

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$449,000**

*Welcome to* 1018 St. Andrews Court  
West Guilford



*Morgan Roberts*

Sales Representative


*Braden Roberts*


Broker




### CONTACT DETAILS:

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 705-457-9994

 705-457-8593

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 braden@troyausten.ca





Welcome to 1018 St. Andrews Court in West Guilford! This property once was a church but now converted into a beautiful home with endless charm. This inviting single-family home offers one bathroom and three bedrooms. The primary bedroom is on the main floor with a walkout to the wrap around deck. The additional spacious bedrooms are situated in the finished basement where there is wonderful natural light flowing in with the additional finished living space.

The open concept living, dining, and kitchen spaces are filled with natural light, featuring original wood floors, beautiful stained-glass shutters, and a welcoming propane fireplace. A unique feature of this home is the stage area, which now hosts a charming little bar we call “The West G Bar”—a nod to the home’s history where Sunday mass once took place. Lots of recent updates throughout making this home move-in ready.

Outside, enjoy a wrap-around deck overlooking a fully fenced yard—ideal for children or pets—and plenty of parking off a year-round municipal road. Located in the heart of West Guilford, you’re just steps from Pine Lake Public Beach, the Community Centre with a playground and baseball diamond, Bill’s General Store with LCBO outlet, butcher shop, and all your essentials, K Pub Restaurant is just down the road for you to enjoy a wonderful dinner, as well as the charming Cottage Country Log Cabin for local treats and unique finds.

This home combines character, comfort, and community, offering the ideal setting for families or first-time buyers ready to embrace all that West Guilford has to offer!

## Property Client Full

# 1018 St. Andrews Court, Dysart, Ontario K0M 1S0

Listing

**1018 St. Andrews Crt Dysart**

**Active / Residential Freehold / Detached**

**MLS®#: X12366410**

**List Price: \$449,000**

**New Listing**

### Haliburton/Dysart et al/Guilford



Tax Amt/Yr: **\$1,307.90/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 7 CON 4 GUILFORD AS IN H241849; DYSART ET AL**

Style: **Bungalow** Rooms Rooms+: **12+0**  
 Fractional Ownership: **3(3+0)**  
 Assignment: **Baths (F+H): 1(1+0)**  
 Link: **No** SF Range: **1100-1500**  
 Storeys: **1.0** SF Source:  
 Lot Irreg: Lot Acres:  
 Lot Front: **75.00** Fronting On: **S**  
 Lot Depth: **99.50**  
 Lot Size Code: **Feet**

Zoning: **R2**  
 Dir/Cross St: **HWY-118 W towards West Guildford, turn on the Kennis Lake Road, then on to St. Andrews Court before the bridge. Follow to sign.**

PIN #: **391410254**  
 Holdover: **60**  
 Possession: **Immediate**

ARN #: **462404000070400** Contact After Exp: **No**  
 Possession Date:

Kitch Kitch + **1 (1+0)**  
 Island YN:  
 Fam Rm: **No**  
 Basement: **Yes/Partial Basement, Partially Finished**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Wood Stove**  
 Interior Feat: **Primary Bedroom - Main Floor, Water Heater Owned, Water Treatment**  
 Heat: **Forced Air, Propane**  
 A/C: **Yes/Window Unit**  
 Central Vac: **No**  
 Property Feat:  
 Exterior Feat: **Porch**  
 Roof: **Asphalt Shingle**  
 Foundation: **Block**  
 Soil Type:

Exterior: **Vinyl Siding**  
 Drive: **Pvt Double**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **4.00**  
 Tot Pk Spcs: **4.00**  
 Pool: **None**  
 Room Size:  
 Rural Services: **Electrical, Internet High Speed**  
 Security Feat:

Water: **Other**  
 Water Supply: **UV System**  
 Water Meter:  
 Waterfront Feat:  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Tank**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized: **Fully**

Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract:  
 Access To Property: **Yr Rnd Municipal Rd**

Waterfront: **None**  
 Easements/Restr:  
 Dev Charges Paid:  
 Waterfront Frontage (M):  
 HST App To SP: **Included In**

### Remarks/Directions

Client Rmks: **Welcome to 1018 St. Andrews Court in West Guilford! This property once was a church but now converted into a beautiful home with endless charm. This inviting single-family home offers one bathroom and three bedrooms. The primary bedroom is on the main floor with a walkout to the wrap around deck. The additional spacious bedrooms are situated in the finished basement where there is wonderful natural light flowing in with the additional finished living space. The open concept living, dining, and kitchen spaces are filled with natural light, featuring original wood floors, beautiful stained-glass shutters, and a welcoming propane fireplace. A unique feature of this home is the stage area, which now hosts a charming little bar we call The West G Bara nod to the homes history where Sunday mass once took place. Lots of recent updates throughout making this home move-in ready. Outside, enjoy a wrap-around deck overlooking a fully fenced yard ideal for children or pets and plenty of parking off a year-round municipal road. Located in the heart of West Guilford, you're just steps from Pine Lake Public Beach, the Community Centre with a playground and baseball diamond, Bills General Store with LCBO outlet, butcher shop, and all your essentials, K Pub Restaurant is just down the road for you to enjoy a wonderful dinner, as well as the charming Cottage Country Log Cabin for local treats and unique finds. This home combines character, comfort, and community, offering the ideal setting for families or first-time buyers ready to embrace all that West Guilford has to offer!**

Inclusions: **See attached chattels list**

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

**Prepared By: BRADEN ROBERTS, Broker**

**Date Prepared: 08/27/2025**



## Rooms

**MLS® #: X12366410**

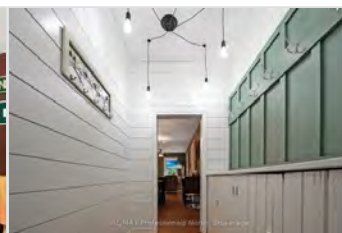
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.27 M X 7.08 M	14.00 Ft x 23.22 Ft		
Dining Room	Main	5.28 M X 3.51 M	17.32 Ft x 11.51 Ft		
Kitchen	Main	5.28 M X 3.58 M	17.32 Ft x 11.74 Ft		
Other	Main	2.27 M X 3.57 M	7.44 Ft x 11.71 Ft		
Pantry	Main	2.29 M X 1.61 M	7.51 Ft x 5.28 Ft		
Primary Bedroom	Main	4.34 M X 4.69 M	14.23 Ft x 15.38 Ft		
Recreation	Basement	6.38 M X 3.12 M	20.93 Ft x 10.23 Ft		
Bedroom	Basement	5.44 M X 3.33 M	17.84 Ft x 10.92 Ft		
Bedroom	Basement	4.1 M X 3.12 M	13.45 Ft x 10.23 Ft		
Bathroom	Main			3	

Combined w/Laundry

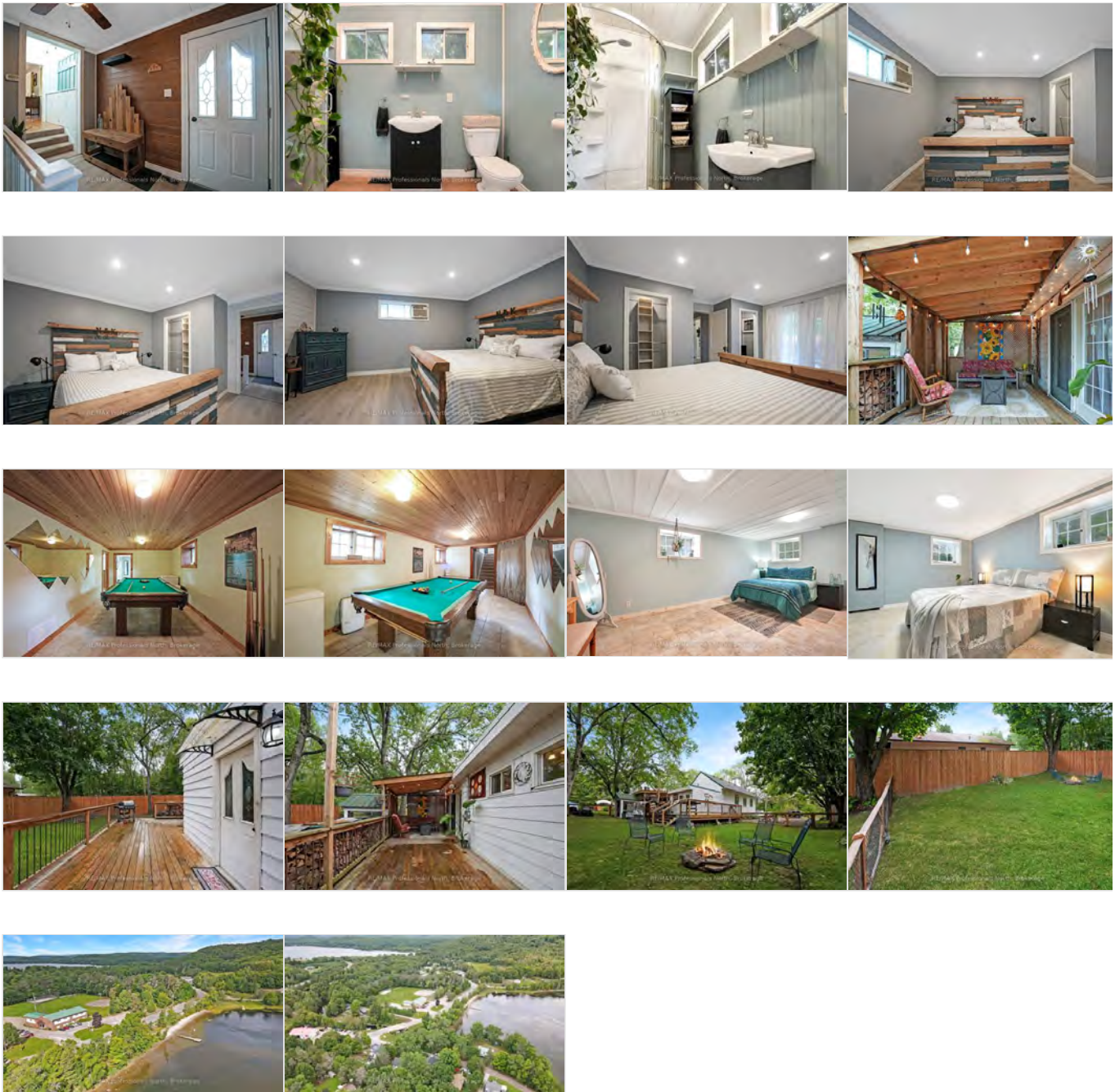
## Photos

**MLS® #: X12366410**

**1018 St. Andrews Court, Dysart, Ontario K0M 1S0**







# Chattels

## Included

- Appliances
- 4 green steel chairs around the fire pit
- Bench inside front door
- Pool table
- Remaining wood on closing
- Beds downstairs
- 1 set of night stands in down stairs bedrooms

## Excluded

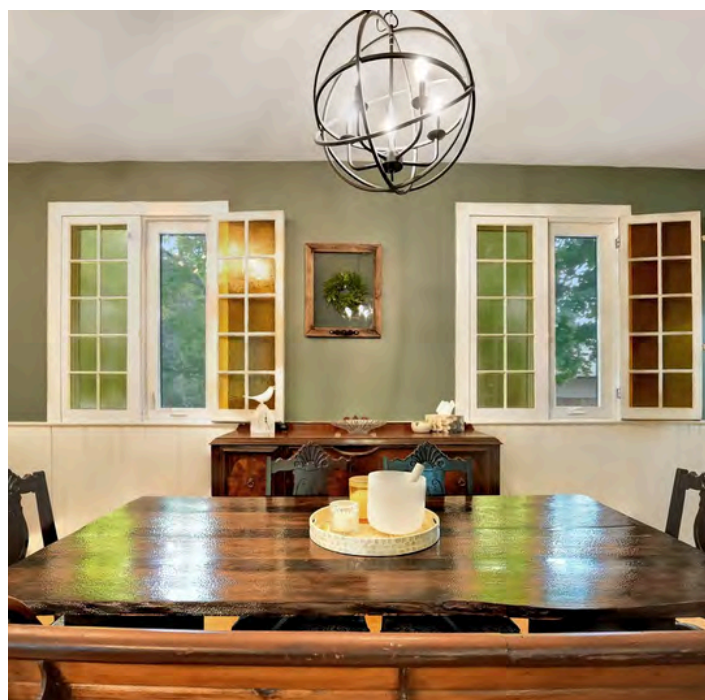
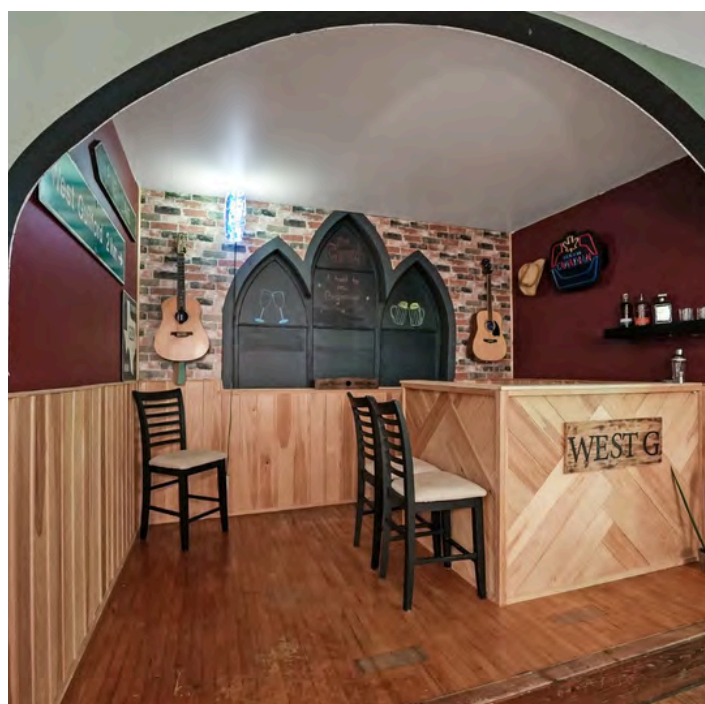
- Dining room table and chairs
- Church pew
- Vintage buffet cabinet
- Couches and recliners
- Coffee table
- All furniture in upstairs primary bedroom
- All plants
- Decor
- Two guitars with stands
- Molson Canadian and Mott's Clamato signs in bar.
- Staging items
- Outdoor patio furniture/decor
- Wood bench at side entrance
- Chest freezer
- Wind chimes
- BBQ
- Lawnmower
- All personal items and anything not in inclusion list.



Seller



Buyer



# Additional Information

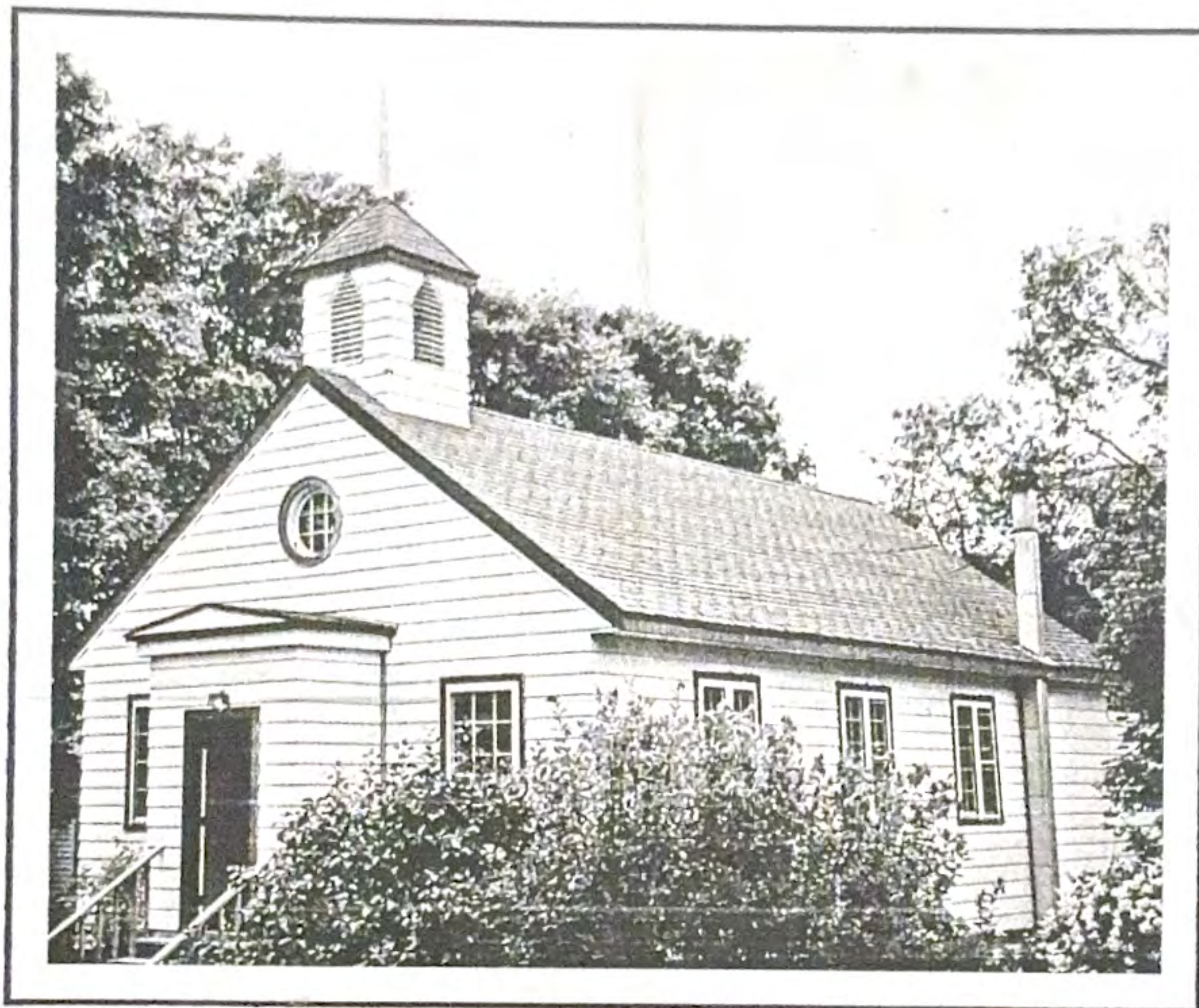
- Insurance company - Hamilton Mutual
- Hydro Cost per year: \$1700
- Propane cost per year: \$1600
- 6/7 cords of wood per season
- Holding Tank gets pumped every 3 months



## Historical Sketches of the Parish of Haliburton

Since 1995 marks the 130th anniversary of St. George's and the 75th of St. Margaret's, we shall take a brief look at the past of all three churches of our parish.

The history of the church in any community is the story of the work of Christ as lived out in the faith of the people who have lived there. Because of limited space we cannot tell the story of the multitude of people who have made and continue to make up our parish. The impact that individuals make can result from many years of service or it might result from only a brief appearance on the scene. If we were to do justice to the people of all three churches we would have to write a book. Consequently we shall outline the history of the buildings which are monuments to the generations of faithful followers of Christ who have worshiped in them.



### **St. Andrew's, West Guilford**

Land for St. Andrew's was donated by Mark and Jane Sisson somewhere in the mid 1920's and the building followed soon after.

Originally St. Andrew's was part of the Stanhope Mission along with St. Peter's, Maple Lake and St. Stephen's, Boshkong. In the 1950's St. Andrew's, St. Peter's and St. George's formed a three point parish. In the 1970's this was rearranged to become St. Andrew's, St. George's and St. Margaret's

As part of the original design there was a set of doors that closed the sanctuary off from the rest of the building. As there was

no basement until the 1940's it was common to close the doors on a Saturday night for parish social events and then reopen them on Sunday morning. Since St. Andrew's was the last of the churches to get electricity they had the preferred morning worship time.

Andy Sisson, son of Mark and Jane Sisson, along with his family was the caretaker of the church for many years.

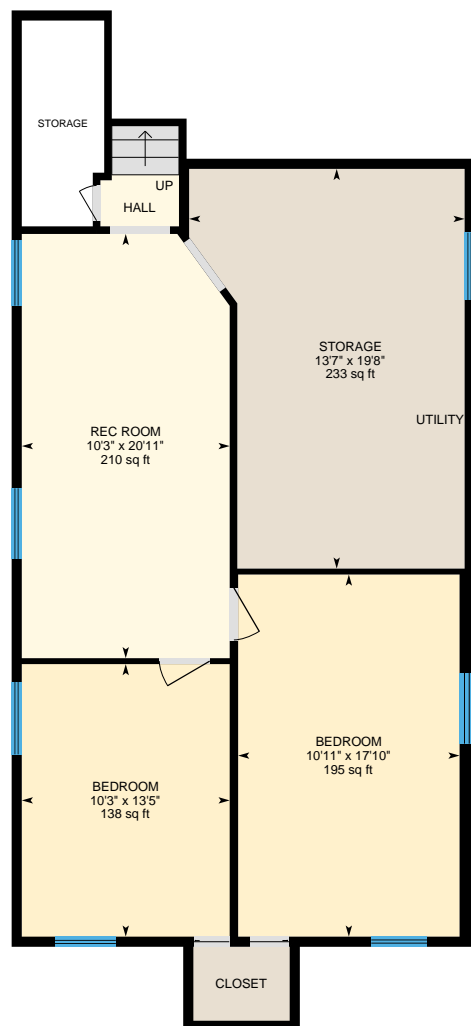
Most of the furnishings have been donated through the years with great thankfulness for and in loving memory of those who have given us faithful examples of Christian lives. In 1989 a beautiful stained glass window was designed and installed in Memory of Mark and Jane Sisson.





# 1018 St. Andrews Court, West Guilford, ON

Main Building: Total Exterior Area Above Grade 1409.29 sq ft



**Basement (Below Grade)**  
Exterior Area 911.57 sq ft



**Main Floor**  
Exterior Area 993.15 sq ft



**Sub Level**  
Exterior Area 416.14 sq ft

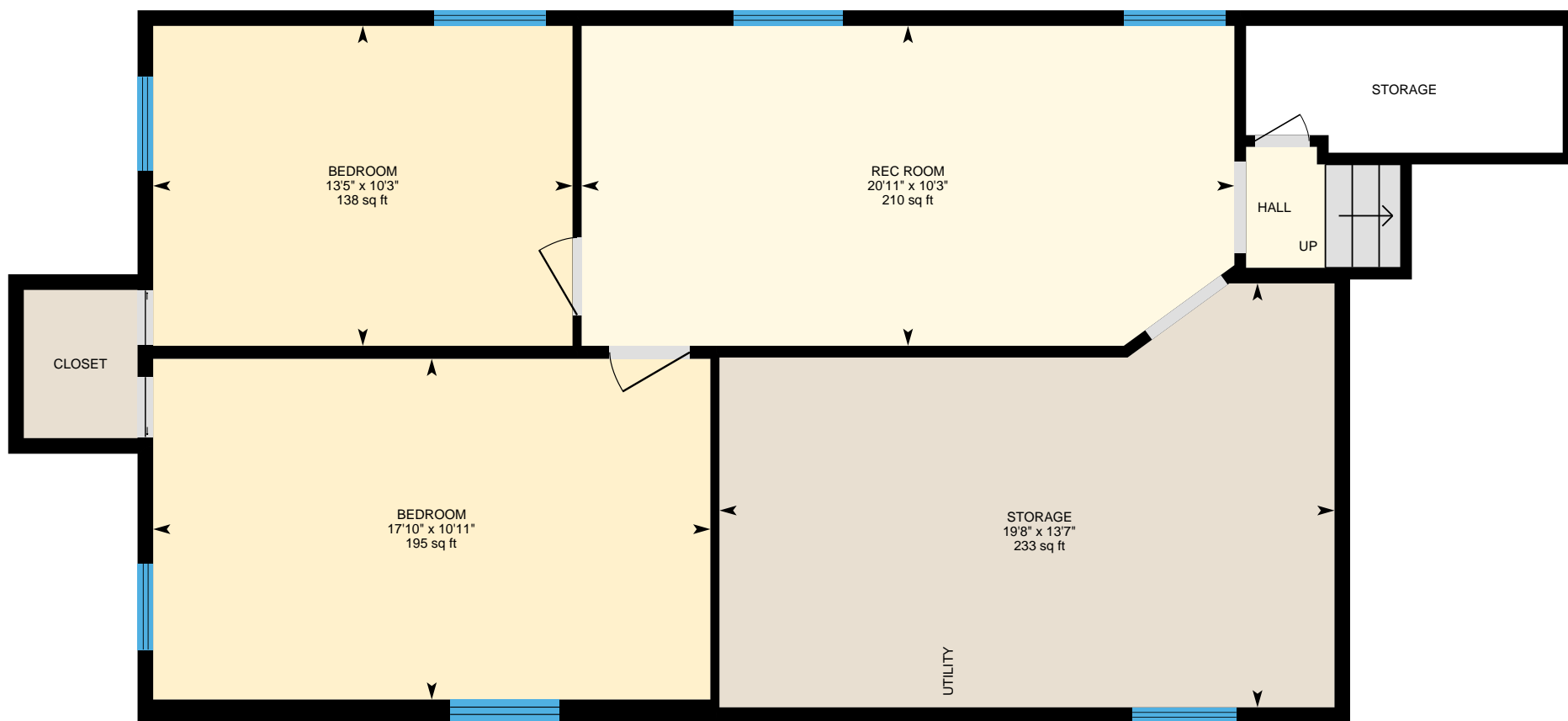
0 4 8  
ft

PREPARED: 2025/08/25



# 1018 St. Andrews Court, West Guilford, ON

**Basement (Below Grade)** Exterior Area 911.57 sq ft  
Interior Area 839.63 sq ft  
Excluded Area 39.73 sq ft



0 4 8 ft

PREPARED: 2025/08/25

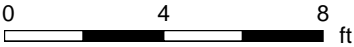
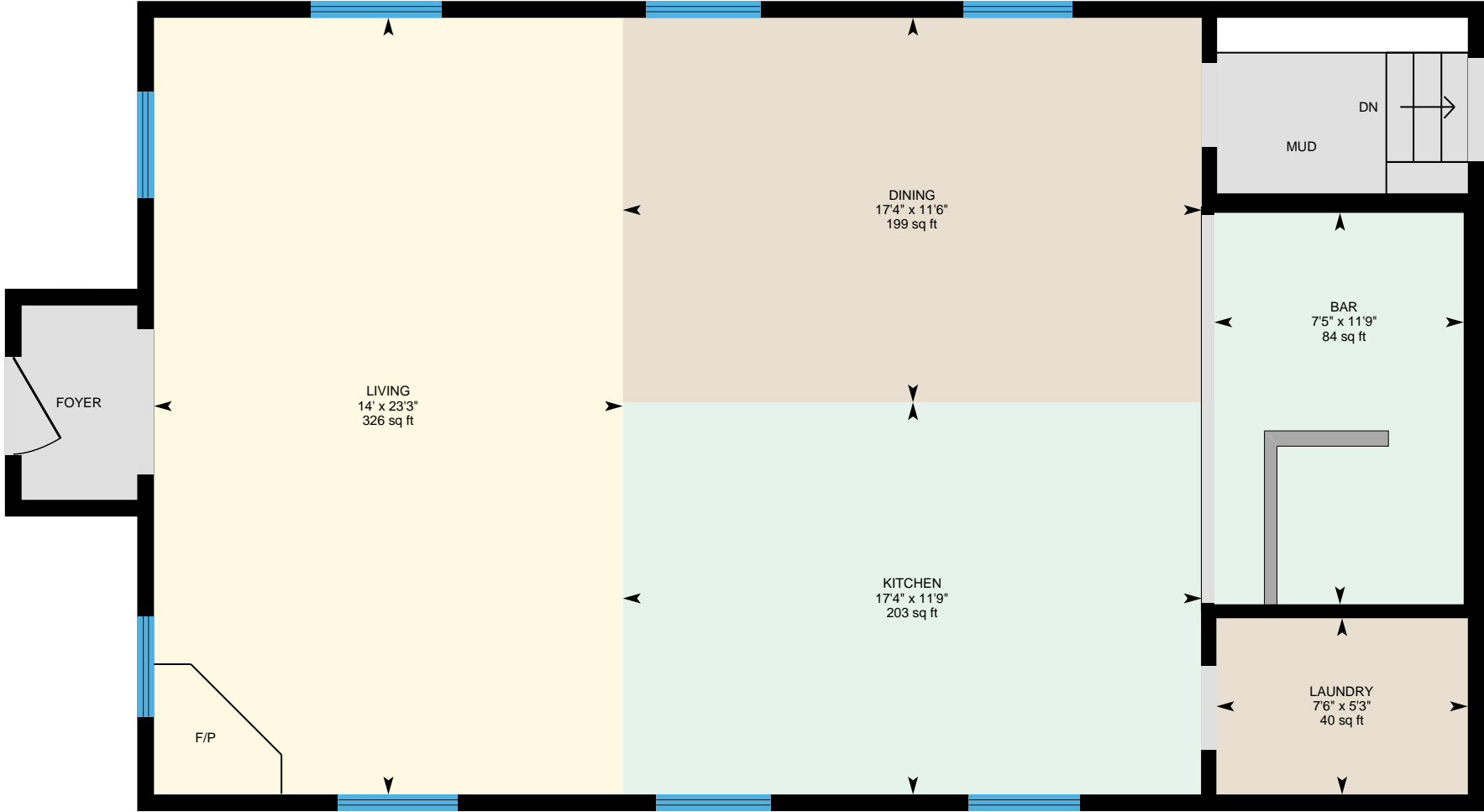


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1018 St. Andrews Court, West Guilford, ON

Main Floor Exterior Area 993.15 sq ft  
Interior Area 926.03 sq ft



PREPARED: 2025/08/25



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.



# 1018 St. Andrews Court, West Guilford, ON

**Sub Level** Exterior Area 416.14 sq ft  
Interior Area 374.85 sq ft



0 2 4 ft

PREPARED: 2025/08/25





# 1018 St. Andrews Court, West Guilford, 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

Bedroom: 10'3" x 13'5" | 138 sq ft  
Bedroom: 10'11" x 17'10" | 195 sq ft  
Rec Room: 10'3" x 20'11" | 210 sq ft  
Storage: 13'7" x 19'8" | 233 sq ft

##### MAIN FLOOR

Bar: 11'9" x 7'5" | 84 sq ft  
Dining: 11'6" x 17'4" | 199 sq ft  
Kitchen: 11'9" x 17'4" | 203 sq ft  
Laundry: 5'3" x 7'6" | 40 sq ft  
Living: 23'3" x 14' | 326 sq ft

##### SUB LEVEL

3pc Bath: 8'8" x 4'11" | 43 sq ft  
Bedroom: 14'3" x 15'4" | 184 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: 839.63 sq ft  
Excluded Area: 39.73 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 911.57 sq ft

##### MAIN FLOOR

Interior Area: 926.03 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 993.15 sq ft

##### SUB LEVEL

Interior Area: 374.85 sq ft  
Perimeter Wall Thickness: 6.0 in  
Exterior Area: 416.14 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1300.88 sq ft  
Exterior Area: 1409.29 sq ft



# 1018 St. Andrews Court, West Guilford, 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>





# FRENCH SEPTIC PUMPING

(DIVISION OF SHEPHERD ENVIRONMENTAL)

6798 Hwy 35, P.O. Box 68  
Coboconk, Ontario K0M 1K0

Telephone: 705-457-1152 • 705-454-3744

705-887-1503 • 705-286-1178

Fax: 705-454-8700

CUSTOMER:

*WED*

## DIRECTIONS:

1018 ST. ANDREWS COURT  
WEST GUILFORD  
\*\* 2,500 GAL. \*\*

INV. NO.

0000159165

DATE:

Jul-23-25

CUST. NO.

024720

PAYABLE ON RECEIPT

C • DEBIT • ETRANSFER

shepherd@shepherdenvironmental.ca

Quote Invoice Number

ITEM NUMBER	DESCRIPTION	AMOUNT
HOLD8-01	PUMPING HOLDING TANK	292.04
	<div>PAID JUL 22 2025 E-trans.</div>	
	HST	37.97
HST# R104831243		
Material on site pertaining to this invoice remains the property of French Septic Pumping until paid in full. Work done close to trees, flower beds, patios, sidewalks, etc. done at customer's risk only. 2% INTEREST CHARGED PER MONTH ON ACCOUNTS OVER 30 DAYS.		
TOTAL:		\$330.01
PAYMENT METHOD:		

CUSTOMER COPY

# INVOICE

DRIVER: \_\_\_\_\_



Your account number is:

2002 5084 2977

This statement is issued on:

August 14, 2025

## Your Electricity Statement

For the period of: July 9, 2025 - August 8, 2025

### What do I owe?

**\$121.<sup>24</sup>**

See reverse for a summary of your charges

### How much did I use?

You powered your home with

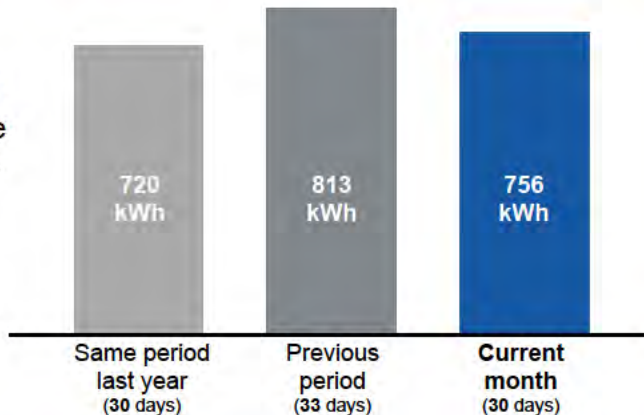

**756 kWh**  
of electricity this period

### When is it due?


**Sep 3,  
2025**

### What does my electricity usage look like?

Your average daily usage has **increased by 5%** compared to the same period last year.

Find out more by logging into **myAccount** at [www.HydroOne.com](http://www.HydroOne.com)


### What do I need to know?

 Total Ontario support: \$47.09. To learn more about the province's electricity support programs, visit [Ontario.ca/yourelectricitybill](http://Ontario.ca/yourelectricitybill).


For billing, quick answers and much more, visit [www.HydroOne.com](http://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: **2002 5084 2977**

**Total amount you owe \$121.24**

Amount enclosed

\$

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

2002508429770000121240





## What am I paying for?

<b>Balance carried forward from previous statement</b>	<b>-\$23.00</b>
Amount from your previous period	\$153.21
Amount we received on Jul 28/25	-\$176.21
<b>Your electricity charges</b>	<b>\$144.24</b>
<b>Total amount you owe</b>	<b>\$121.24</b>



## Powering 1018 ST ANDREWS CRT

Point of Delivery: 10081705

Residential - Medium Density

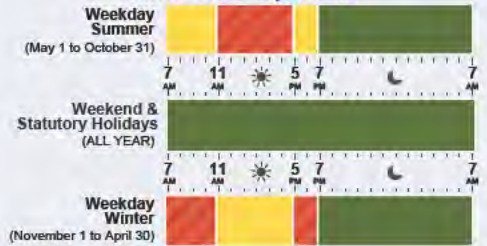
<b>Electricity</b> .....	<b>\$75.28</b>
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
<b>Delivery</b> .....	<b>\$63.98</b>
This is the cost of ensuring you have reliable power when you need it. <b>Hydro One</b> 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.	
<b>Regulatory Charges</b> .....	<b>\$5.13</b>
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.	
<b>HST (87086-5821-RT0001)</b> .....	<b>\$18.77</b>
<b>Ontario Electricity Rebate</b> .....	<b>-\$18.92</b>
<b>Total of your electricity charges</b> .....	<b>\$144.24</b>

If payment is not received by Sept 3, 2025, 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.

## What is my Time-of-Use breakdown?

Jul 9/25 to Aug 8/25	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	139.8640	15.8	\$22.10
TOU Mid-Peak	138.2996	12.2	\$16.87
TOU Off-Peak	477.8112	7.6	\$36.31

## Time-of-Use periods



## Meter reading details

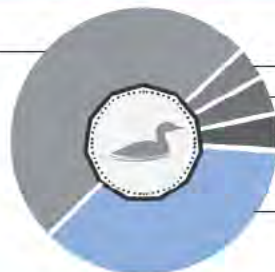


Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J2647138	Aug 8/25 29828.1008	Jul 9/25 29072.126	755.9748	(x1) = 755.9748

## 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.





Branch/Agence: ON - Bracebridge

**Account #: 3232079**

Numero De Compte: 3232079

Customer Name/Nom du client

Deliver To/Livraison a:

1018 St. Andrews Court, West Guilford,

PAGE 1 OF 2

Invoice Date / Date de Facturation: 02/19/2025

Trans Date / Date de trans: 02/03/2025

Minor Account # / Numéro de Compte Secondaire:

**Invoice #**

Numero de Facture

**Purchase Order #**

Bon de Commande

**Payment Due By**

Date D'échéance du Paiement

**Total Amount Due**

Montant Total Du

**00000105796**

**03/21/2025**


**\$800.83**


Any questions? Please call us at: 800-747-9560 or visit us at [www.avenirenergy.ca](http://www.avenirenergy.ca).


Avez-vous des questions? Veuillez nous téléphoner au: 888-780-7727 ou visitez-nous sur [www.avenirenergy.ca](http://www.avenirenergy.ca).

## Account Activity / Activité du Compte

Reference # Numéro de Référence	Description Description	Quantity Quantité	Unit Unité	Unit Price Prix Unitaire	Amount Montant
20000085035	3232079 - 000				
	PROPANE	716.80	1.000	\$0.8649	\$619.96
	FCT (0.1238/liter)				\$88.74
	GST/HST (13%)				\$92.13
	Subtotal / Total Partiel				\$619.96
	Taxes & Fees / Taxes et Frais				\$180.87
	<b>TOTAL AMOUNT DUE</b>				<b>\$800.83</b>
	MONTANT TOTAL DU				

 Interest will be charged at a compounded rate of 26.82% per annum (2% per month) on overdue amounts.  
Des intérêts au taux composé de 26,82% par année (2% par mois) seront imputés aux montants en souffrance.

 GST/HST #: 778985028  
N° de TPS ou de TVH: 778985028

 PST/QST #: 1231739781  
TVP/TVQ #: 1231739781

Account # Numero de Compte	Invoice # Numero de Facture	Payment Due By Date D'échéance du Paiement	Total Amount Due Montant Total Du
3232079	00000105796	03/21/2025	\$800.83
<b>TOTAL AMOUNT ENCLOSED \$</b>			
MONTANT TOTAL PAYE			

REMIT TO / REMETTRE A:  
Blyth Office  
Avenir Energy 82948 London Road, PO Box 423  
Blyth ON N0M 1H0

Please return this portion with your payment  
Veuillez envoyer votre paiement avec ce bordereau

Please make payable to Avenir Energy  
Veuillez envoyer votre paiement a l'ordre de Avenir Energy

0000000003232079000001057960000800831

## Important General Information

Call us to enroll in one of our Pre-Authorized Payment Plans. **Simple and Convenient**

Please make cheques payable to AVENIR ENERGY and print account # on front of cheque. Include remittance portion of this bill when paying via bank, mail or in person.

### Accounts may be paid:

- By mail
- At person at our office - debit, cash, or cheque - Visa and Mastercard are accepted
- Telephone and Internet Banking offered through your financial institution

To avoid late charges, payments must reach our office by the due date. Please allow 10 business days for delivery and processing.

### Tax descriptions:

#### FET

- Federal Excise Tax

#### PFT

- Provincial Fuel Tax
- Provincial Road Tax
- NWT Tax

#### GST/HST

- Goods and Service Tax
- Harmonized Sales Tax

#### PST/QST

- Provincial Sales Tax
- Quebec Sales Tax
- Retail Sales Tax
- Tax Rebates will show as a negative number

## Renseignements Generaux Importants

Telephonez-nous pour vous inscrire a l'un de nos regimes de paiements preautorises. **Simple et pratique.**

Veuillez s'il vous plait faire les cheques payables a AVENIR ENERGY et imprimez le numero de compte a l'avant du cheque. Incluez la portion remise de cette facture lorsque vous payez a la banque, par le courier ou en personne.

### Les comptes peuvent etre payes:

- Par la poste
- En personne a nos bureaux, par carte de debit, argent comptant ou cheque 0 Visa et Mastercard sont acceptes.
- Services bancaires par telephone ou par internet offerts par votre institution financiere.

Afin d'éviter de payer des frais de retard, les paiements doivent etre rendus a nos bureaux a la date d'écheance. Veuillez s'il vous plait prévoir 10 jours ouvrables pour la livraison et le traitement.

### Description des taxes:

#### TAF

- Taxe d'accise federale

#### TPC

- Taxe provinciale sur les carburants
- Taxe provinciale des routes
- Taxes des TNO

#### TPS/TVH

- Taxe sur les produits et services
- Taxe de vente harmonisee

#### TVP/TVQ

- Taxe de vente provinciale
- Taxe de vente du Quebec
- Taxe de vente au detail
- Les remboursements de taxe seront indiques par un nombre negatif

Teller Stamp



Branch/Agence: ON - Bracebridge

**Account #: 3232079**

Numero De Compte: 3232079

Customer Name/Nom du client:

Deliver To/Livraison a:

1018 St. Andrews Court, West Guilford,

PAGE 1 OF 2

Invoice Date / Date de Facturation: 04/01/2025

Trans Date / Date de trans: 04/01/2025

Minor Account # / Numéro de Compte Secondaire:

**Invoice #**

Numero de Facture

**Purchase Order #**

Bon de Commande

**Payment Due By**

Date D'échéance du Paiement

**Total Amount Due**

Montant Total Du

**00000165501**

**05/01/2025**

**\$124.24**

Any questions? Please call us at: 800-747-9560 or visit us at [www.avenirenergy.ca](http://www.avenirenergy.ca).

Avez-vous des questions? Veuillez nous téléphoner au: 888-780-7727 ou visitez-nous sur [www.avenirenergy.ca](http://www.avenirenergy.ca).

## Account Activity / Activité du Compte

Reference # Numéro de Référence	Description Description	Quantity Quantité	Unit Unité	Unit Price Prix Unitaire	Amount Montant
20000191307	3232079 - 000				
	Tank Rentals	1.00	1.000	\$109.9500	\$109.95
	GST/HST (federal sales tax)				\$14.29
Subtotal / Total Partiel					\$109.95
Taxes & Fees / Taxes et Frais					\$14.29
<b>TOTAL AMOUNT DUE</b>					<b>\$124.24</b>
MONTANT TOTAL DU					

Annual rent: March 2025 - Propane Tank \*172141

 Interest will be charged at a compounded rate of 26.82% per annum (2% per month) on overdue amounts.  
Des intérêts au taux composé de 26,82% par année (2% par mois) seront imputés aux montants en souffrance.

 GST/HST #: 778985028  
N° de TPS ou de TVH: 778985028

 PST/QST #: 1231739781  
TVP/TVQ #: 1231739781

Account # Numero de Compte	Invoice # Numero de Facture	Payment Due By Date D'échéance du Paiement	Total Amount Due Montant Total Du
3232079	00000165501	05/01/2025	\$124.24
<b>TOTAL AMOUNT ENCLOSED \$</b>			
MONTANT TOTAL PAYE			

REMIT TO / REMETTRE A:

Blyth Office

Avenir Energy 82948 London Road, PO Box 423

Blyth ON N0M 1H0

Please return this portion with your payment  
Veuillez envoyer votre paiement avec ce bordereau

Please make payable to Avenir Energy  
Veuillez envoyer votre paiement à l'ordre de Avenir Energy

0000000003232079000001655010000124241

## Important General Information

Call us to enroll in one of our Pre-Authorized Payment Plans. **Simple and Convenient**

Please make cheques payable to AVENIR ENERGY and print account # on front of cheque. Include remittance portion of this bill when paying via bank, mail or in person.

### Accounts may be paid:

- By mail
- At person at our office - debit, cash, or cheque - Visa and Mastercard are accepted
- Telephone and Internet Banking offered through your financial institution

To avoid late charges, payments must reach our office by the due date. Please allow 10 business days for delivery and processing.

### Tax descriptions:

#### FET

- Federal Excise Tax

#### PFT

- Provincial Fuel Tax
- Provincial Road Tax
- NWT Tax

#### GST/HST

- Goods and Service Tax
- Harmonized Sales Tax

#### PST/QST

- Provincial Sales Tax
- Quebec Sales Tax
- Retail Sales Tax
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#### TVP/TVQ

- Taxe de vente provinciale
- Taxe de vente du Quebec
- Taxe de vente au detail
- Les remboursements de taxe seront indiques par un nombre negatif

Teller Stamp





WETT RECOMMENDED  
INSPECTION CHECKLIST

①

Requested by:	Inspection location: <input checked="" type="radio"/> Same as requested or:
Address: 1018 ST. ANDREWS CT. WEST GUILFORD	Address:
	mail:
	Phone No.:
Inspector's name: STEPHEN BARKER	WETT No.: 8683
Reason(s) for inspection:	
Level of inspection requested: <input checked="" type="radio"/> Level 1 <input type="radio"/> Level 2 <input type="radio"/> Level 3	
Date of request:	Date of inspection: FEB 22 / 20

**Note: inspection results shown are what was present/noted at time of inspection.**

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.



WETT RECOMMENDED INSPECTION CHECKLIST

WOOD STOVE AND FLUE PIPE

**Certification Standard:** ☒ ULC S627 ☐ EPA ☐ CSA B415 ☐ Uncertified ☐ Unknown

**Listing Agency:** ☐ ULC ☐ CSA ☒ WH/ETL ☐ OTL ☐ Other: \_\_\_\_\_

**Make:** NAPOLÉON **Model:** 1500 S **Serial #:** WH-630964

**Installation manual available:** ☐ Yes ☒ No **Flue Collar Size:** 6"

**Alcove approved:** ☒ N/A ☐ Yes ☐ No ☐ UTI

**Mobile home approved:** ☒ N/A ☐ Yes ☐ No ☐ UTI

**Installed by:** HOMÉOPNEN **Date:** DEC 15/19 ☐ Unknown: \_\_\_\_\_

**Installed in:** ☒ Residence ☐ Mobile Home ☐ Combustible Alcove  
☐ Garage ☐ Other: \_\_\_\_\_

**Appliance location:** ☒ Basement ☐ Main Floor ☐ Other (specify): \_\_\_\_\_

**Connected to:** ☐ Masonry chimney ☐ Masonry chimney with stainless steel liner  
☒ Factory-built chimney ☐ Other (specify): \_\_\_\_\_

**Does the unit share a venting system with another appliance:** ☐ Yes ☒ No

**Inspection Results:** Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

CLEARANCES	REQUIRED	ACTUAL(S)	CODE COMPLIANCE			
1. Combustible side wall	14"	52"	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
2. Combustible rear wall	—	CONCRETE	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
3. Combustible corner	—	—	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
4. Top / ceiling	52"	55"	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
5. Shielding rear	—	—	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
6. Shielding right side	—	—	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI



3

7. Shielding left side		<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
8. Shielding corner		<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
9. Ember pad / material	CONCRETE	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
10. Ember pad / front	FLOOR	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
11. Ember pad / rear		<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
12. Ember pad / right side		<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
13. Ember pad / left side		<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
14. Ember pad / corner		<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
15. Radiant heat protection / material	CONCRETE FLOOR	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
16.		
17.		
Flue Pipe Type: <input checked="" type="radio"/> Single-wall <input type="radio"/> Double-wall <input type="radio"/> ULC S641 Diameter: 6"		
18. Clearances	18" 24"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
19. Total length	— 48"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
20. Elbows	— 1-90° 1-OFFSET	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
21. Fastening	3 SCREWS PEN JOINT SAME	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
22. Allowance for expansion		<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
23. Flue pipe orientation	— VERTICAL	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
24. Flue pipe slope		<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
25. Material	— BLACK PIPE	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
26. Pipe shielding	ABOVE PIPE ABOVE PIPE	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
27. Support		<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
28.		
29.		
30.		
31. Connection to masonry chimney		<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
32. Connection to factory-built chimney	3 SCREWS SAME	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI

4

OTHER CONSIDERATIONS	COMMENTS
33. Outdoor air connection	NOT REQUIRED
34. Carbon monoxide alarm	NOT KNOWN
35. Smoke alarm	NOT KNOWN

Additional information:

SHIELDING HAS BEEN USED TO MEET  
CODE FOR BLACK PIPE TO COMBUSTIBLES  
(PIPE TO FLOOR JUST ABOVE)

Date: FEB 22/20

File Reference #: BIRD/ROWDEN





# WETT RECOMMENDED INSPECTION CHECKLIST

## FACTORY-BUILT CHIMNEY

Chimney Type: ☐ ULC S604 (Factory-built Type A) ☐ ULC S610 (Factory-built Fireplace Chimney)  
☒ ULC S629 (650°C) ☐ Uncertified ☐ Unknown

Listing Agency: ☐ ULC ☐ CSA ☒ WH/ETL ☐ OTL ☐ Other: \_\_\_\_\_

Make: SECURITY Model: H1-TEMP

Installation manual available: ☐ Yes ☒ No

Installed by: HOMEOWNER Date: DEC 15/19 ☐ Unknown Approx. Age: NEN

Installed in: ☒ Residence ☐ Mobile Home ☐ Garage

☐ Other: \_\_\_\_\_

Total height: 24' Flue Size: 6" ☐ Inside Installation ☒ Outside Installation

Connected to: WOOD STOVE Make: NAPOLGON Model: 1500 S Serial #: WH-630964

Connected to: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_

**Inspection Results:** Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

COMPONENT	CODE COMPLIANCE			
1. Horizontal extension beyond inside wall surface <u>8"</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
2. Wall radiation shield	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
3. Clean-out tee and cap	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
4. Wall supports <u>EVERY 5 FT</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
5. Ceiling support	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
6. Support spacing <u>EVERY 5 FT</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
7. Chimney offsets	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
8. Offset support	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
9. Firestopping	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI





7  
File reference No.: BIRD / ROWDEN

Photos taken: ☒ Yes ☐ No

This checklist contains 5 pages in total. This report contains 7 pages in total.

**Comments and Observations:**

All non-compliance ratings should be considered for comment.

Don Barker Heating and Cooling  
16455 Hwy #35  
Algonquin Highlands, ON  
K0M 1J1

705-489-2004

Please attach additional page(s) for this section.

Customer Signature:

Inspector Signature:



Date:

Date:

FEB 22/20

WETT Recommended Inspection Checklist



# 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

<b>Final</b>	<b>2025</b>
<b>Billing Date</b>	<b>May 5, 2025</b>

<b>Mortgage Company</b>	<b>Bill No.</b> 514333
<b>Roll No.</b> 040-000-70400-0000	<b>Mortgage No.</b>
<b>Name and Address</b> 6156	<b>Municipal Address/Legal Description</b>
1018 ST ANDREWS CRT WEST GUILFORD ON K0M 2S0	1018 ST ANDREWS CRT CON 4 PT LOT 7

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 169,000.00	Res/Farm Tx: Full - EPubSup	0.00352175	\$ 595.18	0.00268732	\$ 454.16	0.00153000	\$ 258.57

**Sub Totals >>>**      **Municipal Levy** \$ 595.18      **County Levy** \$ 454.16      **Education Levy** \$ 258.57

Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				7/9/2025	\$ 662.82	Sub-Total - Tax Levy	\$ 1,307.91
				9/10/2025	\$ 340.00	Special Charges/Credits	\$ 0.00
						2025 Tax Cap Adjustment	\$ 0.00
						<b>Final 2025 Levies</b>	<b>\$ 1,307.91</b>
						Less Interim Tax Notice	\$ 627.26
						Past Due Taxes/Credit	\$ 322.17
<b>Total Special Charges</b>		\$ 0.00				<b>Total Amount Due</b>	<b>\$ 1,002.82</b>

### Schedule 2

Explanation of Tax Changes 2024 to 2025

Final 2024 Levies	Final 2025 Levies	Total Year Over Year Change
\$ 1,254.50	\$ 1,307.91	\$ 53.41

Final 2024 Levies	\$ 1,254.50
* 2024 Annualized Taxes	\$ 1,254.50
2025 Local Municipal Levy Change	\$ 26.39
2025 County Levy Change	\$ 27.02
2025 Provincial Education Levy Change	
2025 Tax Change Due to Reassessment	
** Final 2025 Levies	\$ 1,307.91

\*\* 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 charges and credit amounts.

### Schedule 3

Explanation of Property Tax Calculations

Commercial	Industrial	Multi-Res.
------------	------------	------------

2025 CVA Taxes			
* 2024 Annualized Taxes			
2025 Tax Cap Amount			
2025 Provincial Education Levy Change			
2025 Municipal Levy Change			
** 2025 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.

## Municipality of Dysart et al

P.O. Box 389  
135 Maple Ave  
Haliburton ON K0M 1S0  
(705) 457-1740

### SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

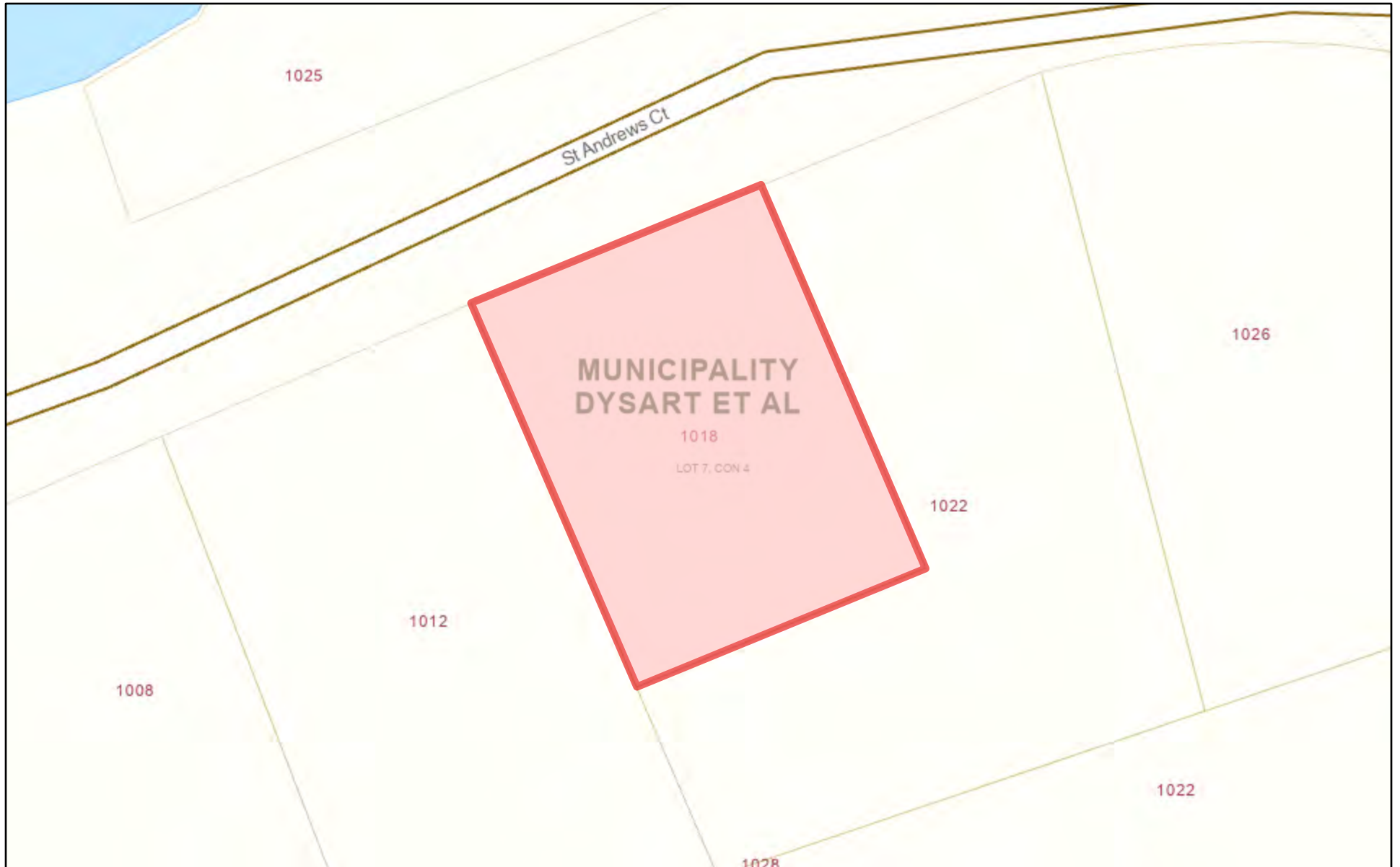
THANK YOU

<b>Received from:</b>	
<b>Roll #</b>	<b>040-000-70400-0000</b>
<b>Name</b>	
<b>Address</b>	1018 ST ANDREWS CRT WEST GUILFORD, ON K0M 2S0
<b>Due Date</b>	<b>Total Due</b>
<b>September 10, 2025</b>	<b>\$ 340.00</b>





# GIS



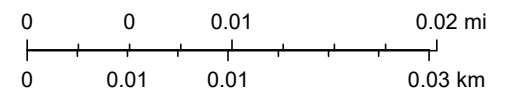
August 18, 2025

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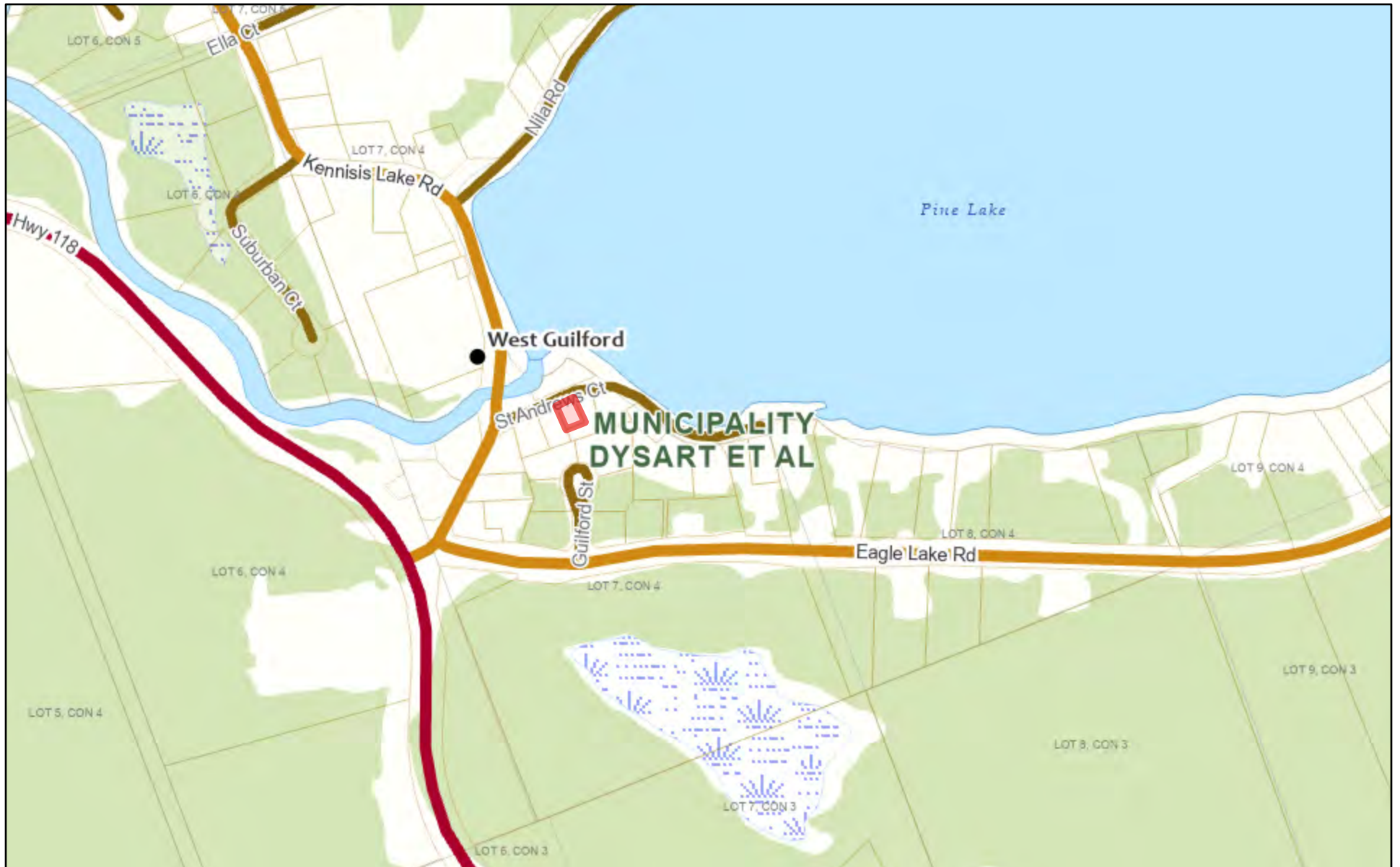
Published by the County of Haliburton, 2025.



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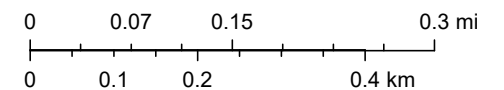
# GIS



August 18, 2025



Scale: 1:9,028



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