

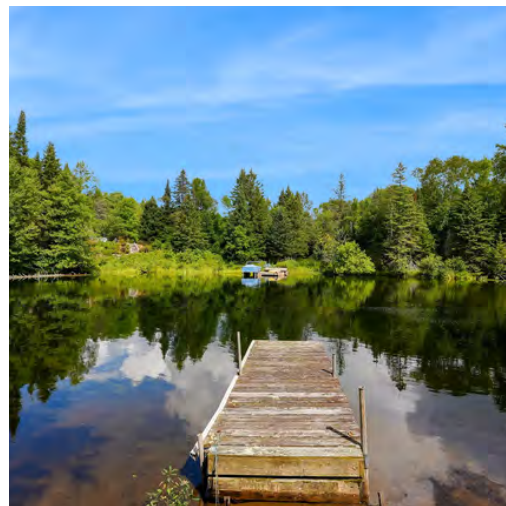
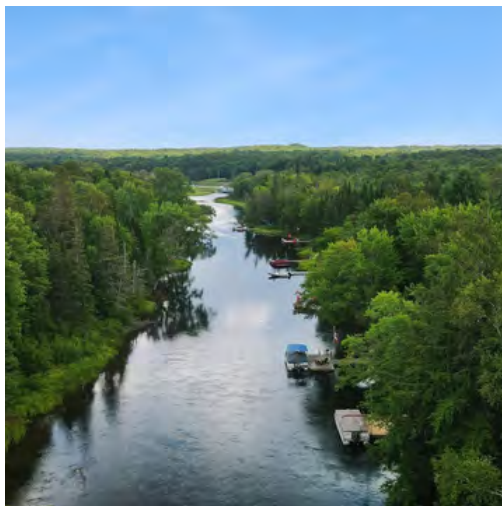


\$499,900

Welcome to 1052 Ablett Court
on Gull River, Algonquin Highlands



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

1052 Ablett Court, Algonquin Highlands, Ontario K0M 1S0

Listing

[1052 Ablett Crt Algonquin Highlands](#)**Active / Residential Freehold / Detached**MLS® #: **X13710746**List Price: **\$499,900**

New Listing

Haliburton/Algonquin Highlands/Stanhope



Tax Amt/Yr: **\$2,135.58/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 32 CON 5 STANHOPE PT 4 & 5 RD100; T/W H236586; S/T RIGHT IN H49928; ALGONQUIN HIGHLANDS**

Style: **Bungalow Raised** Rooms Rooms+: **6+3**
 Fractional Ownership: **BR BR+: 3(2+1)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres:**
 Lot Front: **208.00** Fronting On: **N**
 Lot Depth: **178.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **ON-118 W to Ablett Court and follow to #1052**

PIN #: **391300280**Holdover: **60**Possession: **Flexible**ARN #: **462100200072900**

Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **Primary Bedroom - Main Floor**

Parking Feat: **Private**
 Heat: **Forced Air**
 Heat Source: **Oil**
 A/C: **/None**
 Central Vac: **No**
 Laundry Lev: **Lower**
 Property Feat: **Asphalt Shingle**
 Roof: **Block**
 Foundation: **Flat, Sloping**
 Topography: **Soil Type:**
 Alternate Power: **None**

Water Name: **Gull River**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **63.40**
 Water Features: **Dock**
 Under Contract: **Hot Water Heater**
 Access To Property: **Yr Rnd Private Rd**
 Shoreline: **Natural, Sandy**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **River**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **11.00**
 Pool: **None**
 Room Size: **Cell Services, Electrical**
 Rural Services: **Security Feat:**

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

Waterfront: **Direct**
 Easements/Restr: **Easement**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **North**

Water View: **Partially Obstructive**
 Lot Shape:

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Create lasting family memories on the Gull River with this 2+1 bedroom raised bungalow offering the flexibility to enjoy as either a year-round home or cottage. Set on a quiet dead-end road, the property features 208 feet of waterfront with boating access to the Maple, Grass, and Pine Lake chain. The family-friendly lot is flat around the home before gently sloping toward the water, where a level sandy area provides a great place for kids to play. Enjoy a gradual entry into the water along with deep water off the dock for swimming, boating, and spending long summer days on the river. The main level features a functional L-shaped layout, with an open-concept kitchen and dining area centred around a woodstove, flowing into the living room. A walkout from the living room leads to the deck and outdoor space. Two bedrooms and a bathroom complete the main level. The finished lower level adds valuable living space with a recreation room, additional bedroom, laundry, and versatile bonus space ideal for a home office, den, playroom, or whatever suits your family's needs. Ready for someone's vision, this is an opportunity to update and make the space your own while enjoying an exceptional waterfront setting. Conveniently located just 5 minutes from West Guilford and 15 minutes from the Village of Haliburton, you'll have easy access to groceries, restaurants, shopping, parks, and more. With 208 feet of waterfront, access to a sought-after lake chain, and a family-friendly setting, this property is ready for its next chapter.**

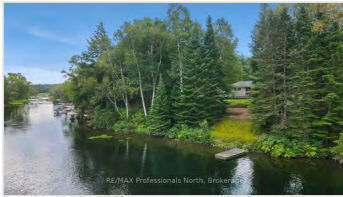
Inclusions: **See attached chattels list**Listing Contracted With: **RE/MAX Professionals North 705-457-1011****Prepared By: TROY AUSTEN, REALTOR Salesperson****Date Prepared: 08/25/2026**

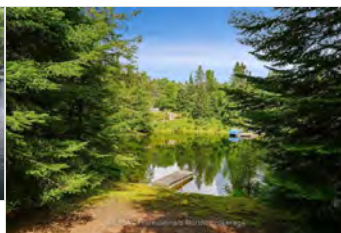
Rooms

MLS® #: X13710746

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.27 M X 3.63 M	14.01 Ft x 11.91 Ft		
Dining Room	Main	6.1 M X 3.18 M	20.01 Ft x 10.43 Ft		
Living Room	Main	3.48 M X 3.33 M	11.42 Ft x 10.93 Ft		W/O To Deck
Bedroom	Main	2.59 M X 2.9 M	8.50 Ft x 9.51 Ft		
Bedroom	Main	2.57 M X 3.91 M	8.43 Ft x 12.83 Ft		
Recreation	Lower	9.68 M X 2.57 M	31.76 Ft x 8.43 Ft		Combined w/Laundry
Bedroom	Lower	2.57 M X 3.2 M	8.43 Ft x 10.50 Ft		
Office	Lower	2.57 M X 2.92 M	8.43 Ft x 9.58 Ft		
Bathroom	Main			4	

Photos

MLS® #: X13710746**1052 Ablett Court, Algonquin Highlands, Ontario K0M 1S0**





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Schedule "C"

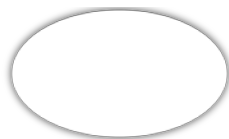
1052 Ablett Court - Chattels

Included

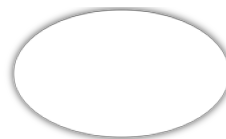
- Old table and small mini fridge
- Beds and Dressers in both bedrooms in basement
- Small Bunk Bed in Rec Room
- Bunk bed and dresser in small bedroom upstairs
- New Blanket Box
- 2nd wash stand by the sliding doors
- Old Kitchen Cupboards
- Fridge
- Stove
- Microwave
- Old Sewing Machine
- Washer/Dryer
- Table and Chairs
- Big Chair and Small Couch

Excluded

- Personal Items
- All Pictures
- All my office desks and credenzas
- Kitchen island
- Piano Seat
- Blanket Box
- Wash Stand in Kitchen
- Basement large dresser in main area
- Invisible Fencing
- Cost Rake
- Window Seat
- All items in primary bedroom
- Two green wing chairs



Seller



Buyer

Additional Information

- Hydro Cost Per Year: \$2400/yr approx
- Oil Supplier: Youngdale
- Oil Cost Per Year: \$1059/yr approx
- Rental Equipment: Reliance Water Heater
- Internet Provider: Bell
 - Highspeed? Yes
- Cell Service? Yes
- Septic Last Pumped by: Haliburton Septic
- Water Treatment System: No
- Winterized: Yes
- Age of Building: 50 Years
- Age of Roof: 20 Years
- Road Type: Private
- Driveway Plowing Costs: \$1200/season approx.
- Road Fees/Assc. Dues: \$350/yr



B

FILE NUMBER

REPORT:

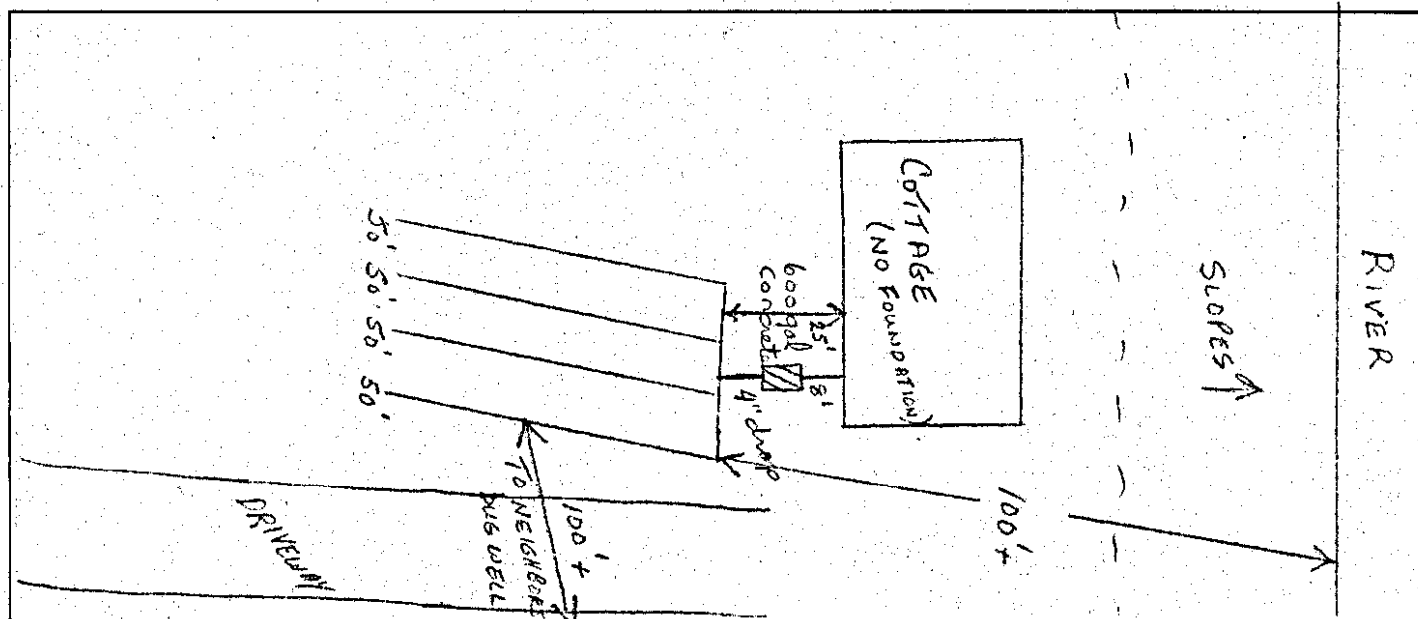
DATE: May 26, 1975

INSTALLED BY: RON WALLACE (OWNER)

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

- A. Septic Tank/Holding Tank of working capacity of 600 imp. gals. constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☒ to serve 3 bedrooms
- B. Leaching Bed of total 240 lineal feet of DRAIN TILE (CLAY) distribution pipe laid in 4 runs of 50 feet
(P.V.C., Drain Tile, etc.) 24" TRENCH
- and fed by Gravity/Syphon/Pump.
- C. Other Details

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



The following work remains to be completed: Backfill system and complete ☒ ; Stabilize all sloped surfaces ☐ ; Finish grading to shed run-off and divert water around leaching bed ☐ ; Other tile bed area should be cut down so that there is only 25 INCHES OF SOIL OVER THE CRUSH STONE.

Any use permit issued hereunder may be revoked if this work is not completed promptly to provincial standards.

USE PERMIT

Under section 59A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # _____ Dated Sept 10/74

in accordance with the application and Certificate of Approval with any changes indicated above and located on lot 32 Conc. 43

Township/Municipality Starkope County Haliburton Plan No. 100 Sub Lot No. 24E

Inspected and Recommended by *[Signature]*

Dated this 26 Day of May 1975. U Issued R. J. MacNeill
(Director)

NOTE: Section 57A of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

TAX NOTICE

Final	2025
Mailing Date	May 14, 2025

Roll No. 002-000-72900-0000 Bill No. 265719

Mortgage Company Mortgage No.

Name and Address 1479

1052 ABLETT CRT
CON 5 PT LOT 32 R D PLAN 100
PARTS 4 & 5

Assessment	Municipal Levy	County Levy	Education Levy
Class	Value	Class/Educ. Support	Value
RTFP	\$249,000.00	Residential Tax Eng Public	

Sub Totals >>>	Municipal Levy	County Levy	Education Levy	\$380.97
Special Charges	Exp	Year	Year	Amount
By Law #	Description	Amt	Year	Amount
7/18/2025	9/19/2025	\$2,181.39	\$525.00	Sub-Total - Tax Levy
\$2,023.57	\$0.00	\$0.00	\$0.00	Special Charges/Credits
\$2,023.57	\$0.00	\$0.00	\$0.00	2025 Tax Cap Adjustment
\$2,023.57	\$0.00	\$0.00	\$0.00	Final 2025 Levies
\$971.99	\$1,654.81	\$1,654.81	\$1,654.81	Past Due Taxes/Credit
\$2,706.39	\$0.00	\$0.00	\$0.00	Total Amount Due

Sub Totals >>>	Municipal Levy	County Levy	Education Levy	\$380.97
Special Charges	Exp	Year	Year	Amount
By Law #	Description	Amt	Year	Amount
7/18/2025	9/19/2025	\$2,181.39	\$525.00	Sub-Total - Tax Levy
\$2,023.57	\$0.00	\$0.00	\$0.00	Special Charges/Credits
\$2,023.57	\$0.00	\$0.00	\$0.00	2025 Tax Cap Adjustment
\$2,023.57	\$0.00	\$0.00	\$0.00	Final 2025 Levies
\$971.99	\$1,654.81	\$1,654.81	\$1,654.81	Past Due Taxes/Credit
\$2,706.39	\$0.00	\$0.00	\$0.00	Total Amount Due

Due to the potential postal strike this bill was issued prior to the second installment due date.
Please deduct any amounts paid after mailing date from the total.

Received from: Roll # 002-000-72900-0000 Name Address Due Date Total Due September 19, 2025 \$525.00



Township of Algonquin Highlands
1123 North Shore Rd
Algonquin Highlands, Ontario
KOM 1S0

Final 2024 Levies	\$1,943.97
Final 2024 Levies	\$2,023.57
Final 2025 Levies	\$2,023.57
2025 Local Municipal Levy Change	\$1,943.97
2025 Annualized Taxes	\$1,943.97
2025 Local Municipal Levy Change	\$39.60
2025 County Levy Change	\$39.60
2025 Provincial Education Levy Change	\$39.60
2025 Tax Change Due to Reassessment	\$2,023.57
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.	

Township of Algonquin Highlands
1123 North Shore Rd
Algonquin Highlands, Ontario
KOM 1S0

Payable in Canadian funds only. This bill reflects payments received on or before the date of this bill. Payment may be made by mail, in person at the Administration Office, or electronically through your financial institution. Penalty at 1.25% will be added on the 1st day of the month following default and on the 1st day of each calendar month thereafter.

PLEASE DETACH AND SUBMIT WITH PAYMENT
THANK YOU

Your account number is:

2001 6166 0268

This statement is issued on:

April 1, 2026

Your Electricity Statement

For the period of: February 24, 2026 - March 26, 2026

What do I owe?

\$194.⁹⁶See reverse for a
summary of your charges

How much did I use?

You powered your home with

**1,963 kWh**
of electricity this period

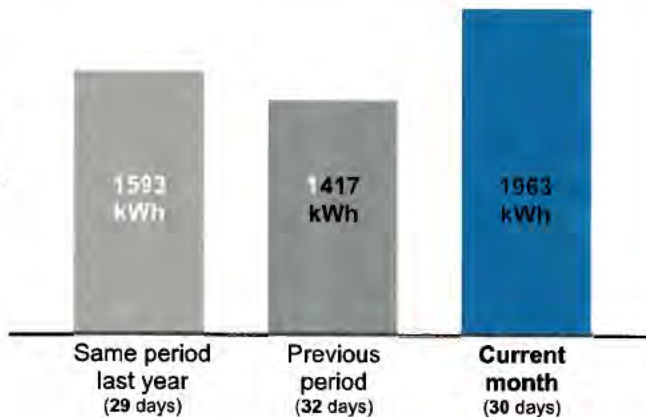
When is it due?

**Apr 21,
2026**

What does my electricity usage look like?

Your average
daily usage has
increased by 19%
compared to the
same period last year.

Find out more
by logging into
myAccount at
www.HydroOne.com



What do I need to know?

Total Ontario support: \$116.58. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.



For billing, quick answers
and much more, visit
www.HydroOne.com



For emergencies or reporting
outages
1-800-434-1235 (24 hrs)



For service inquiries
and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.



Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: **2001 6166 0268**

Total amount you owe

\$194.96

Amount enclosed

\$

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



What am I paying for?

Balance carried forward from previous statement	-\$128.13
Amount from your previous period	-\$128.13
Your electricity charges	\$323.09
Total amount you owe	\$194.96



Powering 1052 ABLETT CRT

Point of Delivery: 10233325

Residential - Medium Density

Electricity **\$252.87**

This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.

Delivery **\$96.68**

This is the cost of ensuring you have reliable power when you need it. **Hydro One collects this money** to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.

Regulatory Charges **\$11.45**

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

HST (87086-5821-RT0001) **\$46.93**

Ontario Electricity Rebate **-\$84.84**

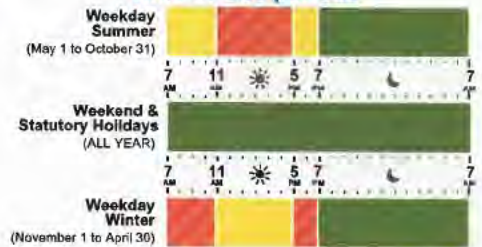
Total of your electricity charges **\$323.09**

If payment is not received by Apr 21, 2026, a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.

What is my Time-of-Use breakdown?

Feb 24/26 to Mar 26/26	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	336.2354	20.3	\$68.26
TOU Mid-Peak	427.1341	15.7	\$67.06
TOU Off-Peak	1,199.5131	9.8	\$117.55

Time-of-Use periods



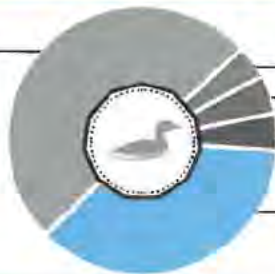
Meter reading details

Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J2632023	Mar 26/26 50658.3362	Feb 24/26 48695.4536	1962.8826	(x1) = 1962.8826

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.



Regulatory costs

Taxes

Other delivery costs

Hydro One's delivery costs

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.



Page 1 of 2

12/31/25

470584

MESSAGE
CENTER

If the amount due is shown in brackets, this indicates a Credit Balance, and no payment is required as of the date of the Statement.



YOUNGDALE

AMOUNT ENCLOSED

Maxville, Ontario K0C 1T0

FUEL OIL DISTRIBUTOR INSPECTIONS APPLIANCES – COMPREHENSIVE

REPORT NUMBER:

C-092217A

OWNER / OPERATOR: [REDACTED]

LOCATION: 1052 ABLETT CT

TELEPHONE NO. [REDACTED] [REDACTED] CO.

OWNER'S ADDRESS (If different from above):

	1 st APPLIANCE	2 nd APPLIANCE
Type of Appliance	FAO	
Manufacturer	Aircor Inc	
Model	OLSS-1059-085-3	
Date of Manufacture or Age in Years	2001	
Size (BTU/Hr)	87800	
Serial No.	278015	
1. Is the appliance approved?	☒ Yes ☐ No	☐ Yes ☐ No
2. Is the appliance installed in accordance with the fuel oil code?	☒ Yes ☐ No	☐ Yes ☐ No
3. Is the appliance being used in accordance with its approval?	☒ Yes ☐ No	☐ Yes ☐ No
4. Is the appliance venting installed in accordance with the fuel oil code?	☒ Yes ☐ No	☐ Yes ☐ No
5. Is the venting system free of defects, debris or corrosion	☒ Yes ☐ No	☐ Yes ☐ No
6. Is the vent sized properly?	☒ Yes ☐ No	☐ Yes ☐ No
7. Is proper combustion and ventilation air openings installed?	☒ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☐ N/A
8. Is the installation free of indications of heat exchanger cracks, defects in the refractory, pot and/or heat shields?	☒ Yes ☐ No	☐ Yes ☐ No
9. Are all limits and safety controls properly installed?	☒ Yes ☐ No	☐ Yes ☐ No
10. Is the appliance installed with appropriate clearances from combustibles?	☒ Yes ☐ No	☐ Yes ☐ No
11. Are the results of combustion analysis acceptable?	☒ Yes ☐ No	☐ Yes ☐ No
12. If required, is there a proper chimney cleanout?	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☐ N/A
13. Is the chimney properly lined?	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☐ N/A
14. Is the vent liner fitted with proper flashing, cap and base T?	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☐ N/A
15. If there is a sidewall vent attached to the appliance is it installed according to code and the manufacturer's instructions?	☒ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☐ N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged).		

COMMENTS:

Technician's Signature:

[Signature]

Certificate No.:

000179776

Date:

SEP 22 2017



www.coha-ontario.ca

FUEL OIL DISTRIBUTOR INSPECTIONS

ABOVEGROUND TANKS ☒ INSIDE ☐ OUTSIDE

REPORT NUMBER:

C-092217A

Note: Inspection is limited to external observation of tanks and components in their operating position.

	1st. TANK	2nd. TANK
Type of Tank i.e. ULC-S602	ULC-S602-07	
Manufacturer	BRANDY	
Date of Manufacture or Age in Years	2017	
Serial No.	A61666252	
1. Is the tank approved for its present use?	☒ Yes ☐ No	☐ Yes ☐ No
2. Does the tank appear to have been installed in accordance with the fuel oil code, the certification document and the manufacturer's instructions?	☒ Yes ☐ No	☐ Yes ☐ No
3. Are the tank vent and fill pipes properly installed and terminated?	☒ Yes ☐ No	☐ Yes ☐ No
4. Is the tank equipped with a proper fill cap?	☒ Yes ☐ No	☐ Yes ☐ No
5. Is the tank equipped with a proper gauge and overfill protection device (whistle)?	☒ Yes ☐ No	☐ Yes ☐ No
6. Is the tank properly supported on a firm base?	☒ Yes ☐ No	☐ Yes ☐ No
7. Is the tank support system in good condition, non-combustible and stable?	☒ Yes ☐ No	☐ Yes ☐ No
8. If two tanks are joined, are they installed on a common slab?	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☐ N/A
9. If two tanks are bottom connected, are they connected with 2 in. pipe?	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☐ N/A
10. Is the system free of leaks or any signs of weepage?	☒ Yes ☐ No	☐ Yes ☐ No
11. Is the tank and piping painted or coated to prevent external corrosion?	☒ Yes ☐ No	☐ Yes ☐ No
12. Are burner supply/return lines free of compression fittings?	☐ Yes ☐ No	☐ Yes ☐ No
13. Are burner supply/return lines installed above grade and protected or underground and chased?	☒ Yes ☐ No	☐ Yes ☐ No
14. Are burner supply/return lines installed to code?	☒ Yes ☐ No	☐ Yes ☐ No
15. Is an approved shut-off valve installed?	☒ Yes ☐ No	☐ Yes ☐ No
16. Is an approved filter installed?	☒ Yes ☐ No	☐ Yes ☐ No
17. Is the fill/vent pipe steel or galvanized construction?	☒ Yes ☐ No	☐ Yes ☐ No
18. Is the tank located at least 2 feet from the appliance or is the tank protected from the appliance by a fire rated wall. (for inside tank only)	☒ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☐ N/A
19. If required is the tank protected from vehicle damage?	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☐ N/A
20. If required is the tank (over 2500L) protected with appropriate secondary containment?	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☐ N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged)		
COMMENTS:		

Technician's Signature:

CURTIS BARKER

Certificate No.:

000179778

Date:

SEP 22 2017

Copy 1 - Owner Copy

705 489 2004

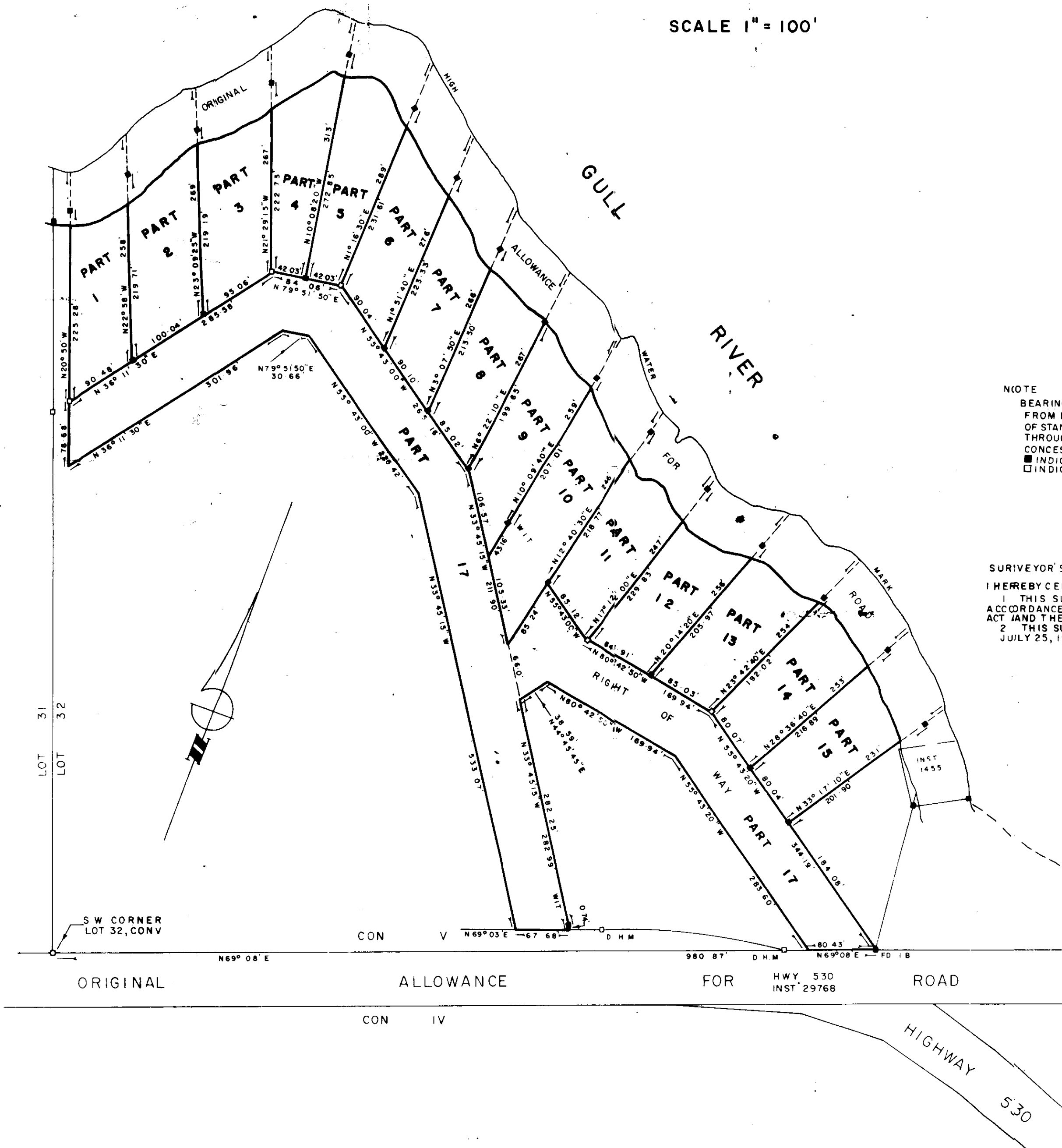
PLAN...RD 100

at 12.30 pm

Leon A. Jackson
(SIGNATURE)

Deputy REGISTRAR FOR THE
REGISTRY DIVISION OF
Pross County of Halburton

SCALE 1" = 100'



(DATE) September 26, 1969

(SIGNATURE)

H. C. BISHOP
(NAME IN PRINT)

BEARINGS ARE ASTRONOMIC AND DERIVED
FROM DEPOSITED PLAN N° 29768 TOWNSHIP
OF STANHOPE, AND REFERRED TO THE MERIDIAN
THROUGH THE SOUTH-WEST CORNER OF LOT 1
CONCESSION A, LONGITUDE 78°47'W
■ INDICATES 5/8 SQUARE IRON BAR
□ INDICATES 1/4 SQUARE IRON BAR

I HEREBY CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER
2. THIS SURVEY WAS COMPLETED
JULY 25, 1969

H CURRY BISHOP
ONTARIO LAND SURVEYOR

1052 Ablett Court, Redstone River



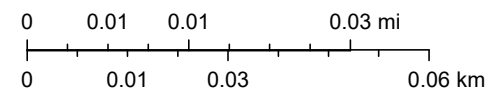
July 24, 2026

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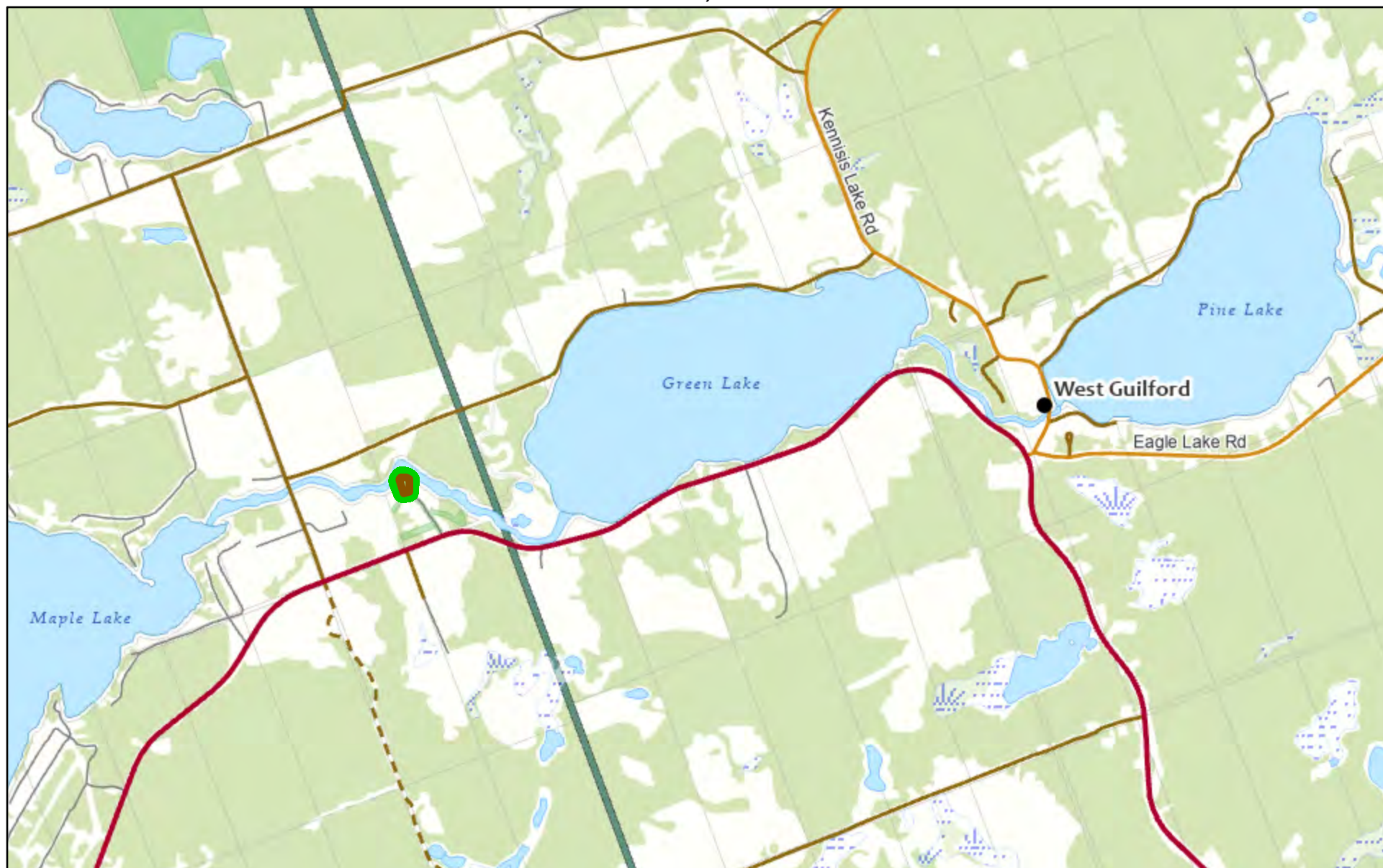
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Scale: 1:1,128



1052 Ablett Court, Redstone River



July 24, 2026

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