

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$650,000

Welcome to 1029 Cranberry Lake Rd
on Gull River, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:

 705-457-9994  info@troyausten.ca
 705-455-7653  troyausten.ca



Beautiful custom-built four-season cottage/home featuring a warm rustic pine interior and over 1,200 sq ft of fully winterized living space. Situated on over 1 acre of land, the property offers ample room for future development, including the potential to build a second structure. The building permit is closed.

This south-facing waterfront property boasts 255 ft of shoreline on the Gull River at Cranberry Lake, offering exceptional privacy, tranquillity, and stunning natural views. Inside, you'll find 22-ft cathedral pine ceilings, large triple-pane windows, and an Enerzone high-efficiency wood-burning fireplace, which serves as the heart of the living space, providing warmth and a classic wood-heating experience.

The modern kitchen features a live-edge maple countertop, and all major appliances are included.

Step outside to a large deck with river views, connected to an above-ground pool, perfect for entertaining. A newly built gazebo over the river, complete with a table and central fire pit, creates an ideal gathering space for family and friends in both summer and winter.

Enjoy swimming and fishing from the large dock with a diving board, located beside deep water. Additional features include: New deep-drilled well, Secondary pump system using river water for landscaping/outdoor use, Year-round Township road access and Bell FIBE high-speed internet. Prime location! 8 minutes to Sir Sam's Ski Resort, 10 minutes to Haliburton village, Two grocery stores within 5 minutes, Close to ATV and snowmobile trails. All this, less than 2.5 hours north of Toronto.

Property Client Full

1029 Cranberry Lake Road, Dysart, Ontario K0M 1S0

Listing

1029 Cranberry Lake Rd Dysart
Active / Residential Freehold / Detached

MLS® #: **X12928880**
 List Price: **\$650,000**
 New Listing



Haliburton/Dysart et al/Guilford

Tax Amt/Yr: **\$1,679.38/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 13 CON 4 GUILFORD AS IN GU1337 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Style: **1 1/2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.5** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **209.00** Fronting On: **W**
 Lot Depth: **241.00**
 Lot Size Code: **Feet**

Zoning: **WR2**
 Dir/Cross St: **ON-118 to Kennisis Lake Road to Eagle Lake Road to Cranberry lake road. First property on left after the bridge.**

PIN #: **391420209**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462404000080200** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood**
 Interior Feat: **Water Heater Owned**
 Parking Feat: **Private**
 Heat Source: **Propane**
 A/C: **/None**
 Central Vac: **No**
 Property Feat: **Asphalt Shingle**
 Roof: **Piers**
 Foundation: **Flat, Sloping**
 Topography:
 Soil Type:
 Alternate Power: **None**
 Water Name: **Gull River**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Features: **Dock**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Deep, Shallow**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **River, Trees/Woods**

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **3.00**
 Pool: **AboveGround**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Well**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Dock**
 Waterfront Struct: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront: **Direct**
 Easements/Restr: **Unknown**
 Dev Charges Paid:
 Shoreline Exposure: **South**
 Water View: **Direct**
 Lot Shape:

Island YN: **No**
 HST App To SP: **Included In**
 Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Beautiful custom-built four-season cottage/home featuring a warm rustic pine interior and over 1,200 sq ft of fully winterized living space. Situated on over 1 acre of land, the property offers ample room for future development, including the potential to build a second structure. The building permit is closed. This south-facing waterfront property boasts 255 ft of shoreline on the Gull River at Cranberry Lake, offering exceptional privacy, tranquility, and stunning natural views. Inside, you'll find 22-ft cathedral pine ceilings, large triple-pane windows, and an Enerzone high-efficiency wood-burning fireplace, which serves as the heart of the living space, providing warmth and a classic wood-heating experience. The modern kitchen features a live-edge maple countertop, and all major appliances are included. Step outside to a large deck with river views, connected to an above-ground pool, perfect for entertaining. A newly built gazebo over the river, complete with a table and central fire pit, creates an ideal gathering space for family and friends in both summer and winter. Enjoy swimming and fishing from the large dock with a diving board, located beside deep water. Additional features include :New deep-drilled well, Secondary pump system using river water for landscaping/outdoor use, Year-round Township road access and Bell FIBE high-speed internet. Prime location! 8 minutes to Sir Sam's Ski Resort, 10 minutes to Haliburton village, Two grocery stores within 5 minutes and close to ATV and snowmobile trails. All this, less than 2.5 hours north of Toronto.**

Inclusions: **Please see attached chattels list.**

Rooms

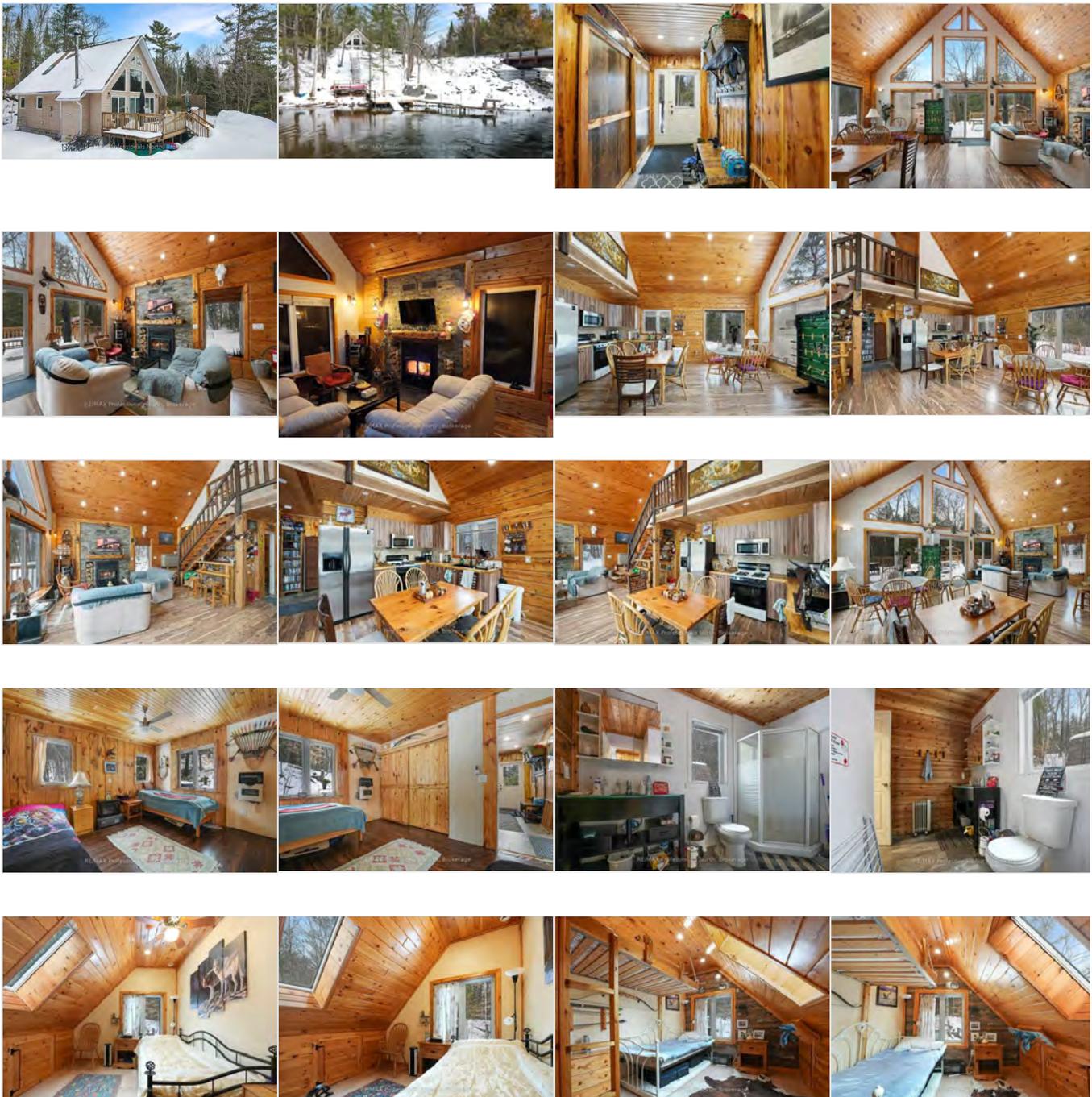
MLS®#: X12928880

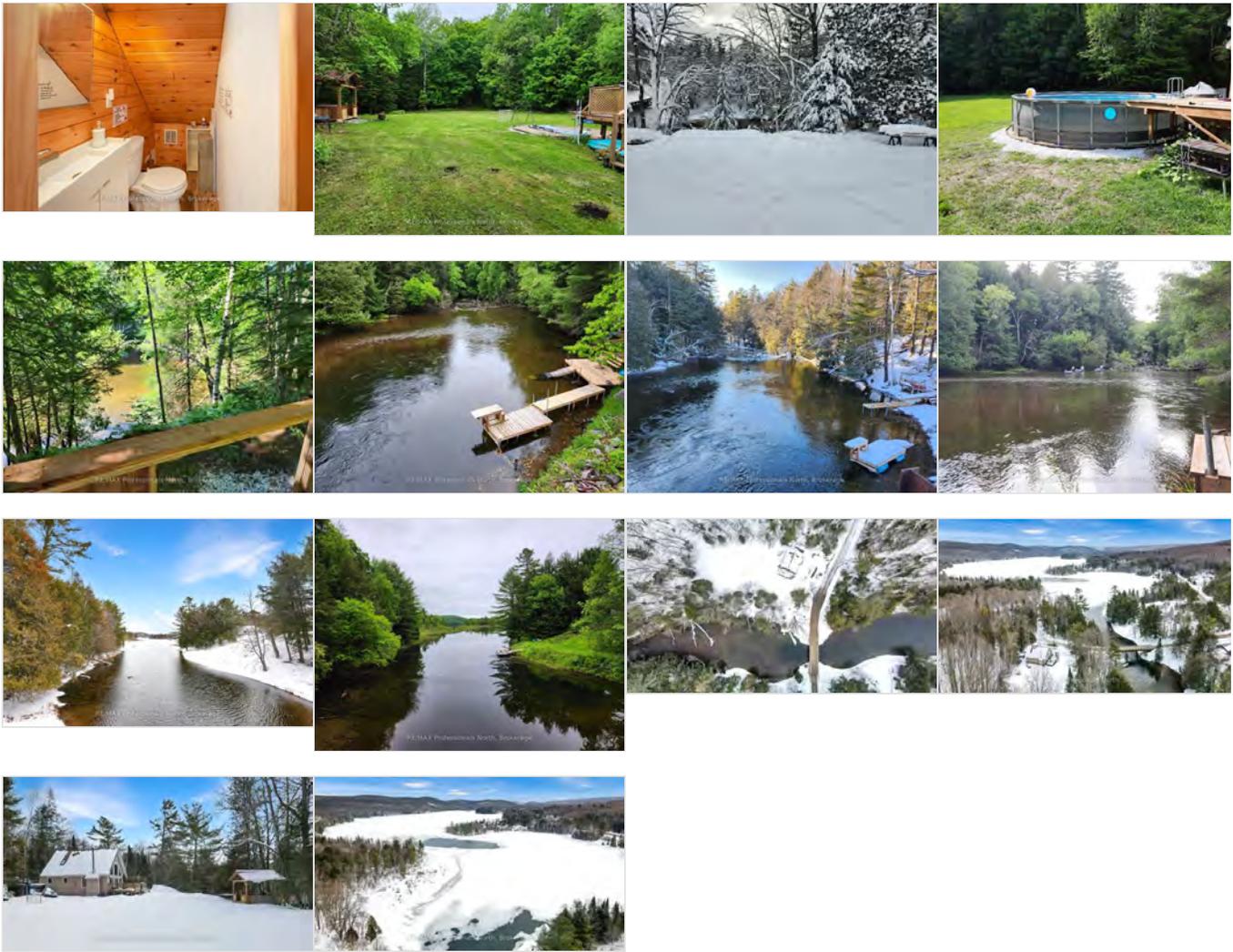
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bedroom	Main	3.42 M X 4.14 M	11.22 Ft x 13.58 Ft		
Living Room	Main	4.41 M X 5.81 M	14.46 Ft x 19.06 Ft		
Dining Room	Main	3.25 M X 3.72 M	10.66 Ft x 12.20 Ft		
Kitchen	Main	3.25 M X 2.12 M	10.66 Ft x 6.95 Ft		
Bedroom	Second	3 M X 4.17 M	9.84 Ft x 13.68 Ft		
Bedroom	Second	2.83 M X 4.1 M	9.28 Ft x 13.45 Ft		
Bathroom	Main			3	
Bathroom	Second			2	

Photos

MLS®#: X12928880

1029 Cranberry Lake Road, Dysart, Ontario K0M 1S0





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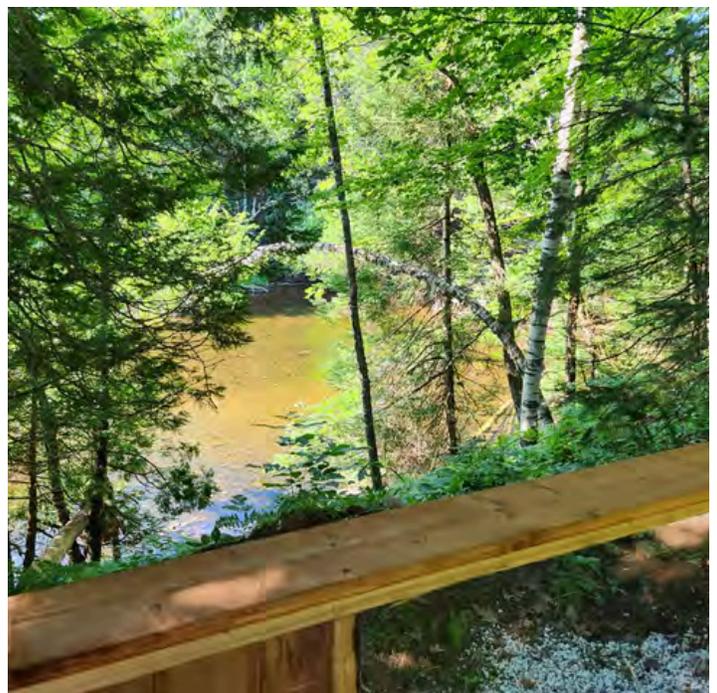
Chattels

Included

- Furniture
- Beds and Mattress
- Bar and Shelves
- Light Fixtures
- Ceiling Fans
- Appliances
- Wall Heaters
- Gazebo Fire Pit
- Outdoor Furniture
- Above Ground Swimming Pool
- Swimming Pool Equipment
- Trailer (old)
- TV and DVD Player
- Entryway Coat Rack/Tall Tree

Excluded

- Personal Belongings
- Jetski with trailer
- Lawn Mower
- ATV's
- Canoes
- Kayak
- Wall Decorations
- Outboard boat motor
- Tools and Tool Boxes
- Dump Garden Cart
- Gardening Equipment
- River Tubes
- Trailer Dolly
- Kitchen Dishes



Seller



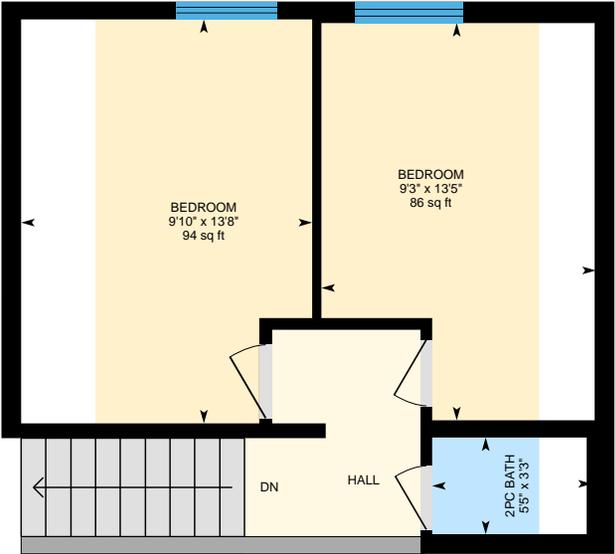
Buyer

Additional Information

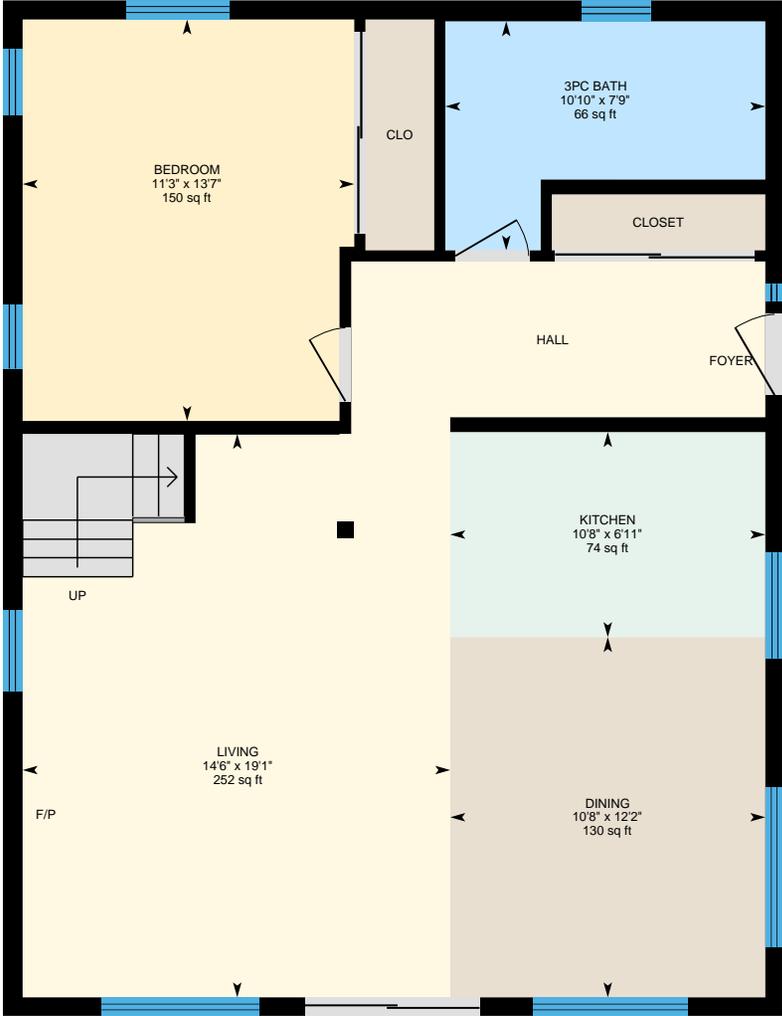
- Hydro Cost Per Year: \$1320/yr approx
- Propane Supplier: Budget
- Propane Costs Per Year: \$1100/yr approx
- Wood Supplier: Local
- Wood Cords per Season: 2 face cords
- Internet Provider: Bell
 - Highspeed available? Yes
 - Cell Service? Yes
- Septic Installer: Greg Brown Construction
 - Install year: 2016
- Septic Last Pumped: 10/11/2026
 - By: French Septic
- Water Treatment System: Yes
- Winterized: Yes
- Age of Building: 8 years
- Age of Roof: 8 years
- Insurance Company: TD Insurance
- Road Type: Municipal Year Round
- Driveway Plowing Cost: \$300/yr

1029 Cranberry Lake Road, Dysart Et Al, ON

Main Building: Total Exterior Area Above Grade 1229.93 sq ft



2nd Floor
Exterior Area 319.40 sq ft

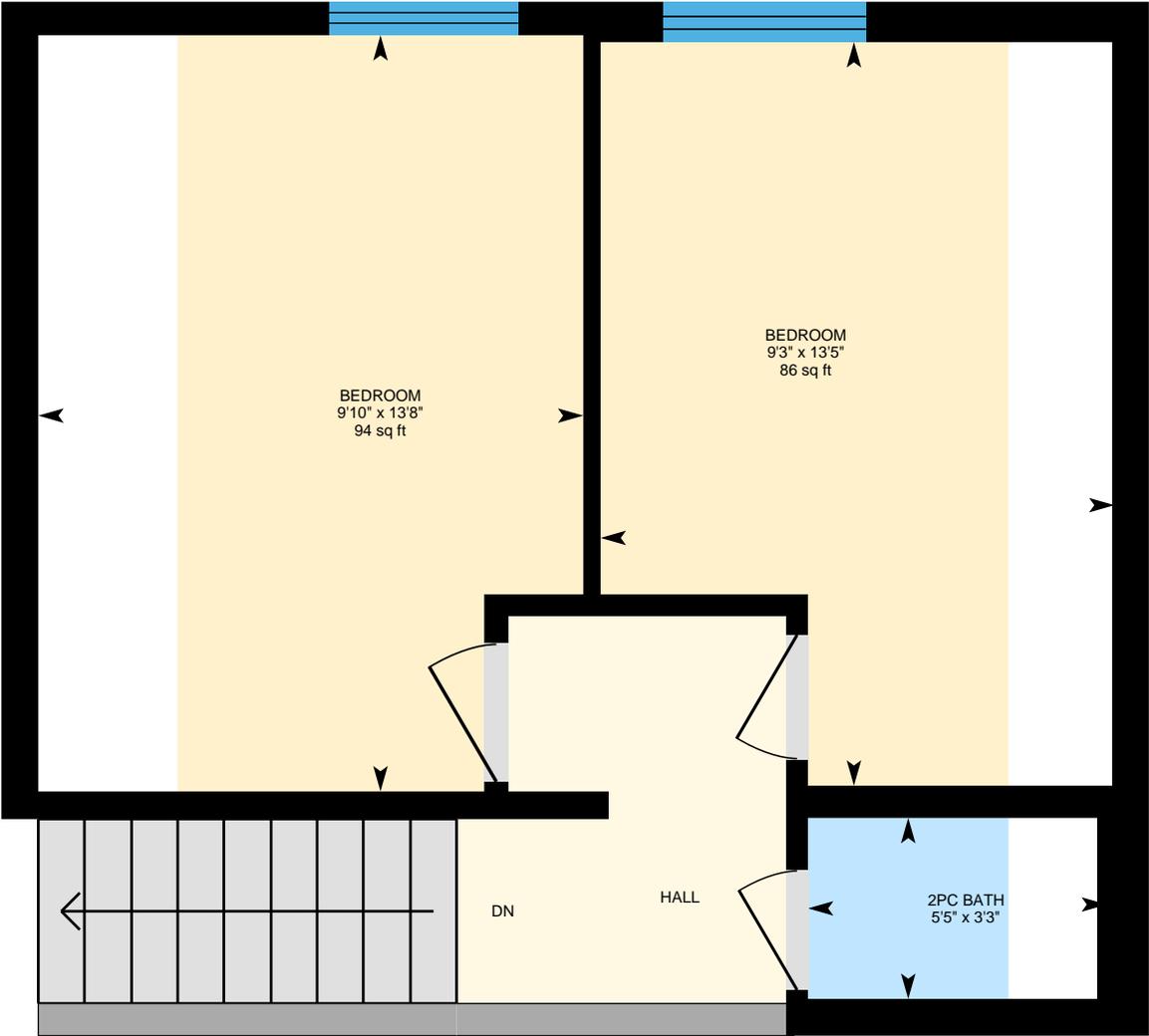


Main Floor
Exterior Area 910.53 sq ft



1029 Cranberry Lake Road, Dysart Et Al, ON

2nd Floor Exterior Area 319.40 sq ft
Interior Area 271.43 sq ft
Excluded Area 65.91 sq ft



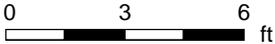
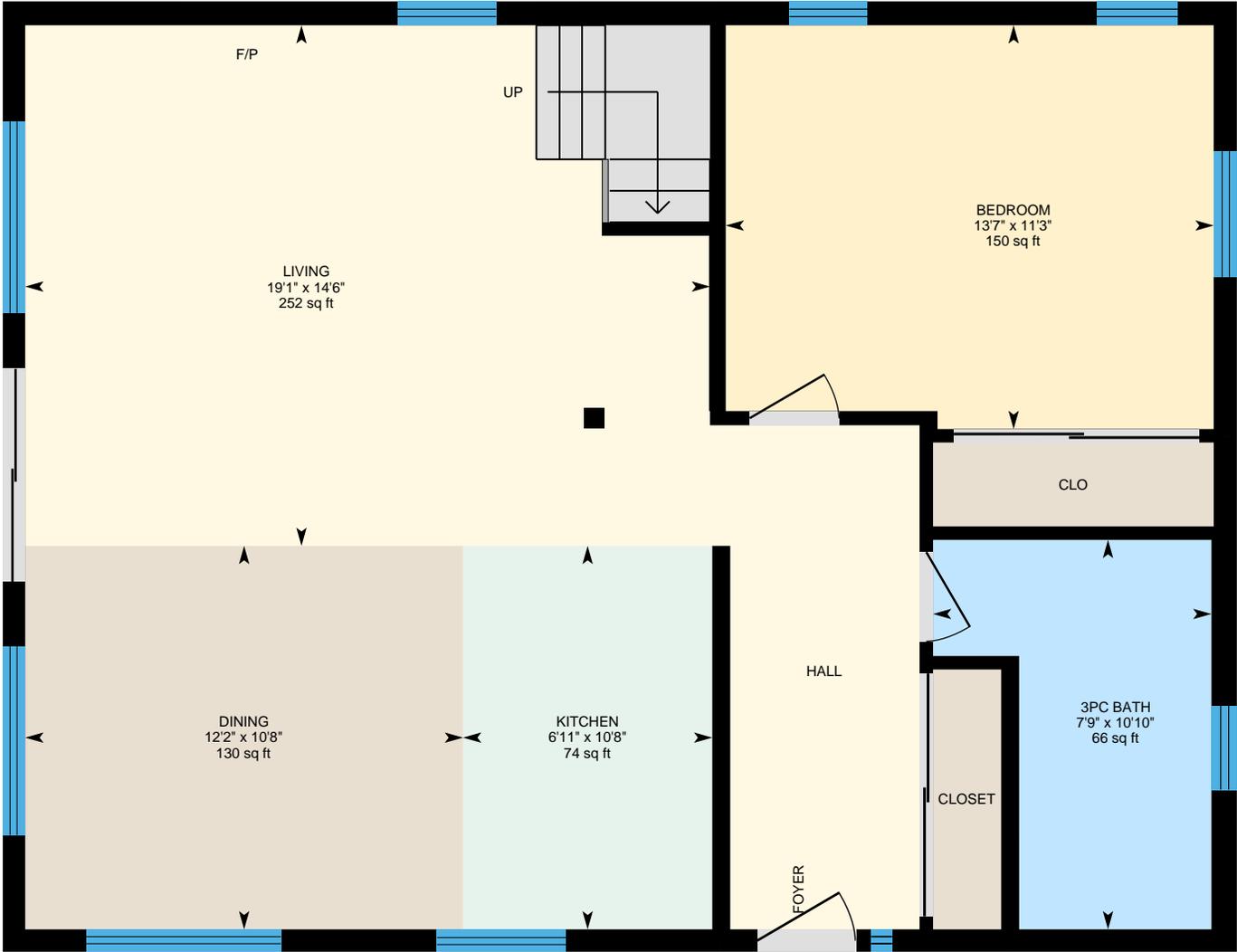
PREPARED: 2026/03/24



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.

1029 Cranberry Lake Road, Dysart Et Al, ON

Main Floor Exterior Area 910.53 sq ft
Interior Area 831.22 sq ft



PREPARED: 2026/03/24



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.

1029 Cranberry Lake Road, Dysart Et Al, ON

Property Details

Room Measurements

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

Main Building

2ND FLOOR

2pc Bath: 5'5" x 3'3" | 12 sq ft
Bedroom: 9'3" x 13'5" | 86 sq ft
Bedroom: 9'10" x 13'8" | 94 sq ft

MAIN FLOOR

3pc Bath: 10'10" x 7'9" | 66 sq ft
Bedroom: 11'3" x 13'7" | 150 sq ft
Dining: 10'8" x 12'2" | 130 sq ft
Kitchen: 10'8" x 6'11" | 74 sq ft
Living: 14'6" x 19'1" | 252 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: 271.43 sq ft
Excluded Area: 65.91 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 319.40 sq ft

MAIN FLOOR

Interior Area: 831.22 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 910.53 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1102.65 sq ft
Excluded Area: 65.91 sq ft
Exterior Area: 1229.93 sq ft

1029 Cranberry Lake Road, Dysart Et Al, ON

iGUIDE Method of Measurement

Definitions

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

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

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

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

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

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

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

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

Notes

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

Disclaimer

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

PDF Floor Plans

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

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

More Information About the Standards

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

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



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:

1029 CRANBERRY LAKE RD
ON

DIRECTIONS:

1029 CRANBERRY LAKE RD
CTY RD 118 TO EAGLE LK RD,
LEFT ONTO CRANBERRY LK RD
PLS EMAIL:
ON

INV. NO. 0000162257

DATE: Oct-31-25

CUST. NO. 030843

IS: PAYABLE ON RECEIPT

VISA • M/C • DEBIT • ETRANSFER

EMT: Lshepherd@shepherdenvironmental.ca

Quote Invoice Number

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTIC8-01	PUMPING SEPTIC TANK AFTER 12 PM 	296.46



1011 Beiers Road
Gravenhurst, ON P1P 1R1
budgetpropaneontario.com
(705) 687-5608

Account Nr: 01-27019

Invoice Date: 2/02/21

Invoice Number: 20737

Tank Location:

1029 CRANBERRY LAKE ROAD
WEST GUILFORD ON

I N V O I C E

Terms: NET 15 Days

Tax #: R123217366

Item	For the Period		Amount
Cellular Monitor 744245	2/01/21	01/31/22	40.00
H.S.T. (Harmonized Sales Tax)		13.00 %	5.20
	Invoice Total:		45.20



1011 Beiers Road
 Gravenhurst, ON P1P 1R1
 budgetpropaneontario.com
 (705) 687-5608

Account Nr: 01-27019

Invoice Date: 2/02/21

Invoice Number: 20800

Tank Location:

1029 CRANBERRY LAKE ROAD
 WEST GUILFORD ON

I N V O I C E

Terms: NET 15 Days

Tax #: R123217366

Item	For the Period		Amount
Tank Rental 2021091W	2/01/21	01/31/22	60.00
Propane	75	.6091 LT	45.68
Installation Charge	1	95.00 / EA	95.00
Propane	75	.6091 LT	45.68
Parts & Fittings	1	9.90 / EA	9.90
Sand / Fill	2	11.00 / EA	22.00
Shop Supplies	1	5.00 / EA	5.00
Federal Fuel Charge			6.96
H.S.T. (Harmonized Sales Tax)		13.00 %	37.73
Invoice Total:			327.95

INSPECTION REPORT – Factory Built Fireplace

Date:	March 24th 2018
Name:	
Address:	1029 Cranberry Lake Rd.
City:	
Postal Code:	
Phone No.:	
Email:	
Reason for Inspection:	Insurance
Level of Inspection Requested: <input type="checkbox"/> Level 1 <input checked="" type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	

Cerification Standard: <input checked="" type="checkbox"/> ULC S610 <input type="checkbox"/> EPA <input type="checkbox"/> CSA B415 <input type="checkbox"/> Unknown <input type="checkbox"/> Uncertified	
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: Enerzone	Model: EB00016
Installation Manual Available: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Venting system that is listed and connected to this fireplace:	
<input checked="" type="checkbox"/> ULC S610FB <input type="checkbox"/> ULC S629FB Model: Manufacturer:	
<input type="checkbox"/> Masonry <input type="checkbox"/> Masonry with stainless liner <input type="checkbox"/> Other:	
Installed By: Myers Chimney	Date: Jan 31st <input type="checkbox"/> Unknown Approx Age: new
Appliance Location: <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Main Floor <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.*

FACE CLEARANCES	ACTUAL (s)	CODE COMPLIANCE
1. Combustible mantle shelf		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
2. Combustible side legs		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
3. Combustible facing trim		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes

Factory Built Fireplace, *cont'd*

FACE CLEARANCES, <i>cont'd</i>	ACTUAL (s)	CODE COMPLIANCE, <i>cont'd</i>
4. <i>Non combustible facing</i>	see note	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
5. <i>Side wall</i>	48"+	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
6. <i>Hearth size</i>	24x48"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
7.		<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

OTHER CONSIDERATIONS	ACTUAL (s)	CODE COMPLIANCE
8. <i>Outdoor combustion air Required?</i> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
9. <i>Gravity vent(s)</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
10. <i>Central heating kit</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
11. <i>Fireplace to chimney connection</i>		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
12. <i>Clearances within enclosure</i>		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
13. <i>Chimney height</i>	18ft	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
14. <i>flue size</i>	6"	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
Photo Taken: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		

Comments and Observations: *All non-compliance ratings should be considered for comment. Please attach an additional page(s) for this section.*

INSPECTION REPORT – FACTORY-BUILT CHIMNEY

Date:	
Name:	
Address:	continued.....
City:	
Postal Code:	
Phone No.:	
Email:	
Reason for Inspection:	Insurance
Level of Inspection Requested: <input type="checkbox"/> Level 1 <input checked="" 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: Selkirk	Model: Supervent <input type="checkbox"/> Unknown
Installation Manual Available: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Installed By: Myers Chimney	Date: Jan 2018 <input type="checkbox"/> Unknown Approx Age: new
Total Height: 18ft	Flue Size: 6"
<input checked="" type="checkbox"/> Inside Installation <input type="checkbox"/> Outside Installation	
Flue checked for deposits/ blockage: Yes (new system)	

E&O Insurance: Did you know that Errors & Omission Insurance is considered the only adequate, essential insurance available that provides liability coverage for activities such as Solid Fuel Burning System inspections. This notation is our Declaration to you that Myers Chimney has preformed this inspection with a Valid E&O Insurance policy in effect.

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

FACTORY-BUILT CHIMNEY, *cont'd*

CLEARANCES, <i>cont'd</i>	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 type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> Yes <input 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	

--

This installation meets the requirements of the manufacturers.

*Home owner to enclose per manufacturer

Inspector Signature:

Ian Myers



PHONE: 705-286-1245
EMAIL: myerschimney@hotmail.com
Website: www.myerschimney.com
CERTIFICATION # 9570

Measurements recorded in: Metric Imperial

Page 1 of 1

Address of Well Location (Street Number/Name) 1029 Cranberry Lake Rd Township Guilford Lot 13 Concession 4
 County/District/Municipality Dysart et al City/Town/Village Haliburton Province Ontario Postal Code K0M1S0
 UTM Coordinates Zone 18 Easting 691177 Northing 4919212 Municipal Plan and Sublot Number _____ Other _____

Overburden and Bedrock Materials/Abandonment/Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
Brown	Sand			0	66
Grey/Pink	Granite			66	100
Grey/White	Dolomite			100	200

Annular Space

Depth Set at (m/ft) From 0 To 66 Type of Sealant Used (Material and Type) Quick Grout Volume Placed (m³/ft³) 46

Results of Well Yield Testing

After test of well yield, water was:
 Clear and sand free
 Other, specify _____

If pumping discontinued, give reason: 1 hr min

Pump intake set at (m/ft) 90

Pumping rate (l/min/GPM) 10

Duration of pumping 1 hrs 0 min

Final water level end of pumping (m/ft) _____

If flowing give rate (l/min/GPM) _____

Static Level	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
21	21	21	21	21
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
10	10	10	10	10
15	15	15	15	15
20	20	20	20	20
25	25	25	25	25
30	30	30	30	30
40	40	40	40	40
50	50	50	50	50
60	60	60	60	60

Recommended pump depth (m/ft) _____

Recommended pump rate (l/min/GPM) _____

Well production (l/min/GPM) _____

Disinfected? Yes No

Method of Construction

Cable Tool Diamond Public Commercial Not used
 Rotary (Conventional) Jetting Domestic Municipal Dewatering
 Rotary (Reverse) Driving Livestock Test Hole Monitoring
 Boring Digging Irrigation Cooling & Air Conditioning
 Air percussion Industrial
 Other, specify _____

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		Status of Well
			From	To	
6 1/8	Steel	.188	+2	66	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		Status of Well
			From	To	
					<input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____

Water Details

Water found at Depth 200 (m/ft) Kind of Water: Fresh Untested Gas Other, specify 10 gpm

Water found at Depth _____ (m/ft) Kind of Water: Fresh Untested Gas Other, specify _____

Water found at Depth _____ (m/ft) Kind of Water: Fresh Untested Gas Other, specify _____

Hole Diameter

Depth (m/ft)	Diameter (cm/in)	
	From	To
0	66	9 3/8
66	200	6

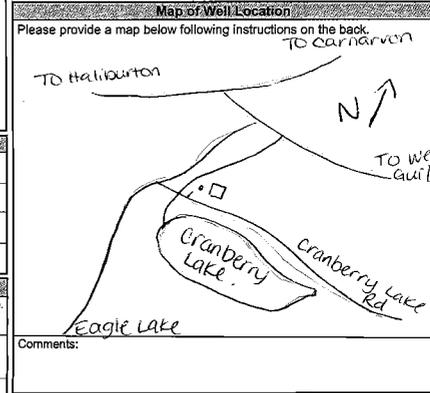
Business Name of Well Contractor Casey's Water Well & Geothermal Inc. Well Contractor's Licence No. 7249 Licence No. _____

Business Address (Street Number/Name) 6522 Gelert Rd. Municipality Haliburton

Province Ontario Postal Code K0M1S0 Business Email Address pcasey@totalsiteservices.ca

Business Tel # 705-457-9558 Name of Well Technician (Last Name, First Name) Casey, Pat

Well Technician's Licence No. T-3698 Signature of Technician and/or Contractor [Signature] Date Submitted (YYYY/MM/DD) 2022/04/26 s Copy



Well owner's information package delivered Yes No

Date Package Delivered 2022/04/26

Date Work Completed 2022/04/26

Ministry Use Only

Audit No. 2345734

MAY 02 2022

Received _____



Municipality of Dysart et al

P.O. Box 389, 135 Maple Avenue

Haliburton, Ontario K0M 1S0

705-457-1740

Fax: 705-457-1964

www.dysartetel.ca

"The Heart of the Highlands"

BUILDING DEPARTMENT

OCCUPANCY PERMIT

Ontario Building Code Act

Building Permit No.: 2016-295

Owner: BEYGINIAN ALBERT
AMIRIAN MELINA

Applicant: BEYGINIAN ALBERT AMIRIAN MELINA

Municipal Roll No.: 46-24-040-000-80200-0000

Address: 1029 CRANBERRY LAKE RD

Permission is hereby granted to use and occupy the building at the above location which the owner/applicant has stated has been constructed in full compliance with all provisions of the *Building Code Act*, the regulations and any orders made thereunder and of any by-law or amendments thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use etc. of the building and is:

Fully completed

Partially Complete and ready occupancy in accordance with Division C, Subsection 1.3.3.1(1.1) of the Ontario Building Code

Partially Complete and ready for residential occupancy in accordance with Division C, Subsection 1.3.3.2(1) of the Ontario Building Code

Approved for Residential Occupancy in accordance with Division C, Subsection 1.3.3.4 of the Ontario Building Code.

Date Issued: Mar 18, 2026

Issued By:

Karl Korpela

Karl Korpela, Chief Building Official

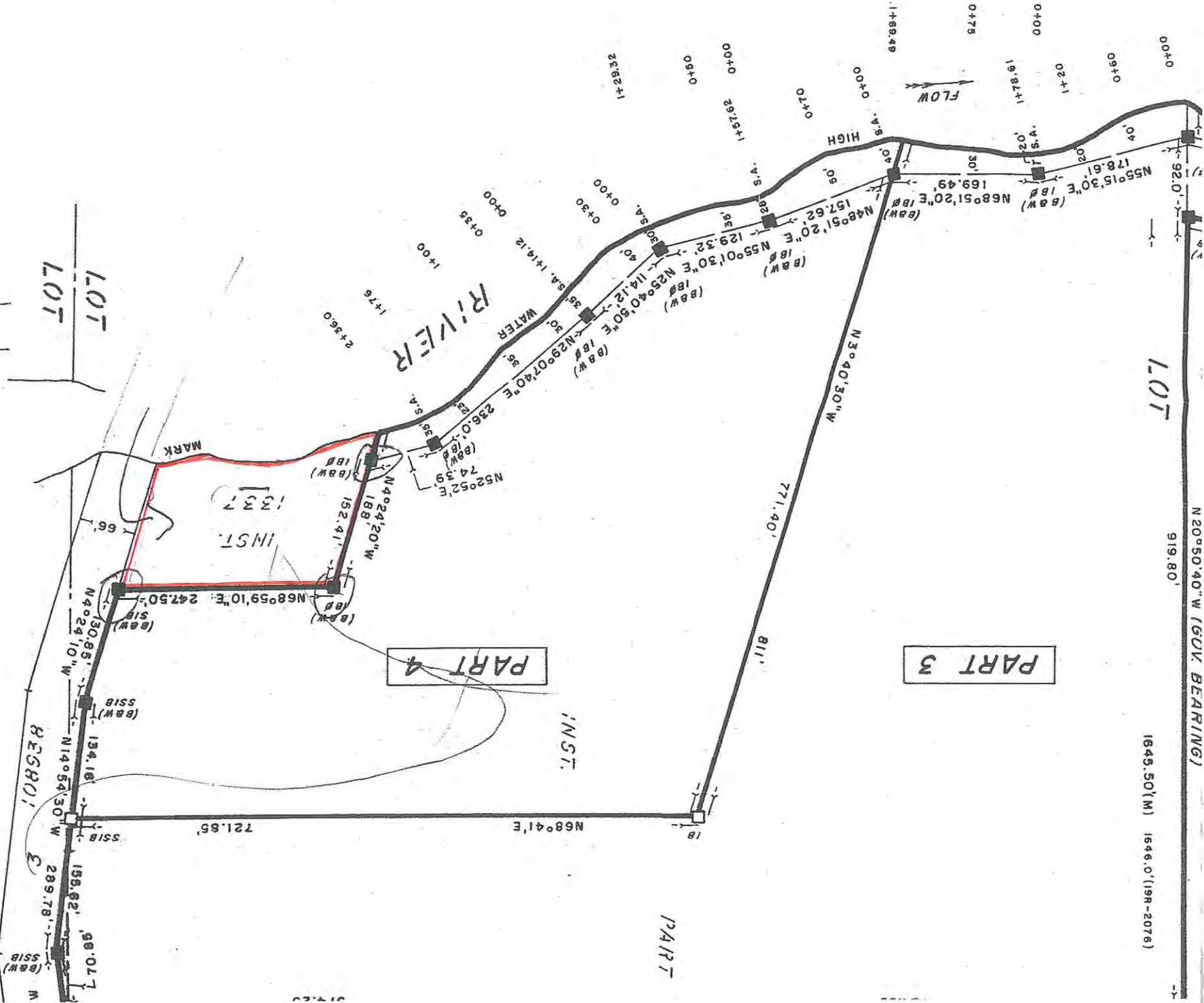
LEGEND

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- IB DENOTES
- M DENOTES
- WIT DENOTES
- S.A. DENOTES
- (B&W) DENOTES
- (934) DENOTES

SURVEYORS
 I CERTIFY THAT
 1. THIS SURVEY
 WITH THE SUR
 REGULATIONS
 2. THIS SURVEY

HALIBURTON, ON
 OCTOBER 10, 198

William R. Reynolds
 19P-3433
 - Not surveying on our lands
 - survey on lots to north & west



1646.0' (198-2076) 1845.50'(M)

919.80'

N20°50'40"W (GVY BEARING) 919.80'

LOT

00+0

09+0

02+1

1938.61

0+00

0+75

1+588.49

0+00

0+70

4'S.A.

0+00

09+0

2382+1

0+30

0+30

0+30

0+30

0+35

1+00

1+76

2+360

1+76

1+76

1+76

1+76

1+76

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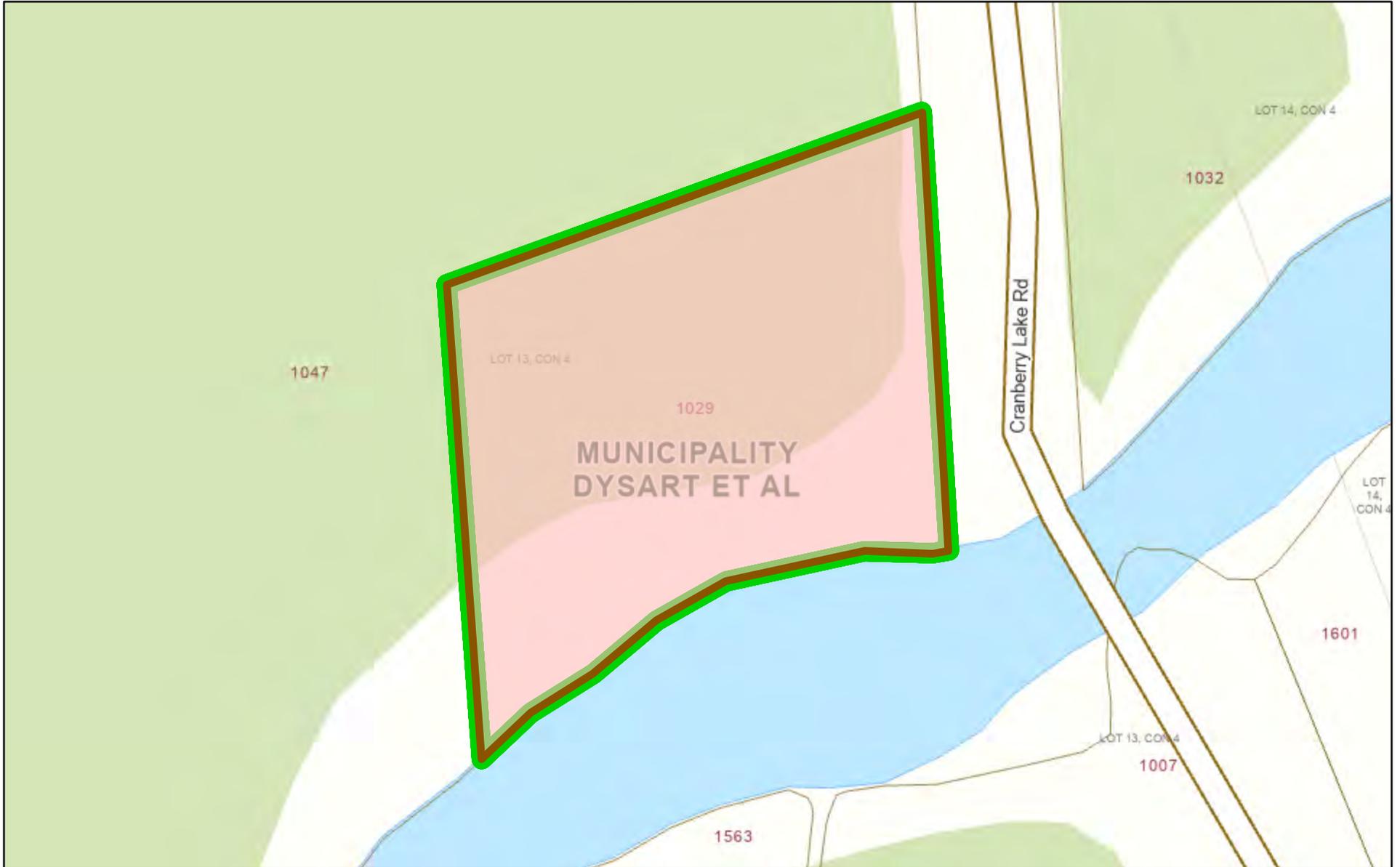
1+76

1+76

1+76

1+76

1029 Cranberry Lake Road, Gull River



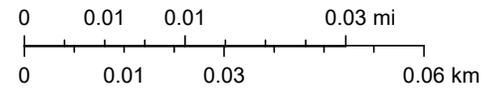
March 27, 2026

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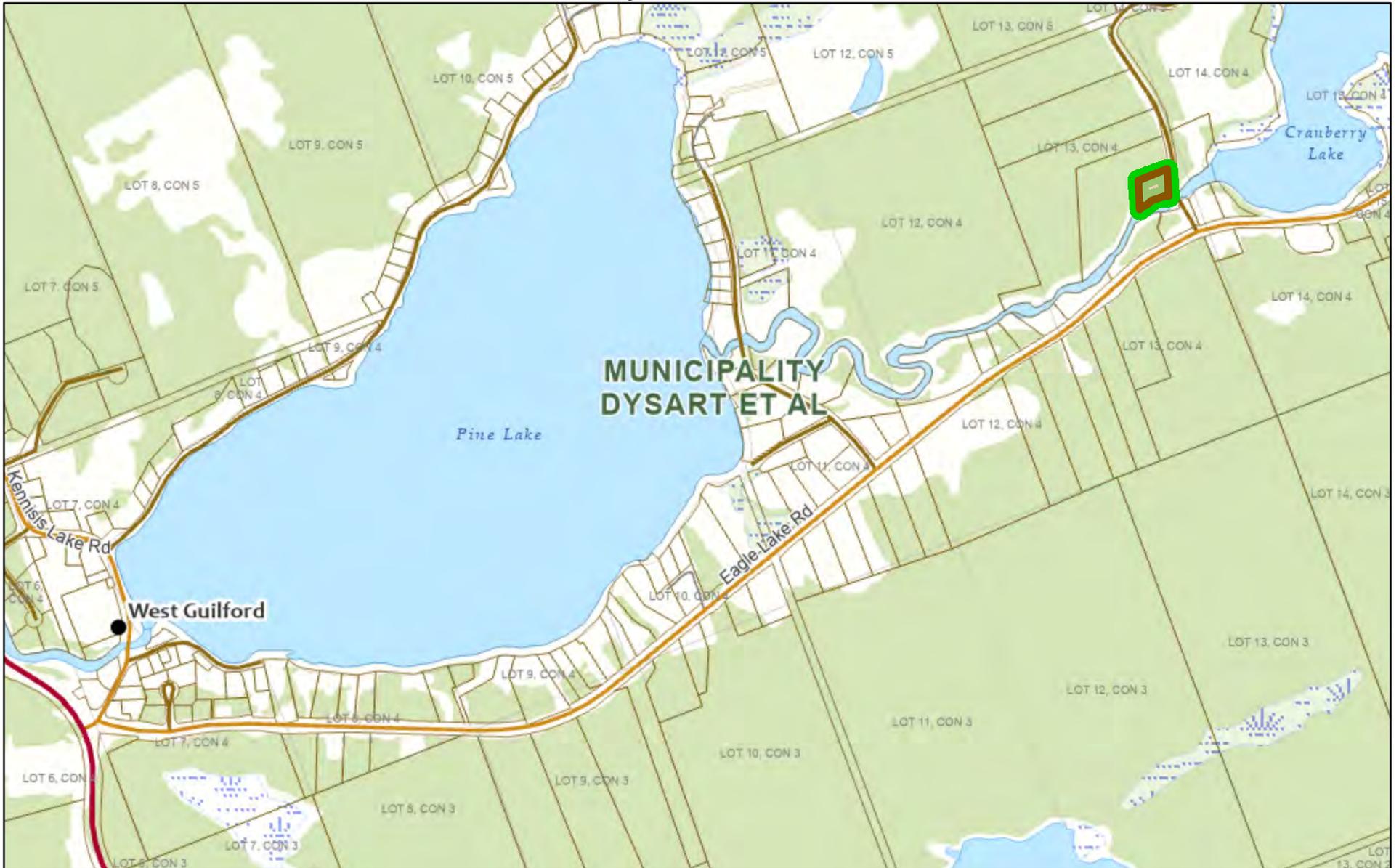
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Scale: 1:1,128



1029 Cranberry Lake Road, Gull River



March 27, 2026

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