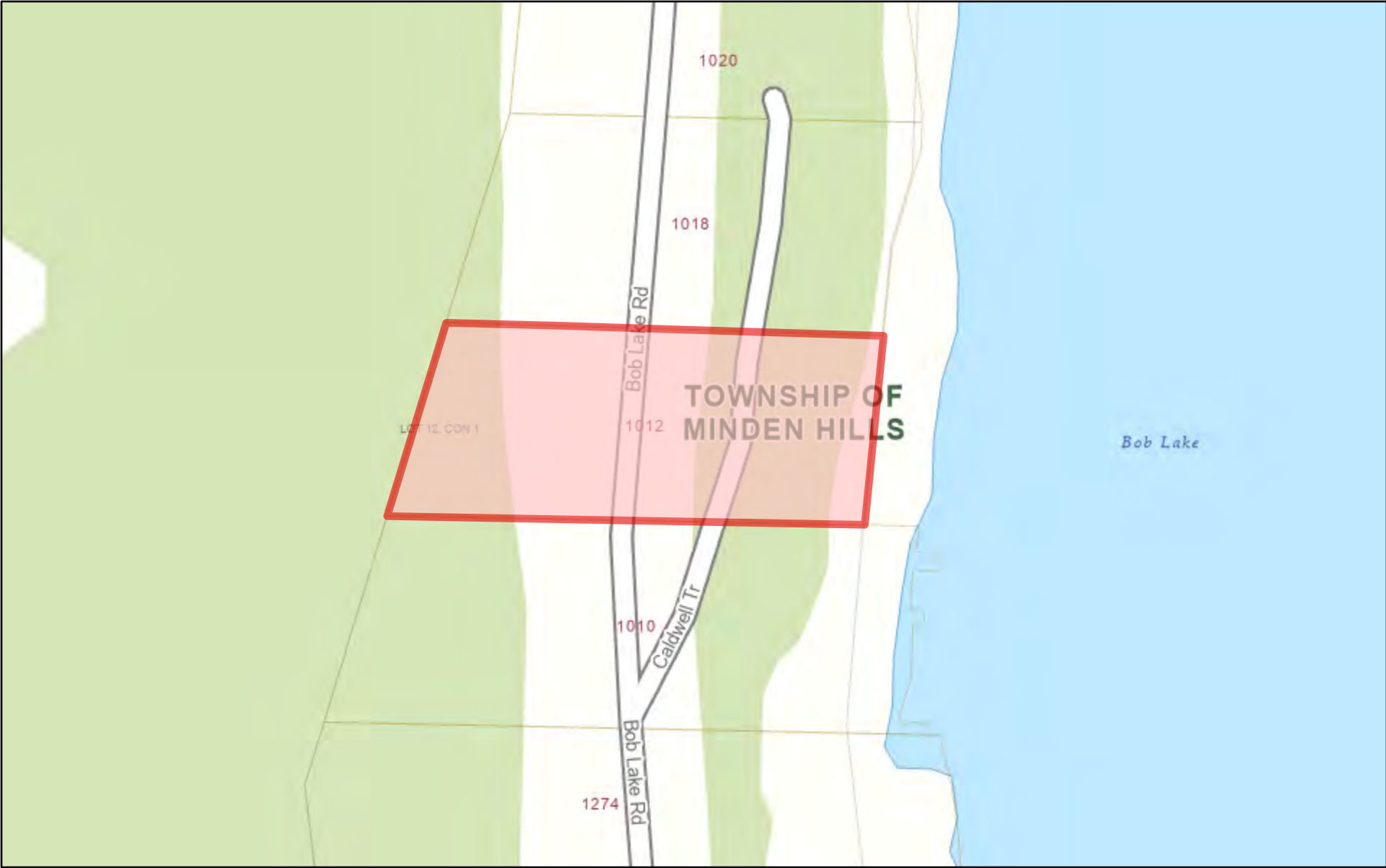
Published by the County of Haliburton, 2024.



Scale: 1:18,056



1012 Caldwell Trail, Bob Lake



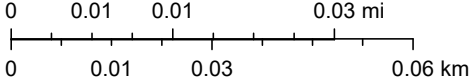
March 25, 2025

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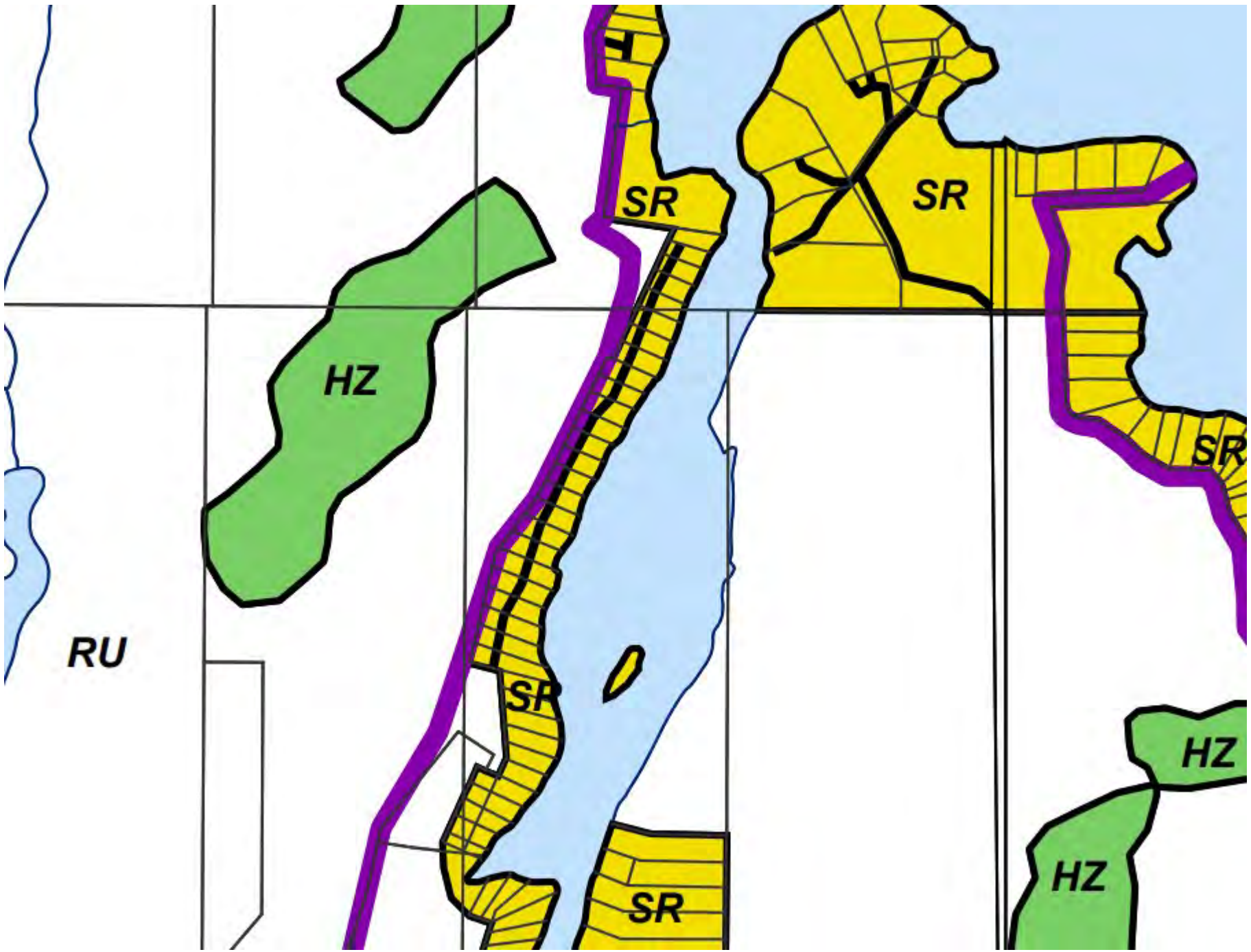
Published by the County of Haliburton, 2024.



Scale: 1:1,128







Bob Lake

Haliburton County

Lutterworth & Anson Townships

Physical Data

Surface Area - 543 acres
Maximum Depth - 210 ft

Perimeter - 9.8 miles
Mean Depth - 60 ft

Lake Characteristics

A low productive deep water lake typical of the pre-Cambrian shield. The irregular shoreline provides a limited amount of aquatic plant growth. A dam operated by the Trent Canal System causes annual fluctuations of 9 ft and continuous flushing. Excellent spawning beds for lake trout are located around the islands.

Fish Species Present

Lake trout, smallmouth bass, white sucker, yellow perch, lake herring, bluntnose minnows.

Fishing

Most lake trout caught are small but fish up to 8 lbs have been taken. Slot lake, check with MNR for regulations.

Access

Proceed north out of Minden across the bridge at the edge of town. Turn left at the Scotch Line Road and continue on this road to a fork. Take the left fork into Bob Lake.

