

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

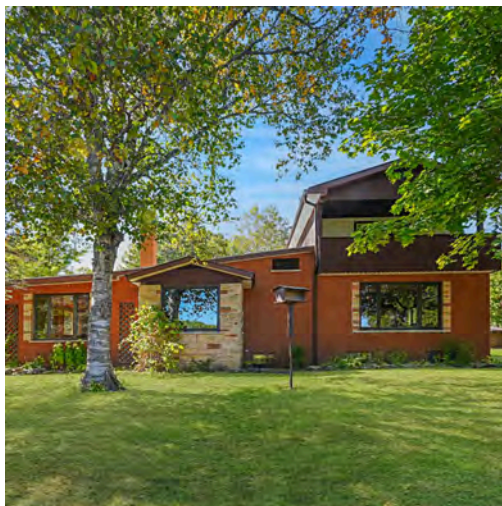


\$749,900

Welcome to 1093 Dark Lake Road
on Dark Lake, Wilberforce



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to family living on Dark Lake, part of a two-lake chain with Grace Lake connected by the Grace River. Offering miles of boating and excellent fishing, this property is ideal for families who love time on the water. Set on a double lot just under an acre, you'll enjoy privacy, space, and a flat yard that's perfect for kids and outdoor activities.

This well-built brick and stucco home has been lovingly maintained by the original owners and provides 2,800 sq. ft. of living space. The main floor features 2 large bedrooms, 1 bathroom, and a spacious kitchen with ample cupboard space, room for an island, and a dining area. Off the kitchen is either a separate formal dining room with lake views or a family room to suit your needs. A bright 19' x 14' sunroom and a welcoming living room with a wood-burning fireplace complete this level. Upstairs, a bedroom, bathroom, and living area with its own fireplace and balcony overlooking the lake would create a wonderful primary suite. The full unfinished basement offers storage or future potential, with the bonus of a wood stove.

Outside, you'll find two detached garages, a garden shed, and a brand-new oversized septic system. Gardeners will love the 50' x 50' gated garden, ideal for vegetables and flowers. Across the road is your private, clean shoreline with wide lake views and all-day sun, perfect for swimming, fishing, and family fun.

Located in the friendly village of Wilberforce, amenities include a grocery store, LCBO, post office, school, community centre, and library. Just 20 minutes away, Haliburton Village offers additional shopping, dining, schools, and a hospital. This property is the perfect blend of family comfort, outdoor recreation, and convenience—ready for your family to enjoy.

Property Client Full

1093 Dark Lake Road, Highlands East, Ontario K0L 3C0

Listing

1093 Dark Lake Rd Highlands East

Active / Residential Freehold / Detached

MLS®#: X12414297

List Price: \$749,900

New Listing



Haliburton/Highlands East/Monmouth

Tax Amt/Yr: **\$3,665.95/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 35 CON 17 MONMOUTH AS IN H66905; HIGHLANDS EAST**

Style: **Sidesplit** Rooms Rooms+: **11+4**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 2(1+1)**
 Link: **No** SF Range: **2500-3000**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres:**
 Lot Front: **275.00** Fronting On:
 Lot Depth: **144.00**
 Lot Size Code: **Feet**
 Zoning: **SR1**
 Dir/Cross St: **ON-118E to Essonville Line to Loop Road To Dark Lake Road and follow to #1093**

PIN #: **392390210**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **460160200058300** Contact After Exp: **No**
 Possession Date:

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Brick, Stucco/Plaster	Water:	Well
Fam Rm:	Yes	Garage:	Yes	Water Supply Type:	Drilled Well
Basement:	Yes/Partial Basement, Unfinished	Gar/Gar Spcs:	Detached Garage/1.0	Water Supply:	Water Treatment
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00	Water Meter:	
Fireplace Feat:	Family Room, Living Room, Wood, Wood Stove	Tot Pk Spcs:	5.00	Waterfront Feat:	Waterfront - Road Between
Interior Feat:	Primary Bedroom - Main Floor, Water Heater Owned, Water Softener, Water Treatment	Pool:	None	Waterfront Struc:	Not Applicable
Parking Feat:	Private Double	Room Size:		Well Capacity:	
Heat:	Forced Air, Propane	Rural Services:	Cell Services, Electrical	Well Depth:	
A/C:	Yes/Central Air	Security Feat:		Sewers:	Septic
Central Vac:	No			Special Desig:	Unknown
Laundry Lev:	Lower			Farm Features:	
Property Feat:				Winterized:	Fully
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Topography:	Flat				
Soil Type:					
Alternate Power:	None				
Water Name:	Dark Lake				
Waterfront Y/N:	Yes	Waterfront:	Indirect	Waterfront Frontage (M):	
Water Struct:	Not Applicable	Easements/Restr:	Unknown		
Water Features:	Waterfront - Road Between				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municipal Rd				
Shoreline:	Hard Bottom, Mixed, Shallow	Shoreline Exposure:			
Shoreline Road Allowance:	Not Owned				
Docking Type:	None	Water View:	Direct	Channel Name:	

Remarks/Directions

Client Rmks: **Welcome to family living on Dark Lake, part of a two-lake chain with Grace Lake connected by the Grace River. Offering miles of boating and excellent fishing, this property is ideal for families who love time on the water. Set on a double lot just under an acre, you'll enjoy privacy, space, and a flat yard that's perfect for kids and outdoor activities. This well-built brick and stucco home has been lovingly maintained by the original owners and provides 2,800 sq. ft. of living space. The main floor features 2 large bedrooms, 1 bathroom, and a spacious kitchen with ample cupboard space, room for an island, and a dining area. Off the kitchen is either a separate formal dining room with lake views or a family room to suit your needs. A bright 19 x 14 sunroom and a welcoming living room with a wood-burning fireplace complete this level. Upstairs, a bedroom, bathroom, and living area with its own fireplace and balcony overlooking the lake would create a wonderful primary suite. The full unfinished basement offers storage or future potential, with the bonus of a wood stove. Outside, you'll find two detached garages, a garden shed, and a brand-new oversized septic system. Gardeners will love the 50 x 50 gated garden, ideal for vegetables and flowers.**

Across the road is your private, clean shoreline with wide lake views and all-day sun, perfect for swimming, fishing, and family fun. Located in the friendly village of Wilberforce, amenities include a grocery store, LCBO, post office, school, community centre, and library. Just 20 minutes away, Haliburton Village offers additional shopping, dining, schools, and a hospital. This property is the perfect blend of family comfort, outdoor recreation, and convenience - ready for your family to enjoy.

Inclusions: See attached chattels list.

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

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: 09/19/2025

Rooms

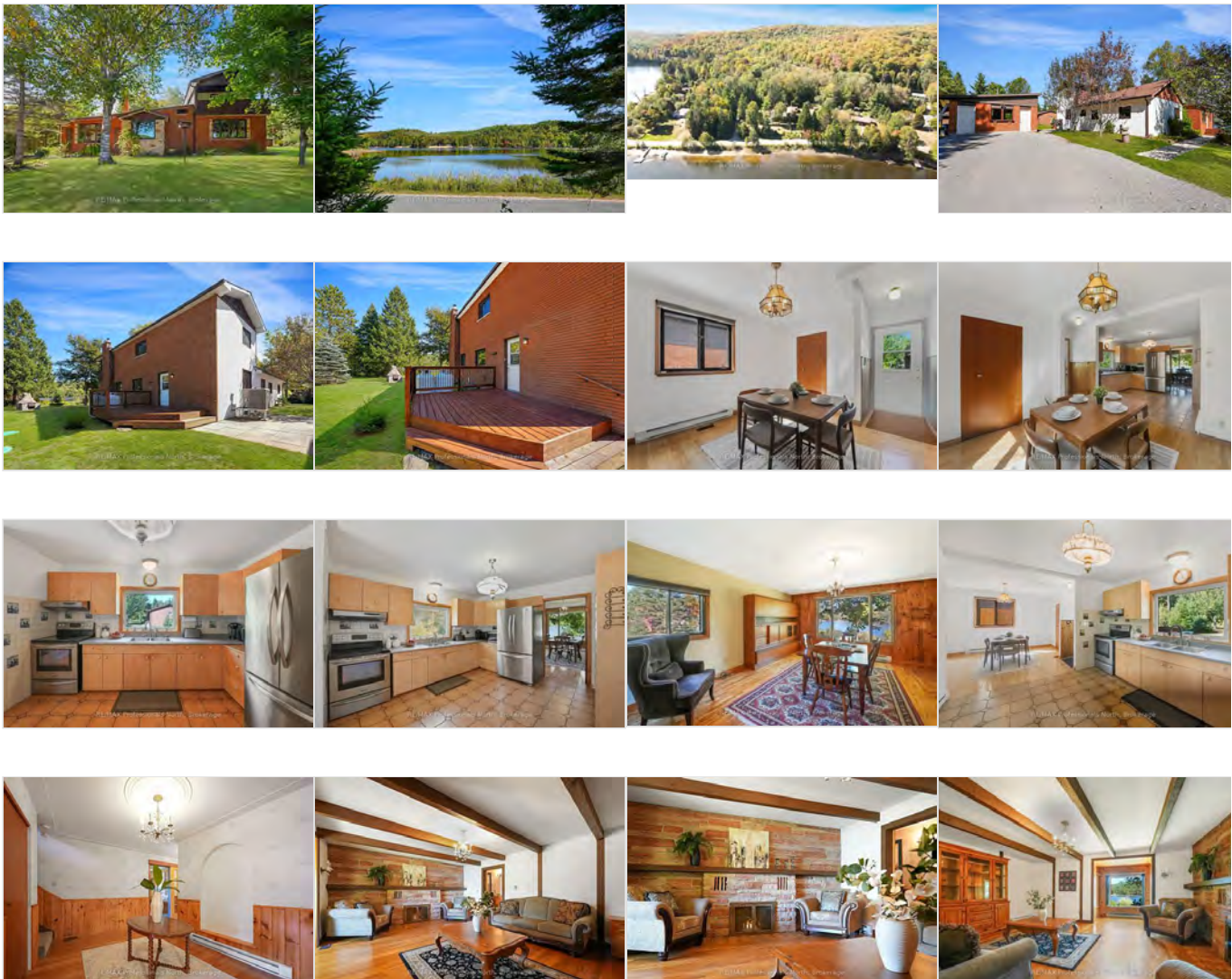
MLS® #: X12414297

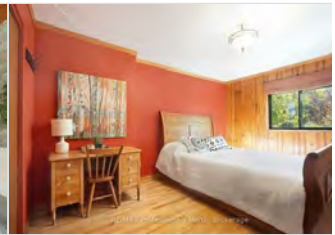
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Breakfast	Main	4.74 M X 3.44 M	15.55 Ft x 11.28 Ft		
Kitchen	Main	3.6 M X 3.92 M	11.81 Ft x 12.86 Ft		
Dining Room	Main	4.66 M X 5.25 M	15.28 Ft x 17.22 Ft		
Living Room	Main	6.19 M X 5.93 M	20.30 Ft x 19.45 Ft		
Sunroom	Main	4.13 M X 5.66 M	13.54 Ft x 18.56 Ft		
Bedroom	Main	4.33 M X 3.45 M	14.20 Ft x 11.31 Ft		
Bedroom	Main	5.53 M X 3.44 M	18.14 Ft x 11.28 Ft		
Living Room	Second	8 M X 4.69 M	26.24 Ft x 15.38 Ft		
Bedroom	Second	3.44 M X 4.03 M	11.28 Ft x 13.22 Ft		
Utility Room	Basement	11.14 M X 4.47 M	36.54 Ft x 14.66 Ft		Combined w/Laundry, Unfinished
Other	Basement	4.26 M X 2.13 M	13.97 Ft x 6.98 Ft		Unfinished
Other	Basement	5.49 M X 6.01 M	18.01 Ft x 19.71 Ft		Unfinished
Bathroom	Main			3	
Bathroom	Second			2	

Photos

MLS® #: X12414297

[1093 Dark Lake Road](#), Highlands East, Ontario K0L 3C0







PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025

Chattels

Excluded

- All Staging Materials, any stored closet contents
- Dining Area: Dining Table & 4 Chairs, Dresser
- Kitchen: Refrigerator, Microwave
- Dining room: Green Highback Chair, Wall unit, Table & Chairs
- Primary Bedroom: Dresser
- 2nd Bedroom: Wall mirror, Desk
- Centre Hallway: Blanket Box with Drawers, Oval Table
- Sunroom: Blanket Box
- Living Room: China Cabinet, 2 Armchairs, Small Cabinet, Black area rug
- Upstairs: Bed, Night table, Armchair
- Basement
 - ·Vise on workbench
 - ·Network Equipment
 - ·Shopvac
- Workshop
 - ·Tools, Grinder
 - ·Stored furniture
- Storage room next to Workshop
 - ·Tools
 - ·Snowblower
 - ·Garbage Cans
- Garage
 - ·Lawnmower & Trailer



Seller



Buyer



Additional Information

- Hydro Costs Per Year - \$984/yr approx
- Propane Supplier - Kelly's
- Rental Equipment - Propane Tanks x2
- Cell Service - Yes
- Septic Installer - Total Site
 - Install Date: 2025
 - Last pump Date: 08/15/2025
- Well Installer - Marquardt
 - Install year: 2013
- Water Treatment - Yes
 - Iron Filter System
- Winterized - Yes
- Age of building - 1974+
- Age of roof - 2017
- Insurance Company - HTM via Vasey Ins.
- Road - Municipal Year Round
- Driveway Plowing Costs - \$840/season

Updates:

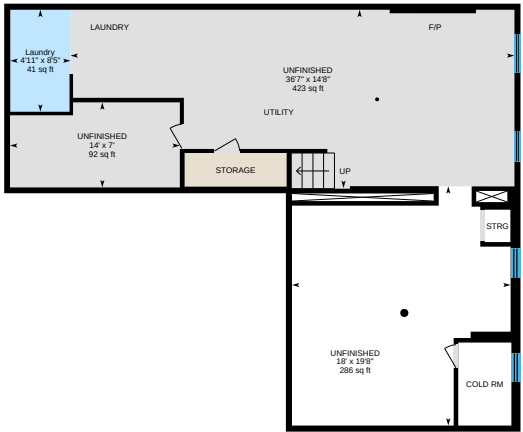
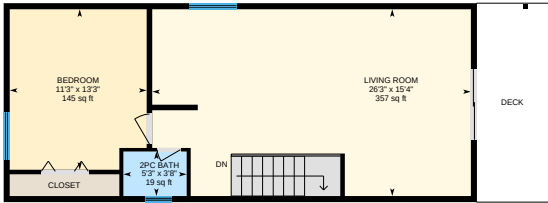
- 6000L Septic - 2025
- Chimney Repair - 2025
- Basement Laundry Tub - 2025
- Propane Furnace/Heat Pump/Air Conditioner - 2019 (furnace unit replaced under warranty in 2023)
- Driveway Gravel - 2025
- New Windows - 2018
- Dining Room/Kitchen painted - 2025
- Upstairs Sink - 2025

Additional Features

- Waterfront across quiet sideroad, with dock area for boat & hard sand bottom for swimming. Boat into town and new Park & Beach in Wilberforce, or navigate Dark Lake, Grace River & Grace Lake.
- Boat launch right around the corner.
- Sunroom/mudroom with stone accent wall, great for wintering & growing your tropicals.
- Family room cozy lakeview alcove, stone woodburning fireplace & efficient heatilator
- Hardwood floors throughout
- Drilled well for the home and additional dug well for exterior watering.
- Iron Filter system, water softener, sediment filter.
- Propane furnace, heat pump & air conditioning. Electric baseboard.

1093 Dark lake road, Wilberforce, ON

Main Building: Total Exterior Area Above Grade 2751.98 sq ft



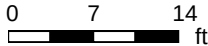
Main Floor
Exterior Area 2114.18 sq ft



2nd Floor
Exterior Area 637.80 sq ft



Basement (Below Grade)
Exterior Area 687.59 sq ft



PREPARED: 2025/09/17

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.



1093 Dark lake road, Wilberforce, ON

Main Floor Exterior Area 2114.18 sq ft
Interior Area 2017.10 sq ft



0 4 8 ft

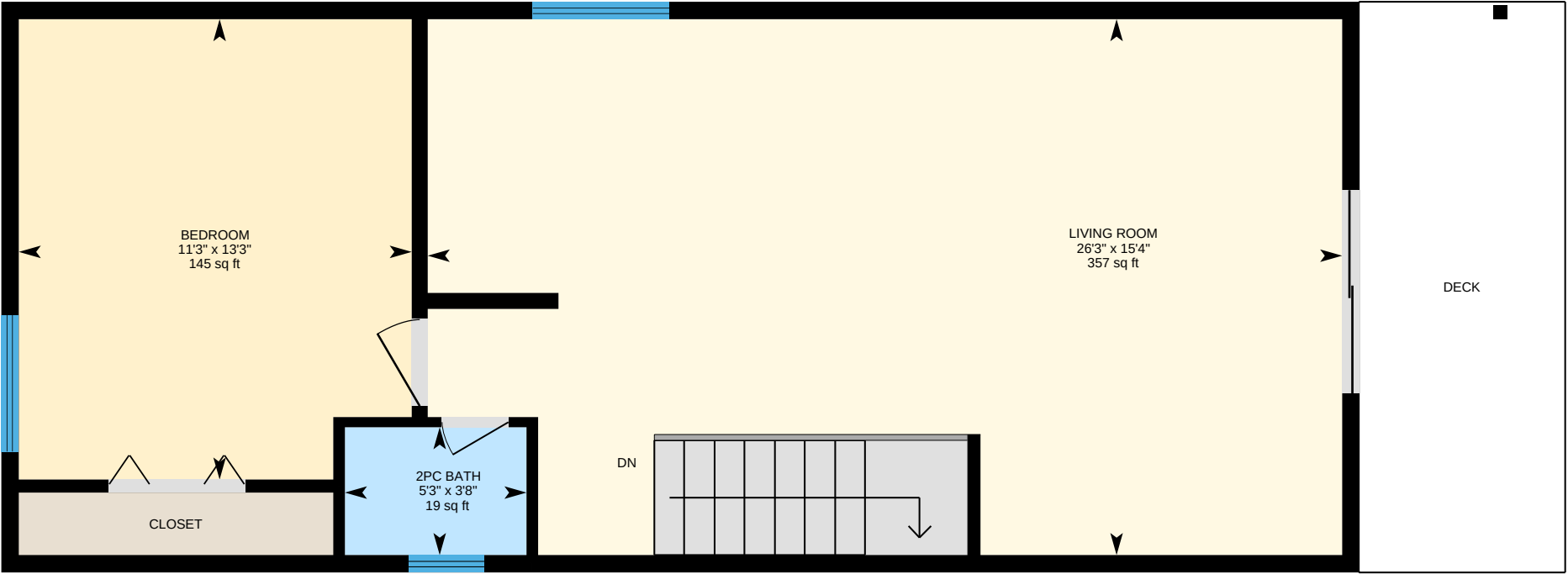
PREPARED: 2025/09/17



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.

1093 Dark lake road, Wilberforce, ON

2nd Floor Exterior Area 637.80 sq ft
Interior Area 583.61 sq ft



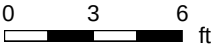
0 2 4 ft

PREPARED: 2025/09/17



1093 Dark lake road, Wilberforce, ON

Basement (Below Grade) Exterior Area 687.59 sq ft
Interior Area 610.98 sq ft
Excluded Area 346.42 sq ft



PREPARED: 2025/09/17



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.

1093 Dark lake road, Wilberforce, 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

3pc Bath: 11'3" x 7'11" | 71 sq ft
Bedroom: 11'4" x 14'3" | 157 sq ft
Breakfast: 11'3" x 15'6" | 152 sq ft
Dining: 17'3" x 15'3" | 255 sq ft
Kitchen: 12'10" x 11'10" | 152 sq ft
Living Room: 19'5" x 20'4" | 320 sq ft
Primary: 11'3" x 18'2" | 204 sq ft
Sunroom: 18'7" x 13'7" | 221 sq ft

2ND FLOOR

2pc Bath: 5'3" x 3'8" | 19 sq ft
Bedroom: 11'3" x 13'3" | 145 sq ft
Living Room: 26'3" x 15'4" | 357 sq ft

BASEMENT

Laundry: 4'11" x 8'5" | 41 sq ft
Unfinished: 14' x 7' | 92 sq ft
Unfinished: 36'7" x 14'8" | 423 sq ft
Unfinished: 18' x 19'8" | 286 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: 2017.10 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 2114.18 sq ft

2ND FLOOR

Interior Area: 583.61 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 637.80 sq ft

BASEMENT (Below Grade)

Interior Area: 610.98 sq ft
Excluded Area: 346.42 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 687.59 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2600.71 sq ft
Exterior Area: 2751.98 sq ft

1093 Dark lake road, Wilberforce, 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>



Your account number is:

2002 6660 2043

This statement is issued on:

July 21, 2025

Your Electricity Statement

For the period of: June 11, 2025 - July 14, 2025

\$82.00
See reverse for a
summary of your charges

You powered your home with

140 kWh

of electricity this period

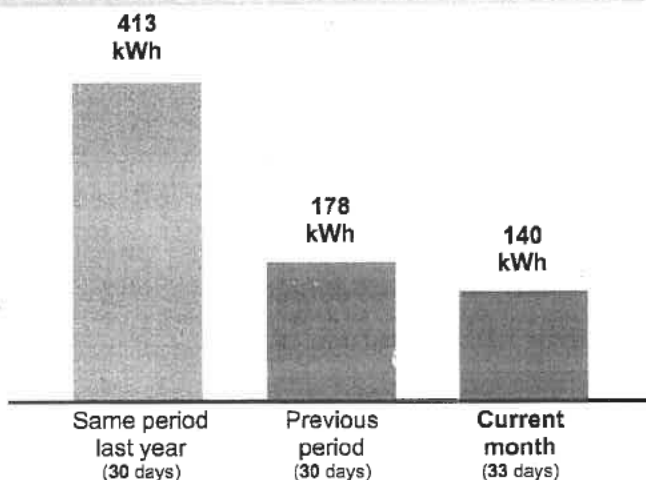
\$82.00 will be withdrawn on

**Aug 10,
2025**

What does my electricity usage look like?

Your average
daily usage has
decreased by 69%
compared to the
same period last year.

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



What do I need to know?

Total Ontario support: \$107.84. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

Notice: The amount of Distribution Rate Protection on your bill is changing to account for inflation, effective July 1, 2025. The OEB has adjusted the subsidy threshold to \$42.88 per month and as a result a typical customer will see an increase of \$1.49 on their monthly bill.

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

Your account number: **2002 6660 2043**

005074

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$82.00
Amount we received on Jul 8/25	-\$82.00
Your Budget Billing Plan amount	\$82.00
Total amount to be withdrawn on Aug 10/25	\$82.00

You are currently enrolled on Pre-Authorized Payment.

Powering 1093 DARK LAKE RD

Point of Delivery: 10755923

Residential - Medium Density

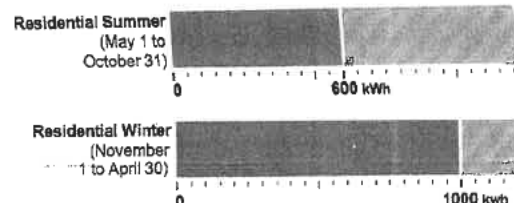
Electricity	\$12.94
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
Delivery	\$49.66
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	\$1.16
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.	
Ontario Electricity Support Program+++	-\$68.00
Ontario Electricity Rebate	-\$8.35
Total of your electricity charges	-\$12.59
Your Budget Billing Plan amount from Jun 11/25 to Jul 14/25	\$82.00

+++ An Ontario Electricity Support Program credit has been applied to this bill. Visit OntarioElectricitySupport.ca for more information.

What is my Tiered breakdown?

Jun 11/25 to Jul 14/25	Usage (kWh)	Rate (#)	Amount
Tier 1	139.1784	9.3	\$12.94

Tiered Price Plan



Save time and trees with paperless billing

Convenient, secure online access to your account 24/7 – and it's better for the environment.
HydroOne.com/myAccount



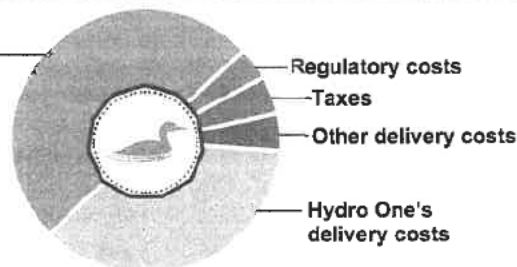
Your Budget Billing Plan Summary

Actual charges billed to date (including this bill)	\$770.79
Budget Billing Plan amounts billed (including this bill)	-\$596.00
Balance remaining in your plan after you have paid this bill	\$174.79

Shedding light on your electricity statement

To the electricity generators for the electricity you use

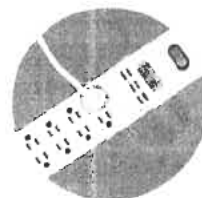
Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



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.



BUDGET RENEWAL INFORMATION / NOTICE

Budget Account #: 29834

Account Balance: \$ 0.00

Dear Budget Customer;

Assuming you wish to participate in the budget term for this coming season, your account has been reviewed / set to automatically renew / resume as follows:

Monthly Budget Amount: \$165.00

Please note: If your account reflects a credit balance (we owe you) at the end of the budget term we have taken this into consideration when calculating the new budget rate / call for reimbursement. (Credit balance is noted with -). If your account reflects an end of season balance owing to Kelly's Fuel, please remit payment in full by August 31, 2025.

Budget Term: September 2025 – June 2026

The monthly rate as noted above is simply a 'suggested' rate and may be altered at your request. Please feel free to call **Louanne at the Peterborough office 705-745-4629 or toll free 888-313-4328** by August 30, 2025 should you wish to make any changes for reducing/increasing the rate or to decline the budget for next heating season.

New budget rate has been based on previous heating term and may differ from season to season therefore; it is suggested you monitor your budget throughout the term for total budget payments versus charges.

Please note: Kelly's Fuel does not monitor your budget throughout the season.

Any overage/exceeded budget balance is automatically reconciled with notice by June 30th.

Thank you for your continued business with Kelly's Fuel.

Sincerely,

*The Management and Staff
At Kelly's Fuel*

2024

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2024 TO - 31Dec2024 Customer 29834 Page 1									
Invoice	DATE	PART	QTY	Price	Price	Discount	HST	CAT	After
			Litres	rate	Dollars	Dollars		Carbon Tax	Tax
120005654	11 Jan 2024	8B	279.2000	0.8690	242.62	0.00	35.19	28.09	305.90
119003801	15 Feb 2024	8B	276.3000	0.9390	259.45	0.00	37.34	27.80	324.59
119004247	27 Mar 2024	8B	209.3000	0.9090	190.25	0.00	27.47	21.06	238.78
120007514	12 Sep 2024	8B	0.0000	0.7090	0.00	0.00	0.00	0.00	0.00
122008021	21 Nov 2024	8B	0.0000	0.8090	0.00	0.00	0.00	0.00	0.00
122008528	23 Dec 2024	8B	350.8000	0.8090	283.80	0.00	42.54	43.43	369.77
8B->BANCROFT PROPANE			1,115.6000		976.12	0.00	142.54	120.38	1,239.04

column totals

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2024 TO - 31Dec2024 Customer 29834 Page 1									
Invoice	DATE	PART	QTY	Price	Price	Discount	HST	CAT	After
					Dollars	Dollars			Tax
1076483	30 Jun 2024	120TR	1.0000	85.0000	85.00	0.00	11.05	0.00	96.05
120TR->120 GAL PROPANE TANK ANNUAL REN1.0000									
1076484	30 Jun 2024	ADTR	1.0000	35.0000	35.00	0.00	4.55	0.00	39.55
ADTR->ADDITIONAL ANNUAL TANK RENTAL									
			2.0000		120.00	0.00	15.60	0.00	135.60

Tank Rent. 2024.

2025

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2025 TO - 18Aug2025 Customer 29834 Page 1										
Invoice	DATE.....	PART.	QTY.....	Price.....	Price.....	Discount..	HST.....	CAT.....	After.....	
↓	↓		↓	rate	Dollars	Dollars	↓	carbon tax	↓	Tax
117018493	23 Jan 2025	8B	397.0000	0.9790	388.66	0.00	56.92	49.15	494.73	
120009735	21 Feb 2025	8B	493.3000	1.0390	512.54	0.00	74.57	61.07	648.18	
120010157	03 Apr 2025	8B	196.1000	1.0090	197.86	0.00	25.72	0.00	223.58	
8B->BANCROFT PROPANE				1,086.4000	1099.06	0.00	157.21	110.22	1,366.49	
				colours totals						

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2025 TO - 18Aug2025 Customer 29834 Page 1										
Invoice	DATE.....	PART.	QTY.....	Price.....	Price.....	Discount..	HST.....	CAT.....	After.....	
					Dollars	Dollars				Tax
1142569	30 Jun 2025	120TR	1.0000	85.0000	85.00	0.00	11.05	0.00	96.05	
120TR->120 GAL PROPANE TANK ANNUAL RENT				1.0000						
1142570	30 Jun 2025	ADTR	1.0000	35.0000	35.00	0.00	4.55	0.00	39.55	
ADTR->ADDITIONAL ANNUAL TANK RENTAL										
				2.0000	120.00	0.00	15.60	0.00	135.60	

Tank Rmt
2025

Well Location

Address of Well Location (Street Number/Name)
1093 DARK LAKE RD

County/District/Municipality
HALIBURTON

UTM Coordinates
Zone Easting
NAD 83 17719066 4991708

City/Town/Village
WILBERFORCE

Municipal Plan and Sublot Number
Other

Province
Ontario

Postal Code
K0T 3K0

Concession
17

Lot
35

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 To

Grey

SAND

CLAY, SILT

FINE

0 30

Grey

SAND

CLAY, SILT

FINE

30 86

Grey

GRAVEL

SILT

COARSE

86 90

Grey

GRAVEL

SILT

COARSE

90 100

Annual Space

Depth Set at (m/ft)
From To

Type of Sealant Used
(Material and Type)

Volume Placed
(m³/ft³)

0 92

Abandonment 94

40

Method of Construction

☐ Cable Tool
☐ Rotary (Conventional)
☐ Rotary (Reverse)
☐ Boring
☐ Air Percussion
☐ Other, specify

☐ Diamond
☐ Jetting
☐ Driving
☐ Digging
☐ Other, specify

Well Use

☐ Public
☐ Domestic
☐ Livestock
☐ Irrigation
☐ Industrial
☐ Other, specify

☐ Not used
☐ Dewatering
☐ Monitoring
☐ Test Hole
☐ Cooling & Air Conditioning

Construction Record - Casing

Inside Diameter (cm/in)

Open Hole OR Material (galvanized, Fibreglass, Concrete, Plastic, Steel)

Wall Thickness (cm/in)

Depth (m/ft)
From To

6 1/4

steel

1.88 + 2

94 100

Construction Record - Screen

Outside Diameter (cm/in)

Material (Plastic, Galvanized, Steel)

Slot No.

Depth (m/ft)
From To

6

open hole

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☐ Observation and/or Monitoring Hole
☐ Alleration (Construction)
☐ Abandoned, insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Results of Well Yield Testing

After test of well yield, water was:			
☐ Clear and sand free	Time (min)	Water Level (m/ft)	Time (min)
☐ Other, specify	Static Level		
If pumping discontinued, give reason:			
1	14.2	14.1	
2	16.1	13.7	
3	16.8	12.5	
4	17.2	12.3	
5	17.4	12.2	
10	17.8	12.1	
15	18.0	12.1	
20	18.1		
25	18.1		
30	18.1		
40	18.1		
50	18.1		
60	18.1		

Map of Well Location

Please provide a map below following instructions on the back.

WILBERFORCE LOOP RD

4 1/2 KM

1107

DARK LAKE RD

Business Name of Well Contractor

Business Address (Street Number/Name)

Postal Code

Province

Business E-mail Address

Well Contractor's Licence No.

7422

Business Name of Well Technician

Business Address (Street Number/Name)

Postal Code

Province

Business E-mail Address

Well Contractor's Licence No.

7422

Well Owner's Copy

0506E (2007/12) © Queen's Printer for Ontario, 2007

Well Owner's Copy

0506E (2007/12) © Queen's Printer for Ontario, 2007

Earl: Tel. 613-758-2200

STATEMENT

Terry: Tel. 613-758-2313

MARQUARDT WATER SPECIALISTS INC.6442 Palmer Road, R.R. #1
PALMER RAPIDS, ONTARIO K0J 2E0

H.S.T. # 813732757

Date June 5 20 13

TERMS: 2% per Month (24% per Annum) Service Charge on Overdue Accounts.

DESCRIPTION - NO. OF FEET	PRICE PER FOOT	TOTAL
1/2 HP 230V 2WIRE, 10gpm	J-CLASS	
10J505P4-2W230 data code	13A14	
lumprosum setting 77		1890 00
lumprosum 25' well to tank		320 00
extra well to tank 13	372	4836
Back hoe 3	85 00	255 00
net		2513 36
HST		326 74
Pump TOTAL		2840 10
Terry Marquardt		

Earl: Tel. 613-758-2200

STATEMENT

Terry: Tel. 613-758-2313

MARQUARDT WATER SPECIALISTS INC.6442 Palmer Road, R.R. #1
PALMER RAPIDS, ONTARIO K0J 2E0

H.S.T. # 813732757

Date June 5 20 13

TERMS: 2% per Month (24% per Annum) Service Charge on Overdue Accounts.

DESCRIPTION - NO. OF FEET	PRICE PER FOOT	TOTAL
DRILLING 10" 94	24 00	2256 00
DRILLING 6" 6	23 00	138 00
6" well casing 96	15 50	1488 00
grouting		460 00
well cap		98 00
drive shoe		104 00
test pump & registration		470 00
chlorination		22 00
net		5036 00
HST		654 68
WELL TOTAL		5690 68
Terry Marquardt		
well	5690 68	
pump	2840 10	
total	8530 78	

WETT # 5488 BASIC VISUAL INSPECTION REPORT	Name:	Address of premises where unit is installed: 1093 Dark Lake Road
Date October 19/2012	Telephone # 705-448-2046	Wilberforce ON

Location of unit with the dwelling: **Living Room**

HEATING UNIT

Unit Type ☐ Fireplace ☒ **Wood stove** ☐ Pellet stove
☐ Fireplace insert ☐ Wood furnace ☐ Zero clearance fireplace
☐ Wood/Electric Combination ☐ Cook Stove ☐ Wood/oil combination

Make: **Regency** Model: **F3100** Age: **NEW**
 Labelled ☐ Canadian Standards Association ☐ Underwriters' Laboratories of Canada
☐ Warnock-Hersey Professional Service Ltd. ☒ **OTL Laboratories**

Approved Clearances Side **16-in** Back **9.5-in** Corner **8.5 -in** Top **56 -in**
Actual Clearances Side **34-in** Back **10-in** Corner **N/A** Top **52 -in**

Floor Protection Required Front **18-in** Sides **8-in** Back **8-in (as per manual)**

Actual Floor Protection Front **18-in** Sides **8-in** Back **8 -in (unit is on a concrete floor)**

CHIMNEY

Type ☒ **Masonry** ☐ Certified wall support ☐ Roof Bracket

Chimney Lining ☒ **Flue tile/Brick**
☐ Stainless steel liner
☐ Factory Built 650 Degree
☐ Factory Built Pellet Vent
☐ Other type of chimney, specify:
 Labelled: ☐ Canadian Standards Association
☐ Underwriters' Laboratories of Canada
☐ Warnock-Hersey.

Age ☐ Same as heating unit or **15 years** Chimney is installed: ☐ Inside Building ☒ **Outside Building**

CHIMNEY HEIGHT ABOVE ROOF **70 inches meets conditions below**

CHIMNEYS MUST EXTEND 24" ABOVE OBSTACLES WITHIN A HORIZONTAL DISTANCE OF 10 FT AND BE A MINIMUM OF 36 INCHES ABOVE ROOF SURFACE

CONDITION OF CHIMNEY **Clean, no loose tiles, no loose mortar at cap and bricks**

STOVEPIPE

Type ☐ Doublewall 6 IN CLEARANCE REQUIRED ☒ **Single Wall 18 IN CLEARANCE REQUIRED**

Construction of rear wall: **Concrete Block** Distance to ceiling: **18 inches**
 Construction of ceiling: **Frame** Distance to rear wall: **18 inches**

Length of stovepipe: **36 -in (maximum 10' single wall, 20' doublewall as required by codes)**

Smoke detector on same floor as unit? ☒ **Yes** ☐ No Carbon monoxide detector in the building? ☒ **Yes** ☐ No
 Fire extinguisher in the area of the unit? ☒ **Yes** ☐ No

COMMENTS

☒ Unit meets and or exceeds requirements of CSA standard B365 and the Ontario Building Code section 9.33.1.2 for solid fuel burning appliances, the stovepipe and chimney meet the requirements of ULC standard S629 and S641.

☒ Advised client to have chimney inspected and cleaned once a year by a WETT certified chimney sweep.

Always use double bottom ash container with lid or unit's ash drawer and store ashes outside not in garages or on decks.

Wood must be clean dry/seasoned hardwood stored outside and never burn household refuse or treated or painted lumber.

Maintain smoke alarms/ CO detectors by testing monthly if possible.

A Guide To Residential Wood Heating by Natural Resources Canada is available online at www.burnitsmart.org and should be read thoroughly for answers regarding the safe and efficient operation of wood burning appliances.

NOTES:

Chimneys that run up the exterior of the building should be checked monthly for creosote buildup due to thermal shock.

ALWAYS REFER TO THE OWNERS MANUAL FOR SAFE OPERATION OF THIS APPLIANCE

COMPLIANCE ☒ Yes ☐ No

INSPECTION NO: 020 -12 Date October 19, 2012

BILL WINGROVE



WETT # 5488
PO Box 157
Wilberforce On
KOL 3C0
705-448-2872

This report is prepared in compliance with commonly accepted standards of the WETT Manual and Canadian Standards Association B-365 for Code Compliance. While changes and modifications, referred to in the report, are designed to upgrade protection and loss prevention of premises, the WETT certified Technician assumes no responsibility for management and control of these activities. The WETT certified Technician and WETT Committee will not be responsible to the Purchaser for any losses or damages whether consequential or other, however caused, incurred or suffered, as a result of the services being provided. Any concerns or questions should be referred directly to the WETT Committee who upholds these standards specifically. Email: wettincca Phone 416-968-7718 or Toll free 888-358- 9388



DIVISION OF 564463 ONTARIO LTD
BOX 43, 81 MALLARD ROAD, HALIBURTON, ON K0M 1S0

Invoice

Date	Account #	Invoice #
02/08/19	4866	29500

Bill To



Fireplace Showroom
Open Monday to Friday 8am to 4pm
Or by appointment

Check out our newly relaunched website! www.walkershvac.com

TSS #	P.O. No.	Terms	Technician	Project		
0076439215		Net 15	JORD			
Serviced	Description			Qty	Rate	Amount
30/07/19	MATERIALS & LABOUR TO SUPPLY & INSTALL YORK LX SERIES TWO-STAGE PROPANE FURNACE COMPLETE WITH GAS PIPING & VENTING, CONDENSATE PUMP FOR FURNACE DRAIN & DUCTWORK				14,000.00	14,000.00
	2 KELLY'S PROPANE 420 CYLINDERS DELIVERED & SET UP					
	YORK LX SERIES HEAT PUMP COMPLETE WITH COIL, LINESET & PAD, INSTALLED				5,600.00	5,600.00
	HONEYWELL PRO 8000 WI-FI THERMOSTAT				275.00	275.00
	2 SENSORS			2	75.00	150.00
	LESS DEPOSIT RECEIVED (\$11,229.38 LESS HST)				-9,937.50	-9,937.50
PAYMENT METHODS ACCEPTED: <i>Cheque, Debit, e-Transfer, Cash, Money Order</i> <i>By Telephone or On Line Banking at Bank of Montreal only</i> <i>VISA or MasterCard payments subject to 3% processing fee.</i>				Subtotal		\$10,087.50
				GST/HST		\$1,311.37
				Total		\$11,398.87
				Balance Due		\$11,398.87
Phone #		Fax #	E-mail			
705-457-2375 or 866-457-2375		705 457-3630	info@walkershvac.com			



Municipality of Highlands East

2249 Loop Road

PO 295

Wilberforce Ontario K0L 3C0

(705) 448-2981

Email: info@highlandseast.ca

Group Code:

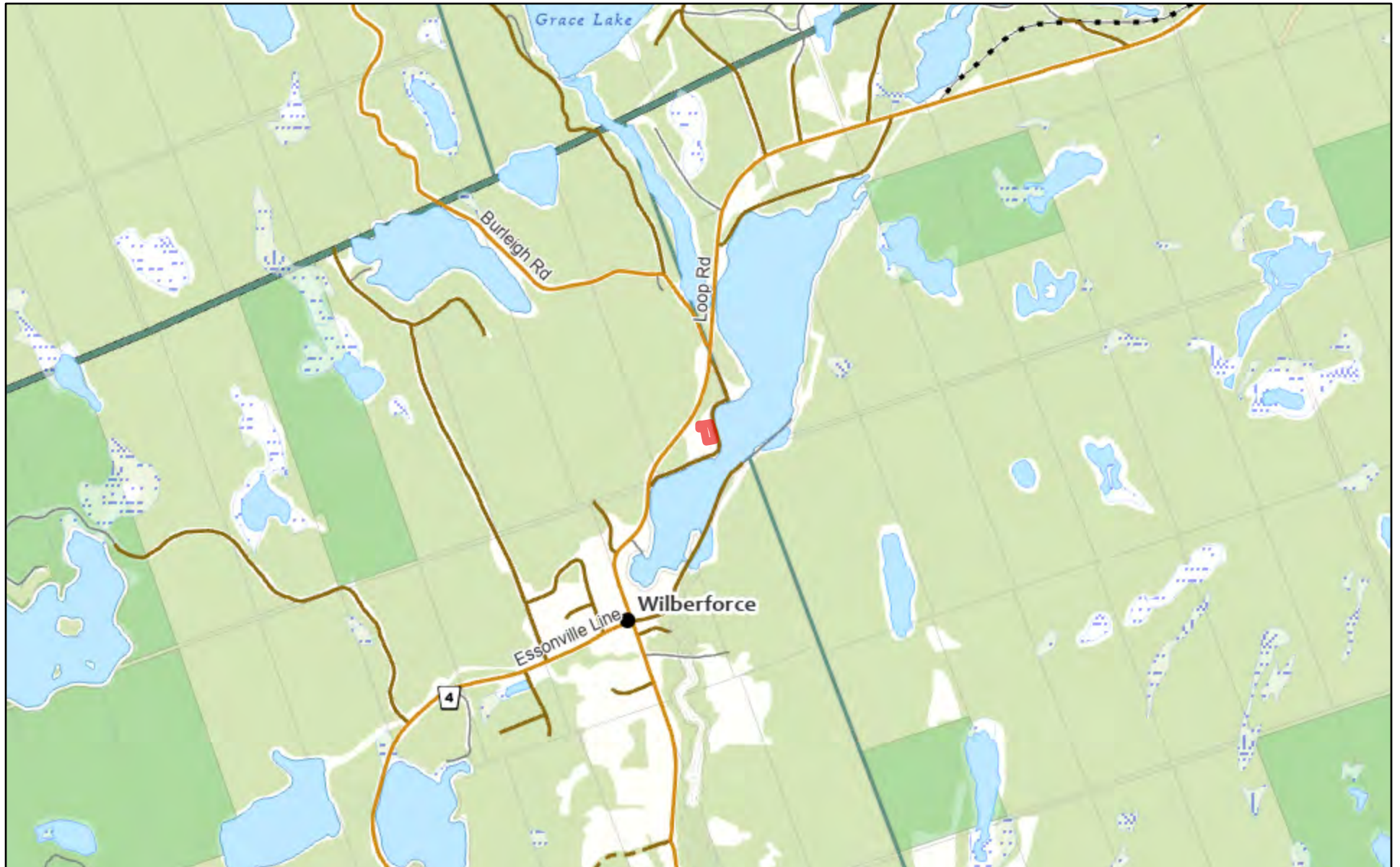
highlandseast.ca

TAX NOTICE

Interim	2025
Billing Date	February 26, 2025

Mortgage Company						Bill No.			210457				
Roll No.						602-000-58300-0000							
Mortgage No.													
Name and Address						0382							
Municipal Address/Legal Description													
						1093 DARK LAKE RD CON 17 PT LOT 35 W TWP RD							
Assessment						Municipal Levy				County Levy		Education Levy	
Class		Value		Class/Educ. Support		Tax Rate(%)		Amount		Tax Rate(%)		Amount	
RTEP		\$361,000.00		Residential English Public		0.00560392		\$1,011.51		0.00252745		\$456.20	

1093 Dark Lake Road, Dark Lake, Wilberforce



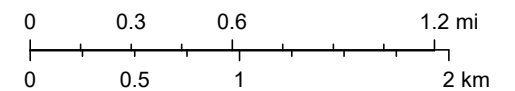
August 25, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2025.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2025.



Scale: 1:36,112



1093 Dark Lake Road, Dark Lake, Wilberforce



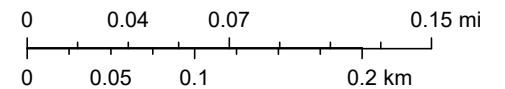
August 25, 2025

Copyright by the County of Haliburton, Minden, Ontario, 2025.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2025.



Scale: 1:4,514





648

Loop Rd

2468

648

Dark Lake Rd

Dark Lake Rd

Dark Lake Rd

Dark Lake Rd

Dark Lake Rd

Dark Lake Rd

1107

1093

1069

1061

1055

1045

171.11ft

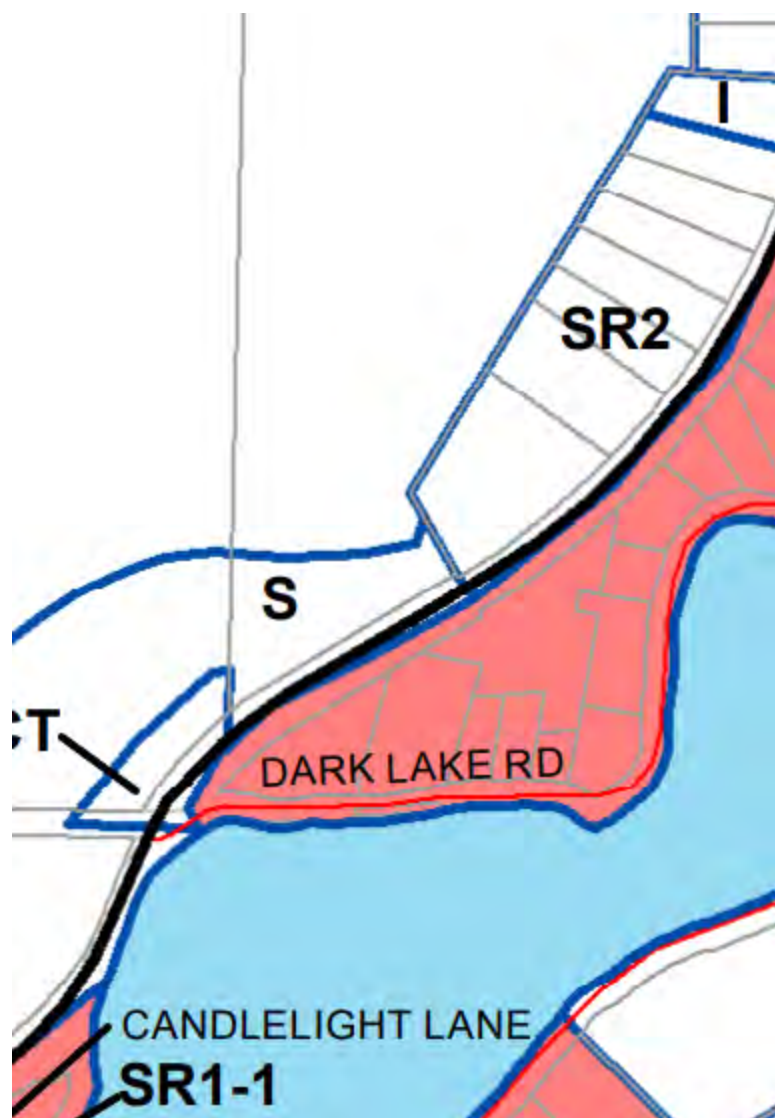
54.88ft

52.92ft

219.06ft

148.75ft

216.99ft



Pusey Lake

(also known as Dark Lake)

Haliburton County

Monmouth Township

Physical Data

Latitude - 45°03'

Surface Area - 134 acres

Height Above Sea Level - 1,260 ft

Maximum Depth - 125 ft

Longitude - 78°13'

Volume - 4,447 acre ft

Perimeter - 3.5 miles

Mean Depth - 33.2 ft

Lake Characteristics

A fairly productive lake with total dissolved solids readings of 45 parts per million at the surface to 70 parts per million in the deeper water. A dam on the outlet is operated by the Trent Canal System but fluctuations are not great (about 1.5 ft). Oxygen levels are high at all depths and temperature is well stratified from 75°F at the surface to 41°F at the bottom. The shallower portions of the lake support a considerable amount of aquatic vegetation.

Fish Species Present

Lake trout, smallmouth bass, white sucker, golden shiner.

The lake is fairly good for lake trout and smallmouth bass. Most fishing pressure comes from cottagers and residents from the nearby town of Wilberforce. Popular methods include trolling with all types of tackle and ice fishing. (Plantings have included smallmouth bass until 1958 and lake trout to date.) Presently closed to winter fishing, check with MNR for current regulations.

Access

A government dock with launching facilities is located at the south end of the lake beside the town of Wilberforce. Two resorts are situated on the lake and numerous resorts are available in the surrounding area.

