

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



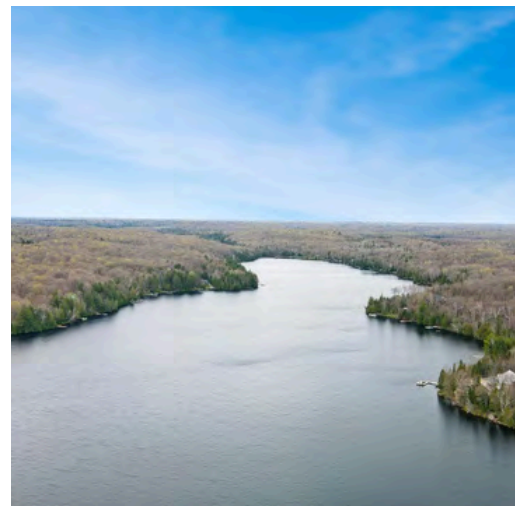
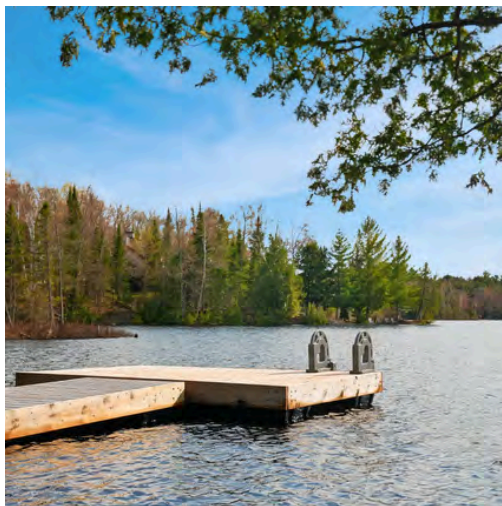
\$798,000

Welcome to 1073 Driftwood Bay Drive
on Little Glamor Lake, Gooderham







Braden Roberts

Broker



CONTACT DETAILS:

 705-457-9994  braden@troyausten.ca
 705-455-2345  troyausten.ca



Welcome to your perfect family escape or year-round home on beautiful Little Glamor Lake. Tucked away just over 20 minutes from Haliburton and only 10 minutes to Gooderham, this 3-bedroom, 2-bathroom Royal Home offers 1,537 sq ft of comfortable living space including the bright and airy 11 x 13 screened Haliburton Room, ideal for summer evenings and lakefront views. Built in 2002 and set on a flat, level lot, this property is surrounded by mature coniferous trees, offering exceptional privacy in a peaceful, natural setting. With 121 feet of clean, sandy-rocky shoreline and deep water off the dock, its the ideal spot for swimming, boating, or simply enjoying the serenity of the lake. Enjoy direct western exposure for long summer afternoons and breathtaking sunset views. Whether you're looking for a cozy family cottage or a full-time residence, this well-maintained home checks every box for year-round comfort and waterfront enjoyment.

Property Client Full

1073 Driftwood Bay Drive, Highlands East, Ontario K0L 2Y0

Listing

1073 Driftwood Bay Dr Highlands East

Active / Residential Freehold / Detached

MLS®#: X12151212

List Price: \$798,000

Price Decrease



Haliburton/Highlands East/Monmouth

Tax Amt/Yr: **\$4,279.99/2024** Transaction: **Sale**
 SPIS: **No** DOM: **13**
 Legal Desc: **PT LT 3 CON 13 MONMOUTH PT 2 19R4528; T/W H211643; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: **No** BR BR+: **3(3+0)**
 Assignment: **No** Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **1100-1500**
 Lot Irreg: **No** Lot Acres: **1.0**
 Lot Front: **121.96** Fronting On: **W**
 Lot Depth: **291.16**
 Lot Size Code: **Feet**

Zoning: **LSR**

Dir/Cross St: **Ferguson Road, turn left on to Driftwood Bay Road**

PIN #: **392330226**

Holdover: **60**

Possession: **Flexible**

ARN #: **460160100077120**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Island YN: **No**
 Fam Rm: **Yes/Unfinished, Walk Out**
 Basement: **Yes**
 Fireplace/Stv: **Fireplace Insert, Living**
 Fireplace Feat: **Room, Propane**

Interior Feat: **Central Vacuum, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener**
 Heat: **Forced Air, Propane**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**

Property Feat: **Deck**
 Exterior Feat: **Asphalt Shingle**
 Roof: **Poured Concrete**

Foundation: **None**

Soil Type: **None**

Alternate Power: **Glamor Lake**

Water Name: **Yes**

Waterfront Y/N: **Yes**

Water Struct: **Not Applicable**

Water Features: **Propane Tank**

Under Contract: **Yr Rnd Private Rd**

Access To Property: **Clean, Rocky**

Shoreline: **Not Owned**

Shoreline Road Allowance: **Private**

Docking Type: **Lake, Trees/Woods**

View: **Lake, Trees/Woods**

Exterior: **Board/Batten**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**
 Room Size: **None**

Rural Services: **Electrical, Internet High Speed**

Security Feat:

Water: **Well**
 Water Sup Type: **Drilled Well**
 Water Meter: **Not Applicable**
 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: **Unknown**

Waterfront Frontage (M): **36.88**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Lot Shape:

Channel Name:

Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to your perfect family escape or year-round home on beautiful Little Glamor Lake. Tucked away just over 20 minutes from Haliburton and only 10 minutes to Gooderham, this 3-bedroom, 2-bathroom Royal Home offers 1,537 sq ft of comfortable living space including the bright and airy 11 x 13 screened Haliburton Room, ideal for summer evenings and lakefront views. Built in 2002 and set on a flat, level lot, this property is surrounded by mature coniferous trees, offering exceptional privacy in a peaceful, natural setting. With 121 feet of clean, sandy-rocky shoreline, its the ideal spot for swimming, boating, or simply enjoying the serenity of the lake. Enjoy direct western exposure for long summer afternoons and breathtaking sunset views. Whether you're looking for a cozy family cottage or a full-time residence, this well-maintained home checks every box for year-round comfort and waterfront enjoyment.**

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

Prepared By: **BRADEN ROBERTS, Broker**

Date Prepared: **05/28/2025**

Rooms

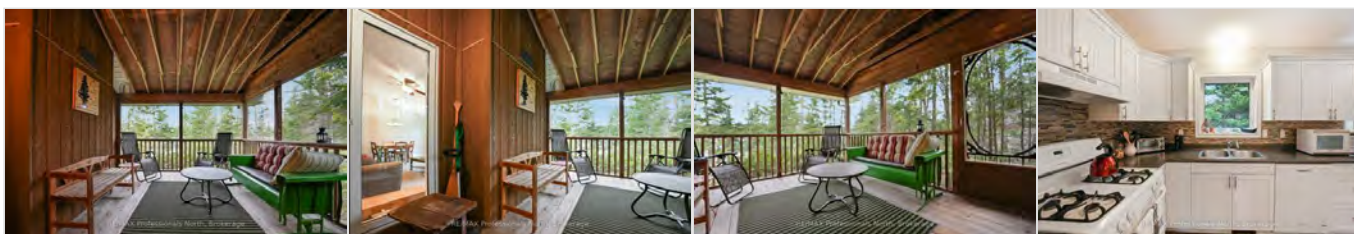
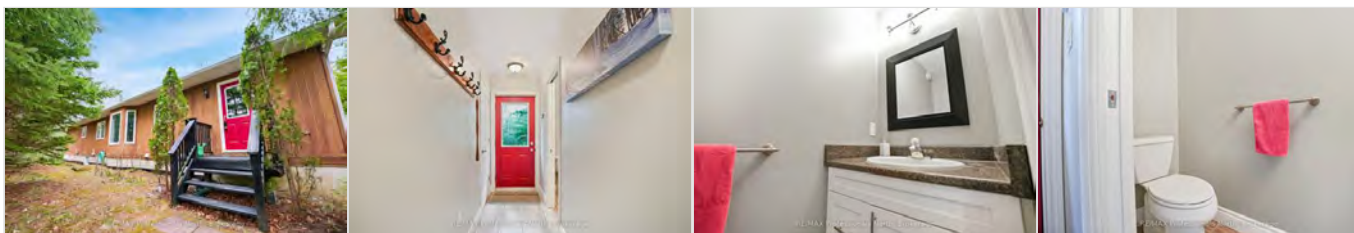
MLS® #: X12151212

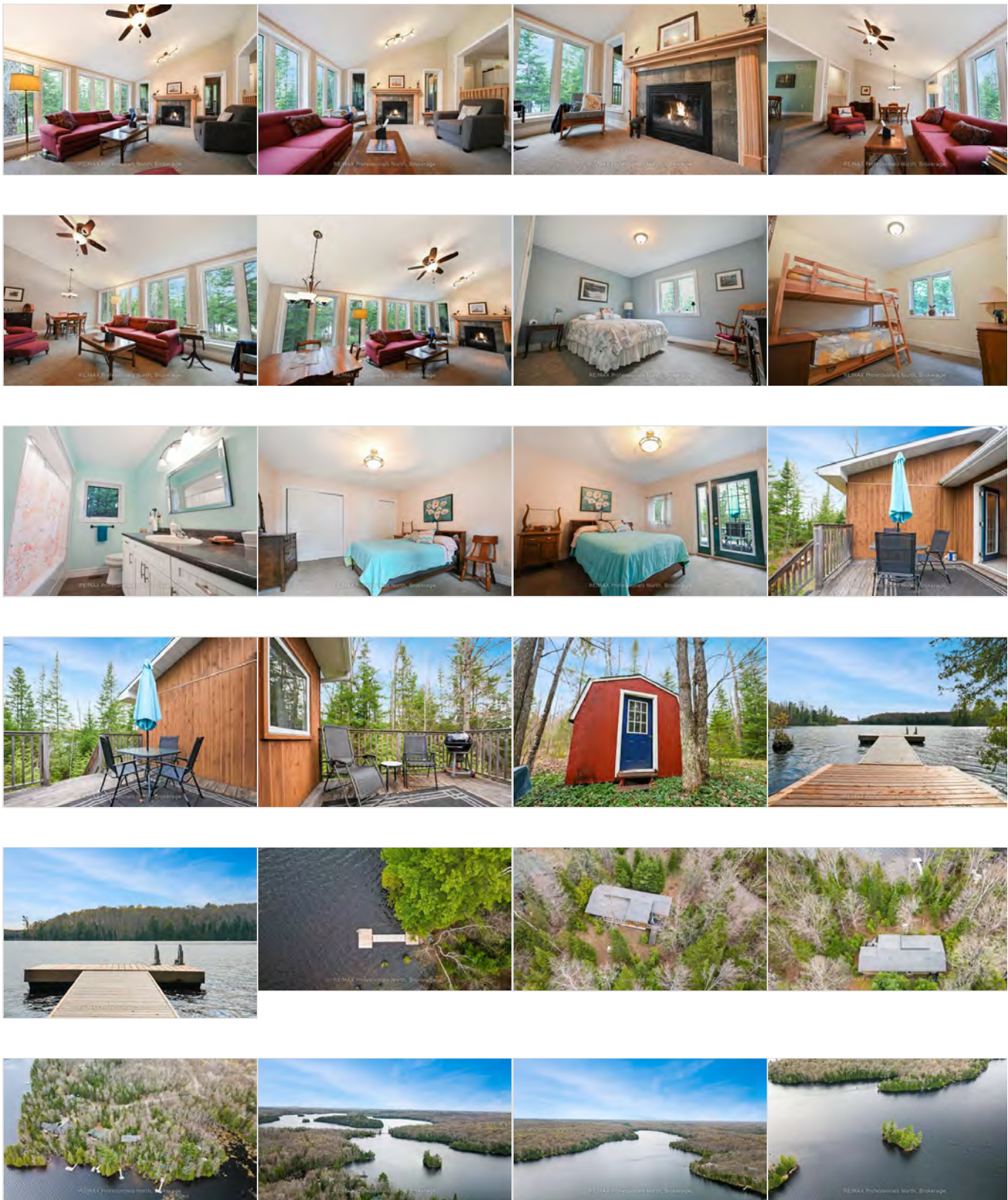
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.08 M X 3.94 M	10.10 Ft x 12.92 Ft		
Dining Room	Main	2.41 M X 4.48 M	7.90 Ft x 14.69 Ft		
Living Room	Main	6.46 M X 3.92 M	21.19 Ft x 12.86 Ft		Sunken Room
Bedroom	Main	4.02 M X 3.96 M	13.18 Ft x 12.99 Ft		
Bedroom	Main	3.05 M X 2.93 M	10.00 Ft x 9.61 Ft		
Primary Bedroom	Main	3.99 M X 3.88 M	13.09 Ft x 12.72 Ft		W/O To Deck
Sunroom	Main	3.48 M X 4.01 M	11.41 Ft x 13.15 Ft		
Bathroom	Main			2	
Bathroom	Main			4	

Photos

MLS® #: X12151212

1073 Driftwood Bay Drive, Highlands East, Ontario K0L 2Y0





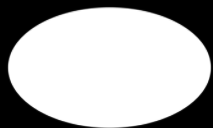
Chattels

Included

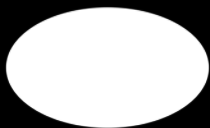
- Furniture
- Lamps
- Refrigerator
- Stove
- Microwave
- Dishes
- Utensils
- Pots & Pans
- Linens
- Outdoor Furniture
- Charcoal BBQ
- Fire Bowl
- 2 sit on Kayaks
- 2 Kayak paddles
- 2 life jackets
- Rubber Dingy

Excluded

- Metal Porch Swing
- Round black metal table
- Pictures
- Knic Knacs
- Radio
- Personal Items



Seller



Buyer

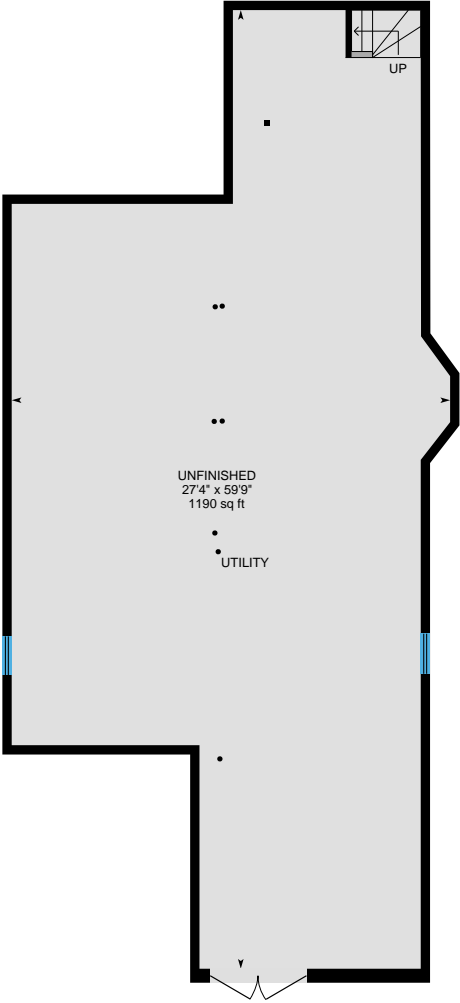


Additional Information

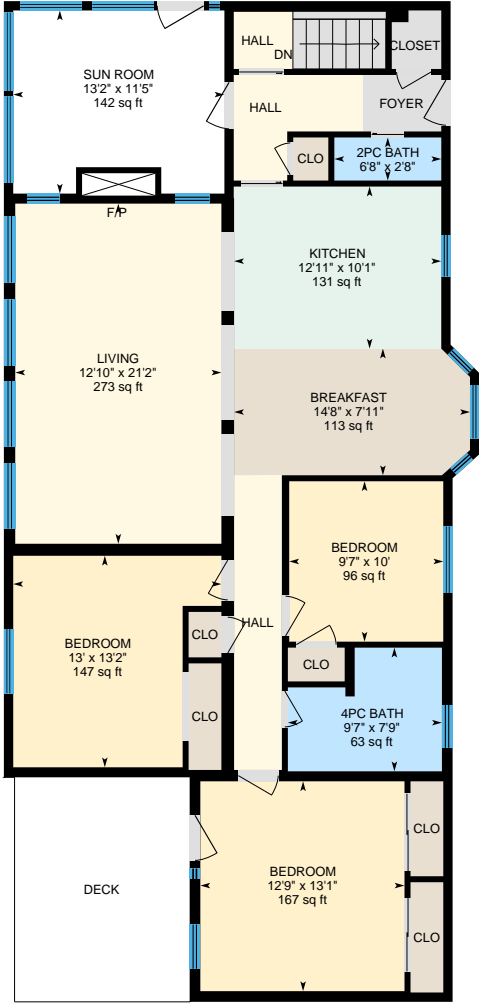
- Hydro Costs per Year: \$1100/yr approx.
- Propane Supplier: Superior Propane
- Propane Costs per Year: \$2250/yr approx.
- Internet Provider: Bell
 - Highspeed available: Yes
- Cell Service: Yes
- Septic Installer: Stoughton Septic Services
 - Installed: 2002
 - Last pumped: 2020
- Well Installed by: Haliburton Artesian Well Drillers
 - Installed: 2002
- Winterized: Yes
- Age of building: 25 years
- Age of roof: 9 years
- Insurance Company: OTIP
- Road: Private Year Round
- Driveway Plowing Cost: Approx \$50 per plow
- Road Fees: Varies each year - Approx \$250
- Lake Assc. Dues: \$50

1073 Driftwood Ray Drive, Highlands East, ON

Main Building: Total Interior Area Above Grade 1314.99 sq ft



Basement (Below Grade)
Interior Area 1204.22 sq ft



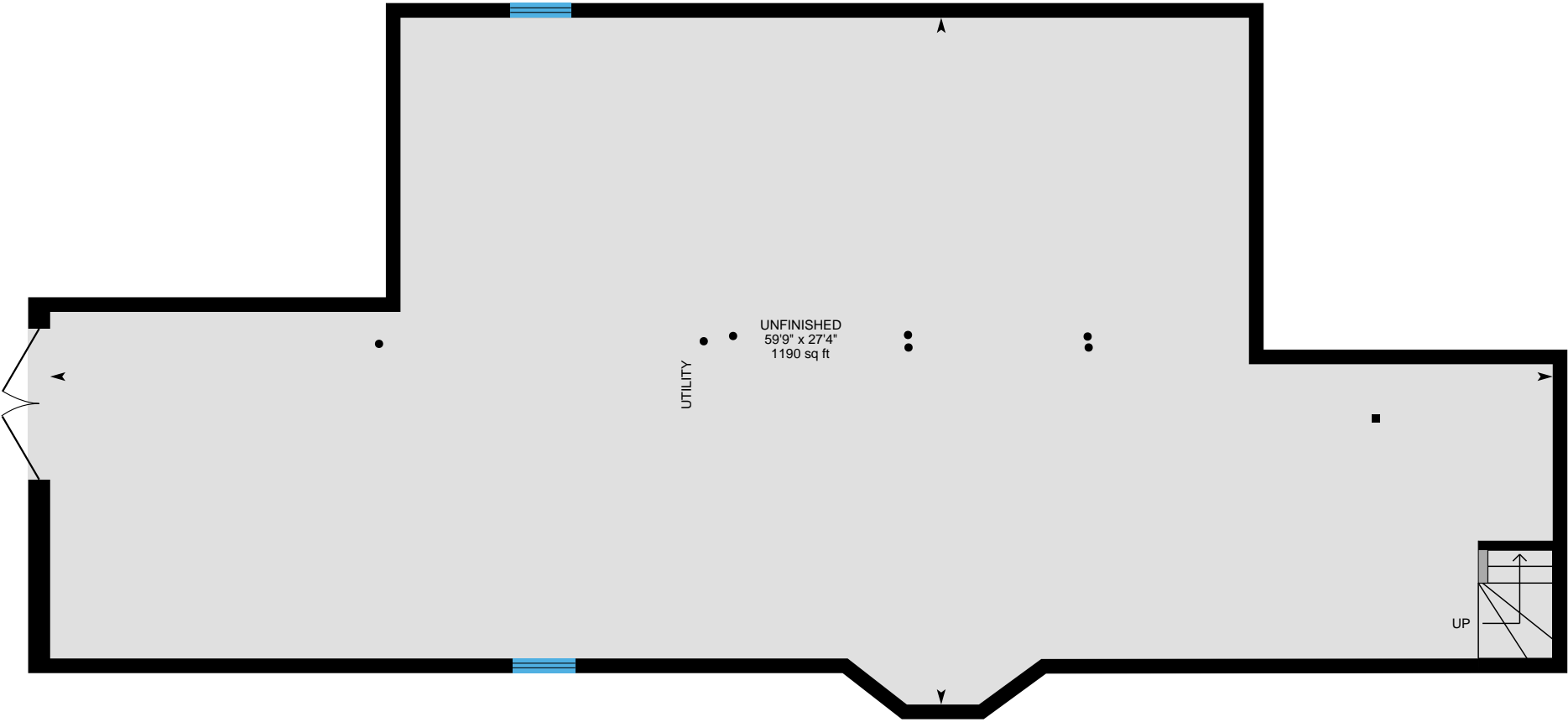
Main Floor
Interior Area 1314.99 sq ft

0 5 10
ft

PREPARED: 2025/05/12

1073 Driftwood Ray Drive, Highlands East, ON

Basement (Below Grade) Interior Area 1204.22 sq ft



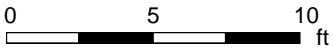
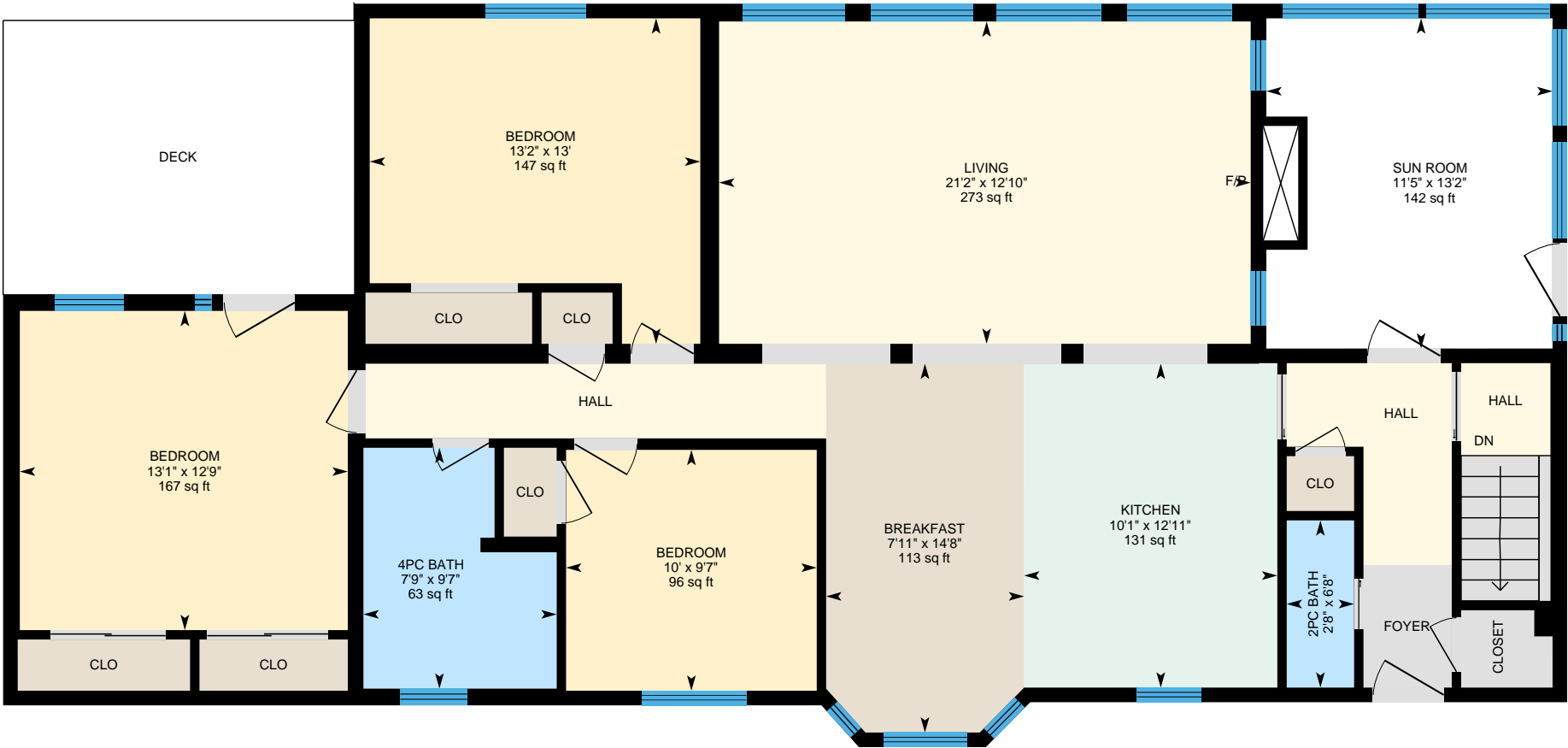
0 5 10 ft

PREPARED: 2025/05/12



1073 Driftwood Ray Drive, Highlands East, ON

Main Floor Interior Area 1314.99 sq ft
Excluded Area 150.94 sq ft



PREPARED: 2025/05/12



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.

1073 Driftwood Ray Drive, Highlands East, 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

Unfinished: 27'4" x 59'9" | 1190 sq ft

MAIN FLOOR

- 2pc Bath: 6'8" x 2'8" | 18 sq ft
- 4pc Bath: 9'7" x 7'9" | 63 sq ft
- Bedroom: 9'7" x 10' | 96 sq ft
- Bedroom: 12'9" x 13'1" | 167 sq ft
- Bedroom: 13' x 13'2" | 147 sq ft
- Breakfast: 14'8" x 7'11" | 113 sq ft
- Kitchen: 12'11" x 10'1" | 131 sq ft
- Living: 12'10" x 21'2" | 273 sq ft
- Sun Room: 13'2" x 11'5" | 142 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: 1204.22 sq ft

MAIN FLOOR

- Interior Area: 1314.99 sq ft
- Excluded Area: 150.94 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1314.99 sq ft
- Excluded Area: 150.94 sq ft

1073 Driftwood Ray Drive, Highlands East, 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

MON-7-02

FILE NUMBER

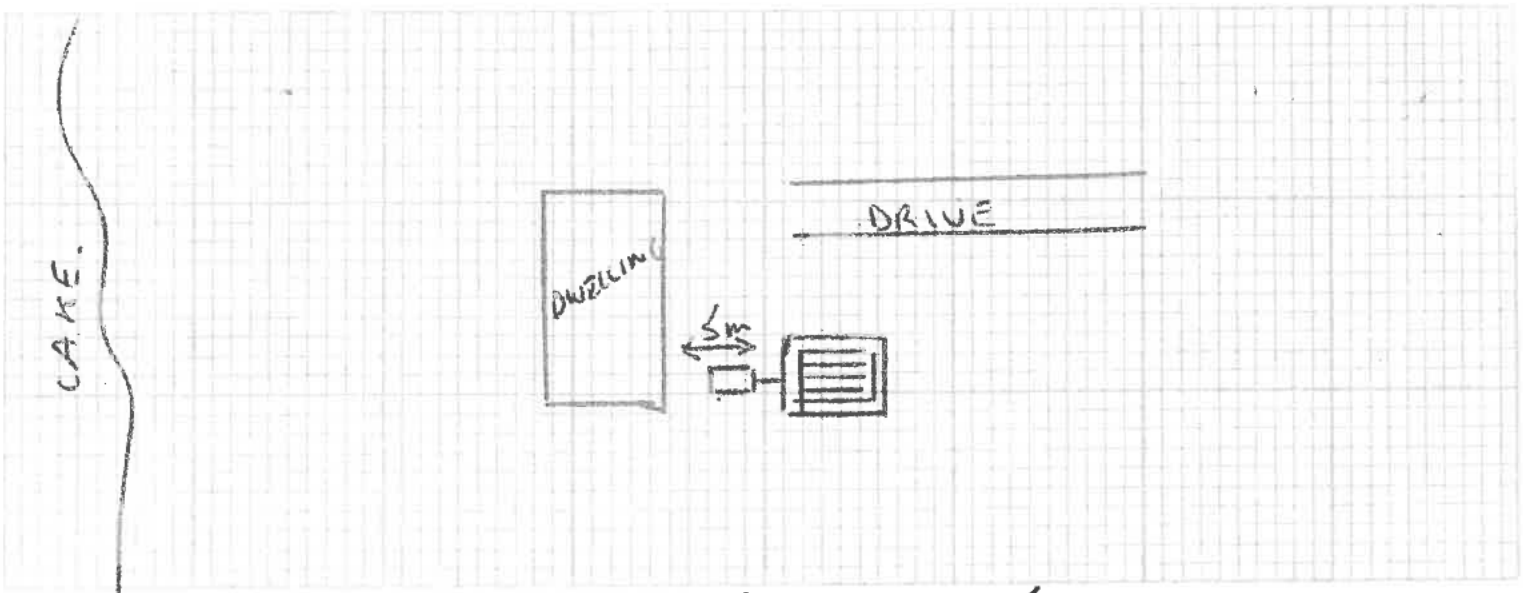
REPORT

DATE 02-09-25

INSTALLED BY: JASON STUGHTON

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 BCP
 - Distribution Pipe: Type PVC : Absorption Trench System ☐
Filter Bed System ☒; Filter Bed Area 22 sq. m.; Contact Area 22 sq. m.
Total 25 Linear Metres in 5 runs of 5 metres and fed by gravity ☒; Siphon ☐; or Pump ☐
 - Size of System based on 3 bedrooms and/or 420 fixture units. Commercial details _____
Area of Building: 4200 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 _____

For the use and operation of the Class 4 Sewage System Installed / Altered under Site Inspection Report # MON-7-02

Such system being located on Lot 3 Conc. 8 Plan _____ Sub. lot _____ Roll No. _____

Township / County / City MONMOUTH Emergency # 911 _____

Inspected and Recommended by _____
(Appointed Inspector - Part 8)

Date

02-09-25

Issued

(Designated Sewage Inspector - Part 8)

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.



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

Dear property owner,

Re: On-site Sewage System Maintenance Inspection Program
(Summer Re-inspection Program)

As you may know the On-site Sewage System Maintenance Inspection program has begun this spring. The purpose of this program is to ensure that existing on-site sewage systems do not have any adverse impacts on the watershed and public health. Please note that it is the property owner's responsibility to ensure their private on-site sewage systems are in good working order and are in compliance with the standards outlined in Part 8 of the Ontario Building Code. Through these preventative measures we can eliminate any hazards and preserve the biodiversity within our community. These inspections provide us the information needed to determine the performance and condition of a property owner's system and benefit future owners with information regarding the existing system.

A preliminary site inspection has been conducted on your property and it has been noted that:

- ☒ Sewage disposal system appears to be in compliance with current Building Code requirements
No re-inspection of the system is required at this time.
- ☐ More information on your sewage disposal system is required
- ☐ Sewage disposal system could not be located
- ☐ Sewage disposal system requires some repair and or maintenance
- ☐ Sewage disposal system is not in compliance with current Ontario Building Code requirements

With respect to any issue outlined above, a re-inspection may be required in order to assess the potential problem and discuss any remedial action required. Please contact the Building and Planning Department by: N/A

Laurie Devolin
Program Manager

For information about the program contact:
Laurie Devolin at 705-447-0051 ext. 222 or Josh Bramham at 707-447-0051 ext. 224

287.09
292.56
256.06
270.10
1,105.81

Your account number is:

2000 0224 1273

This statement is issued on:

November 14, 2024

ment
2024

How much did I use?

You powered your home with



1,363 kWh
of electricity this period

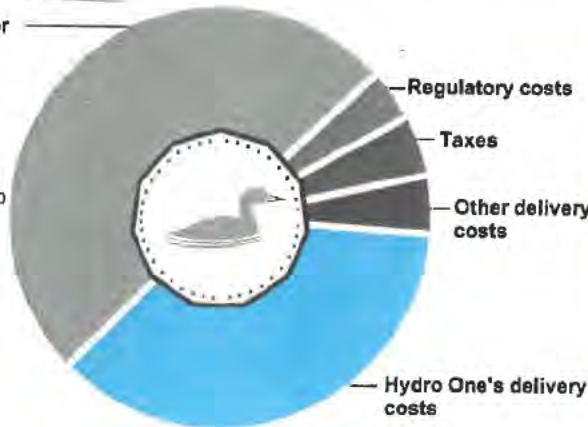
When is it due?

**Dec 4,
2024**

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.



What do I need to know?

Adjustment of previously billed period from 2024-04-26 to 2024-07-26 includes HST reversal of \$40.59.

The OEB has approved an adjustment to your current charges that will be applied July 1, 2024 to June 30, 2025. To learn more about this charge and the impact to your bill, visit HydroOne.com/2024rates.

SEL

P002629/C006676-1/2-VIP-A002629



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: **2000 0224 1273**



Total amount you owe

\$287.09

Amount enclosed

\$ **300.-**

002629



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

pd.
postal
strike!

2000022412730000287097

103120000

96

\$ 202.-

224.87

1,552.83

678.- *

\$ 2,657.70

Superior Propane STATEMENT



Account Number
1566316

Current Account Balance
678.00

\$ 2658.-

Paid in 2024

* This amount will be \$ 270.-

Superior Propane { next year

n
ENT/PAIEMENT VISA
MBOURSEMENT

KYOU/BPOST SCLEEE

KYOU/BPOST SCLEEE

PO Number

Gross Amount

Open Amount

-202.00

1,549.93

224.87

-224.87

1,552.83

-1,552.83

678.00

-202.00 new valve

1,549.93

224.87 10 yr inspection

-224.87

1,552.83 delivery

-1,552.83

678.00 rental

NOT PAY THIS INVOICE.

YOUR ACCOUNT WILL BE AUTOMATICALLY DEBITED.

mailed

Jan 23/25

* Rental fee was unusual because I didn't need a fill up in 2023. It will be \$270.- in 2025.



HALIBURTON
ARTESIAN
WELL DRILLERS

Phone:
(705) 457-2686
Fax:
(705) 457-3749

DATE Oct 26/02

NO.	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
	260' of drilling at 18.00 per ft		4680.00
	22' of casing at 10.00 per ft		220.00
	one well cap		50.00
	one drive shoe		50.00
			5000.00
	Thank's Rick.		
	G.S.T. # R124294968		
		G.S.T.	350.00
		TOTAL	5350.00

TERMS: NET CASH Service Charge 2% Per Month on Overdue Accounts

nds East

TAX NOTICE

Cottage Taxes 2024
First Installment \$ 2025.
Second Installment 2255.
\$ 4280

Group Code:

Interim 2024
Billing Date February 7, 2024

Bill No. 202570

Mortgage No.

2967

Municipal Address/Legal Description

1073 DRIFTWOOD BAY DR
CON 13 PT LOT 3 RP19R-4528
PART 2

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$443,000.00	Residential English Public	0.00525422	\$1,163.81	0.00235833	\$522.37	0.00153000	\$338.90
Sub Totals >>>			Municipal Levy	\$1,163.81	County Levy	\$522.37	Education Levy	\$338.90
Special Charges				Installments		Summary		
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				3/29/2024	\$1,013.08	Sub-Total - Tax Levy		
				5/31/2024	\$1,012.00	Special Charges/Credits		
						2024 Tax Cap Adjustment		
						Interim 2024 Levies		
						Past Due Taxes/Credit		
Total Special Charges			\$0.00	Total Amount Due		\$2,025.08		

Check
of Tax Changes
2024 Levies Total Year
\$4,279.99

Final 2023 Levies	\$4,050.15
* 2023 Annualized Taxes	\$4,050.15
2024 Local Municipal Levy Change	\$154.92
2024 County Levy Change	\$74.92
2024 Provincial Education Levy Change	
2024 Tax Change Due to Reassessment	
** Final 2024 Levies	\$4,279.99

2024 CVA Taxes			
* 2023 Annualized Taxes			
2024 Tax Cap Amount			
2024 Provincial Education Levy Change			
2024 Municipal Levy Change			
** 2024 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 Highlands East
2249 Loop Road
PO 295
Wilberforce Ontario K0L 3C0
(705) 448-2981

PLEASE DETACH AND SUBMIT WITH PAYMENT
THANK YOU

SECOND INSTALLMENT

Received from:

Roll # 601-000-77120-0000

Name

Address

Due Date Total Due

0, 0 \$0.00



(703) 413-1981



The Municipality of Monmouth

BOX 10, WILBERFORCE, ONTARIO

RM 200

Date: April 28 1997

Re: _____

At Lot 3 Con 13 Part 2
Plan 19 R-4528

Subdivision Agreement yes_____no_____

Zoning L.S.R.

Building Permit yes_____no_____

Must comply with
By-laws

Road Access _____

Regional Authorities _____

Outstanding work orders None

Contamination _____

Property meets all municipal and
By-law Regulations yes___no___

Any recent amendments to change
zoning of property yes___no___

Is building historical yes___no___

Is existing use legal conformity yes___no___

Use is legal non conforming yes___no___

Please Note - Trailers are not permitted except in conjunction with a building permit.

Shore road allowance has not
been purchased by current owner

Yours truly,

Ken Noble

Ken Noble CBO

By-law Enforcement Officer

Provincial Offences Officer

PROTECTIVE COVENANT

RE: LAKE SHORE LOTS

SCHEDULE "A"

The following restrictions shall attach to and run with the lands for the benefit of all or any portion of the Transferor's land lying within Lot 3, Concession 13, Township of Marmouth, Provisional County of Haliburton, it being further acknowledged by the Transferee that these restrictions are part of a building scheme, the same having been imposed upon all lands sold by the Transferor within the area of the subject lands, reserving unto the Transferor herein the right to notify, vary or waive any such restrictions:

1. No more than one detached dwelling shall be erected on the lands hereby conveyed but this shall not preclude the erection of a properly constructed garage or guest cabin. All buildings erected shall be of neat design and erected in a good and workmanlike manner. All fences shall be of neat design and harmonize with their surroundings.

2. No building shall be erected within 35 feet of any of the boundaries of the lands hereby conveyed nor within 99 feet of the high water market of Little Glamor Lake.

3. The Transferee covenants to apply for and receive hydro electric service when it is available and to pay his proportionate share of the reasonable costs of maintaining the private road over which the Transferee has a right-of-way, which runs behind the lands hereby conveyed and around the lake. For purposes of determining the Transferee's obligations, the proportionate share of the maintenance costs shall be that fraction, the numerator of which is "one" and the denominator is the number of separate Lots (severed in accordance with the provisions of the Planning Act of Ontario) which front upon the said private road.

4. No trade, manufacture, sport, employment or business of any kind shall be carried on upon the said lands and no animals shall be kept there except for a maximum of two dogs and two cats.

5. ~~The colour of all buildings erected shall be natural wood finish or of brown stain or such other colour or finish as shall be approved by the Transferor.~~ m7

6. No excavation shall be made on the said lands other than for the purpose of laying foundations and such excavation shall be made only at the time of erecting buildings and all excavation shall be closed within a reasonable time.

SHINGLES • STEEL

INVOICE

SOFFIT • FASCIA

STOUGHTON'S
QUALITY ROOFING

PHONE: 705-447-2211

1008 Pickens Drive, Box 138, Gooderham, ON K0M 1R0

FAX: 705-447-3414

CELL: 705-457-0703

EMAIL: terry.stoughton@hotmail.ca

DATE

SOLD TO

ADDRESS

PHONE

CELL

SINGLE ROOF
IKO Cambridge
Clean up all debris

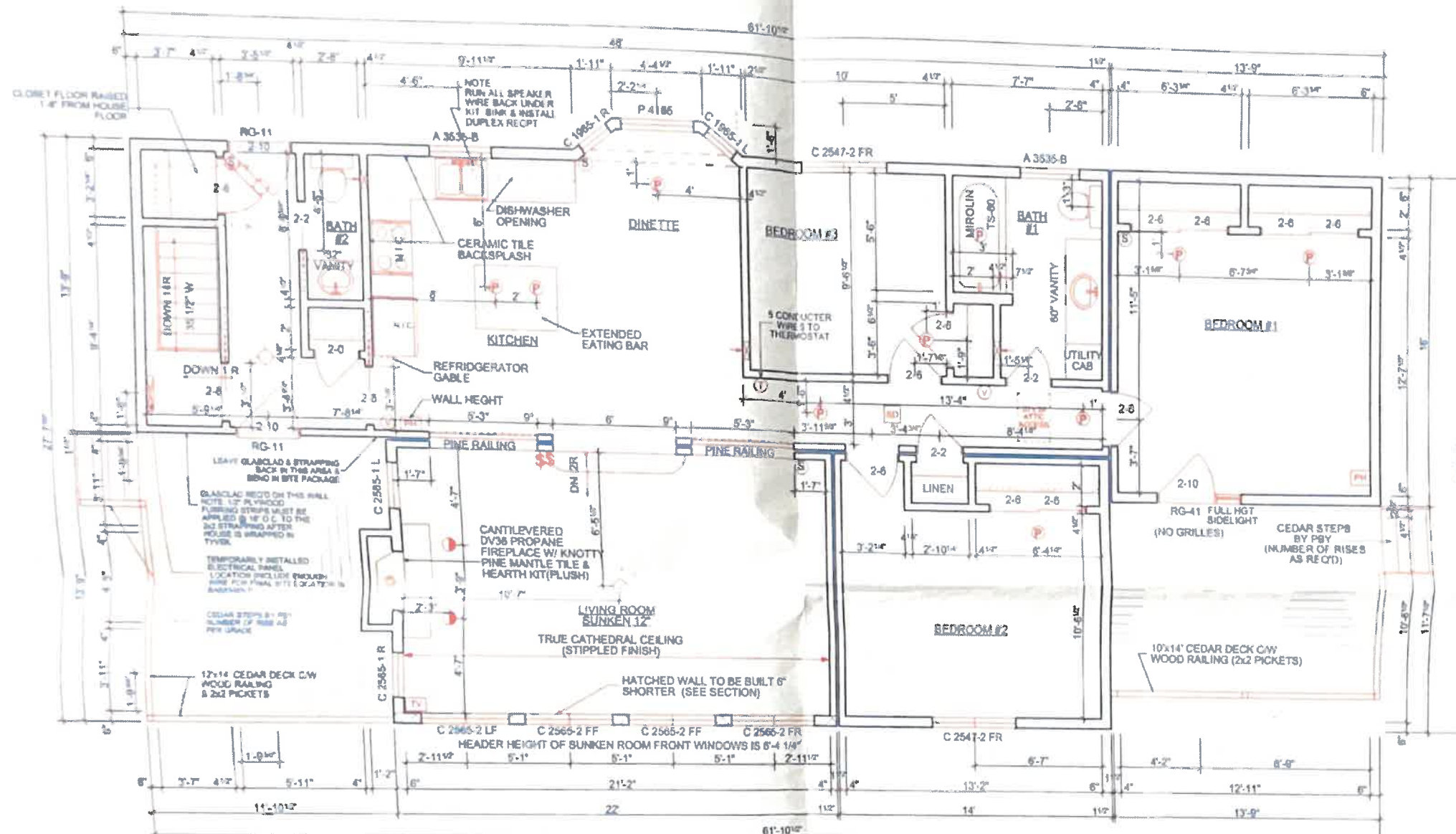
Paid in full by
Cheque # 775.

SUBTOTAL

NST#: 818727372RT001

TOTAL COST

ACCOUNTS ARE DUE WHEN RENDERED • 2% INTEREST COMPOUNDED MONTHLY



- LEGEND**
- SMOKE DETECTOR
 - 28"x20" ATTIC ACCESS
 - TELEPHONE JACK ROUGH-IN
 - TELEVISION JACK ROUGH-IN
 - CEILING FAN ROUGH-IN
 - EYE BALL POTLIGHT
 - RECESSED POTLIGHT
 - HALL LIGHT
 - SPEAKER WIRE TO BE RUN BACK UNDER KITCHEN SINK & INSTALL DUPLEX RECEPTACLE UNDER SINK (SPEAKER WIRE TO COME OUT @ BASEBOARD AS PER STD. SHOW MODEL)
 - CENTRAL VAC ROUGH-IN

HRV DUCTING NOTES:
 -EXHAUST DUCTING FOR HRV TO BE 3 1/4"x10" IN STUD SPACE.
 -ALL WALL GRILLES TO BE 4"x10"
 -HRV SUPPLY AIR TO BE DIRECTLY CONNECTED TO FURNACE RETURN IF FORCED AIR FURNACE.

HRV EXHAUST

NOTE: CEDAR SIDING TO BE SCREW NAILED INTO PLACE AT HOME SHOW

NOTE: SPEAKER WIRE IS TO REMAIN IN HOME. PBY TO DO WITH WHAT THEY WANT ON SITE.

GENERAL NOTES:
 1. 1/2" PLYWOOD ROOF SHEATHING
 2. 1/2" PLYWOOD WALL SHEATHING INCLUDING MARRIAGE WALLS

NOTE: ALL EXTERIOR DOORS TO HAVE A FLUSH THRESHOLD.

NOTE: INSTALL THERMOSTAT AND DEHUMIDISTAT FOR HOME SHOW.

NOTE: 4/12 ROOF PITCH W/1'-10" OVERHANG ON ENTIRE HOME

NOTE: PROPAANE FURNACE BY RHL.

RHL TO SUPPLY HRV ONLY

NOTE: EAVESTROUGHS & DOWNSPOUTS BY PBY.

EXISTING FOUNDATION BY P.B.Y.

NOTE: LOW "E" ARGON WINDOWS

NOTE: DECORA SWITCHES & RECEPTACLES

NOTE: 1x3 HORIZ. STRAPPING APPLIED @ 16" O.C. AFTER HOUSE WRAPPED IN TYVEK UNLESS OTHERWISE NOTED.

EXTERIOR OF HOME.
 - 4 SIDES CEDAR SIDING INCL. GABLES
 - EXISTING 12"x14' CEDAR DECK W/ RAILING (SUPPLIED BY RHL.)
 - EXISTING 10'-X14' CEDAR DECK W/ RAILING (SUPPLIED BY RHL.)

ROYAL HOMES LIMITED

WINGHAM, ONTARIO - CANADA

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FOR : ROYAL HOMES MINDEN MANITOUB MODEL

PROJECT: PM# 2541 CUSTOM MANITOUB

ON#WHP NO 12362

CSA CERTIFIED - CAN/CSA-A277-80

DRAWN BY: SB

APPROVED BY:

SCALE: 1/4" = 1'-0"

DATE: OCT 18 / 01

DWG #

2



**ROYAL HOMES
LIMITED**

WINGHAM, ONTARIO, CANADA

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FOR ROYAL HOMES MINDEN
MANITOU MODEL

PROJECT: PM# 2541
CUSTOM MANITOU

ONE-WP NO. 12982

CSA CERTIFIED CAN/CSA-A277-80

DRAWN BY: SB

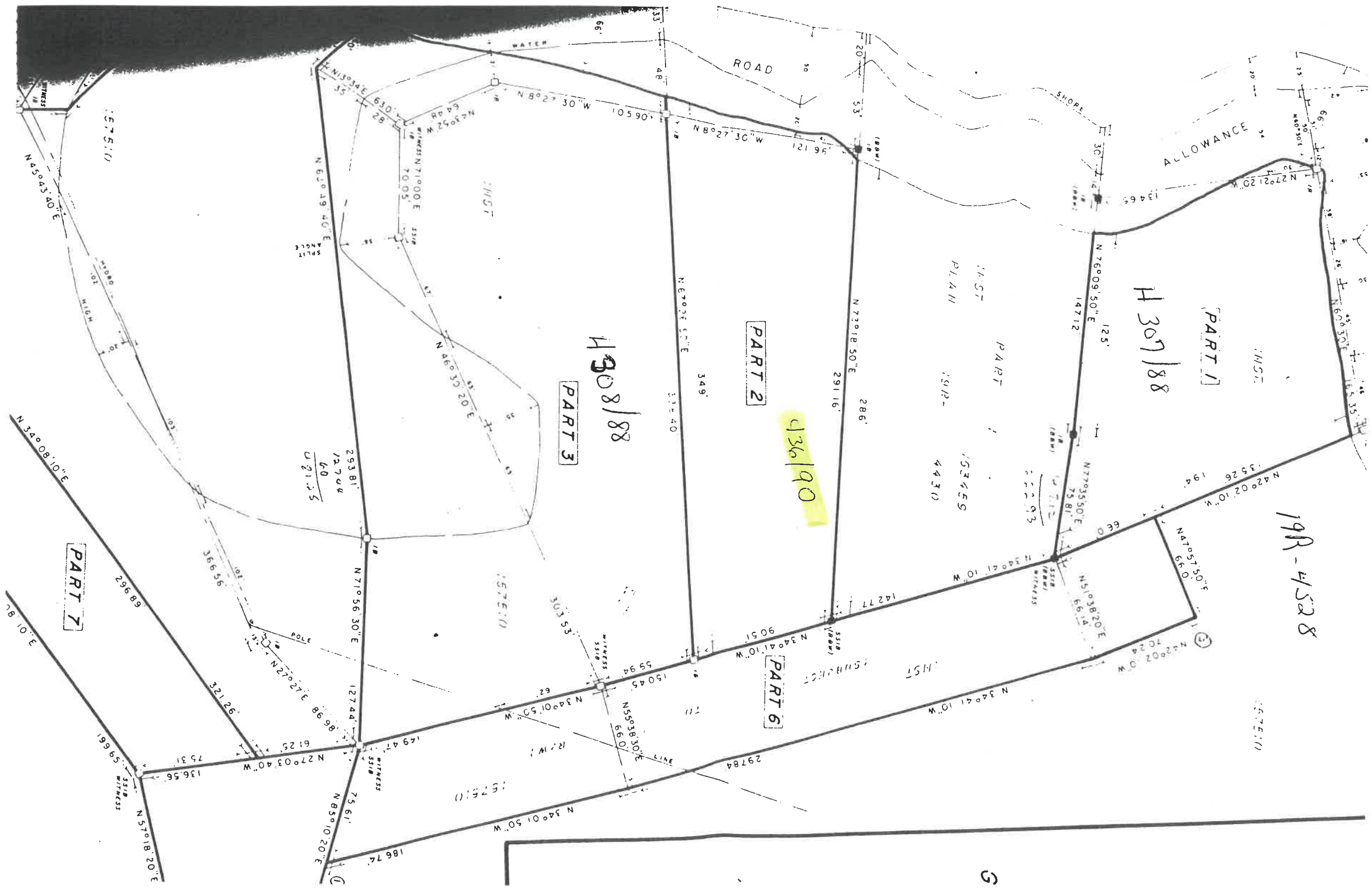
APPROVED BY:

SCALE: N.T.S.

DATE: OCT 19/01

DWG #

1



1073 Driftwood Bay Drive, Highlands East



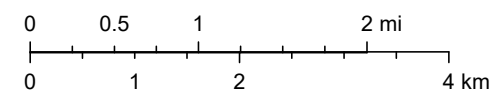
April 29, 2025

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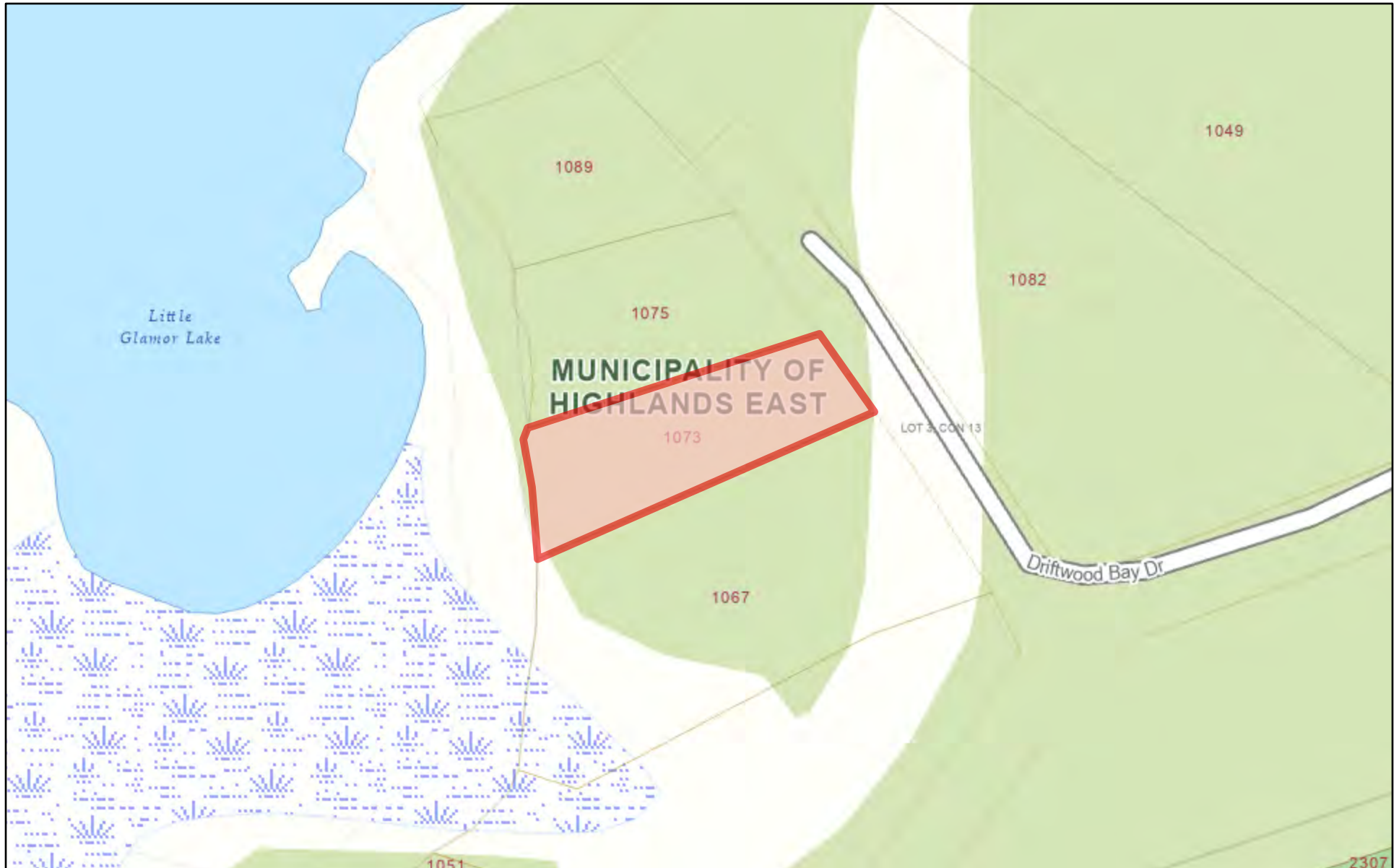
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1073 Driftwood Bay Drive, Highlands East



April 29, 2025

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