

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,775,000

Welcome to 1083 Kendra Court

on Percy Lake, Haliburton







Troy Austen

Sales Representative



CONTACT DETAILS:

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



Set on the quiet shores of Percy Lake, this 4-season home offers outstanding privacy with 547 feet of waterfront and approximately 8 acres of land. With limited development, large surrounding parcels, and minimal boat traffic, the setting provides a peaceful and natural environment that's increasingly hard to find. The property gently slopes to the water's edge with no stairs required, making access to the shoreline easy and convenient. Mature red pines are scattered throughout the lot, adding to the sense of space and seclusion. The lake itself is known for its clean water, great swimming, and excellent lake trout and bass fishing.

The Royal Home offers approximately 3,000 sq ft of finished living space. The main level features an open-concept layout with cathedral ceilings and a wood-burning fireplace in the living room. There are three bedrooms and two bathrooms on this level, along with a 3-season sunroom and access to a deck with full lake views. The walkout lower level includes a spacious rec room, two additional bedrooms, and a third bathroom-ideal for hosting family and guests. Ownership also includes shared access to 116 acres of forested common land, providing even more space to explore and enjoy. The property is accessed via a private, year-round road maintained through a \$190/month condo fee, ensuring reliable access in all seasons without the limitations of seasonal roads. Located approximately 30 minutes from Haliburton, this is a solid opportunity to own a private, full-time residence or cottage in a quiet lake setting.

Property Client Full

1083 Kendra Court, Dysart, Ontario K0M 1S0

Listing

1083 Kendra Crt Dysart

Active / Residential Freehold / Detached

MLS®#: **X13079336**

List Price: **\$1,775,000**

New Listing

Haliburton/Dysart et al/Harburn



Tax Amt/Yr: **\$7,689.52/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LOT 9, PLAN 19M3 T/W AN UNDIVIDED COMMON INTEREST IN HALIBURTON COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 4 SUBJECT TO AN EASEMENT IN GROSS OVER PT 12 19R9354 AS IN HA19193 SUBJECT TO AN EASEMENT IN GROSS OVER PT 12 19R9354 AS IN HA19196 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Style: **Bungalow Raised** Rooms Rooms+: **9+5**
 Fractional Ownership: BR BR+: **5(3+2)**
 Assignment: Baths (F+H): **3(3+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **5 - 9.99**
 Lot Front: **543.00** Fronting On: **S**
 Lot Depth: **586.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **WR6L**
 Dir/Cross St: **ON-118E to Haliburton Lake Road to Johnson Bay Road to Kendra Court**

PIN #: **391530251** ARN #: **462405000001269** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Vinyl Siding	Water: Well
Fam Rm: No	Garage: No	Water Supply Type: Drilled Well
Basement: Yes/Finished W/O, Full	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 4.00	Waterfront Feat: Dock, Winterized
Fireplace Feat: Living Room, Wood	Tot Pk Spcs: 4.00	Waterfront Struc: Not Applicable
Interior Feat: Primary Bedroom - Main Floor	Pool: None	Well Capacity:
Parking Feat: Private	Room Size:	Well Depth:
Heat: Forced Air, Heat Pump	Rural Services: Electrical	Sewers: Septic
Heat Source: Electric	Security Feat:	Special Desig: Unknown
A/C: Yes/Other		Farm Features:
Central Vac: No		Winterized: Fully
Property Feat:		
Exterior Feat: Deck, Year Round Living	Waterfront: Direct	Island YN: No
Roof: Asphalt Shingle	Easements/Restr: Unknown	
Foundation: Poured Concrete		
Soil Type:	Dev Charges Paid:	HST App To SP: Included In
Alternate Power: None	Shoreline Exposure:	
Water Name: Percy Lake	Water View: PartiallyObstructive	Channel Name:
Waterfront Y/N: Yes	Lot Shape:	Lot Size Source:
Water Struct: Not Applicable		
Water Features: Dock, Winterized		
Under Contract:		
Access To Property: Yr Rnd Private Rd		
Shoreline: Deep, Sandy, Shallow		
Shoreline Road Allowance: Not Owned		
Docking Type: Private		
View: Lake, Trees/Woods		

Remarks/Directions

Client Rmks: **Set on the quiet shores of Percy Lake, this 4-season home offers outstanding privacy with 547 feet of waterfront and approximately 8 acres of land. With limited development, large surrounding parcels, and minimal boat traffic, the setting provides a peaceful and natural environment that's increasingly hard to find. The property gently slopes to the water's edge with no stairs required, making access to the shoreline easy and convenient. Mature red pines are scattered throughout the lot, adding to the sense of space and seclusion. The lake itself is known for its clean water, great swimming, and excellent lake trout and bass fishing. The Royal Home offers approximately 3,000 sq ft of finished living space. The main level features an open-concept layout with cathedral ceilings and a wood-burning fireplace in the living room. There are three bedrooms and two bathrooms on this level, along with a 3-season sunroom and access to a deck with full lake views. The walkout lower level includes a spacious rec room, two additional bedrooms, and a third**

bathroom-ideal for hosting family and guests. Ownership also includes shared access to 116 acres of forested common land, providing even more space to explore and enjoy. The property is accessed via a private, year-round road maintained through a \$190/month condo fee, ensuring reliable access in all seasons without the limitations of seasonal roads. Located approximately 30 minutes from Haliburton, this is a solid opportunity to own a private, full-time residence or cottage in a quiet lake setting.

Inclusions: as viewed except noted exclusions

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 05/04/2026

Rooms

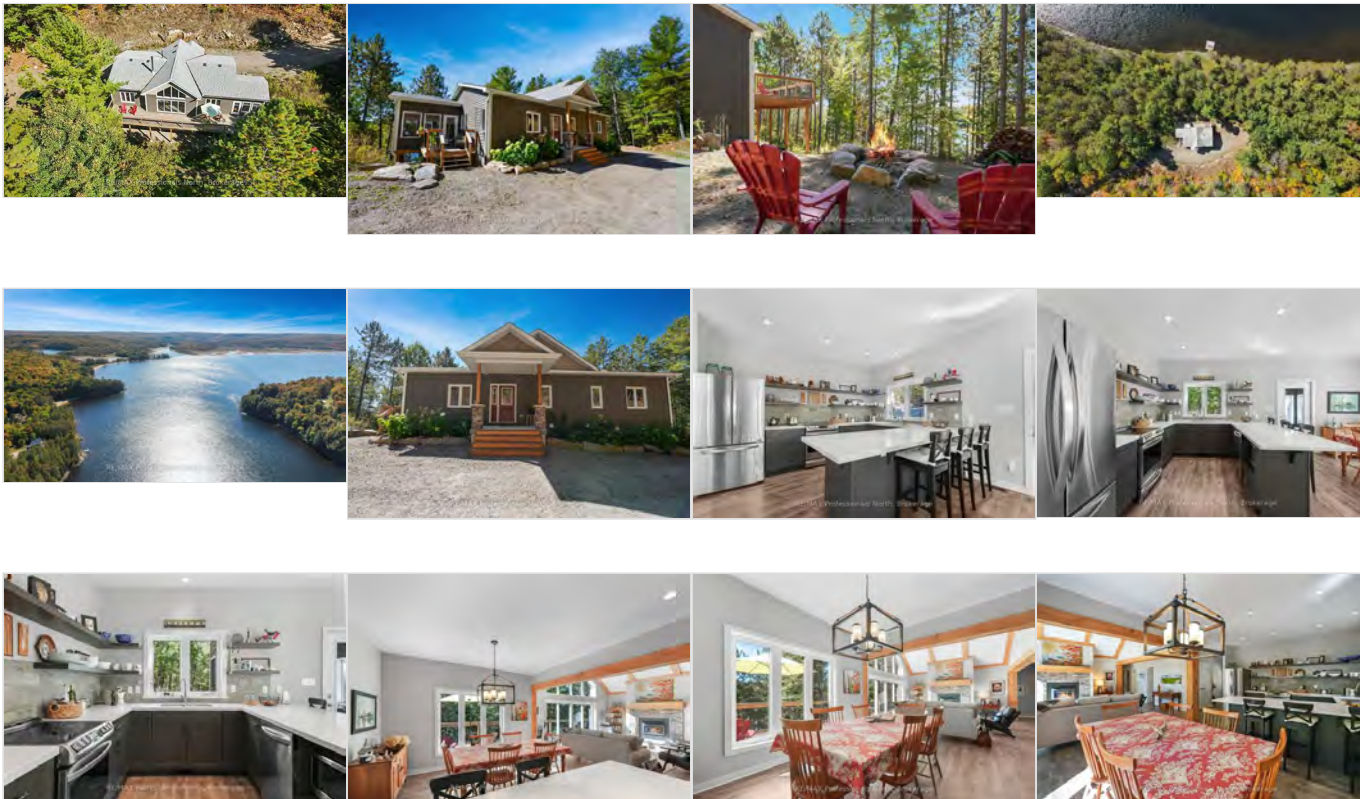
MLS®#: X13079336

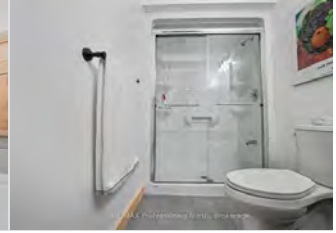
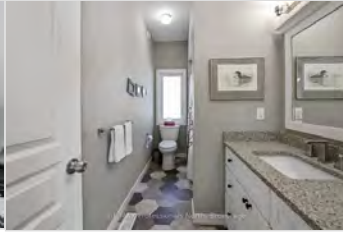
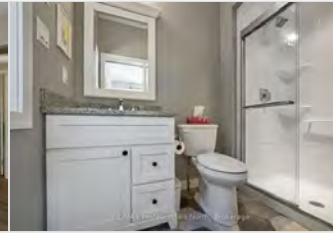
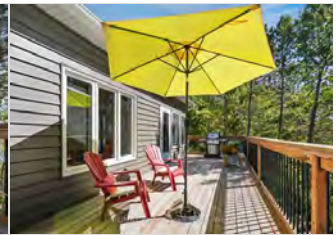
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Laundry	Main	1.55 M X 2.13 M	5.08 Ft x 6.98 Ft		
Kitchen	Main	4.05 M X 2.77 M	13.28 Ft x 9.08 Ft		
Dining Room	Main	4.05 M X 3.45 M	13.28 Ft x 11.31 Ft		
Living Room	Main	5.91 M X 5.66 M	19.38 Ft x 18.56 Ft		
Bedroom	Main	2.92 M X 3.49 M	9.58 Ft x 11.45 Ft		
Office	Main	3.82 M X 3.5 M	12.53 Ft x 11.48 Ft		
Primary Bedroom	Main	3.8 M X 3.74 M	12.46 Ft x 12.27 Ft		
Sunroom	Main	3.53 M X 3.75 M	11.58 Ft x 12.30 Ft		
Bedroom	Basement	3.92 M X 3.79 M	12.86 Ft x 12.43 Ft		
Recreation	Basement	5.76 M X 7.02 M	18.89 Ft x 23.03 Ft		
Bedroom	Basement	4.34 M X 3.8 M	14.23 Ft x 12.46 Ft		
Utility Room	Basement	14.22 M X 2.67 M	46.65 Ft x 8.75 Ft		Unfinished
Bathroom	Main			4	
Bathroom	Main			3	
Bathroom	Basement			3	

Photos

MLS®#: X13079336

[1083 Kendra Court](#), Dysart, Ontario K0M 1S0







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Chattels

Included

- As viewed except noted exclusions

Excluded

- All Original Art
- Chainsaw
- Battery Grass Trimmer
- Personal Belongings



Seller



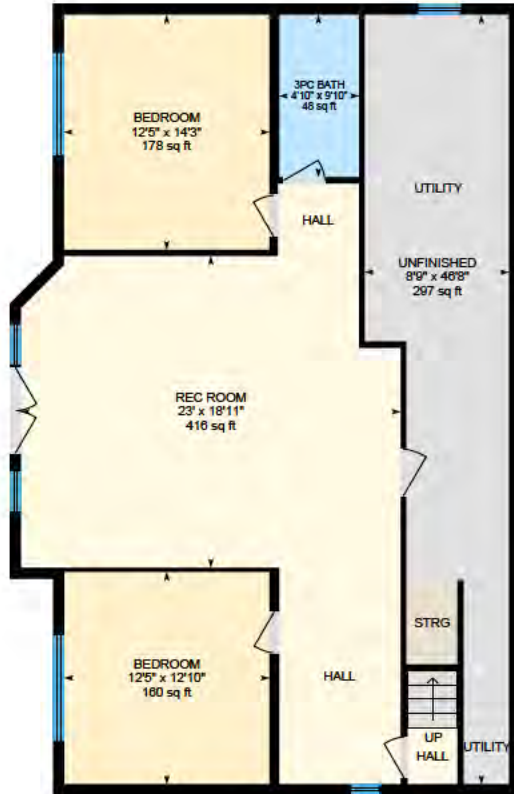
Buyer

Additional Information

- Hydro cost per year: \$1400/per year approx
- Wood Supplier: Green Lake Firewood
 - Amount used: 1 cord/2 years
- Cell Service: Yes - With a booster or Rogers Customers
- Septic Installer: Total Site Services
 - Install date: 2017
- Well Installer: Casey's
 - Install date: 2017
- Building Winterized: Yes
- Age of Building: 9 Years
- Age of Roof: 9 years
- Insurance Company: Algoma Mutual
- Road: Private Year Round
- Driveway Plowing Cost: Approx \$1200 for the season
- Road Fee/Common Element Fee: \$2300/year
- Lake Assc. Dues: \$40

1083 Kendra Court, Haliburton, ON

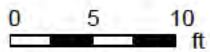
Main Building: Total Exterior Area Above Grade 1496.38 sq ft



Basement (Below Grade)
Exterior Area 1404.90 sq ft



Main Floor
Exterior Area 1496.38 sq ft



PREPARED: 2026/04/28

1083 Kendra Court, Haliburton, ON

Basement (Below Grade) Exterior Area 1404.90 sq ft
Interior Area 1302.61 sq ft



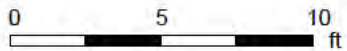
PREPARED: 2026/04/28



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.

1083 Kendra Court, Haliburton, ON

Main Floor Exterior Area 1496.38 sq ft
Interior Area 1387.85 sq ft
Excluded Area 167.44 sq ft



PREPARED: 2026/04/28



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.

1083 Kendra Court, Haliburton, 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

3pc Bath: 4'10" x 9'10" | 48 sq ft
Bedroom: 12'5" x 12'10" | 160 sq ft
Bedroom: 12'5" x 14'3" | 178 sq ft
Rec Room: 23' x 18'11" | 416 sq ft
Unfinished: 8'9" x 46'8" | 297 sq ft

MAIN FLOOR

3pc Ensuite: 4'11" x 8'5" | 38 sq ft
4pc Bath: 11'4" x 5'6" | 60 sq ft
Bedroom: 11'5" x 9'7" | 95 sq ft
Dining: 11'4" x 13'3" | 151 sq ft
Kitchen: 9'1" x 13'3" | 120 sq ft
Laundry: 7' x 5'1" | 36 sq ft
Living: 18'7" x 19'5" | 359 sq ft
Office: 11'6" x 12'7" | 128 sq ft
Primary: 12'3" x 12'6" | 153 sq ft
Sun Room: 12'4" x 11'7" | 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: 1302.61 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1404.90 sq ft

MAIN FLOOR

Interior Area: 1387.85 sq ft
Excluded Area: 167.44 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1496.38 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1387.85 sq ft
Excluded Area: 167.44 sq ft
Exterior Area: 1496.38 sq ft

1083 Kendra Court, Haliburton, 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>



"The Heart of the Highlands"

BUILDING DEPARTMENT SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: 2017-018

Installation by: TOTAL SITE SERVICES **Date:** October 12, 2018

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. **Septic Tank**/Holding Tank of working capacity of 5678 litres constructed of **plastic**/concrete/fibreglass.
 Manufacturer: ROTH Model: RMT 1500
2. **Distribution Pipe:** Type: PVC Absorption Trench System: Filter Bed System:
 Filter Bed Area: 50 sq. m. Filter Sand Contact Area: 50 sq. m.
 Total 37.8 Lineal Metres in 6 runs of 6.3 metres and fed by: Gravity: Siphon: Pump:
 Loading Rate Area: 270 sq. m. 15 metre constructed mantle provided: _____
3. Size of System based on 4 bedrooms and/or 21 fixture units. Commercial Details: _____
 Area of Building: 270 sq. m. Total Daily Design Sewage Flow: 2700 litres
4. Other: _____

See Diagram of Installation on back of report.

Ensure the following work is completed:

- 1) Back fill system and sod or seed.
- 2) Stabilize all sloped surfaces.
- 3) Finish grading to shed run-off and divert water around leaching bed.
- 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: **MAINTAIN EFFLUENT FILTER REGULARLY**

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 Septic Permit Number: 2017-018

Such system being located at:

Municipal Roll Number: 46-24-050-000-01269-0000
Legal Description PLAN 19M3 LOT 9
Address: KENDRA COURT

Inspected by: **Greg Cherniak** Date: **October 12, 2017**

Issued by: _____ Chief Building Official, Karl Korpela Date: **December 22, 2017**

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



Your account number is:

2002 2652 3461

This statement is issued on:

January 29, 2026

Your Electricity Statement

For the period of: **October 21, 2025 - January 22, 2026**

What do I owe?

\$266.⁵⁵

See reverse for a summary of your charges

How much did I use?

You powered your home with



978 kWh

of electricity this period

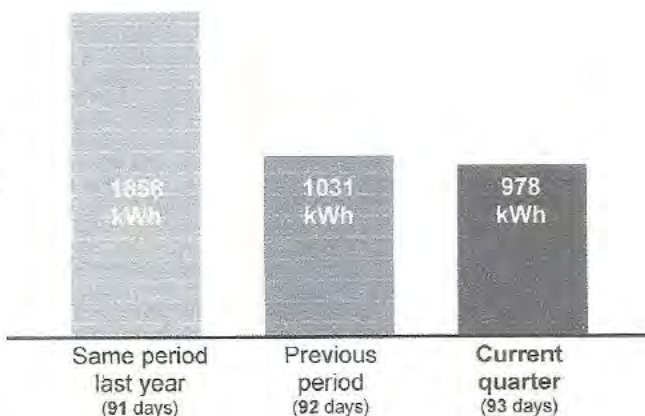
When is it due?

Feb 18, 2026

What does my electricity usage look like?

Your average daily usage has **decreased by 48%** compared to the same period last year.

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



What do I need to know?

Important notice: 2026 delivery rates are now in effect and are reflected on this bill. To learn more, visit HydroOne.com/2026Rates.

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: **2002 2652 3461**



Total amount you owe **\$266.55**

Amount enclosed

\$

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

2002265234610000266559



What am I paying for?

Balance carried forward from previous statement	-\$113.75
Amount from your previous period	-\$113.75
Your electricity charges	\$380.30
Total amount you owe	\$266.55

PAID 02/17/26

Meter reads on this statement have been estimated.

If payment is not received by Feb 18, 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.



Powering 9 KENDRA CRT

Point of Delivery: 92121201

Residential - Low Density

What is my Tiered breakdown?

Oct 21/25 to Oct 31/25	Usage (kWh)	Rate (¢)	Amount
Tier 1	98.0000	9.3	\$9.11
Nov 1/25 to Jan 22/26			
Tier 1	880.0000	12.0	\$105.60

Electricity \$114.71

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 \$298.36

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 \$7.09

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.

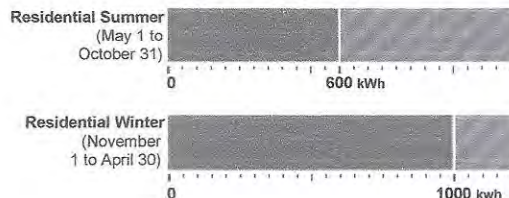
HST (87086-5821-RT0001) \$54.62

Ontario Electricity Rebate -\$94.48

Total of your electricity charges **\$380.30**

Important Update Effective Nov 1, 2025: The Ontario Energy Board has increased tiered electricity prices to 12.0 cents per kWh for the first 1,000 kWh of electricity used per month and to 14.2 cents per kWh above 1,000 kWh. As well, the Ontario Electricity Rebate has increased to 23.5% (from 13.1%). Learn more: [HydroOne.com/ElectricityPrices](https://www.hydroone.com/ElectricityPrices).

Tiered Price Plan



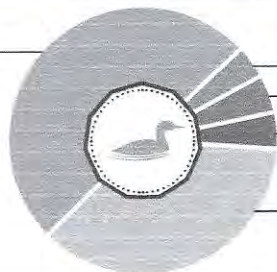
Meter reading details

Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3733631	Jan 22/26 65250.0 Estimate	Oct 21/25 64272.0	978.0	(x1) = 978.0

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.



A 19825

Measurements recorded in: Metric Imperial

Address of Well Location (Street Number/Name): Kendra Court Township: Harburn Lot: 9 Concession: _____
 County/District/Municipality: Dysart City/Town/Village: Haliburton Province: Ontario Postal Code: _____
 UTM Coordinates Zone: 17 Easting: 7107756 Northing: 5069969 Municipal Plan and Sublot Number: Plan 19M3 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	Depth (m/ft) To
Brown	Till		Damp	0	17
Grey	Granite			17	76
Red				76	84
Grey				84	226
Red				226	234
Grey				234	264
Red				264	280

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	20	Enviro Plug	10

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 _____
 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	20	<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	

Water Details

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	Hole Diameter Depth (m/ft) From	Hole Diameter Depth (m/ft) To	Hole Diameter Diameter (cm/in)
270	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	0	20	9 7/8
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	20	280	6

Results of Well Yield Testing

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

If pumping discontinued, give reason:
no static movement

Pump intake set at (m/ft): 260

Pumping rate (l/min / GPM): 10

Duration of pumping: _____ hrs + 30 min

Final water level end of pumping (m/ft): 40

If flowing give rate (l/min / GPM): 0

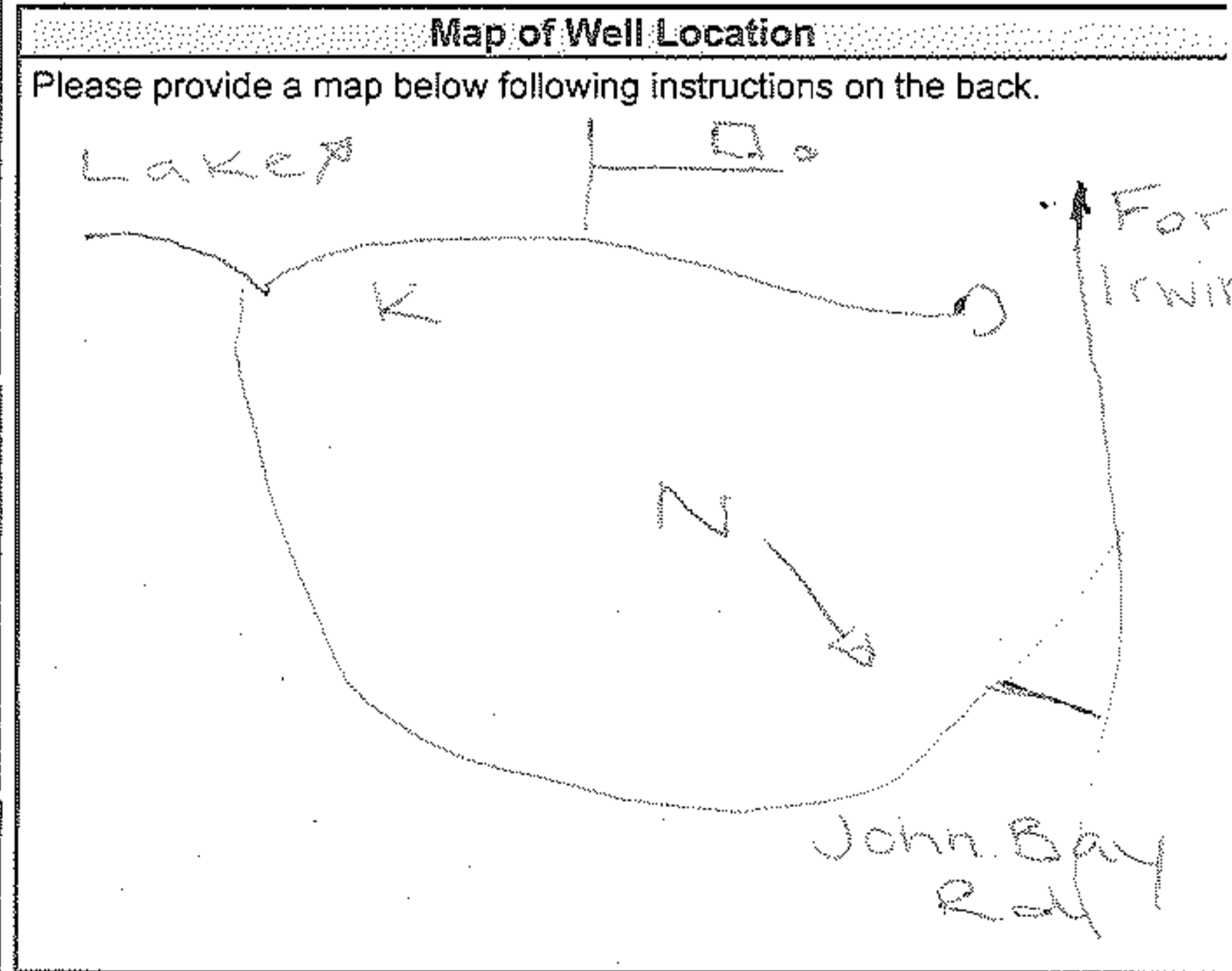
Recommended pump depth (m/ft): 260

Recommended pump rate (l/min / GPM): 10

Well production (l/min / GPM): 30

Disinfected? Yes No

Time (min)	Draw Down (m/ft)		Recovery (m/ft)	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
Static Level		40		40
1	46	1		
2	40	2		
3		3		
4		4		
5		5		
10		10		
15		15		
20		20		
25		25		
30		30		
40		40		
50		50		
60		60		



CONTRACTOR LIC. # 7249
 CASEY'S WATERWELL & GEOTHERMAL INC
 6522 GELERT RD HALIBURTON ONTARIO K0M1S0
 TRACE@TOTALSITESERVICES.CA 705-457-9558
 WELL TECH. CASEY, PAT LIC. # T-3698

DATE: Dec 31/17

Well owner's information package delivered: Yes No

Date Package Delivered: 20171231

Date Work Completed: 20181008

Ministry Use Only
 Audit No. 2272325
 Received: FEB 15 2018



Municipality of Dysart et al

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

Group Code:
DO NOT PAY - PAID BY MORTGAGE HOLDER

TAX NOTICE

Interim	2026
Billing Date	January 8, 2026

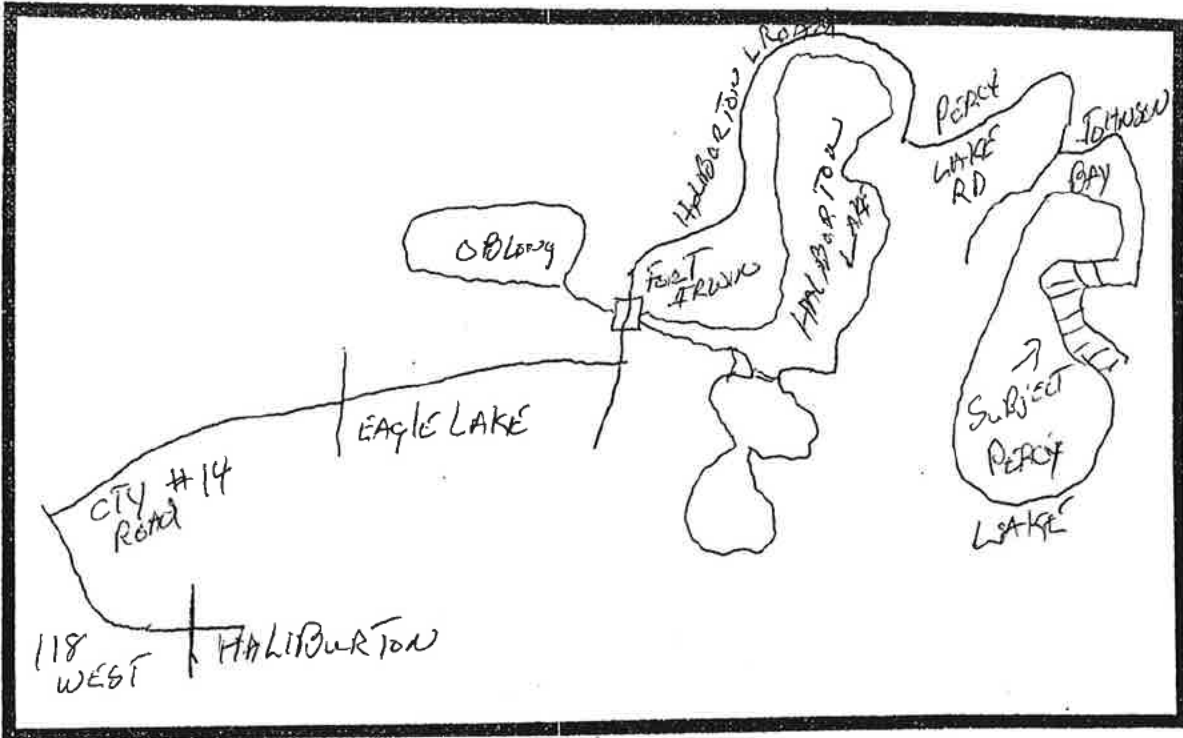
Mortgage Company	CIBC MORTGAGES INC-RESIDENTIAL	Bill No.	527233
Roll No.	050-000-01269-0000	Mortgage No.	9029983.1
Name and Address		Municipal Address/Legal Description	
		1083 KENDRA CRT PLAN 19M3 LOT 9	
		050-000-01269-0000	

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 725,000.00	Res/Farm Tx:Full - EPubSup	0.00352175	\$ 1,276.63	0.00268732	\$ 974.15	0.00153000	\$ 554.63
Sub Totals >>>			Municipal Levy	\$ 1,276.63	County Levy	\$ 974.15	Education Levy	\$ 554.63

By Law #	Description	Amt	Exp Year	Installments		Summary	
				Due Date	Amount		
				3/11/2026	\$ 1,403.41	Sub-Total - Tax Levy	\$ 2,805.41
				4/8/2026	\$ 1,402.00	Special Charges/Credits	\$ 0.00
						2026 Tax Cap Adjustment	\$ 0.00
						Interim 2026 Levies	\$ 2,805.41
						Past Due Taxes/Credit	\$ 0.00
Total Special Charges		\$ 0.00				Total Amount Due	\$ 2,805.41

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

DIRECTIONAL MAP



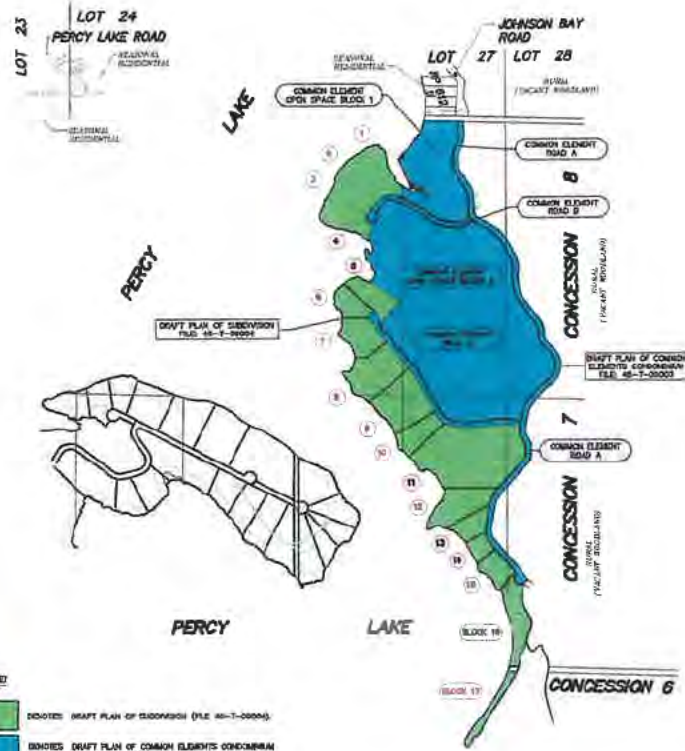
SITE DEVELOPMENT PLAN

DRAFT PLAN OF SUBDIVISION: FILE 46-T-09004
 PART OF LOT 27, CONCESSION 6
 PART OF LOTS 26, 27 AND 28, CONCESSION 7
 PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF LOTS 26 AND 27, CONCESSION 7
 PART OF LOTS 26 AND 27, CONCESSION 8
 PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF LOT 26, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF HARBURN
 TOWNSHIP OF DYSART *et al*
 COUNTY OF HALBURTON
 PAUL WILSON O.L.S. P.ENG.



IMPERIAL:
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET
 AND CAN BE CONVERTED TO METRES BY
 MULTIPLYING BY 0.3048.

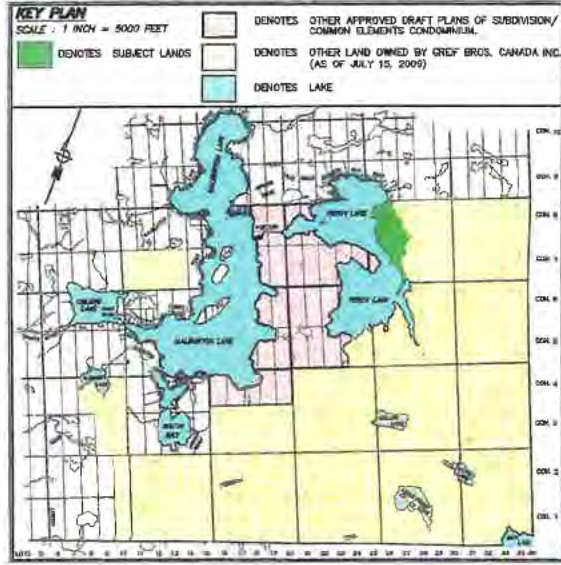
SHEET 1 OF 5



- LEGEND**
- INDICATES DRAFT PLAN OF SUBDIVISION (FILE 46-T-09004)
 - INDICATES DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM (FILE 46-T-09003)
 - INDICATES EXISTING RIGHTS OF WAY (WHERE APPROPRIATE)
- CONTOUR INTERVAL = 5 METRES

HALBURTON, ONTARIO
 MAY 25, 2009
 REVISED - APRIL 30, 2011

PAUL WILSON O.L.S. P.ENG.



SCHEDULE

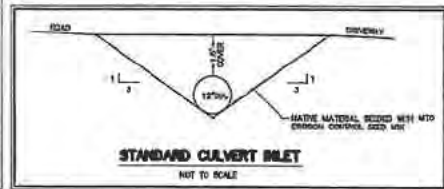
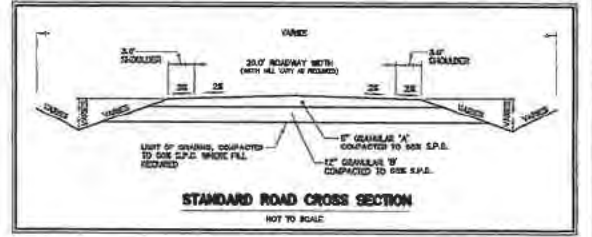
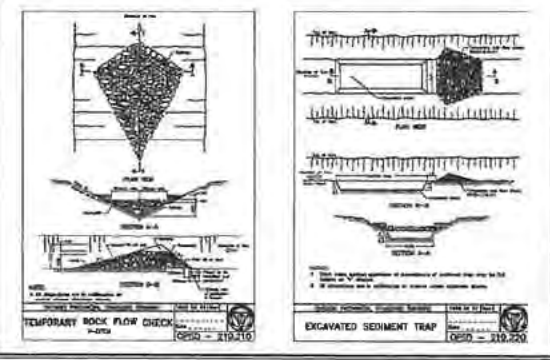
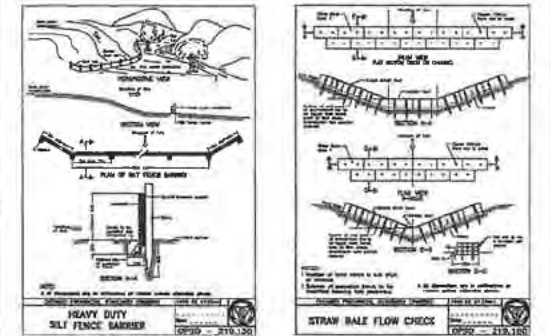
LOT	FRONTAGE (FEET)	AREA
1	342'6"	4.5 ACRES
2	329'6"	3.2 ACRES
3	303'6"	3.9 ACRES
4	328'6"	4.4 ACRES
5	379'6"	3.9 ACRES
6	318'6"	3.9 ACRES
7	305'6"	4.3 ACRES
8	321'6"	7.7 ACRES
9	347'6"	6.0 ACRES
10	307'6"	3.9 ACRES
11	347'6"	19.7 ACRES
12	772'6"	9.1 ACRES
13	433'6"	3.7 ACRES
14	339'6"	1.2 ACRES
15	349'6"	3.0 ACRES
BLOCK 16	1400'6"	4.1 ACRES
BLOCK 17	2200'6"	2.0 ACRES

REVISIONS

No.	REMARKS	DATE	INITIALS
1	SITE PLANS AMENDED TO INCORPORATE VARIOUS COMMENTS OF DRAFT APPROVAL AND TO RENUMBER LOTS AND BLOCKS TO MATCH THE HANDBOOK PROPOSED TO BE SUBMITTED WITH REVISIONED PLAN OF SUBDIVISION (SHEETS 1 TO 5 INCLUSIVE)	APRIL 30, 2011	P.W.

SITE DRAINAGE EROSION AND SEDIMENT CONTROL

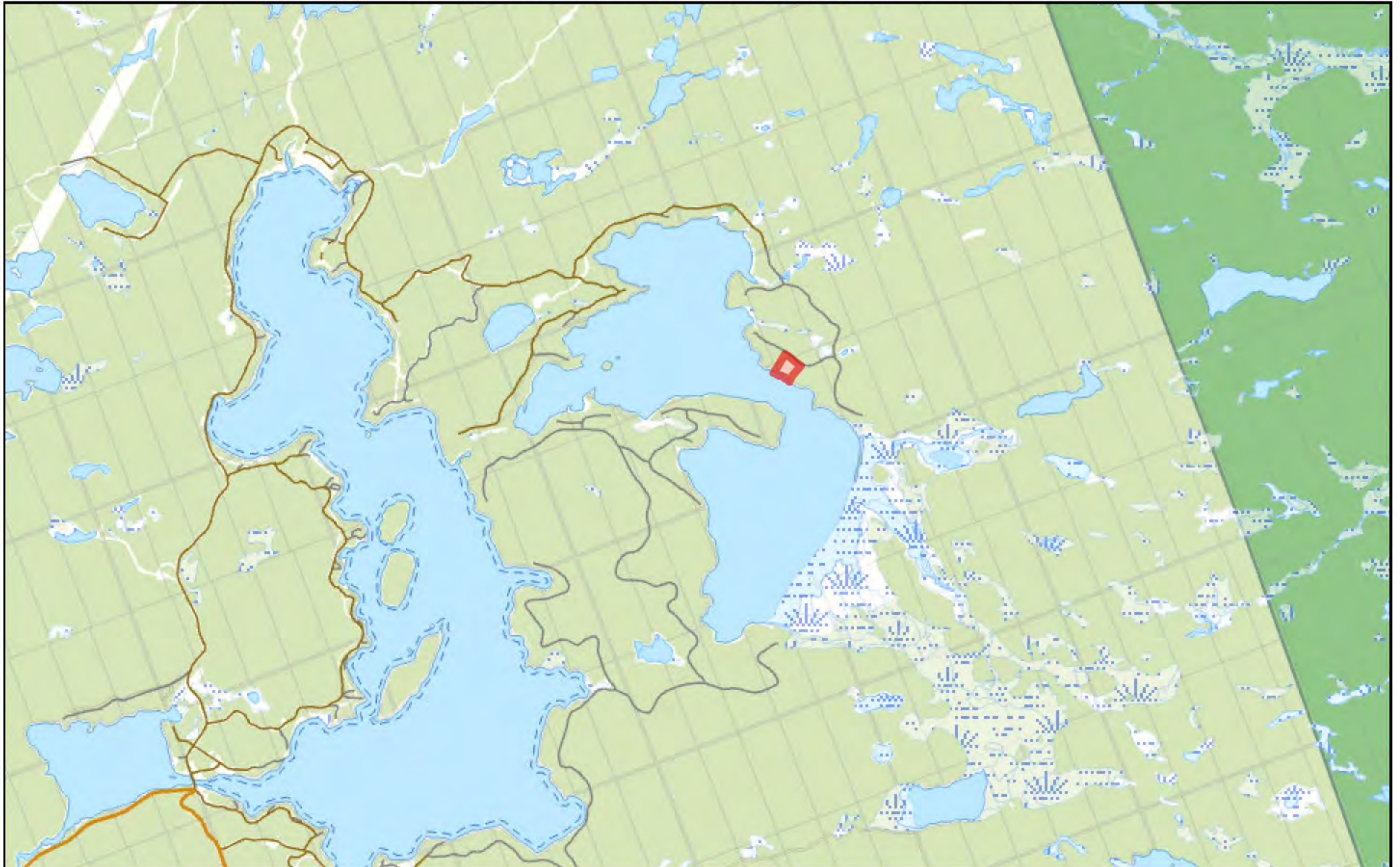
- THE DRAINAGE PATTERNS PROPOSED HEREON ARE CONSIDERED CONCEPTUAL BUT INTEND TO DEMONSTRATE THAT FINAL SITE DRAINAGE MUST BE ESTABLISHED SO AS TO ENSURE THAT SURFACE RUNOFF IS COLLECTED AWAY FROM THE AREA OF DEVELOPMENT.
- DRAINAGE DITCHES SHOULD BE GRADED TO A STABLE SIDE SLOPE METHOD OF DEVELOPMENT. WHERE POSSIBLE, UNSTABLE SLOPES SHOULD BE PROVIDED FROM EROSION WITH ROCK RIP-RAP.
- SELF FENCE BARRIERS (SP-100) MUST BE INSTALLED ALONG THE SHOULDER OF THE LAKE AND DISCHARGE FROM INLET AREAS AND STORAGE PITS TO ANY SURFACE OF EXISTING OR FUTURE CONSTRUCTION TO PREVENT EROSION OF ROAD, IMPROVED AND SELF FENCE AND EXISTING BUILDING FOUNDATION AND SITE DRAINAGE TO PREVENT THE DISCHARGE OF DISTURBED SEDIMENT INTO THE LAKE OR RIVER.
- TEMPORARY STRAW BALE CHECK DAMS (SP-200) SHOULD BE INSTALLED IN STOKES AND STOKES TO PROMOTE SEDIMENTATION AND TO PREVENT SEDIMENT RELEASES INTO THE LAKE DURING ANY CONSTRUCTION THAT INVOLVES EXISTING ROAD, CONSTRUCTION CHECK DAMS (SP-200) SHOULD BE INSTALLED IN HIGH VOLTAGE DITCHES.
- SELF FENCE BARRIERS AND TEMPORARY CHECK DAMS MUST BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN FULLY STABILIZED, ACCUMULATED SEDIMENT MUST BE REMOVED WITH CAPACITY TO BE FULLY REDUCED BY ONE THIRD.



OWNER : GREIF BROS. CANADA INC.

PAUL WILSON CONSULTING LTD.
 ONTARIO LAND SURVEYORS
 ENGINEERS PLANNERS
 2154 WINDSOR ROAD BOX 351 WINDSOR
 ONTARIO, N9M 2P0
 (519) 867-2363
 paul@wilsonconsulting.ca paulwilson.com

1083 Kendra Court, Percy Lake



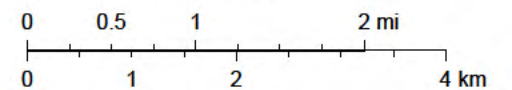
September 2, 2025

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Scale: 1:72,224



1083 Kendra Court, Percy Lake



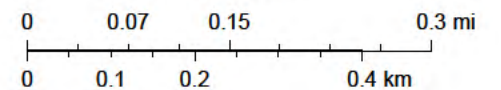
September 2, 2025

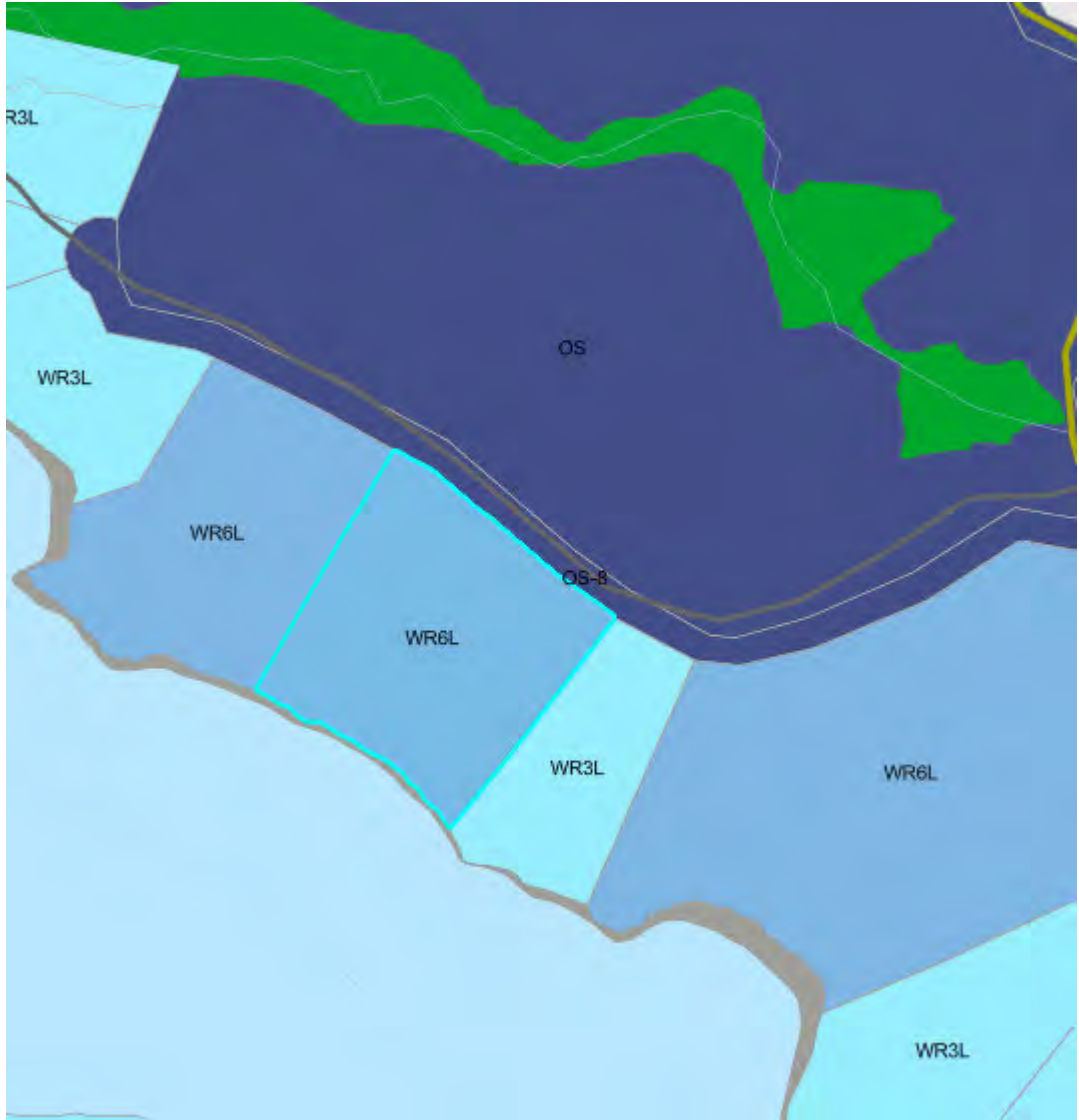
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Scale: 1:9,028





Percy Lake

Haliburton County

Harburn Township

Physical Data

Surface Area - 843 ft

Perimeter - 14.5 miles

Maximum Depth - 110 ft

Mean Depth - 36 ft

Lake Characteristics

Percy lake is a medium size waterbody, the bottom consisting of two basins. The lake is moderately deep.

Slightly acidic. Secchi disc disappeared 17 ft below the water surface. TDS - 39, MEI - 3.2, pH - 7, Alk - 13.7

Fish Species Present

Smallmouth bass, lake trout, yellow perch, pumpkinseed, white sucker, bluntnose minnow, creek chub

The lake was named after a Mr. Percy who was an official of the now defunct Canada Land and Emigration Company.

Lake trout were first introduced in 1964. Catches to date have been excellent. Good smallmouth bass catches are also reported.

Access

Follow County Rd 14 from Eagle Lake to Fort Irwin. Continue north on Haliburton Lake Rd to Percy Lake Rd.

Survey Date - 1970,79

(water chemistry updated - 96,86,85.)

(Refer to Harburn Township map - page 216)

