



\$549,900

Welcome to 1017 Pickerel Lane
on Salerno Lake, Highlands East



Vince Duchene
Broker



CONTACT DETAILS: 705-457-9994 vince@vineduchene.ca
 705-457-0046 troyausten.ca

Property Client Full

1017 Pickerel Lane, Highlands East, Ontario K0M 1X0

Listing

1017 Pickerel Lane Highlands East**Active / Residential Freehold / Detached****MLS® #: X13723380****List Price: \$549,900****New Listing****Haliburton/Highlands East/Glamorgan**

Tax Amt/Yr: **\$2,895.50/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 1-2 CON 1 GLAMORGAN AS IN H135443; T/W H135443; HIGHLANDS EAST**

Style: **Bungalow Raised** Rooms Rooms+: **5+0**
 Fractional Ownership: **2(2+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres:**
 Lot Front: **115.00** Fronting On: **E**
 Lot Depth: **160.00** Builder Name:
 Lot Size Code: **Feet**

Dir/Cross St: **ON-118E to Glamorgan Road to County Road 503 to Irondale Road to Salerno Lake Road to Hearts Content Drive to Hands Drive to Pickerel Lane**

PIN #: **392700253**
 Holdover: **0**
 Possession: **Flexible**

ARN #: **460190100002600**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **No**
 Interior Feat: **Primary Bedroom - Main Floor, Water Heater Owned**
 Heat: **Baseboard**
 Heat Source: **Electric**
 A/C: **Yes/Wall Unit**
 Central Vac: **No**
 Property Feat: **Deck, Privacy, Seasonal Living**
 Exterior Feat: **Asphalt Shingle**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size:
 Rural Services: **Electrical**
 Security Feat: **No**

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Beachfront, Dock**
 Waterfront Struc: **Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **No**

Roof: **Asphalt Shingle**
 Foundation: **Piers**
 Topography: **Sloping**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Salerno Lake**
 Waterfront Y/N: **Yes**
 Water Struc: **Bunkie**
 Water Frontage: **35.02**
 Water Features: **Beachfront, Dock**
 Under Contract:
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Sandy, Shallow**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake**

Waterfront: **Direct**
 Easements/Restr: **Right of Way**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **North East**

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Ready to start making memories on beautiful Salerno Lake? This well cared for and turnkey 3 season family cottage offers 580 sq ft of comfortable living space with 2 bedrooms, 1 bathroom, and an open-concept eat-in kitchen and living area. Walk out to the lakeside deck, take in the broad lake views, and enjoy the peace and quiet of cottage country. The gently sloping lot leads to the water with a gradual sandy entry, making it ideal for kids and easy access to the lake. Deeper water awaits at the end of the 3-year-old docking system, perfect for swimming, boating, and fishing. Salerno Lake stretches approximately 4 km and offers excellent opportunities for water sports and fishing for multiple species. There's plenty of room for family and guests with a 16' x 12' bunkie complete with bunk beds, while the 27' x 10' detached garage/workshop provides space for ATVs, water toys, and all your cottage gear. A 6' x 10' garden shed near the lake adds even more storage. Gather around the firepit on cooler evenings, or spend summer days by the water. A new septic system adds peace of mind, and the property is accessed by a privately maintained year round road. If you're looking to enjoy the property in every season, the cottage could be converted to 4 season use. Located in the southern part of Haliburton County, Salerno Lake offers a more convenient drive from the GTA while still providing the privacy and outdoor lifestyle of cottage country. Turnkey, well maintained, and**

ready for the next family to enjoy, this is an opportunity to arrive, unpack, and start making memories on Salerno Lake.

Inclusions: Furniture, Contents of Cupboards, Fridge (3 years), Stove, TV & All Small Appliances, ATV & Tarp House, Tin Boat with Cover, Seats & 8 HP motor, Contents of Shed at lake

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

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 08/28/2026

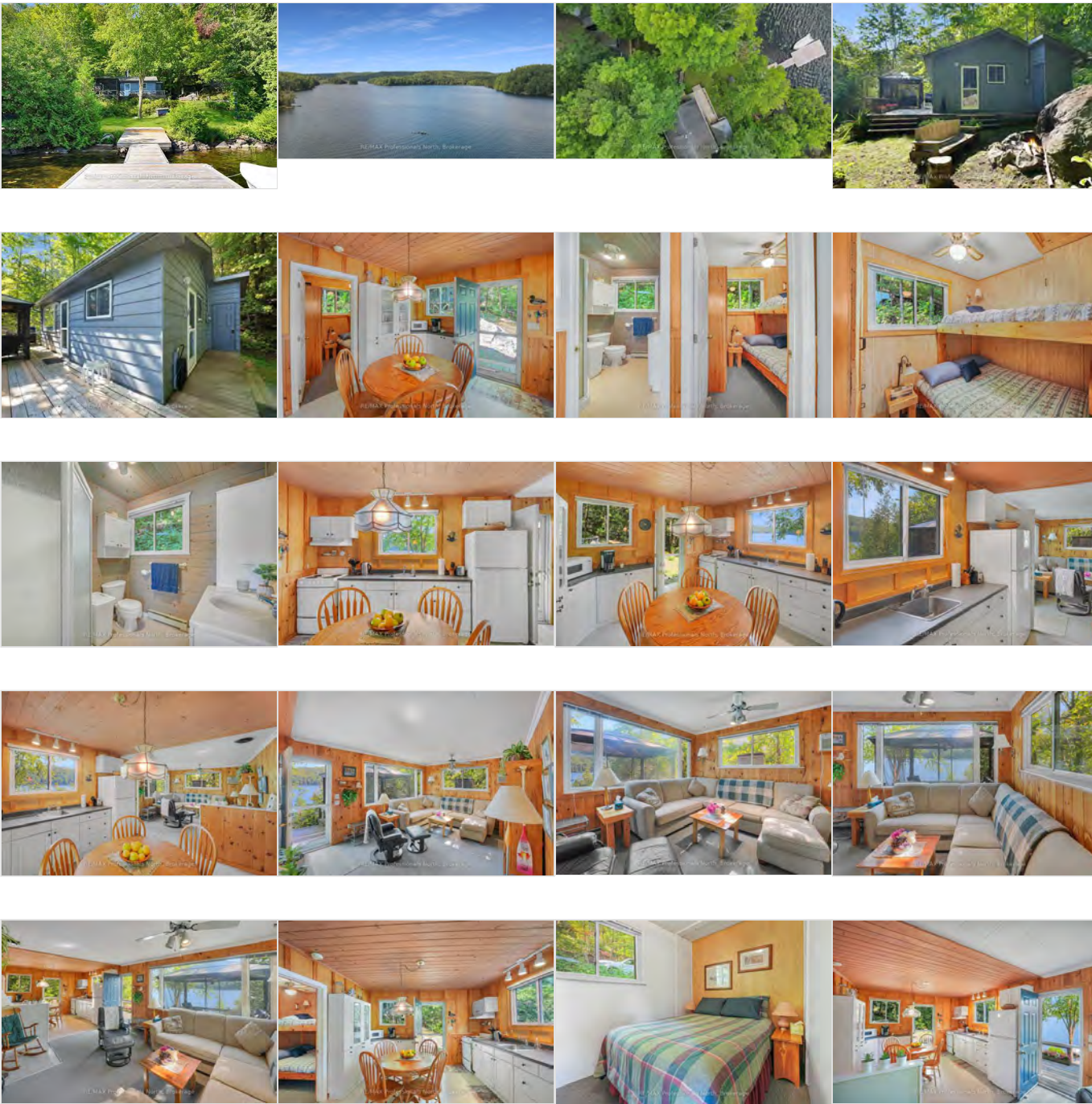
Rooms

MLS® #: X13723380

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.58 M X 3.66 M	11.75 Ft x 12.01 Ft		Eat-In Kitchen
Bedroom	Main	2.74 M X 2.13 M	8.99 Ft x 6.99 Ft		
Bedroom	Main	3.25 M X 2.13 M	10.66 Ft x 6.99 Ft		
Bathroom	Main			3	

Photos

MLS® #: X13723380 [1017 Pickerel Lane,](#) Highlands East, Ontario K0M 1X0





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Schedule “C”

1017 Pickerel Lane – Chattels

Included

- Furniture
- Contents of Cupboards
- Fridge (3 years)
- Stove
- TV & All Small Appliances
- ATV & Tarp House
- Tin Boat with Cover, Seats & 8 HP motor
- Contents of Shed at lake

Excluded

- Personal Belongings
- 2 Photos above the bed
- 3 bird photos on tv wall



Seller



Buyer

Additional Information

- Hydro Costs per Year - \$888.00/yr approx (\$74/mon equal billing)
- Satellite Provider - Bell
- Cell Service - Poor (Rogers provides better reception for this location)
 - Booster helps
- Septic Installer - Total Site Services
 - Install year - 2022
- Water Treatment System - No
- Winterized - No
- Age of Building - 58 Years
- Insurance Company - Intact
- Road Fee/Assc. Dues - \$100
- Lake Assc Dues - \$35
- 3 year old Docking System
- Detached Garage - 27' x 10' with Hydro
- Bunkie - 16' x 12' with Hydro & bunk beds
- Shed - 6' x 10'



Site Inspection Report and Sewage System Permit

File Number: SP-20-059

Owner: [REDACTED]

Date: SEPT. 2, 2020

County/City/Twp.: GLAMORGAN

Lot #: 2

Conc. #: 1

Plan #: _____ Sub Lot #: _____ Civic (Emergency, Fire, 911) #: 1017 ACKEREL LANE

Roll #: 4601-901-000-02600-0000

1. Assessment of Property: (circle one)

- a) Surface drainage: ☒ good ☐ fair ☐ poor
b) Slope of ground: ☐ level ☒ gradual ☒ steep
c) Clearances (horiz): ☒ satisfactory ☐ unsatisfactory
d) Percolation rate: 10-15 min/cm ☐ measured ☒ estimated

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

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

An applicant may appeal a decision by writing to:

The Building Code Commission
777 Bay Street, 2nd Floor, Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	ORGANICS
0.5	BROWN SOIL
1.0	SANDS
1.5	BEDROCK VARIES
Show rock elevation: <u>---/---/---/---</u>	
Show water table: <u>Spring HWT</u>	

3. Approved Design of the sewage system includes:

- a) Working capacity of Septic Tank: 3600 litres Holding tank: _____ litres
b) Length of absorption trench required: _____ metres
c) Filter bed area: 21.3 m² Filter sand Contact area: 21.3 m²
d) Loading Rate Area: 1600 m² 15 metre constructed mantle required: Yes/No (circle)
e) Size of system is based on 3 bedrooms and/or 10 fixture units
Area of building: 55.75 m² Commercial details: _____
Total Daily Design Sewage Flow: 1600 Litres

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

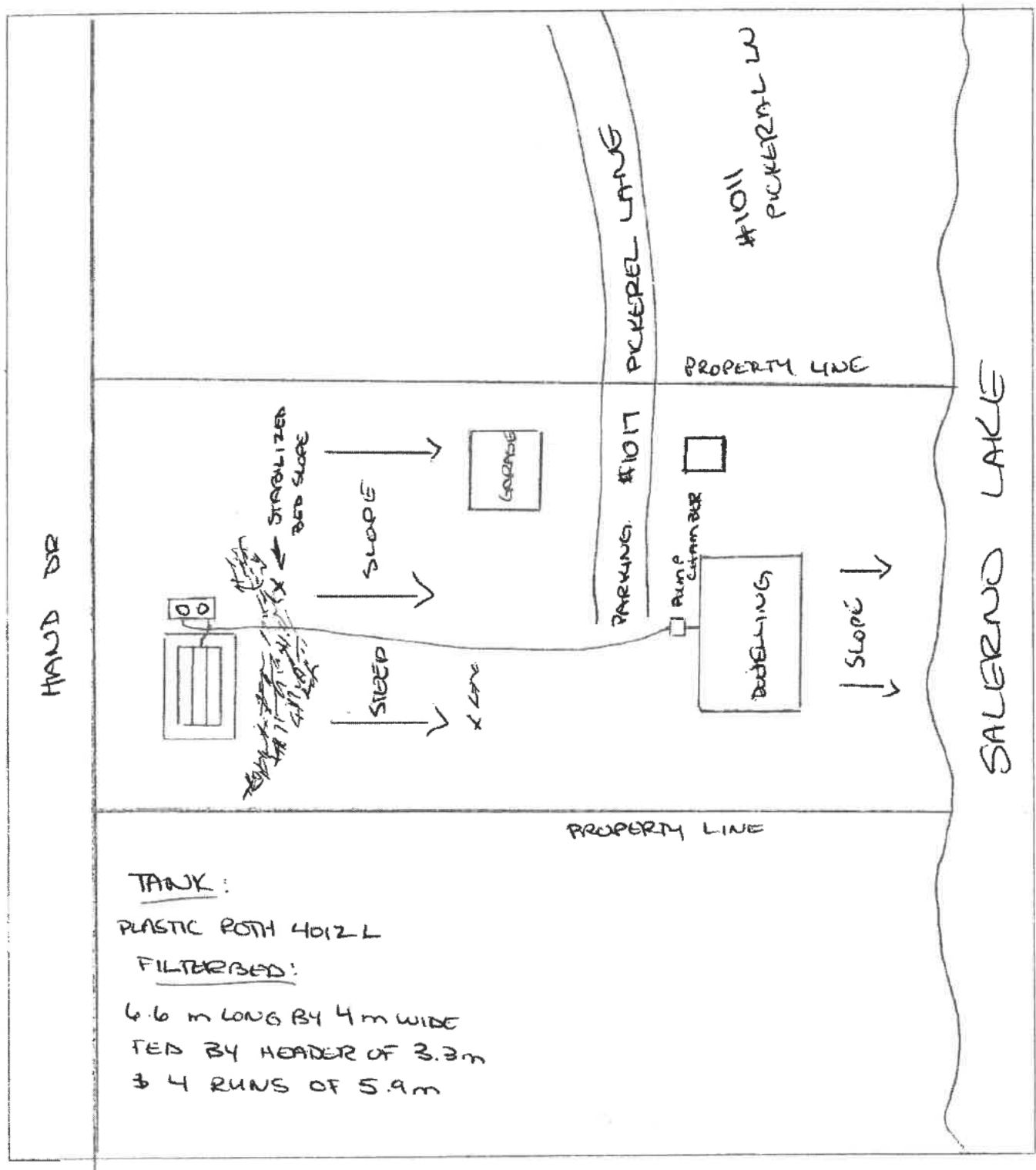
Comments: * INSTALLATION TO COMPLY WITH OBC PART 8
* MAINTAIN HORIZONTAL CLEARANCES AS PER OBC PART 8
* METAL BARS/TRACED WIRE OR OTHER SUITABLE METHOD OF
DETECTION TO BE INSTALLED IN BED AREA FOR FUTURE BED
LOCATION DETECTION.
* STABILIZE SLOPES & PREVENT EROSION (SLOPE TO BE
4:1 / NO MORE THAN 3:1)

NOTE: It is an offence to use a system without a Sewage 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. Permits to install a sewage system require review after 2 years from date of issue.

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

Inspected & Recommended by: A. Quinn

Date: SEPT. 8, 2020





Municipality of Highlands East
Building Department
Box 22, Gooderham, ON K0M 1R0

Telephone: 705-447-0051
Fax: 705-447-0553

Sewage System Installation Report

Installation by: TOTAL SITE SERVICES

File Number: SP-20-059

Date: MAY 31, 2021

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed & includes:

1. Septic Tank/Holding Tank of working capacity of 4141 litres constructed of plastic/concrete/fiberglass
Manufacturer: ROTH Model: _____
2. Distribution Pipe: Type: PVC Absorption Trench System ☐ Filter Bed System ☒
Filter Bed Area: 26.4 m² Filter Sand Contact Area 26.4 m²
Total 23.6 Lineal Metres in 4 runs of 5.9 metres and fed by: Gravity ☐ Siphon ☐ or Pump ☒
Loading Rate Area: 1100 m²
3. Size of System based on 3 bedrooms and/or 16 fixture units. Commercial details: _____
Area of Building 55.75 m² Total Daily Design Sewage Flow: 1600 litres
4. Other PUMP CHAMBER - 5674 / PUMP: LIBERTY GRINDER AHP / HIGH LEVEL TANK ALERT
ALARM RITOMBUS

COMMENTS:

Ensure the following work is completed:

- 1) Back fill system, seed or sod
- 2) Stabilize all sloped surfaces and divert water around leaching bed
- 3) Finish grading to shed run-off
- 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure

- * RE-BAR IN BED AREA FOR FUTURE LOCATION DETECTION
- * ENSURE SLOPE OF BED WILL STABILIZED & PROPER EROSION CONTROL INSTALLED
- * HIGH LEVEL ALARM FOR PUMP CHAMBER INSTALLED

Note: 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, a Sewage System Permit must be obtained.

FOR SYSTEM INSTALL DIAGRAM SEE OVER

INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # SP-20-059

Civic (Emergency, Fire, 911) # 1017 Street: PICKEREL LN

Roll # 4601-901-000-02600-0000

Inspected & Recommended by (Appointed Inspector- Part 8): A. Quinn Date: MAY 31, 2021



1032 Gooderham St. PO Box 22
Gooderham ON K0M 1R0
Phone: 705-447-0051 Fax: 705-447-0053
idevolin@highlandseast.ca

Property Questionnaire

Sewage Disposal System Maintenance Inspection Program

Please note that the information collected on this form is Confidential and Privileged only to the Municipality of Highlands East Building Department.

Property Roll Number: 4601-

Property Owner: _____

Property Address including 911 Number: _____

Mailing Address: _____

Telephone: _____ Email: _____

Property Data: (Indicate total number as applicable)

Feature	Number	Feature	Number
Bedrooms	<u>2</u>	Kitchen Sinks	<u>1</u>
Sleeping Cabin	<u>1</u>	Dishwasher	<u>NO</u>
Toilets (Flush)	<u>1</u>	Laundry Sink	<u>NO</u>
Toilets (Other) Specify Type		Clothes Washer	<u>NO</u>
Wash basin/vanity	<u>1</u>	Water Softener	<u>NO</u>
Bath Tub/Shower	<u>1</u>	Other (specify)	

Sewage System (check or indicate as appropriate)

Type of System:

Outhouse: _____ Grey Water: _____ Septic Tank with Bed: ☒ Holding Tank: _____

Type of Septic/Holding Tank:

Steel: _____ Plastic: _____ Concrete: ☒ Date Last Pumped: _____

Type of septic field: Trench Bed: _____ Pipe Length: _____ Filter Bed: _____ Area: _____

Year system Installed: _____ Permit Number: _____

Water Source (check as appropriate)

Well: Drilled: _____ Dug: _____ Approx. Depth: _____ Lake: ☒

If you have a water softener, is the backwash connected to your septic system: ☐ Yes ☐ No

Other info/comments _____

CONTINUED ON BACKSIDE



TOTAL SITE SERVICES INC.

6522 Gelert Rd Haliburton, Ontario K0M 1S0 705-457-9558 FAX 705-457-3485

Page 1 of 2

Date: 03-Jul-20 No. Rev.
Client : [REDACTED]
Tel. : 905-841-4909 Fax.:
E-Mail :
1017 Pickeral Lane
Street
Highlands East, ON
City, Province , Postal Code

Price

Supply and Install new septic system, including the removal of the existing system **25,000 + HST**

22m2 filter bed with a 1000 gallon tank

Pump chamber with a 1hp ejector pump

Price is dependant on test pit and approval from Municipality

Any plumbing required in the cottage to transfer the wastewater to the pump chamber is not included in our scope of work.

Tree clearing as required is included in price

We will pump out the new system in November in preparation for the winter months and re-visit in the Spring to inspect the system and address any problem areas.

We propose hereby to furnish Material, Labour, and Equipment to perform the work quoted above. This quote is subject to the attached conditions, inclusions and exclusions.

(See list of inclusions and exclusions listed on Page 2 of Total Site Services Inc.'s Quotation)

A handwritten signature in black ink, appearing to be "ER.", is located in the bottom right corner of the page.



Municipality of Highlands East

TAX NOTICE

2249 Loop Road
HIGHLANDS EAST PO 295

Wilberforce Ontario K0L 3C0

(705) 448-2981

Email: info@highlandseast.ca

Group Code:

highlandseast.ca

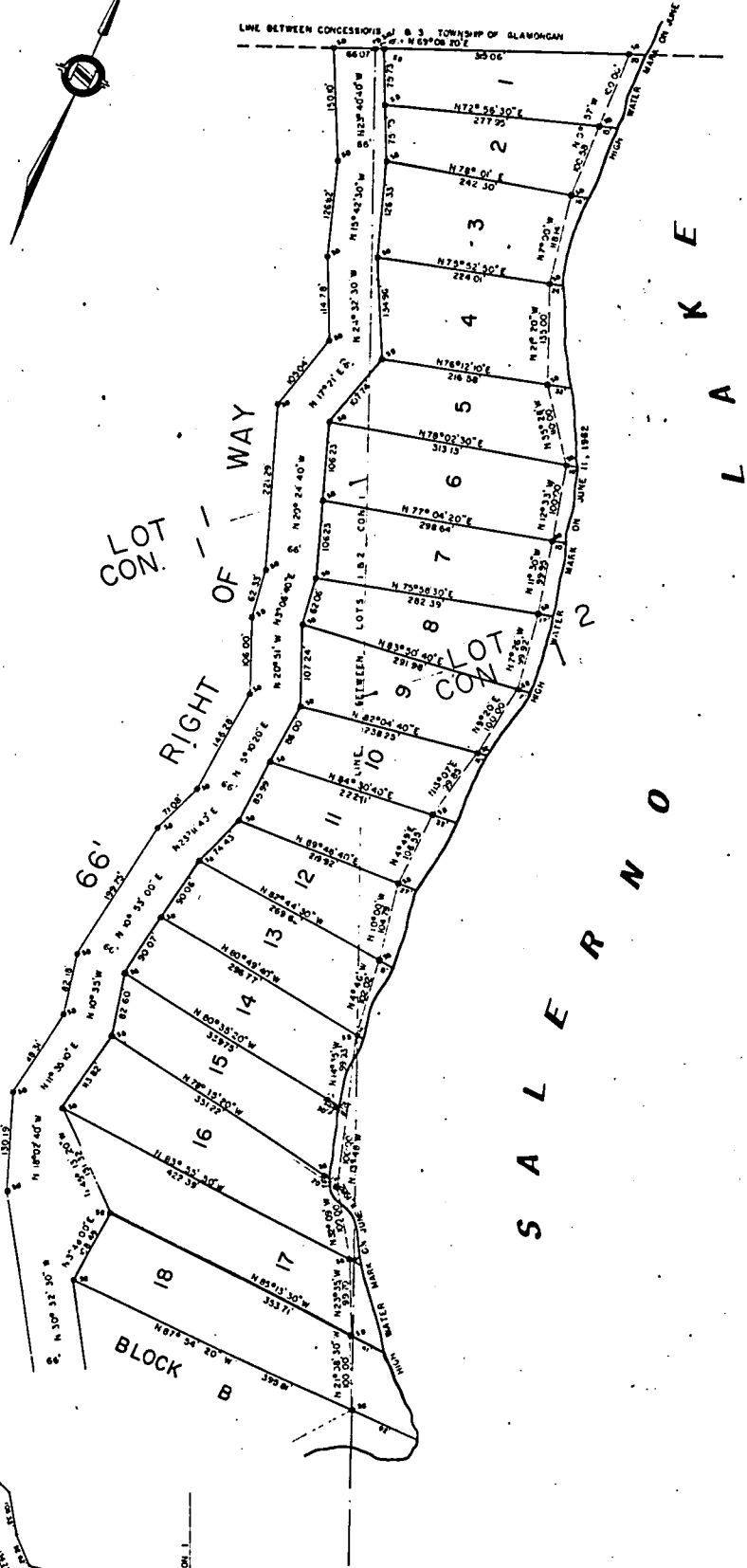
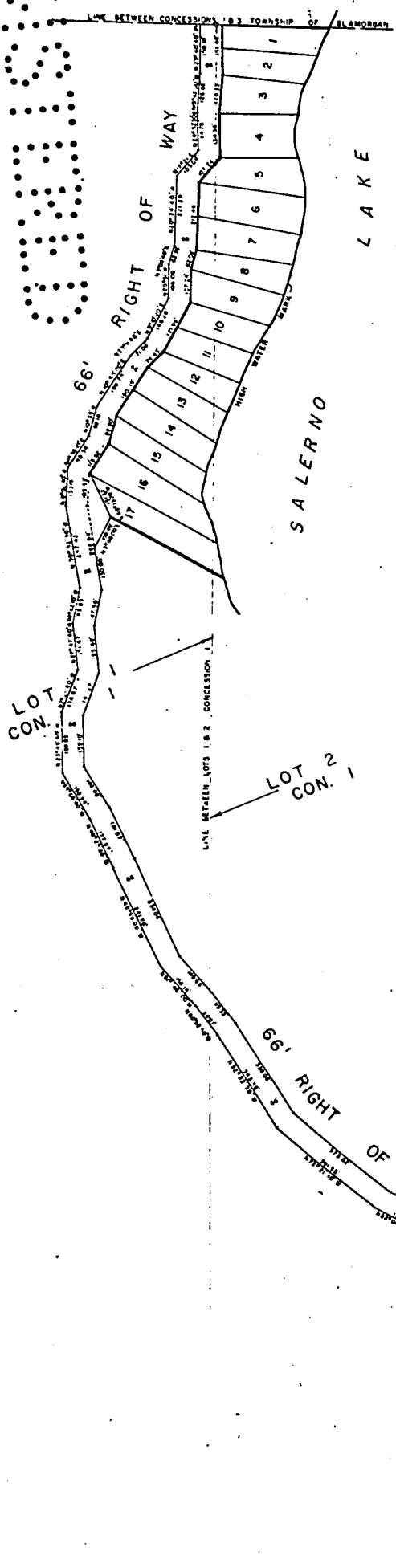
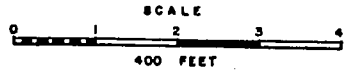
DO NOT PAY - ACCOUNT ENROLLED IN PAP

Interim	2026
Billing Date	February 6, 2026

Mortgage Company				Bill No.				231276	
Roll No. 901-000-02600-0000				Mortgage No.					
Name and Address				Municipal Address/Legal Description					
				0432				1017 PICKEREL LANE CON 1 PT LOT 1 PT LOT 2	
Assessment		Municipal Levy		County Levy		Education Levy			
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	
RTEP	\$273,000.00	Residential English Public	0.00593766	\$810.49	0.00268732	\$366.82	0.00153000	\$208.85	
Sub Totals >>>		Municipal Levy	\$810.49	County Levy	\$366.82	Education Levy	\$208.85		
Special Charges		Exp		Installments		Summary			
By Law #	Description	Amt	Year	Due Date	Amount				
				3/31/2026	\$693.16	Sub-Total - Tax Levy			
				5/29/2026	\$693.00	Special Charges/Credits			
						2026 Tax Cap Adjustment			
						Interim 2026 Levies			
						Past Due Taxes/Credit			
Total Special Charges		\$0.00			Total Amount Due	\$1,386.16			

H 34961

PLAN OF SURVEY
OF PARTS OF LOTS 1 & 2 CONCESSION 1
TOWNSHIP OF GLAMORGAN
PROVISIONAL COUNTY OF HALIBURTON



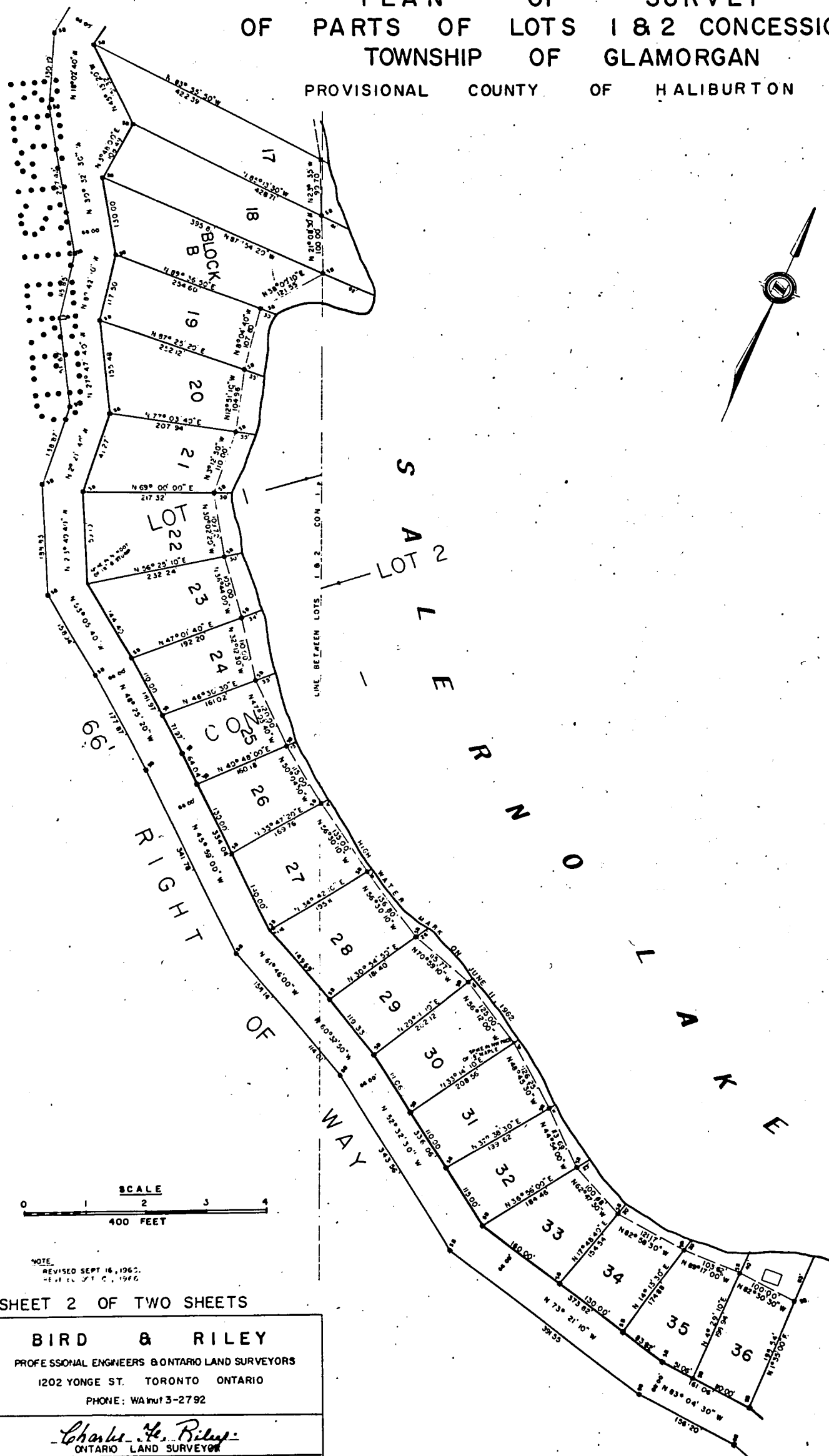
NOTE:
REVISED SEPT. 16, 1966.
REVISED OCT. 6, 1966.

SHEET 1 OF TWO SHEETS

BIRD & RILEY	
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS	
1202 YONGE ST. TORONTO ONTARIO	
PHONE: WAHut 3-2792	
Charles H. Riley ONTARIO LAND SURVEYOR	
Scale: AS SHOWN	Date: June 11 1962
DR. PT.	CH. ACN
PROJECT NO. 62-10	

PLAN OF SURVEY OF PARTS OF LOTS 1 & 2 CONCESSION 1 TOWNSHIP OF GLAMORGAN

PROVISIONAL COUNTY OF HALIBURTON



NOTE:
REVISED SEPT 16, 1965.
REVIEWED OCT 1, 1966

SHEET 2 OF TWO SHEETS

BIRD & RILEY

PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS

1202 YONGE ST. TORONTO ONTARIO

PHONE: WA 3-2792

Charles H. Riley
ONTARIO LAND SURVEYOR

Scale	SHOWN ABOVE	Date:	JUNE 27, 1962
DR	CH	PROJECT N°	62 - 10

1017 Pickerel Lane, Salerno Lake

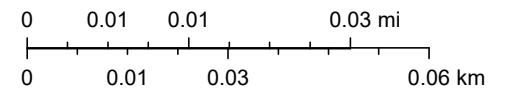


August 17, 2026

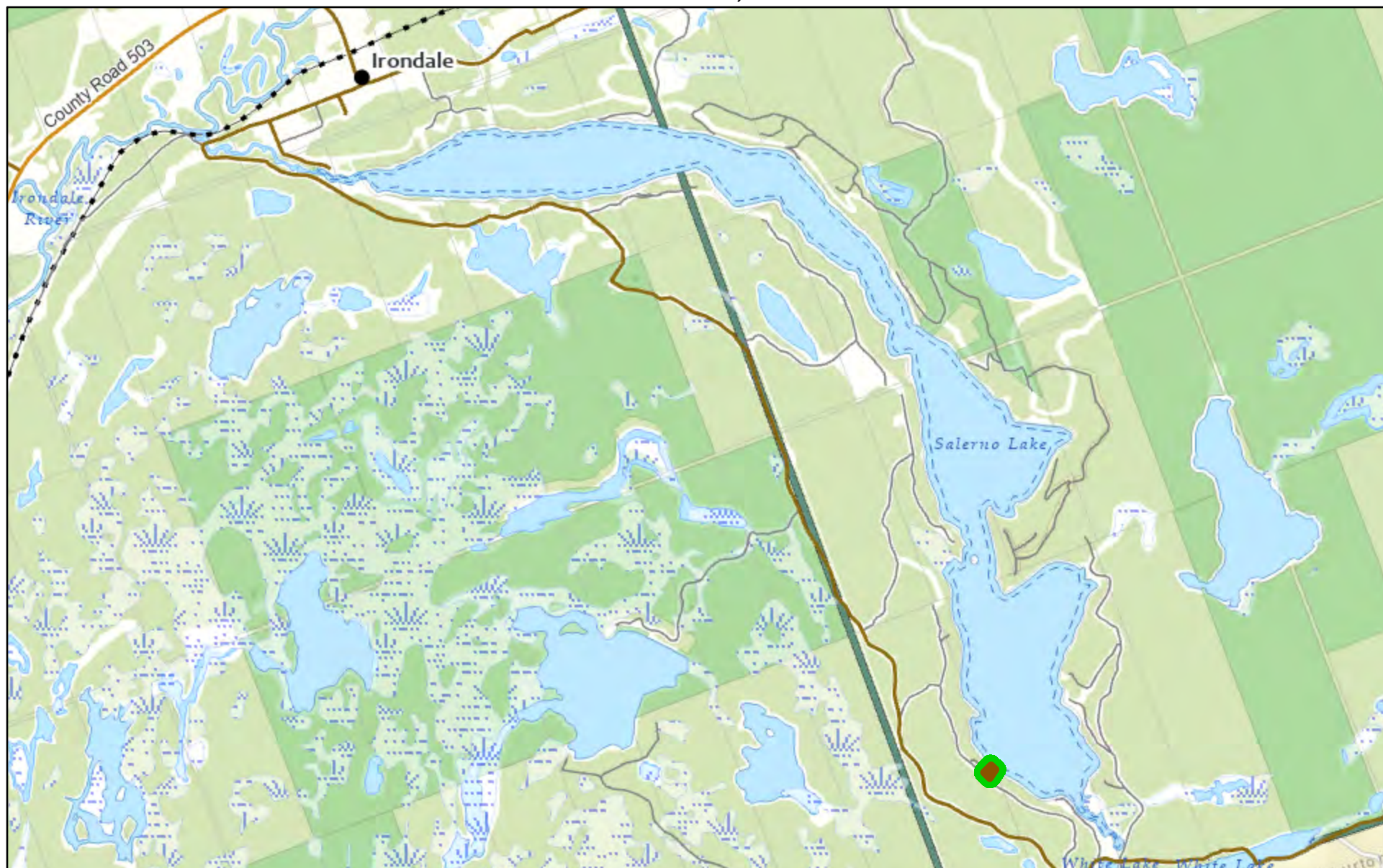
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Scale: 1:1,128



1017 Pickerel Lane, Salerno Lake



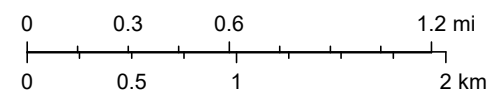
August 17, 2026

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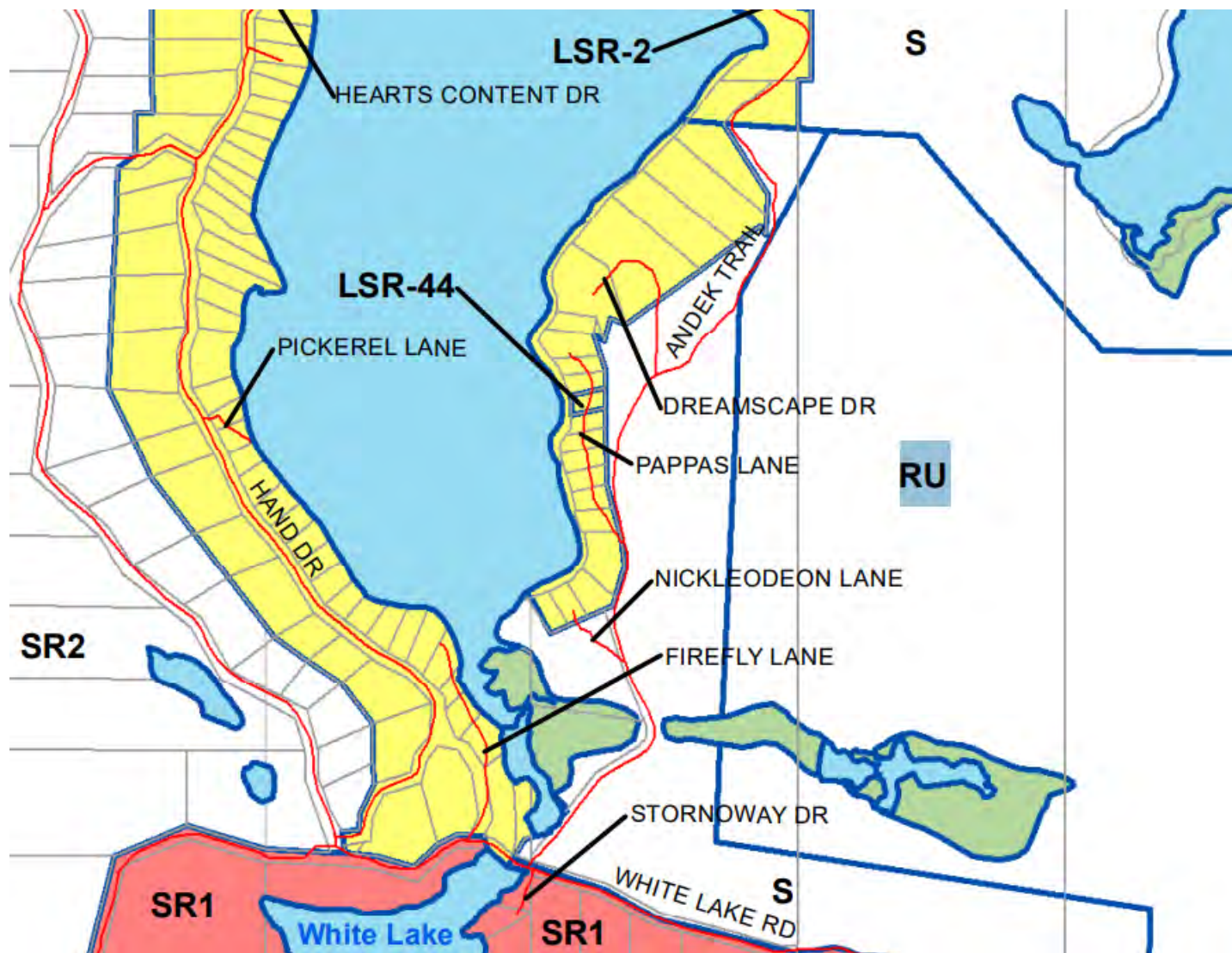
Published by the County of Haliburton, 2025.



Scale: 1:36,112







Salerno Lake

Location: 20 km (12.5 mi) south of Haliburton
 Elevation: 292 m (974 ft)
 Surface Area: 144 ha (357 ac)
 Mean Depth: 6 m (20 ft)
 Max Depth: 13.2 m (44 ft)
 Way Point: 78° 29' 00" Lon - W 44° 51' 00" Lat - N



Fishing



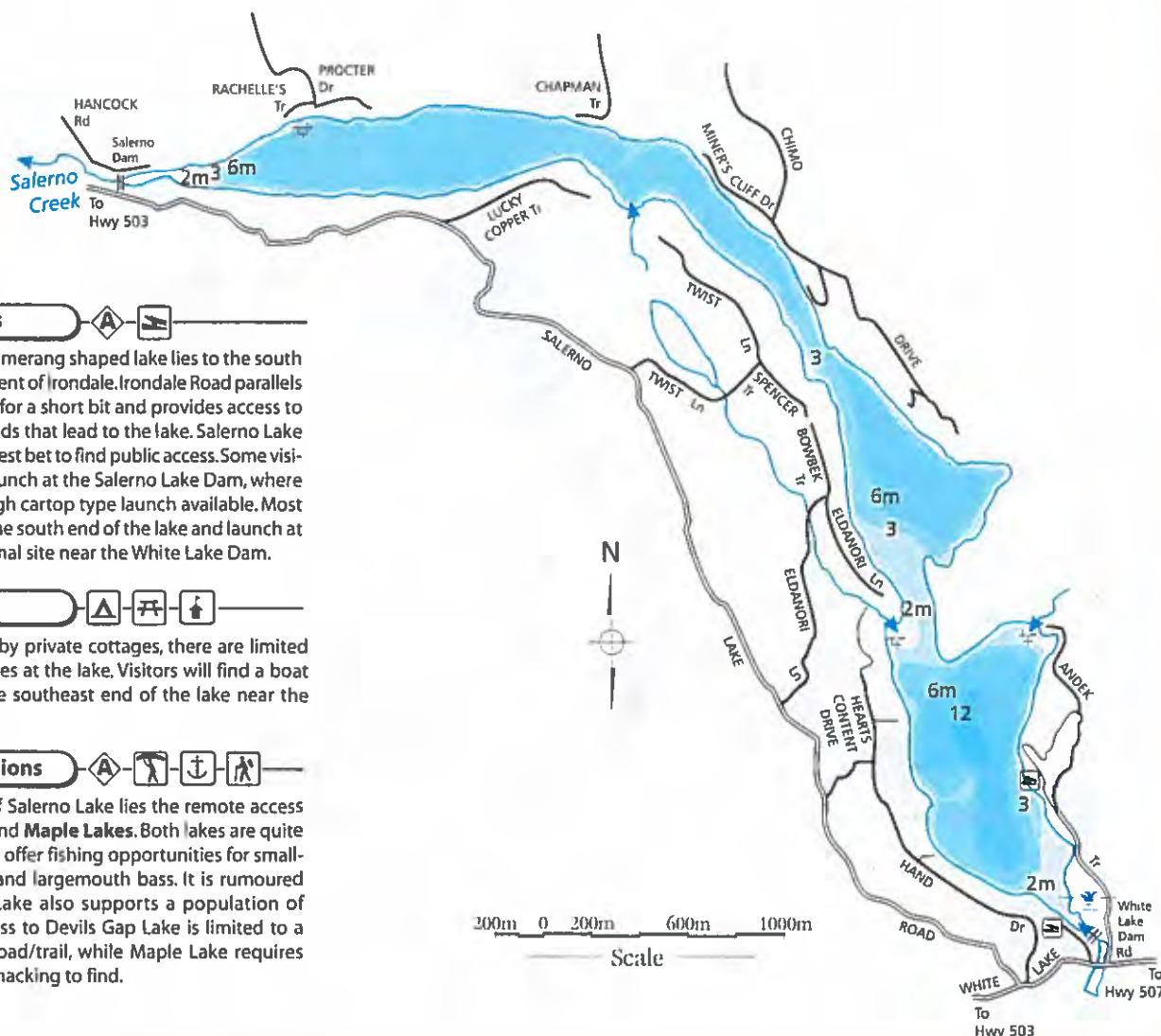
This long, narrow, shallow lake resembles a wide river. It's even set in a broad valley much like a river valley. The lake was formerly called Devil's Lake, and has water that is stained the colour of weak coffee. Although development has taken its toll on this once fantastic fishing lake, more and more anglers have started to practice catch and release and the fishing quality has been slowly improving at the lake over the past few years.

Anglers visiting Salerno Lake can expect to find mainly smallmouth and largemouth bass. The shallow, weedy nature of the lake is prime habitat for bass and anglers should work weed areas for the best results. Try stripping a streamer pattern or a brighter coloured jig through the weeds for ambush ready bass. During slower times, a tube jig can work quite well.

Walleye fishing in Salerno Lake is definitely slower than success for bass. Walleye can be found cruising the weed lines during the evening period. Trolling a worm harness slowly along these weed lines or still jigging off a shoal can be effective. One hot spot for walleye is the 3 m (10 ft) shoal found in the southwestern end of the lake. Fall is one of the best time to fish for walleye. Not only are the walleye bulking up for winter and usually extremely willing to hit anything that moves, but there are no launch line-ups, no pleasure boaters out scaring the fish. As the water gets colder, walleye move deeper, where temperatures are more stable. The majority concentrate along the edge of drop-offs, making them fairly easy to find.

While muskellunge are present in Salerno Lake, the average angler may have a tough time finding them. Try working a jointed Rapala in a Fire Tiger pattern, or an X-Rap Jointed Shad in Gold. The jointed lures have a very pronounced swimming motion which can draw strikes from these big predators, especially in the fall. Muskie are very sensitive to sound, and scatter when they hear a boat approaching. They will return to where they were once the boat has past, but it is good to have your lure at least 70 m (200 ft) behind the boat.

Area Indicator



Directions



This long, boomerang shaped lake lies to the south of the settlement of Irondale. Irondale Road parallels Highway 503 for a short bit and provides access to a few side roads that lead to the lake. Salerno Lake Road is your best bet to find public access. Some visitors simply launch at the Salerno Lake Dam, where there is a rough cartop type launch available. Most continue to the south end of the lake and launch at the more formal site near the White Lake Dam.

Facilities



Surrounded by private cottages, there are limited public facilities at the lake. Visitors will find a boat launch at the southeast end of the lake near the dam.

Other Options



To the east of Salerno Lake lies the remote access Devils Gap and Maple Lakes. Both lakes are quite secluded and offer fishing opportunities for smallmouth bass and largemouth bass. It is rumoured that Maple Lake also supports a population of walleye. Access to Devils Gap Lake is limited to a rough 4wd road/trail, while Maple Lake requires some bushwhacking to find.