



\$774,900

Welcome to 1057 Suburban Court
on Gull River, West Guilford



Vince Duchene

Broker



CONTACT DETAILS:

	705-457-9994		vince@vineduchene.ca
	705-457-0046		troyausten.ca



Welcome to this charming waterfront home in the heart of West Guilford, offering the perfect combination of community convenience, year-round comfort, and access to the best of the Haliburton Highlands. Set along the Gull River, this 3-bedroom, 3-bathroom two-storey home provides private waterfront enjoyment with your own dock and direct boating access to Pine, Grass, and Maple Lakes-perfect for swimming, fishing, paddling, and exploring by boat.

Thoughtfully updated since 2021, the home offers a warm and inviting feel with modern touches throughout. The main floor features a bright open-concept kitchen, dining, and living area with windows on multiple sides bringing in an abundance of natural light and connecting the indoors with the surrounding landscape. Step outside to the spacious rear deck, the perfect spot for entertaining, relaxing, or enjoying your morning coffee. The upper level features three bedrooms, convenient laundry, and a 4-piece bathroom. The primary suite includes a walk-in closet, private 3-piece ensuite, and a balcony overlooking the backyard-a peaceful place to unwind. Additional living space can be found in the partially finished lower level, while the attached two-car garage, mudroom entry, pantry, and 2-piece bathroom provide practical everyday convenience.

Outside, the property continues to impress with a detached workshop featuring a cozy lounge area with wood stove, carport, and a separate "she shed" offering flexible space for hobbies, projects, or storage. Enjoy being within walking distance to the West Guilford Community Centre, playground, ball diamond, public sandy beach, The Log Cabin gift shop, and West Guilford Shopping Centre for groceries and LCBO. Golf enthusiasts will appreciate nearby Lakeside Golf Club, while Sir Sam's Ski & Ride, Haliburton Forest, and endless trail systems are all within easy reach. A wonderful opportunity to enjoy waterfront living, a welcoming community, and four-season recreation right at your doorstep.

Property Client Full

1057 Suburban Court, Dysart, Ontario K0M 2S0

Listing

[1057 Suburban Crt Dysart](#)**Active / Residential Freehold / Detached**MLS®#: **X13615760**List Price: **\$774,900**

New Listing



Haliburton/Dysart et al/Guilford

Tax Amt/Yr: **\$2,636.02/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PT LT 6 CON 4 GUILFORD PT 5 19R5229; DYSART ET AL**

Style: **2 Storey** Rooms Rooms+: **14+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **2.0** SF Source: **LBO Provided**
 Lot Irreg: **Irregular Lot** Lot Acres: **0.50 - 1.99**
 Lot Front: **177.00** Fronting On: **S**
 Lot Depth: **158.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **R2**

Dir/Cross St: **Highway 118 to West Guilford, follow Kennisis Lake Road just past West Guilford Shopping Centre and turn left on Suburban Court to SOP at end of that road.**

PIN #: **391410206**
 Holdover: **0**
 Possession: **Flexible**

ARN #: **462404000069112**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Full, Partially Finished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Electric, Living Room, Propane, Rec Room, Wood Stove**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **8.00**
 Tot Pk Spcs: **10.00**
 UFFI: **No**
 Pool: **None**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone**
 Water: **Other**
 Water Supply Type: **Lake/River, Sediment Filter**
 Water Delivery Feat: **UV System, Water Treatment**

Interior Feat: **Central Vacuum, Propane Tank, Storage, Water Heater Owned**
 Parking Feat: **Private Double**

Room Size: **Cell Services, Electrical, Internet**
 Rural Services: **High Speed**

Water Meter: **Dock, Riverfront**
 Waterfront Feat: **Not Applicable**

Heat: **Forced Air**
 Heat Source: **Oil**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Apx Age: **16-30**
 Elevator: **No**
 Laundry Lev: **Upper**
 Retirement: **No**
 Property Feat: **Beach, Golf, Hospital, Lake/Pond, Waterfront, Wooded/Treed**

Security Feat:

Well Capacity: **Septic**
 Well Depth: **Other**
 Sewers: **Septic**
 Special Desig: **Other**
 Farm Features: **Fully**
 Winterized: **Fully**

Exterior Feat: **Deck, Hot Tub, Porch, Privacy, Year Round Living**
 Roof: **Fibreglass Shingle**
 Foundation: **Concrete Block**
 Topography: **Flat, Level, Partially Cleared, Terraced, Wooded/Treed**

Soil Type: **Rocky, Sandy**
 Alternate Power: **Unknown**
 Water Name: **Gull River**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **177.00**
 Water Features: **Dock, Riverfront**

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

Island YN: **No**

Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Deep, Mixed**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **River, Trees/Woods**

Dev Charges Paid:
 Shoreline Exposure: **South**

HST App To SP: **Included In**

Water View: **Obstructive**
 Lot Shape:

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

Remarks/Directions

Client Rmks: **Welcome to this charming waterfront home in the heart of West Guilford, offering the perfect combination of community convenience, year-round comfort, and access to the best of the Haliburton Highlands. Set**

along the Gull River, this 3-bedroom, 3-bathroom two-storey home provides private waterfront enjoyment with your own dock and direct boating access to Pine, Grass, and Maple Lakes-perfect for swimming, fishing, paddling, and exploring by boat. Thoughtfully updated since 2021, the home offers a warm and inviting feel with modern touches throughout. The main floor features a bright open-concept kitchen, dining, and living area with windows on multiple sides bringing in an abundance of natural light and connecting the indoors with the surrounding landscape. Step outside to the spacious rear deck, the perfect spot for entertaining, relaxing, or enjoying your morning coffee. The upper level features three bedrooms, convenient laundry, and a 4-piece bathroom. The primary suite includes a walk-in closet, private 3-piece ensuite, and a balcony overlooking the backyard-a peaceful place to unwind. Additional living space can be found in the partially finished lower level, while the attached two-car garage, mudroom entry, pantry, and 2-piece bathroom provide practical everyday convenience. Outside, the property continues to impress with a detached workshop featuring a cozy lounge area with wood stove, carport, and a separate "she shed" offering flexible space for hobbies, projects, or storage. Enjoy being within walking distance to the West Guilford Community Centre, playground, ball diamond, public sandy beach, The Log Cabin gift shop, and West Guilford Shopping Centre for groceries and LCBO. Golf enthusiasts will appreciate nearby Lakeside Golf Club, while Sir Sam's Ski & Ride, Haliburton Forest, and endless trail systems are all within easy reach. A wonderful opportunity to enjoy waterfront living, a welcoming community, and four-season recreation right at your doorstep.

Inclusions: See attached chattels list

Listing Contracted With: RE/MAX Professionals North

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 07/29/2026

Rooms

MLS® #: X13615760

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.56 M X 1.92 M	8.40 Ft x 6.30 Ft		Tile Floor
Living Room	Main	4.59 M X 4.04 M	15.06 Ft x 13.25 Ft		Balcony, Combined w/Dining, Fireplace, Hardwood Floor, W/O To Sundeck
Dining Room	Main	4.03 M X 2.07 M	13.22 Ft x 6.79 Ft		Combined w/Kitchen, Hardwood Floor
Kitchen	Main	3.6 M X 3.35 M	11.81 Ft x 10.99 Ft		Combined w/Dining, Hardwood Floor
Pantry	Main	3.34 M X 2.65 M	10.96 Ft x 8.69 Ft		
Mudroom	Main	2.52 M X 1.82 M	8.27 Ft x 5.97 Ft		W/O To Garage
Primary Bedroom	Second	5.1 M X 5.1 M	16.73 Ft x 16.73 Ft		Balcony, W/I Closet
Other	Second	2.55 M X 2.43 M	8.37 Ft x 7.97 Ft		W/I Closet
Laundry	Second	1.64 M X 1.95 M	5.38 Ft x 6.40 Ft		Tile Floor
Bedroom	Second	3.64 M X 3.5 M	11.94 Ft x 11.48 Ft		
Bedroom	Second	3.65 M X 3.36 M	11.98 Ft x 11.02 Ft		
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Second			4	

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1057 Suburban Court

Chattels

Included

- Microwave, Fridge/Stove & Range Hood in Kitchen
- Refrigerator in Pantry
- Pegboard Storage in Pantry (does not include metal racks)
- Dishwasher
- Washer/Dryer
- Shelving in Kitchen
- Shelves and Mirrors in Bathrooms
- Shelves and Barn Doors in Bedrooms
- Propane Stove in Living Room (with remote)
- Exterior Propane Lines, BBQ and Fire table
- TV in Workshop
- Wood burning Stove in Workshop
- All window coverings
- Central Vac
- All light fixtures and ceiling fans
- Hot Tub (New cover in 2021)
- Garden Containers
- Bakers Rack in Garden Area
- Shelving in Garage
- Propane Heater in insulated Garage

Excluded

- Balance of House/Garage/Workshop
- Bar Fridge in Workshop - All Tools
- Furniture in She Shed
- Lawn Tractor
- Snow Blower
- Turquoise Adirondack Chairs
- Deck Furniture & Carpets
- All Area Rugs



Seller



Buyer



Additional Information

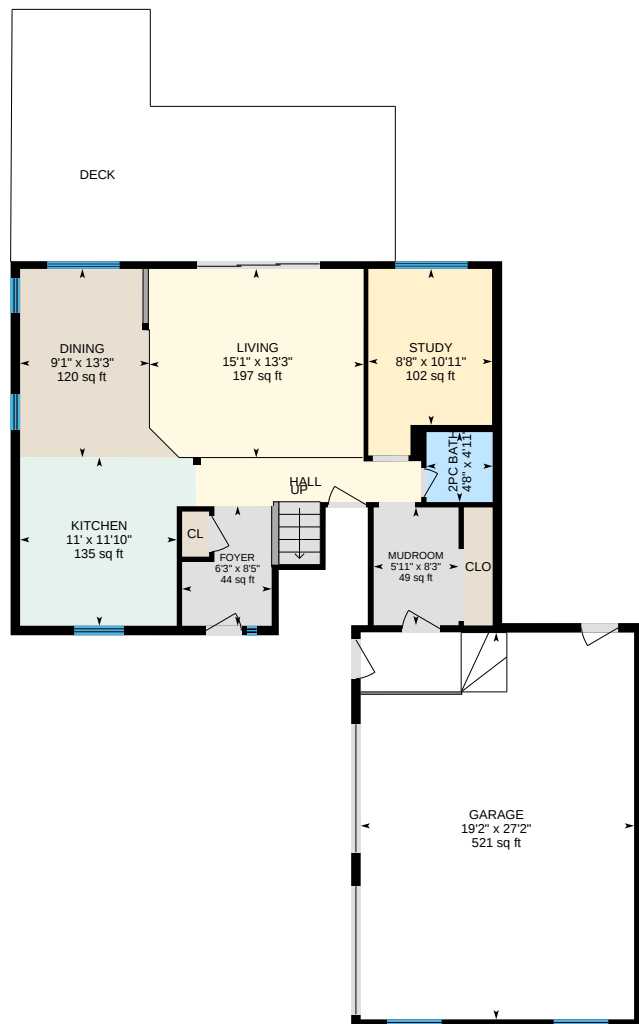
- Improvements and upgrades since 2019
 - Workshop Building added extra living & work space
 - She Shed
 - Fenced Garden Beds
 - New Landscaping
 - Water Access and expanded dock with lighting 2024
 - All Light Fixtures/ceiling fans 2021
 - Main Floor & 2nd floor-new paint and decor/barn doors 2021
 - New toilets in main floor powder room and ensuite
 - Upgraded Main Bath Vanity & Vanity Top 2021
 - New countertop in Main floor powder room 2021
 - Lighting in Kitchen and Bathrooms upgraded 2021
 - Quartzite Countertops in Kitchen 2021
 - Extended Counter/Bar seating 2021
 - Under Cabinet Lighting 2021
 - Upgraded Kitchen Design 2021
 - New Fridge/Stove & Range Hood 2021
 - New exterior light fixtures
 - Lighting on deck
 - Flooring replaced in front hall, powder room, mudroom & back patio doorway
 - Redesigned mudroom
 - Central Air
 - Freshly stained deck and front porch
 - Decorative Arbour at hedge
 - Ceiling Fans in all Bedrooms
 - Wireless Propane Tank Monitor-auto refill at 25%
 - Upgraded Oil Tank-2017-Our consumption from Dec.2023 to Oct. 2024 was \$2131.20 with 1/2 tank remaining
 - New shingles 2019
 - New Central Air Conditioning 2021-Kegel
 - New Hot Tub cover 2021

Annual Costs

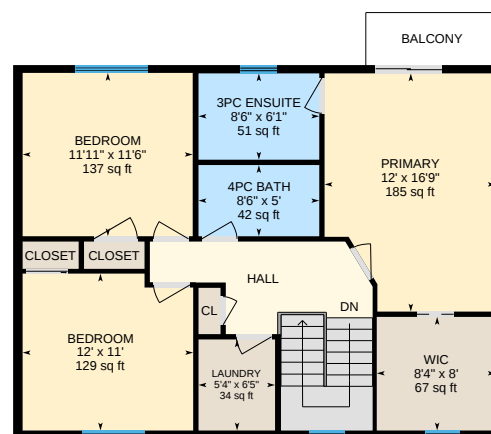
- Upgraded Oil Tank 2017
- Furnace Oil = \$3,841.81 for 2025
- Propane = \$512.52 from June 2025 to March 2026
- New shingles 2019
- New Water Pump 2018
- New Heated Line 2013
- New Central Air Conditioning 2021- Kegel Heating
- Wireless Monitor for Propane Tank 2022 = \$141.00 Annually
- Propane Tank Rental = \$141.00 per year
- Hot Water Tank-Owned
- Hydro One = \$2,896.62 for 2025
- Satellite/Internet Provider- Bell
- Septic Tank Pumped by Total Site Services(recommended every 3 years) Last Pumped on May 23/2024
- 200 Amp Service
- Current Insurance Broker – The Personal
- Property Tax Bill = \$2,614.23 (2025)

1057 Suburban court, West Guilford, ON

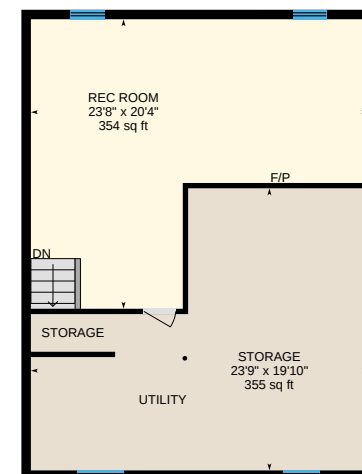
Main Building: Total Exterior Area Above Grade 1786.80 sq ft



Main Floor
Exterior Area 873.29 sq ft



2nd Floor
Exterior Area 913.51 sq ft



Basement (Below Grade)
Exterior Area 827.10 sq ft

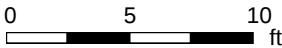
0 6 12
ft



PREPARED: 2026/07/28

1057 Suburban court, West Guilford, ON

Main Floor Exterior Area 873.29 sq ft
Interior Area 783.91 sq ft
Excluded Area 579.42 sq ft



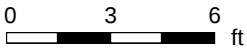
PREPARED: 2026/07/28



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.

1057 Suburban court, West Guilford, ON

2nd Floor Exterior Area 913.51 sq ft
Interior Area 833.90 sq ft

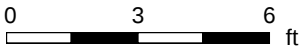
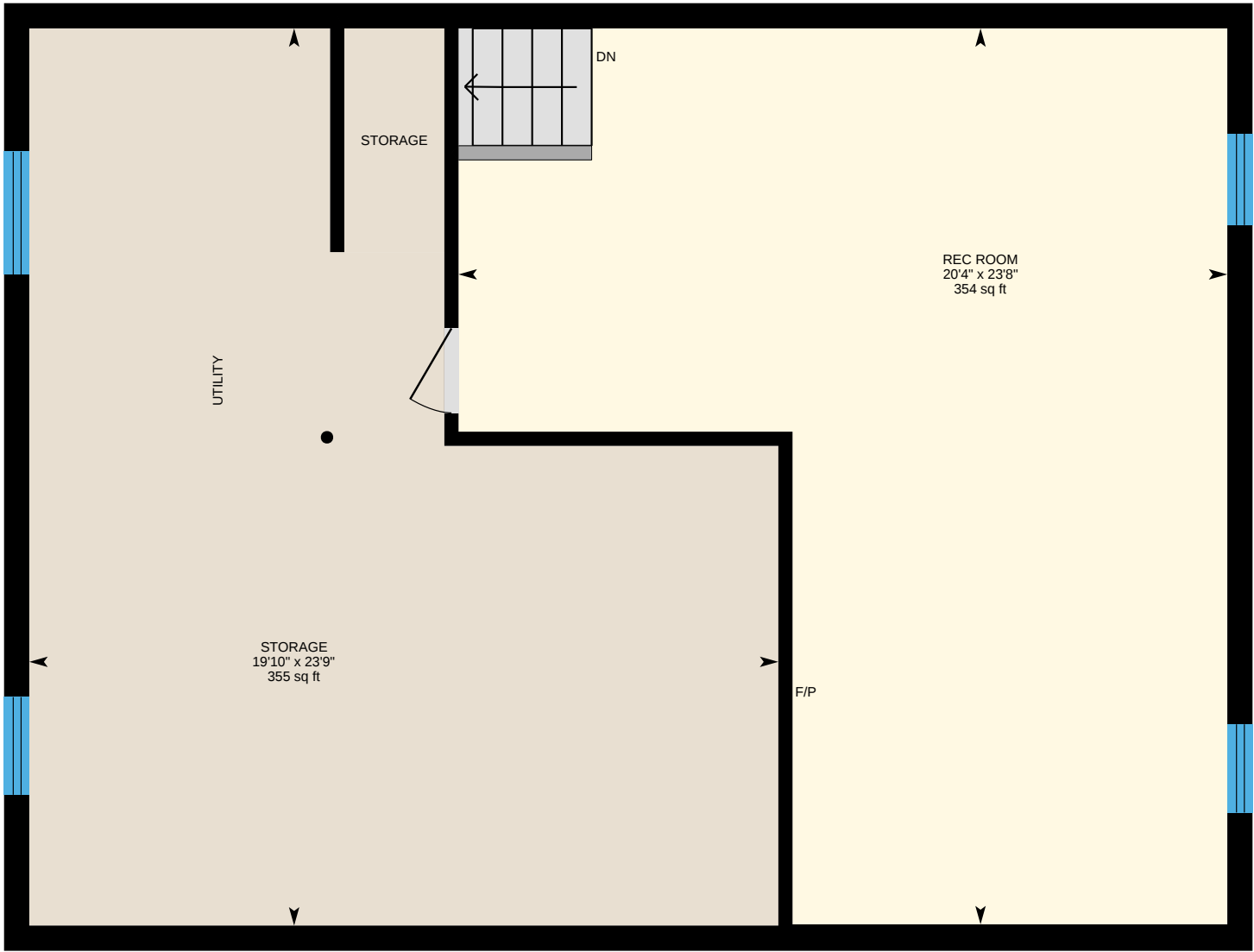


PREPARED: 2026/07/28



1057 Suburban court, West Guilford, ON

Basement (Below Grade) Exterior Area 827.10 sq ft
Interior Area 751.53 sq ft



PREPARED: 2026/07/28



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.

1057 Suburban 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

MAIN FLOOR

2pc Bath: 4'8" x 4'11" | 23 sq ft
Dining: 9'1" x 13'3" | 120 sq ft
Foyer: 6'3" x 8'5" | 44 sq ft
Garage: 19'2" x 27'2" | 521 sq ft
Kitchen: 11' x 11'10" | 135 sq ft
Living: 15'1" x 13'3" | 197 sq ft
Mudroom: 5'11" x 8'3" | 49 sq ft
Study: 8'8" x 10'11" | 102 sq ft

2ND FLOOR

3pc Ensuite: 8'6" x 6'1" | 51 sq ft
4pc Bath: 8'6" x 5' | 42 sq ft
Bedroom: 12' x 11' | 129 sq ft
Bedroom: 11'11" x 11'6" | 137 sq ft
Laundry: 5'4" x 6'5" | 34 sq ft
Primary: 12' x 16'9" | 185 sq ft
Wic: 8'4" x 8' | 67 sq ft

BASEMENT

Rec Room: 23'8" x 20'4" | 354 sq ft
Storage: 23'9" x 19'10" | 355 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

MAIN FLOOR

Interior Area: 783.91 sq ft
Excluded Area: 579.42 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 873.29 sq ft

2ND FLOOR

Interior Area: 833.90 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 913.51 sq ft

BASEMENT (Below Grade)

Interior Area: 751.53 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 827.10 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1617.81 sq ft
Excluded Area: 579.42 sq ft
Exterior Area: 1786.80 sq ft

1057 Suburban 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>



SEWAGE SYSTEM INSTALLATION REPORT

Gu-3-02
FILE NUMBER

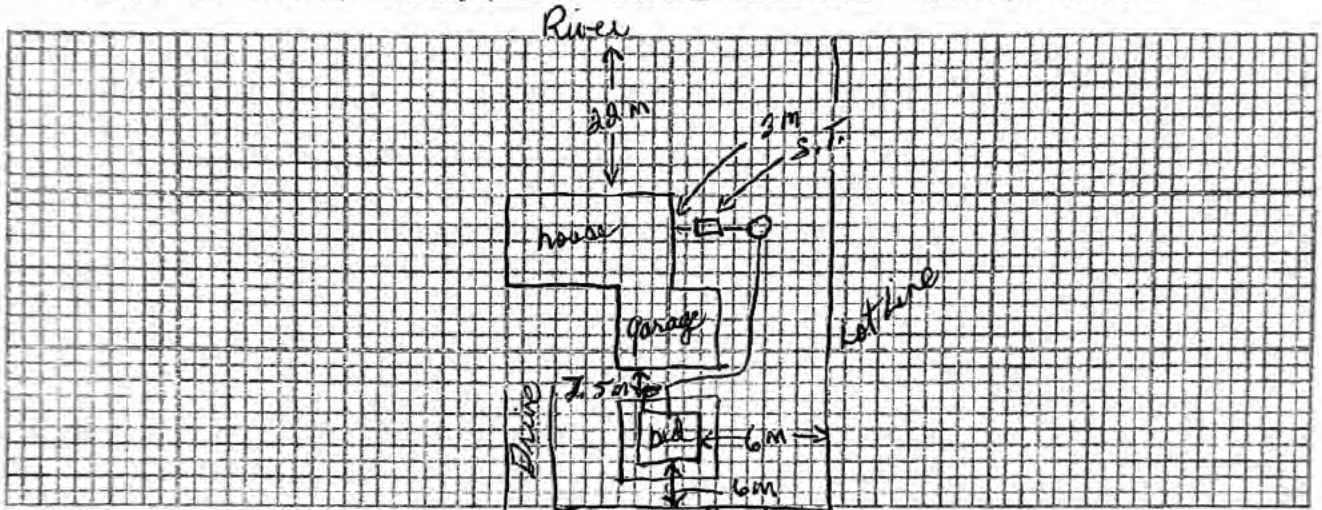
REPORT

INSTALLED BY Blair Sand & Gravel

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass, Manufacturer Brooklyn
- Distribution Pipe: Type PVC Absorption Trench System ☐ N/A
- Filter Bed System ☒ Filter Bed Area 24 sq. m. Contact Area 24 sq. m.
- Total 18.3 Lineal Metres in 4 runs of 4.6 metres and fed by gravity ☐ Siphon ☐ or Pump ☒ Meters 1/3 HP + alarm
- Size of System based on 3 bedrooms and/or 20 fixture units Commercial details _____
- Area of Building: 200 m²
- Other _____

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined on the Site Inspection Report For A Sewage System form ☐



The following work remains to be completed Backfill system and sod or seed ☒ Stabilize all sloped surfaces ☐ Finish grading to shed run-off and divert water around leaching bed ☐ Other _____

INSTALLATION REPORT

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

R. & W. Pisson.

For the use and operation of the Class 4 Sewage System installed / Altered under Site Inspection Report # Gu-3-02

Such system being located on Lot 6 Conc. 4 Plan 19R-5229 Sub. lot 5 Roll No. 040-69112

Township / County / City Guelph Emergency # 911

Inspected and Recommended by B. Colpitts
(Appointed Inspector - Part B)

Date April 17/03

Issued [Signature]
(Designated Sewage Inspector - Part B)

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Site Inspection Report is obtained.



TOTAL
Site Services Inc.

6522 Gelert Road, Haliburton, Ontario
705-457-9558

Send E-transfers to accounting@totalsiteservices.ca
HST# 848914586 RT0001

Invoice Number : 1281
Issue Date : 24 May 2024
DUE UPON RECEIPT

Work carried out at: 1057 Suburban Ct, Dysart and Others,
ON K0M 1S0, Canada
Date work was done: 05/23/2024

Item	Description	Unit Price	Quantity	Tax	Total
ST Pump Out >	Pump Out Septic Tank	325.00 CAD	1.00	13.00%	325.00 CAD

Subtotal 325.00 CAD

Tax 42.25 CAD

Total Balance 367.25 CAD

Payment Method

Remaining Balance

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement**Submitter's Name and Mailing Address /**
Nom et adresse postale de l'auteur de la demande d'analyseFirst Name / Prénom: [REDACTED]
Last Name / Nom de famille: [REDACTED]
Street address / Adresse municipale: [REDACTED]
City / Ville: [REDACTED]
Province / Province: [REDACTED]**Location of Water Source /**
Emplacement de la source d'eau

Lot, Concession / ou lot, concession

Emergency location / 911

Street address / Adresse municipale

1057 SUBURBAN CRT
WEST GUILFORD ON K0M2S0County / Comté: **NOT PROVIDED**Health Unit # / # de bureau de santé: **2235****Specimen details / Détails sur l'échantillon:****Barcode / Code à barres: 012823538**Phone # / # tél.: **613 808 6942**Date/Time Collected / Date/heure du prélèvement: **2024-10-01 09:40:00**Date/Time Received / Date/heure Reçu le: **2024-10-02 14:50:00****Specimen Note / Note sur l'échantillon:**

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?**Yes / Oui****Authorized by / Autorisé par****Chief, Medical Microbiology or Designate****Test results / Résultats d'analyse:****Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL****0****E.coli CFU/100 mL / E. coli UFC/100 mL****0****Interpretation / Interprétation:**

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: **2024-10-02**Date Read / Analyse effectuée le: **2024-10-03****Please Note / Prière de noter ce qui suit :**

The results apply to the sample as received / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@cahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@cahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST / EDT / Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: 2024-10-03

Date Reported / Date du rapport: 2024-10-03 17:15:58

Page 1 of 1

Final

LIMS Report #: 53909515

T_SingleSampleOPHL_WATPRIVATE.rpt



Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetat.ca

Group Code:
DO NOT PAY - PAID BY MORTGAGE HOLDER

TAX NOTICE

Interim	2025
Billing Date	January 9, 2025

Mortgage Company	CIBC MORTGAGES INC-RESIDENTIAL	Bill No.	503630
Roll No.	040-000-69112-0000	Mortgage No.	9190691
Name and Address	[REDACTED]		
	Municipal Address/Legal Description		
	1057 SUBURBAN CRT CON 4 PT LOT 6 RP19R-5229 PART 5		

Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount
RTEP	\$ 326,000.00	Res/Farm Tx:Full - EPubSup	0.00336564	\$ 548.60	0.00252745	\$ 411.97	0.00153000 \$ 249.39
Sub Totals >>>		Municipal Levy	\$ 548.60	County Levy	\$ 411.97	Education Levy	\$ 249.39

Special Charges		Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount
				3/12/2025	\$ 605.96
				4/9/2025	\$ 604.00
Total Special Charges		\$ 0.00			
				Sub-Total - Tax Levy	\$ 1,209.96
				Special Charges/Credits	\$ 0.00
				2025 Tax Cap Adjustment	\$ 0.00
				Interim 2025 Levies	\$ 1,209.96
				Past Due Taxes/Credit	\$ 0.00
				Total Amount Due	\$ 1,209.96

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy



- **Inspection Results:** Indicate inspection results for each component. **Code compliance** = proper use of listed components. N/A = Not Applicable. UTI = Unable To Inspect.
- **Suitable (Suitability)** refers to system components that appear to be mechanically and structurally able to provide their designed and intended function.
- **Unsuitable** refers to components, or parts thereof, that are not mechanically or structurally suitable to maintain the function they were intended to perform.
Note: an appliance that has been modified is no longer a certified appliance.
- This inspection report only documents the conditions at the time of inspection.
- All **non-compliance** ratings should be considered for comment. See "Comments" page(s)
- An inspection, at any level, can be expected to include some components marked **UTI**.
- Manufacturer's specific instructions/**CSA B365**/building code shall be used to complete this inspection form.
- Appliances are not fired as part of an inspection. This is not a performance inspection.
- The electrical system is not part of a solid-fuel inspection
- Documentary evidence, including a valid certification number of the attending WETT-certified professional, is a mandatory requirement of the inspection process.
- Persons signing a declaration must have physically inspected the work.
- Use one inspection form per appliance. In a multi-chimney situation, this inspection form is limited to the related appliance.
- Inspectors are checking for "**Code Compliance**." They do not "Pass" or "Fail."
- Inspectors do not certify the appliance or the installation.
- Inspectors do not issue a WETT certificate with an inspection, they issue an inspection report

FUEL OIL DISTRIBUTOR INSPECTIONS APPLIANCES – COMPREHENSIVE

REPORT NUMBER:

123505

OWNER / OPERATOR: POD Sisson

LOCATION: 1057 SUBURBAN CRT

TELEPHONE NO. _____

OWNER'S ADDRESS (If different from above): _____

	1 st . APPLIANCE	2 nd . APPLIANCE
Type of Appliance	<u>FAF</u>	<u>HW H</u>
Manufacturer	<u>ICF</u>	<u>Brock</u>
Model	<u>CLR105</u>	<u>CM52-II</u>
Date of Manufacture or Age in Years	<u>—</u>	<u>2018</u>
Size (BTU/Hr)	<u>97,800</u>	<u>91,000</u>
Serial No.	<u>266585</u>	<u>SD11815300</u>
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 Name (please print clearly): KEN BERRY

Telephone: _____

Technician's Signature: [Signature]

Certificate No.: 00750503

Date: MAR 16/18



www.coha-ontario.ca

FUEL OIL DISTRIBUTOR INSPECTIONS

ABOVEGROUND TANKS ☒ INSIDE ☐ OUTSIDE

REPORT NUMBER:

C-1005172

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	ULL S602-07	
Manufacturer	GRANBY	
Date of Manufacture or Age in Years	08-2017	
Serial No.	A61666370	
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:

[Signature]
COURTIS BARTER

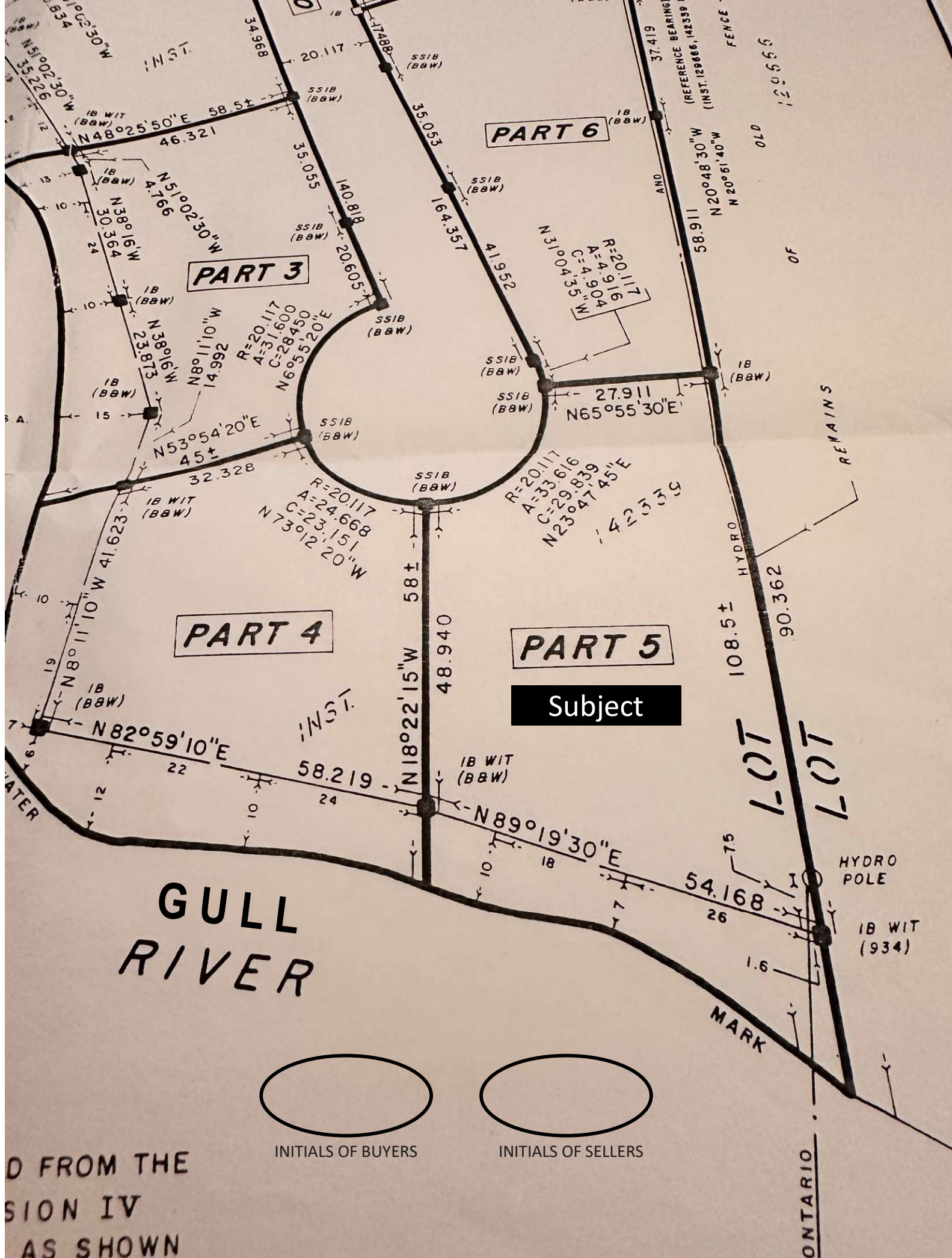
Certificate No.:

000179778

Date:

OCT 3 2017

Copy 1 - Owner Copy



PART 6

PART 3

PART 4

PART 5

Subject

GULL RIVER



INITIALS OF BUYERS

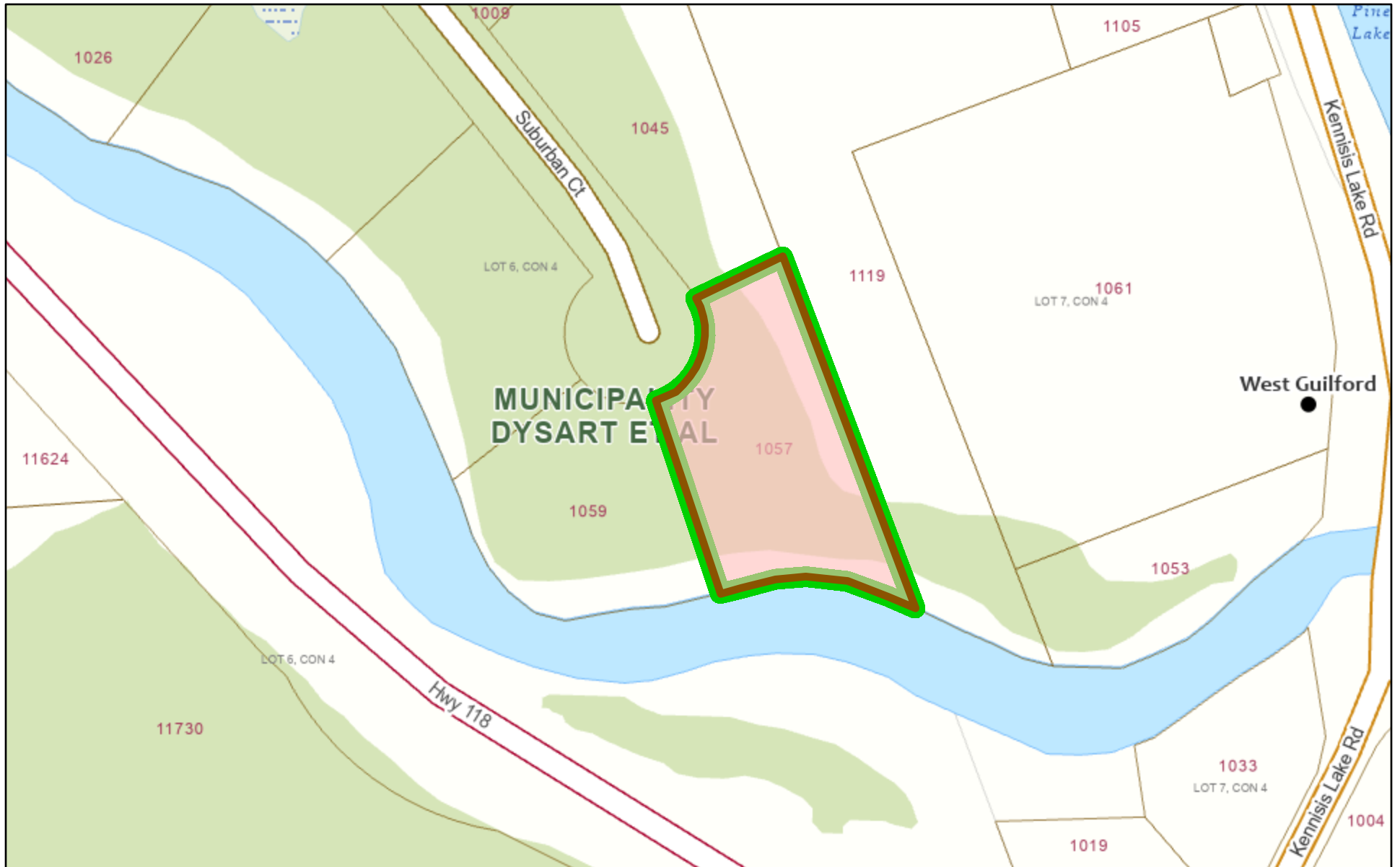


INITIALS OF SELLERS

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SION IV
AS SHOWN

ONTARIO

1057 Suburban Court, West Guilford



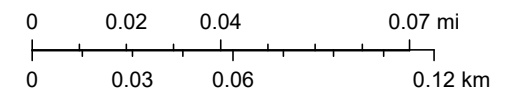
July 16, 2026

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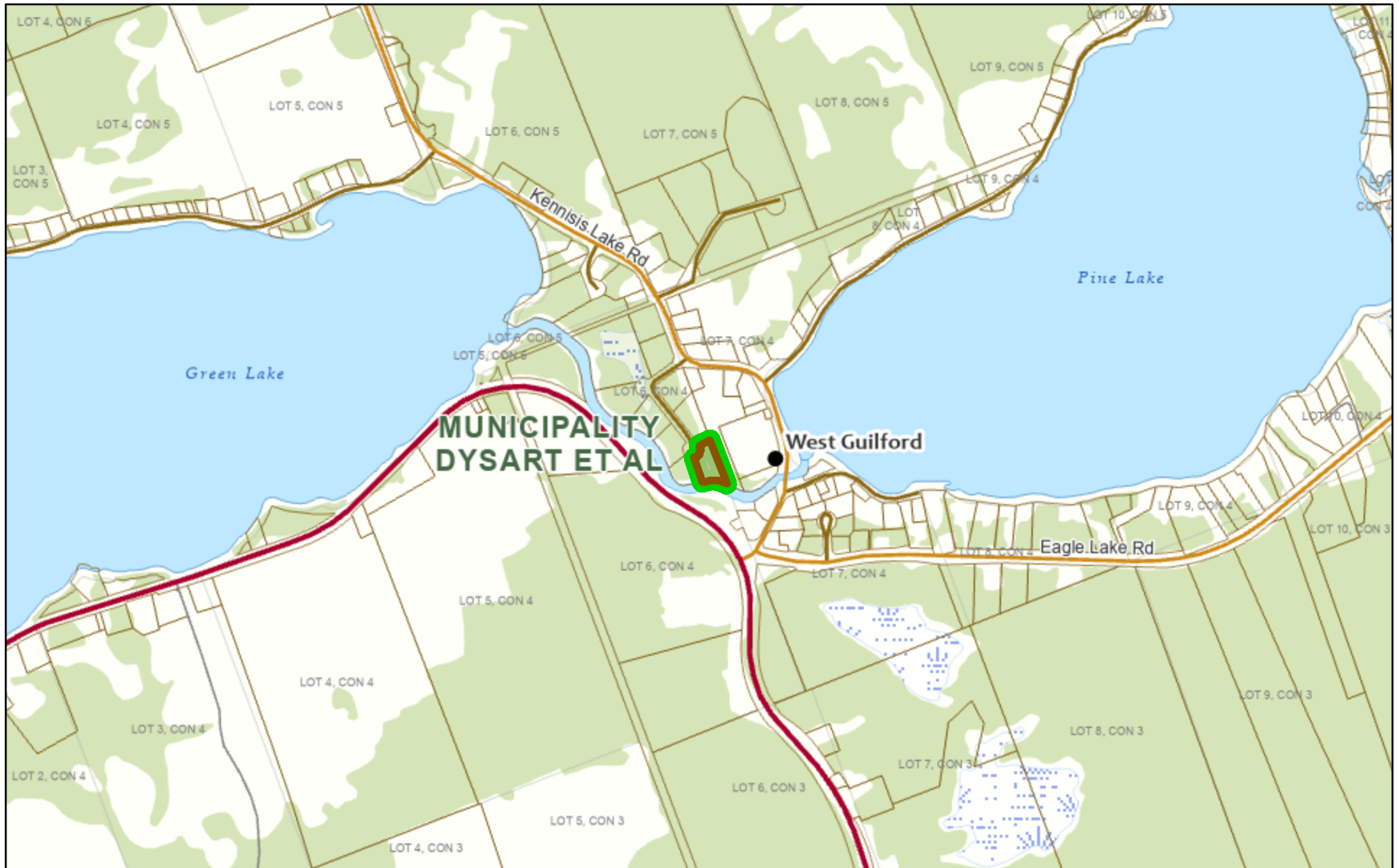
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1057 Suburban Court, West Guilford



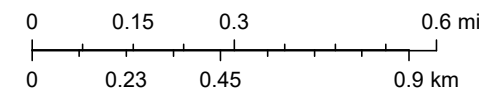
July 16, 2026

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Scale: 1:18,056





Parcel: 4624040000691120000



Zoom to

ROLL NUMBER	4624040000691120000
ADDRESS NUMBER	1057
STREET	Suburban Ct





OFFICE: 705.457.9994

TROY CELL: 705.455.7653

VINCE CELL: 1-705-457-0046

INFO@TROYAUSTEN.CA

VINCE@VINCEDUCHENE.CA

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