

1093 COUMBS Road, Highlands East, Ontario K0L 2Y0

Listing

Client Full
Active / Residential

1093 COUMBS Rd Highlands East

MLS®#: 40483907
Price: **\$329,000**



Haliburton/Highlands East/Monmouth

Multi-Level Split/House

	Beds	Baths	Kitch
Lower	1	1	
Main	1		1
Second	1	1	

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,600**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,600/LBO provided**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,023.97/2023**

Remarks/Directions

Public Rmks: **Nestled in the heart of a quiet rural area, surrounded by a serene forest, this distinctive "as is" property is a canvas waiting for your creative touch. Boasting 3 bedrooms, 2 bathrooms, 2 cozy wood stoves, an eat-in kitchen, and a sun-soaked sunroom, this home offers the perfect opportunity for renovation enthusiasts. In addition to the main house, you'll discover a 13x8 sauna, a 14x8 storage shed, and a 16x12 bunkie, all set against a backdrop of nature's beauty. Despite the peaceful seclusion, you're just 15 minutes away from both Haliburton and Wilberforce, ensuring easy access to essential amenities like groceries and dining. This remarkable "fixer upper" not only invites you to craft your dream home but also promises a tranquil rural lifestyle.**

Directions: **head south out of Haliburton on hwy 118, turn left on to Coumbs Road, Property on left**

Common Elements

Exterior

Exterior Feat: **Deck(s), Storage Buildings**
 Construct. Material: **Board & Batten, Wood**
 Shingles Replaced:
 Year/Desc/Source: **//Owner**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Sauna, Storage, Other**
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **3** Driveway Spaces: **3.0**
 Services: **Cell Service, Electricity, High Speed Internet, Telephone**
 Water Source: **Drilled Well** Water Tmnt: **None**
 Lot Size Area/Units: **0.664/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **197.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Open Spaces, Playground Nearby, Quiet Area**
 View: **Trees/Woods**
 Topography:
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized:
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Retire Com:
 Fronting On: **West**

Interior

Interior Feat: **None**
 Basement: **Partial Basement** Basement Fin: **Partially Finished**
 Cooling: **None**
 Heating: **Woodstove**
 Fireplace: **2/Wood Stove** FP Stove Op:
 Inclusions: **Refrigerator, Stove**
 Add Inclusions: **Firewood, Milled Ash Wood, Windsufer**
 Exclusions: **Statues, personal items**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 17 CON 13 MONMOUTH AS IN H218001; HIGHLANDS EAST**
 Zoning: **RU** Survey: **Available/**
 Assess Val/Year: **\$112,000/2023** Hold Over Days:
 PIN: **392380302** Occupant Type: **Owner**
 ROLL: **460160100067375**
 Possession/Date: **Other/** Deposit: **min 5%**

Brokerage Information

List Date: **09/19/2023**
 List Brokerage: **RE/MAX Professionals North, Brokerage, Haliburton (Maple Ave)**

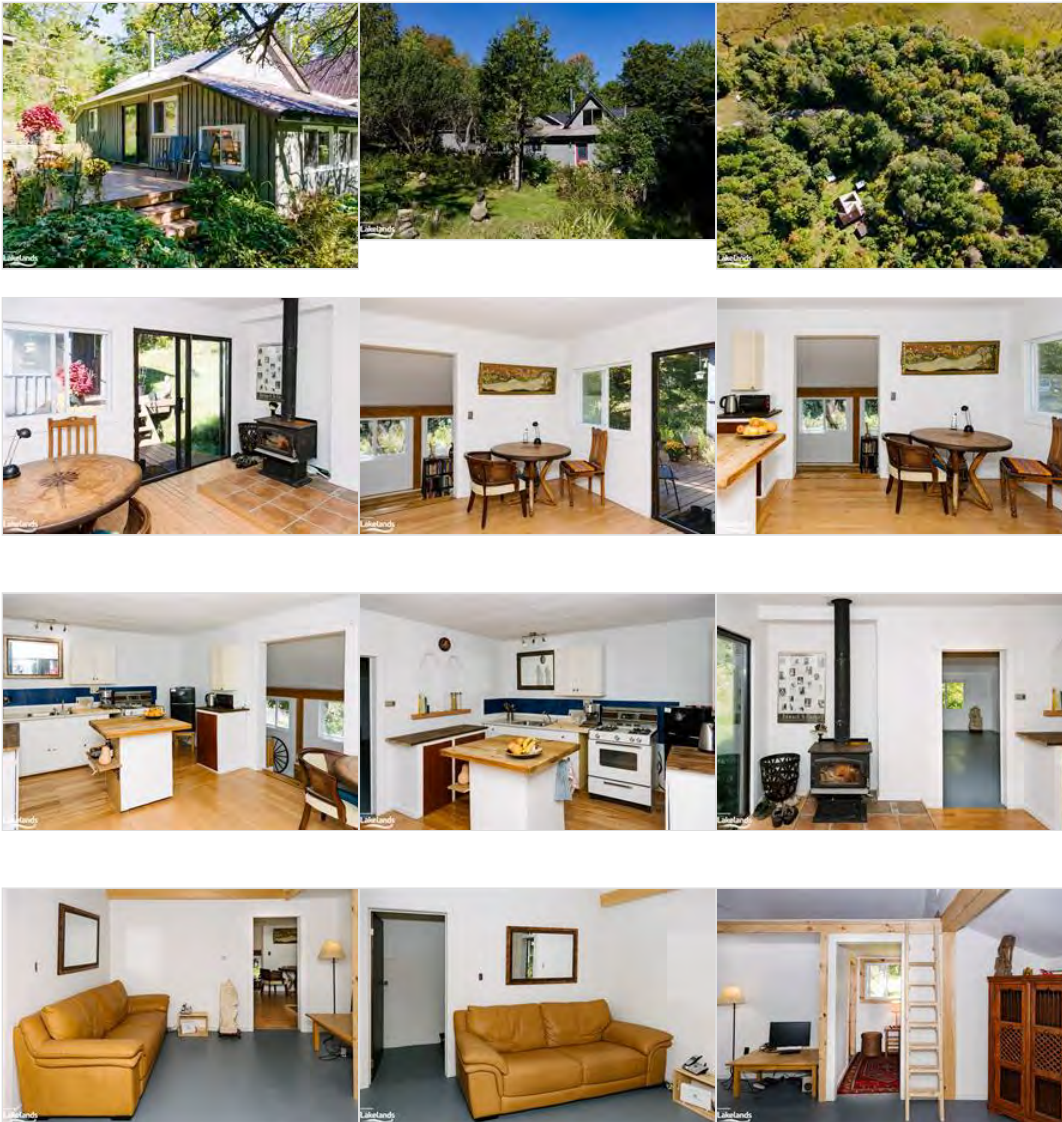
Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Eat-in Kitchen	Main	17' 5" X 12' 0"	5.31 X 3.66	
Living Room	Main	10' 0" X 15' 0"	3.05 X 4.57	
Sunroom	Main	17' 5" X 7' 5"	5.31 X 2.26	
Bedroom	Main	7' 5" X 9' 0"	2.26 X 2.74	
Loft	Main	7' 5" X 15' 0"	2.26 X 4.57	
Bedroom	Lower	15' 5" X 22' 5"	4.70 X 6.83	
Bathroom	Lower	7' 5" X 8' 5"	2.26 X 2.57	3-Piece
Bedroom	Second	15' 0" X 17' 5"	4.57 X 5.31	
Bathroom	Second	11' 0" X 9' 0"	3.35 X 2.74	2-Piece

Photos

MLS®#: 40483907







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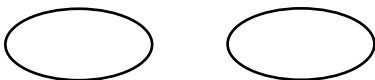
INCLUDED

- Firewood
- Milled ashwood
- Stove
- Fridge
- Windsufer

EXCLUSIONS

- Statues
- Personal Items

INITIALS SELLER



INITIALS BUYER



Hydro Cost per year - \$1745/Year Approx
Propane Cost - \$150/year (self-filled tank for stove)
Wood Supplier – Duke Townsend
Wood Cords per Season – 3 Bush
Internet Provider – Explornet (highspeed)
Cell Service – Yes
Septic Installer – Robert Donavon (year 2017)
Well Installer – Dennis Debler (year 2003)
Winterized – Yes (kitchen and living room needs insulation)
Age of Building – 45 years
Insurance Company – DesJardin
Road – Municipal year round
Driveway plowing cost - \$300/season (by neighbour)

09/19/2023

***Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.***



Municipality of Highlands East
 Building Department Telephone: 705-447-0051
 Box 22, Gooderham, ON R0M 1R0 Fax: 705-447-0553

Sewage System Installation Report

Installation by: ROBERT DONOVAN

File Number: SP-17-059

Date: JULY 23, 2018

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

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of plastic/concrete/fiberglass
 Manufacturer: _____ Model: _____
- Distribution Pipe: Type: Infiltrator Absorption Trench System Filter Bed System
 Filter Bed Area: 22.75 m² Filter Sand Contact Area 26.6 m²
 Total 24.4 Linear Metres in 4 runs of 20' (6.1) metres and fed by: Gravity Siphon or Pump
 Loading Rate Area: 160 m²
- Size of System based on 3 bedrooms and/or 12 fixture units. Commercial details: _____
 Area of Building 120 m² Total Daily Design Sewage Flow: 1600 litres
- Other _____

COMMENTS:

Ensure the following work is completed:

- Back fill system, seed or sod
- Stabilize all sloped surfaces and divert water around leaching bed
- Finish grading to shed run-off
- 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

BUILDING DRAIN FROM HOUSE TO SEPTIC TANK TO BE INSTALLED AND INSPECTED BEFORE USE PERMIT IS SIGNED. - INSPECTED AUGUST 21, 2018

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, a Sewage System Permit must be obtained.

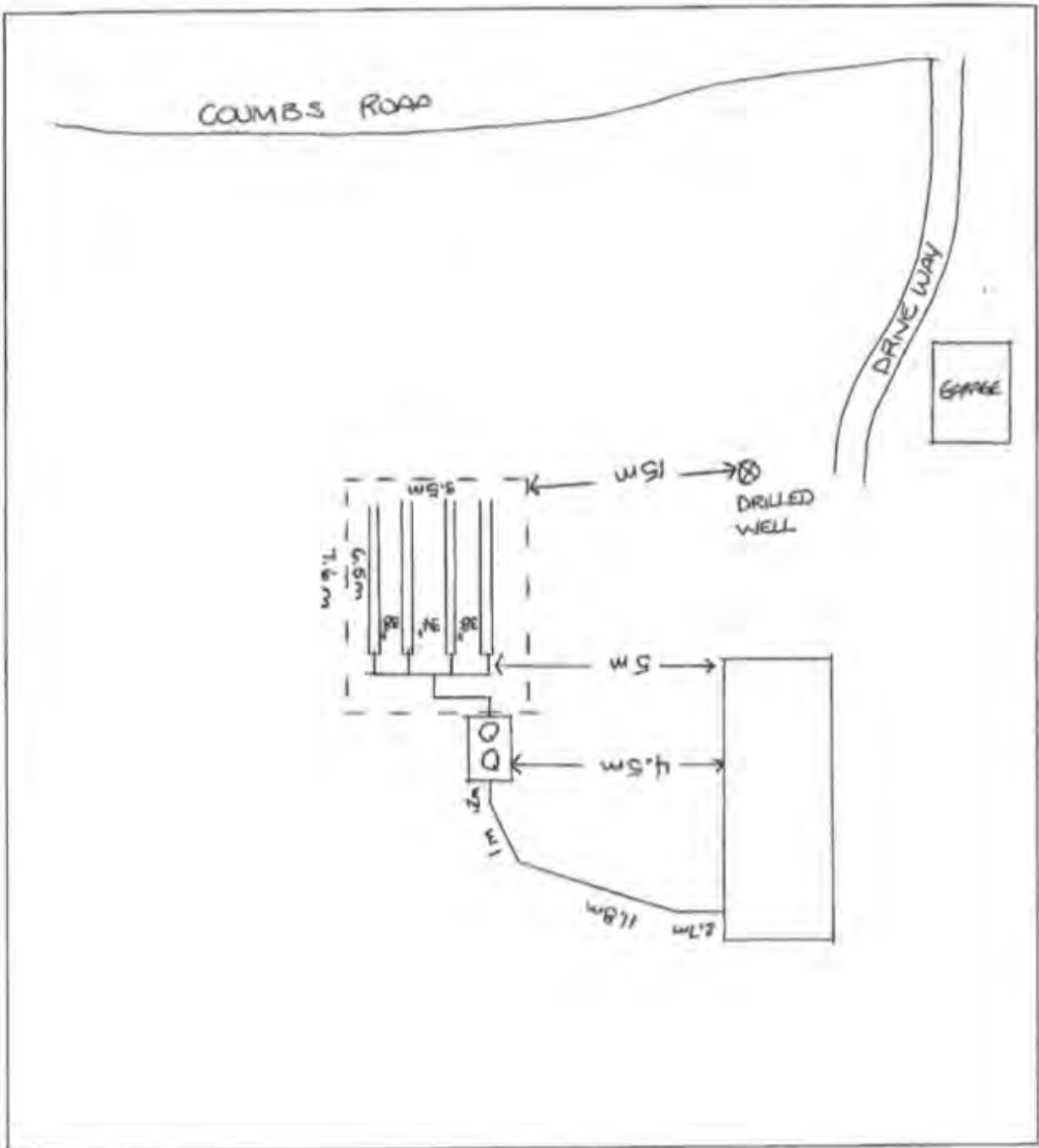
FOR SYSTEM INSTALL DIAGRAM SEE OVER

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 # SP-17-059
 Civic (Emergency, Fire, 911) # 1093 Street: COUMBS ROAD
 Roll # 4601-601-000-79400
 Inspected & Recommended by (Appointed Inspector- Part 8): Raouf Dabla Date: AUG 22/18

Installation Report Diagram (as observed) For Septic Permit No. SP-17-059



Raune Dublin
Approved by:

AUGUST 22, 2018
Date:



Municipality of Highlands East c/o Building Department
 Box 22, Gooderham, ON K0M 1R0
 Telephone: 705-447-0051 Fax: 705-447-0553

Site Inspection Report and Sewage System Permit

File Number: SP-17-059
 Date: NOV. 22, 2017

Owner: [REDACTED]

County/City/Twp.: MIDLAND Lot #: 17 Conc. #: 13

Plan #: _____ Sub Lot#: _____ Civic (Emergency, Fire, 911) #: 1093 CUMBS ROAD

Roll #: 601-79400

1. Assessment of Property: (circle one)

- a) Surface drainage: good fair poor
- b) Slope of ground: level gradual steep
- c) Clearances (horiz): satisfactory unsatisfactory
- d) Percolation rate: 12 r/in/cm measured estimated

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	ORGANICS
0.5	? WATER.
1.0	
1.5	
Show rock elevation <u>.5m</u>	
--- --- --- ---	
Show water table <u>Spring HWT</u>	

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outline in item 3 below
- b) Not acceptable; Reason recorded under item 3

An applicant may appeal a decision by writing to:
 The Building Code Commission
 777 Bay Street, 2nd Floor, Toronto, Ontario M5G 2E5

3. Approved Design of the sewage system includes:

- a) Working capacity of Septic Tank: 3600 litres Holding tank: _____ litres
- b) Length of absorption trench required _____ meters
- c) Filter bed area: 22 m² Filter sand Contact area: _____ m²
- d) Loading Rate Area: 110 m² 15 metre constructed mantle required: Yes / No (circle)
- e) Size of system is based on 2 bedrooms and/or 12 fixture units
- Area of building: 120 m² Commercial details: _____
- Total Daily Design Sewage Flow: 1100 Litres

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: ENSURE FILTER BED IS RAISED MINIMUM 36" (900mm) ABOVE BEDROCK AND/OR WATER TABLE. SLOPE SIDES TO SHED WATER.

- MAINTAIN CLEARANCES TO PROPERTY LINE WITH INCREASED SIZE OF BED.

- TRACER WIRE OR EQUIVALENT TO MARK BED LOCATION

- PROVIDE AGGREGATE SHEET

NOTE: It is an offence to use a system without a Sewage Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done. Permits to install a sewage system require review after 2 years from date of issue.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

County or District Haliburton	Township/Borough/City/Town/Village Pennington	Con block tract survey, etc. 13	Lot 17
Owner's surname [Redacted]	First Name [Redacted]	Address of Well Location [Redacted]	Date completed 08 Sept 2000 day month year

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)					
General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
Brown	Soil			0	2
Reddish	Granite			2	120

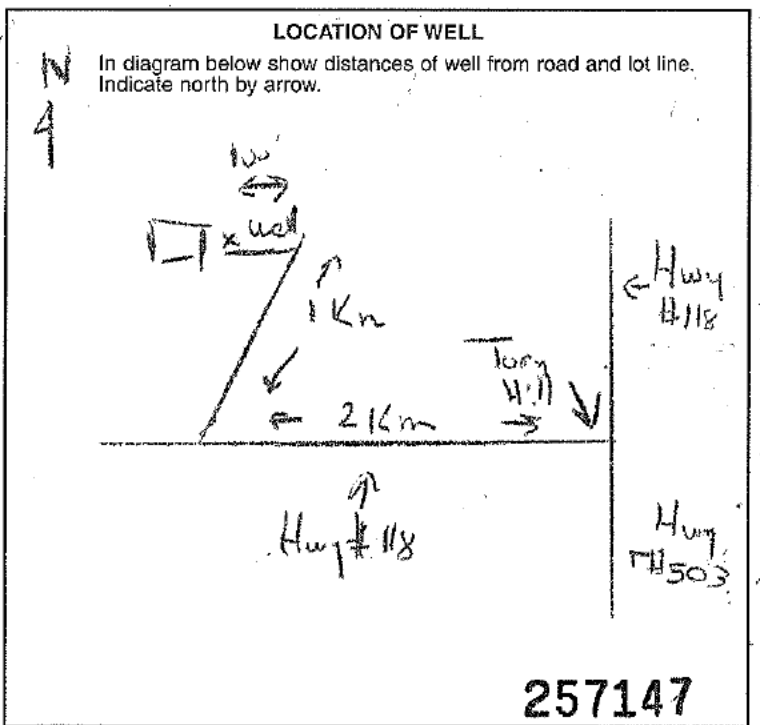
WATER RECORD	
Water found at - feet 110	Kind of water <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Salty <input type="checkbox"/> Sulphur <input type="checkbox"/> Minerals <input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD				
Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6 1/4	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	188	0	20
6	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input type="checkbox"/> Plastic		20	120
	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic			

SCREEN	Sizes of opening (Slot No.)	Diameter inches	Length feet
		Material and type	Depth at top of screen feet

PLUGGING & SEALING RECORD		
<input checked="" type="checkbox"/> Annular space		<input type="checkbox"/> Abandonment
Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
0	20	Cement

PUMPING TEST	Pumping test method	Pumping rate	Duration of pumping		
	<input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailer	10.0 GPM	1 Hours 0 Mins		
	Static level	Water level end of pumping	Water levels during		
	0 feet	120 feet	15 minutes 45 feet	30 minutes 39 feet	45 minutes 21 feet
		60 minutes 16 feet			
	If flowing give rate	Pump intake set at	Water at end of test		
	GPM	feet	<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy		
	Recommended pump type	Recommended pump setting	Recommended pump rate		
	<input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	110 feet	10.0 GPM		



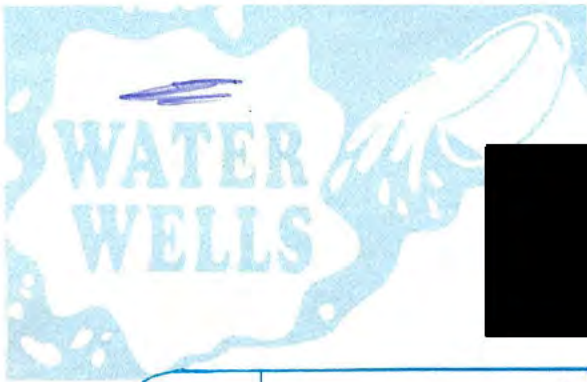
FINAL STATUS OF WELL		
<input checked="" type="checkbox"/> Water supply	<input type="checkbox"/> Abandonec, insufficient supply	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandonec, poor quality	<input type="checkbox"/> Replacement well
<input type="checkbox"/> Test hole	<input type="checkbox"/> Abandonec (Other)	
<input type="checkbox"/> Recharge well	<input type="checkbox"/> Dewatering	

WATER USE		
<input type="checkbox"/> Domestic	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not use
<input type="checkbox"/> Stock	<input type="checkbox"/> Municipal	<input type="checkbox"/> Other
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Public supply	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & air conditioning	

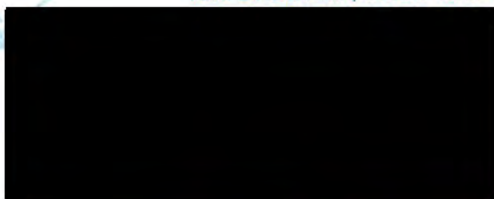
METHOD OF CONSTRUCTION		
<input type="checkbox"/> Cable tool	<input checked="" type="checkbox"/> Air percussion	<input type="checkbox"/> Driving
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Boring	<input type="checkbox"/> Digging
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Jetting	

Name of Well Contractor Donnie Walker Drilling Ltd	Well Contractor's Licence No. 1746
Address 2222 Haliburton Ont K0M1S0	
Name of Well Technician Donnie Walker	Well Technician's Licence No. 12033
Signature of Technician/Contractor <i>[Signature]</i>	Submission date day mo yr

MINISTRY USE ONLY			



DENNIS DEBLER
Drilling Ltd.
 R.R. 2 Haliburton, Ontario K0M 1S0



OUR NUMBER	No 5581
DATE	8 Sept 2002
CUSTOMER'S ORDER	
F.O.B.	

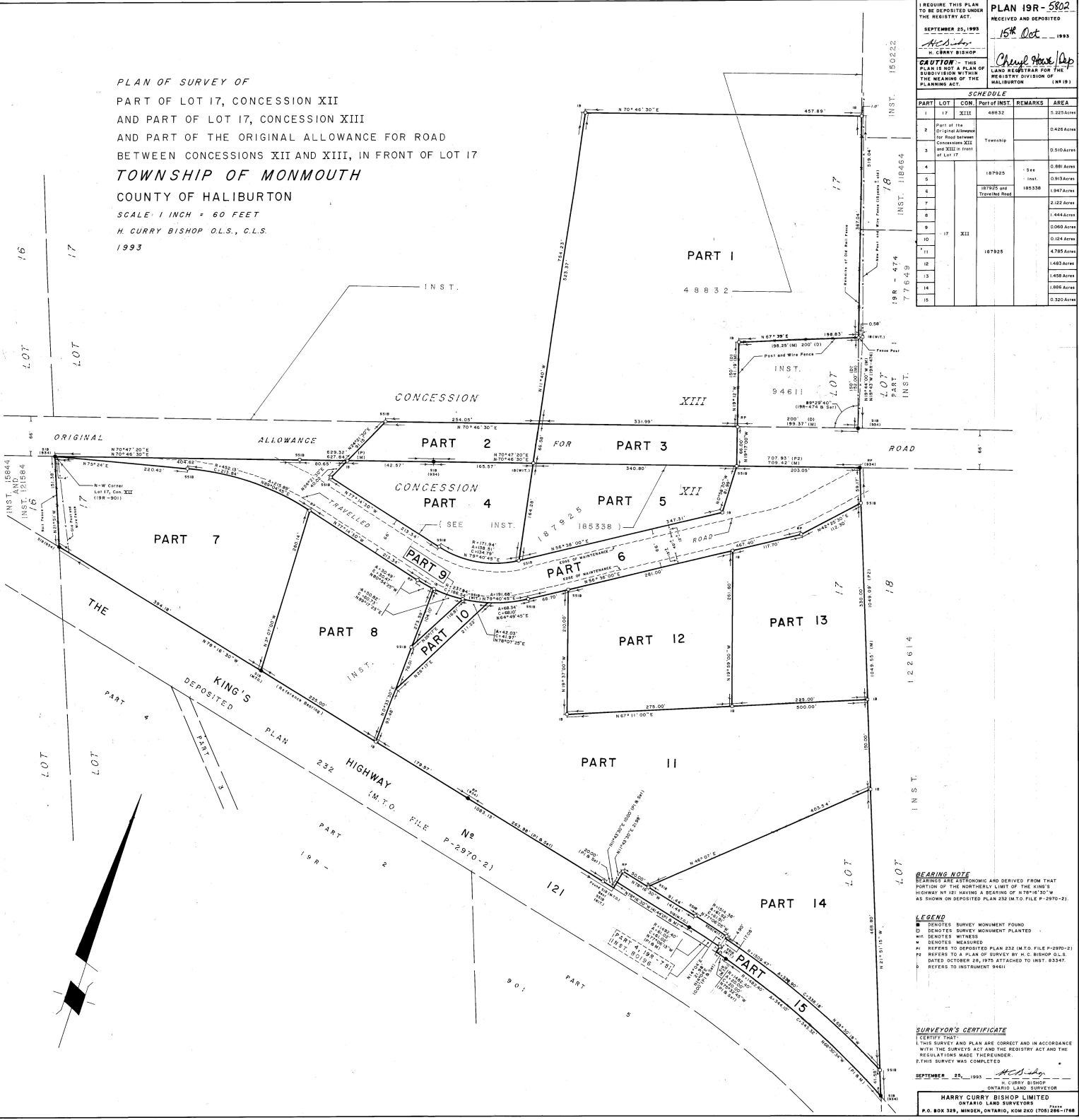
448 1763

INVOICE

Water Well Drilling		Tony Hill Area (Cumber Pt)
1200	Drilled 6" water well at 1500 ft	2160.00
2000	Casing 6 5/8" steel at 1000 ft	200.00
	Subtotal	2360.00
	8 1/2 GST	165.20
	<i>Dennis Debler</i>	
	<i>Drilling</i>	
		2525.20

Accounts due when rendered—2% per month interest charged on overdue accounts.

PLAN OF SURVEY OF
 PART OF LOT 17, CONCESSION XII
 AND PART OF LOT 17, CONCESSION XIII
 AND PART OF THE ORIGINAL ALLOWANCE FOR ROAD
 BETWEEN CONCESSIONS XII AND XIII, IN FRONT OF LOT 17
TOWNSHIP OF MONMOUTH
 COUNTY OF HALIBURTON
 SCALE: 1 INCH = 60 FEET
 H. CURRY BISHOP O.L.S., C.L.S.
 1993



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

RECEIVED AND DEPOSITED

SEPTEMBER 25, 1993

15th Oct 1993

H. CURRY BISHOP

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE REGISTRY DIVISION OF HALIBURTON (19419)

LAND REGISTRY FOR THE REGISTRY DIVISION OF HALIBURTON (19419)

CHERRY AXE 10/93

SCHEDULE					
PART	LOT	CON.	Part of INST.	REMARKS	AREA
1	17	XIII	48832		0.225 Acres
2			Part of the Original Allowance for Road between Concessions XII and XIII in front of Lot 17		0.428 Acres
3					0.510 Acres
4			187925	594	0.881 Acres
5					0.913 Acres
6			187925 and 185338		1.947 Acres
7					2.122 Acres
8					1.444 Acres
9					2.060 Acres
10	17	XII	187925		0.124 Acres
11					4.785 Acres
12					1.428 Acres
13					1.428 Acres
14					1.886 Acres
15					0.320 Acres

BEARING NOTE
 BEARINGS ARE ASTROMERIC AND DERIVED FROM THAT PORTION OF THE NORTHERLY LIMIT OF THE KING'S HIGHWAY #232 HAVING A BEARING OF N 78° 45' 50" W AS SHOWN ON DEPOSITED PLAN 232 (M.T.O. FILE P-2970-2).

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 ○ DENOTES SURVEY MONUMENT PLANTED
 W DENOTES WITNESS
 M DENOTES MEASURES
 #1 REFERS TO DEPOSITED PLAN 232 (M.T.O. FILE P-2970-2)
 #2 REFERS TO A PLAN OF SURVEY BY H.C. BISHOP O.L.S. DATED OCTOBER 28, 1975 ATTACHED TO INST. 832847.
 #3 REFERS TO INSTRUMENT 94611

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THIS SURVEY WAS COMPLETED

SEPTEMBER 25, 1993

H. CURRY BISHOP
 ONTARIO LAND SURVEYOR

HARRY CURRY BISHOP LIMITED
 ONTARIO LAND SURVEYORS
 P.O. BOX 329, WINDSOR, ONTARIO, N9M 2K0 (709) 226-1166

1093 Coumbs Road - Tory Hill



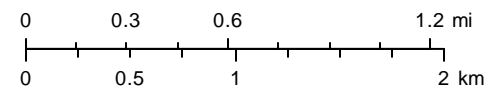
August 31, 2023

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1093 Coumbs Road - Tory Hill



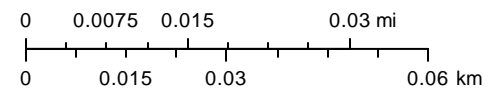
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


































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Legend

-  Building as Symbol
-  Building to Scale
-  Airport
-  Heliport \ Hospital Heliport
-  Seaplane Base
-  Ferry Route
-  Trail
-  Bruce Trail
-  Greenbelt Route
-  Rideau Trail
-  Trans Canada Trail
-  Voyageur Trail
-  Waterfront Trail
-  Railway \ Train Station
-  Railway with Bridge
-  Railway with Tunnel
-  Road (Major to Minor)
-  Winter Road
-  Road with Bridge
-  Road with Tunnel
-  Primary, Kings or 400 Series Highway
-  Secondary Highway
-  Tertiary Highway
-  District, County, Regional or Municipal Road
-  Toll Highway
-  One Way Road
-  Road with Permanent Booked Passage
-  Road with Address Ranges
-  Hydro Line, Communication Line or Unknown Transmission Line
-  Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
-  Spot Height
-  Index Contour
-  Contour
-  Wooded Area
-  Wetland
-  Waterbody
-  Waterbody Elevation
-  Watercourse
-  Falls
-  Rapids
-  Rapids \ Falls
-  Rocks
-  Lock Gate
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District \ Municipal Boundary
- Lower Tier \ Single Tier \ Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.0 km

Projection: Web Mercator



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