



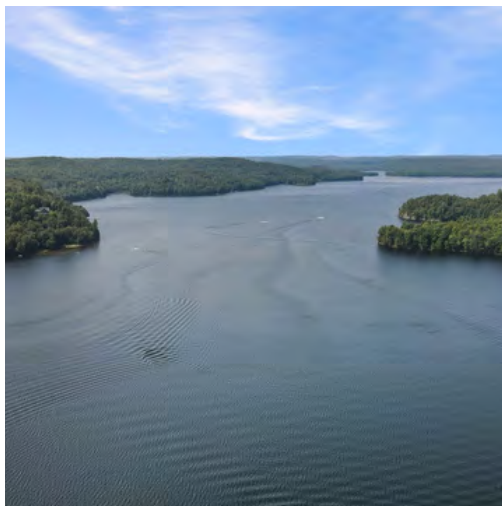
\$669,000

Welcome to 11230 Hunter Island

on Redstone Lake, Haliburton



Vince Duchene
Broker



CONTACT DETAILS: 705-457-9994 vince@vineduchene.ca
705-457-0046 troyausten.ca



An island property that will knock your socks off here on Redstone Lake! When we talk about islands we talk about boat rides to and from, secluded atmosphere and just a different way of cottaging BUT at Hunter's Island you'll not only have every convenience as a mainland cottage but the "to and from" is 5 minutes away at most. This 2 bedroom, 1 bath chalet style cottage is so well kept with modern finishes and a bright, airy open concept KT/LR/DR with massive front deck all facing west for those magical sunsets. That's not even the best part...let's add a 1 bedroom 12ft x 16ft guest cabin with covered porch, a huge backyard for the kids to play, 165 ft of sand beach and all "turn key" meaning you just need the groceries and your clothes! I didn't mention the boat included, full approved septic and total privacy, that just tops off an amazing environment to fully enjoy cottage life and at a much lower cost than mainland cottages!

Property Client Full

11230 Hunter (WAO) Island, Dysart, Ontario K0M 1S0

Listing

[11230 Hunter \(WAO\) Island Dysart](#)**Active / Residential Freehold / Detached**MLS® #: **X13625622**List Price: **\$669,000**

Price Decrease



Haliburton/Dysart et al/Guilford

Tax Amt/Yr: **\$2,692.62/2026** Transaction: **Sale**
 SPIS: **No** DOM: **24**
 Legal Desc: **LT 24 PL 537 T/W H68507; DYSART ET AL**

Style: **Chalet** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **165.33** Fronting On: **N**
 Lot Depth: **402.94** Builder Name:
 Lot Size Code: **Feet**

Dir/Cross St: **ON-118W to Haliburton Lake Road to Klondike Road to Redstone boat launch. Boat across to far side of Hunters Island, dock has #11230**

PIN #: **392870123**Holdover: **0**Possession: **Flexible**ARN #: **462404100043600**

Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **Water Heater Owned**
 Heat Source: **Wood**
 A/C: **/None**
 Central Vac: **No**
 Property Feat: **Deck**
 Exterior Feat: **Metal**
 Roof: **Piers**
 Foundation: **Flat, Sloping**
 Topography: **Soil Type:**
 Alternate Power: **None**
 Water Name: **Redstone Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Bunkie**
 Water Frontage: **50.29**
 Water Features: **Beachfront, Dock**
 Under Contract:
 Access To Property: **Water Only**
 Shoreline: **Clean, Sandy**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

Exterior: **Other**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **0.00**
 Tot Pk Spcs: **1.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical, Internet High Speed**

Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Beachfront, Dock**
 Waterfront Struc: **Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **No**

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

Island YN: **Yes**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **North West**

Water View: **Partially Obstructive**
 Lot Shape:

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

Remarks/Directions

Client Rmks: **An island property that will knock your socks off here on Redstone Lake! When we talk about islands we talk about boat rides to and from, secluded atmosphere and just a different way of cottaging BUT at Hunter's Island you'll not only have every convenience as a mainland cottage but the "to and from" is 5 minutes away at most. This 2 bedroom, 1 bath chalet style cottage is so well kept with modern finishes and a bright, airy open concept KT/LR/DR with massive front deck all facing west for those magical sunsets. That's not even the best part...let's add a 1 bedroom 12ft x 16ft guest cabin with covered porch, a huge backyard for the kids to play, 165 ft of sand beach and all "turn key" meaning you just need the groceries and your clothes! I didn't mention the boat included, full approved septic and total privacy, that just tops off an amazing environment to fully enjoy cottage life and at a much lower cost than mainland cottages!**

Inclusions: **All cottage and bunkie furnishings, Bunk Bed Frames (stored in shed), 14 foot Sylvan aluminum boat with a 20 Tohatso motor.**

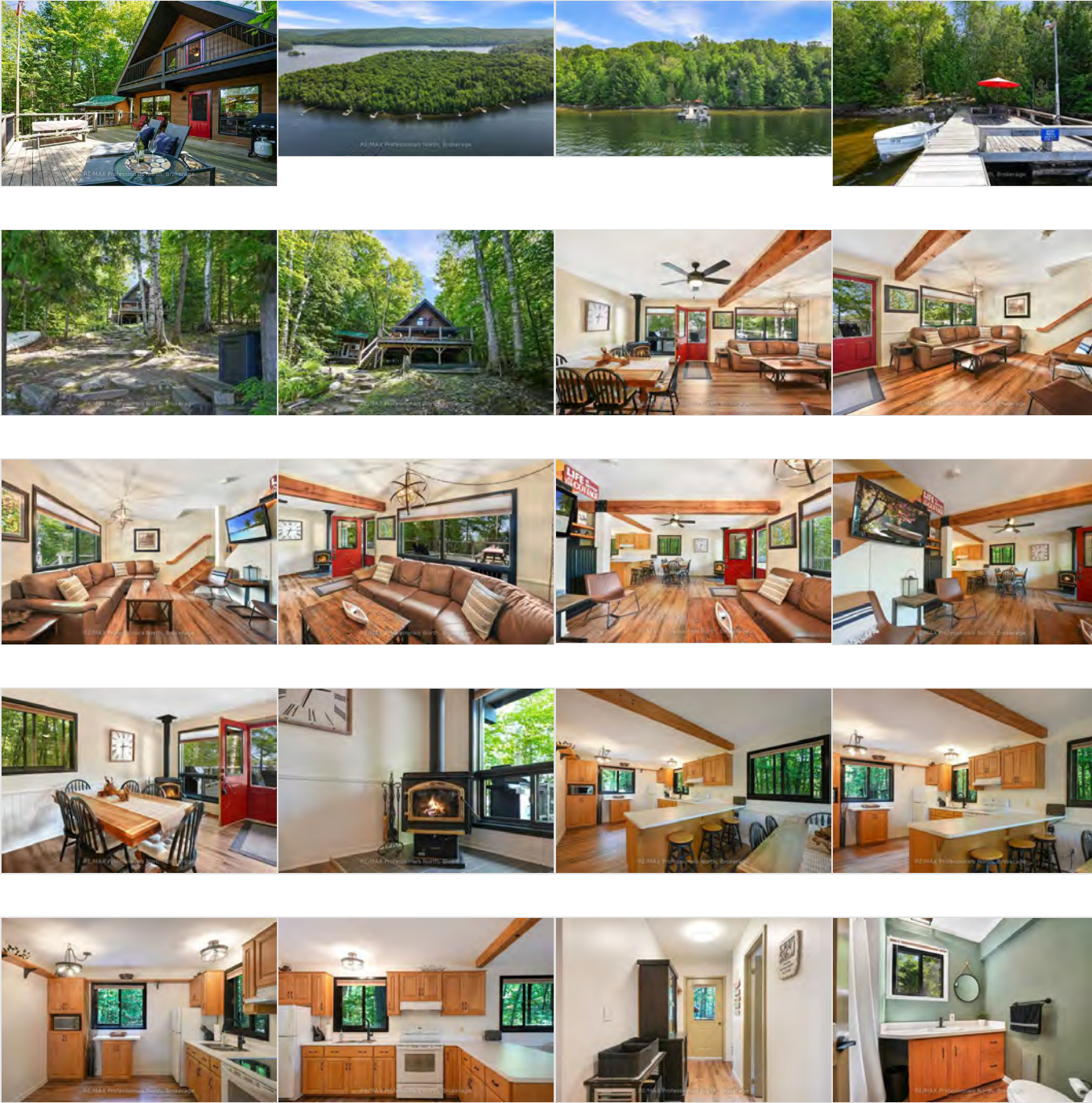
Listing Contracted With: **RE/MAX Professionals North 705-457-1011**Prepared By: **VINCE DUCHENE, Broker**Date Prepared: **08/24/2026**

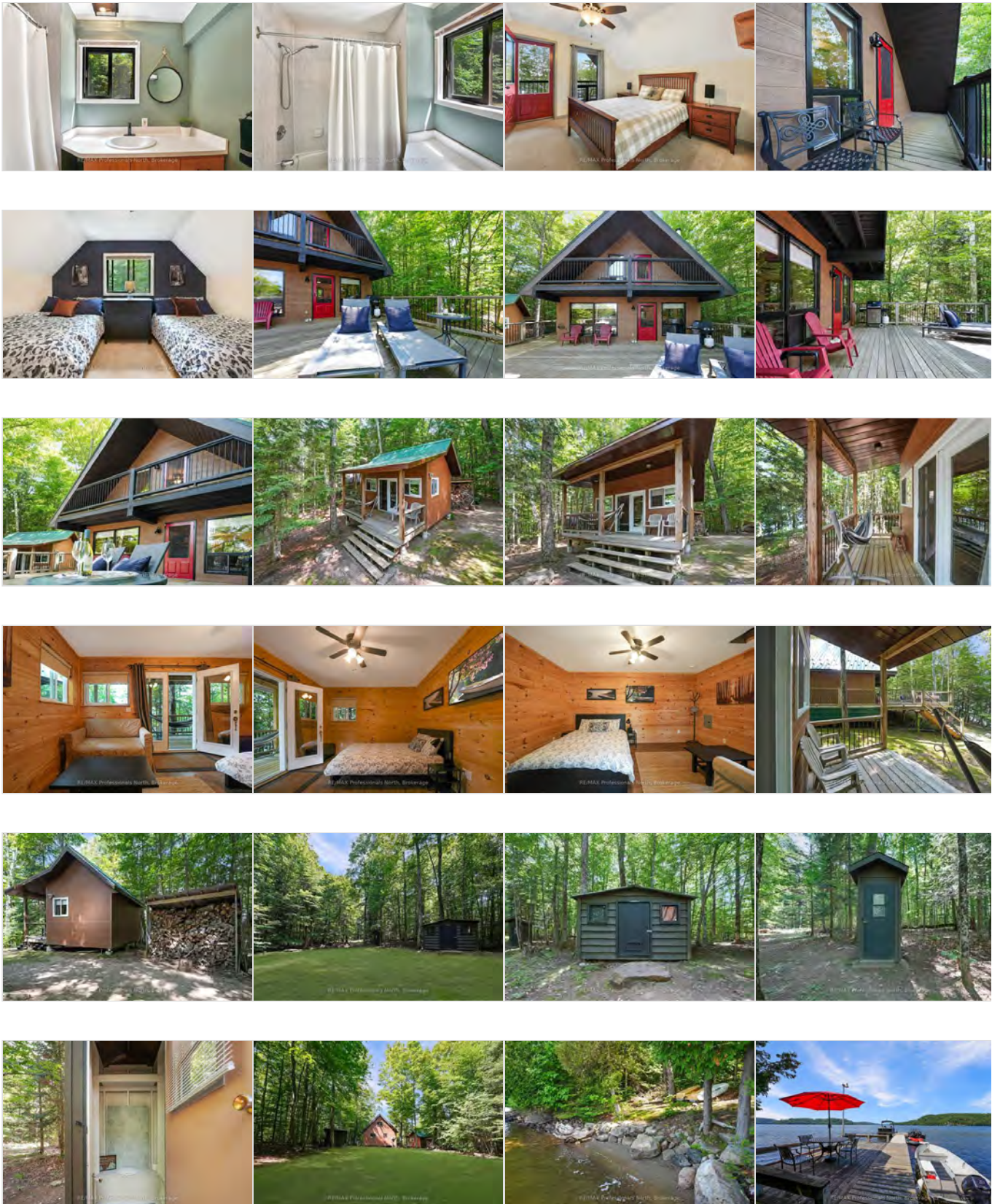
Rooms

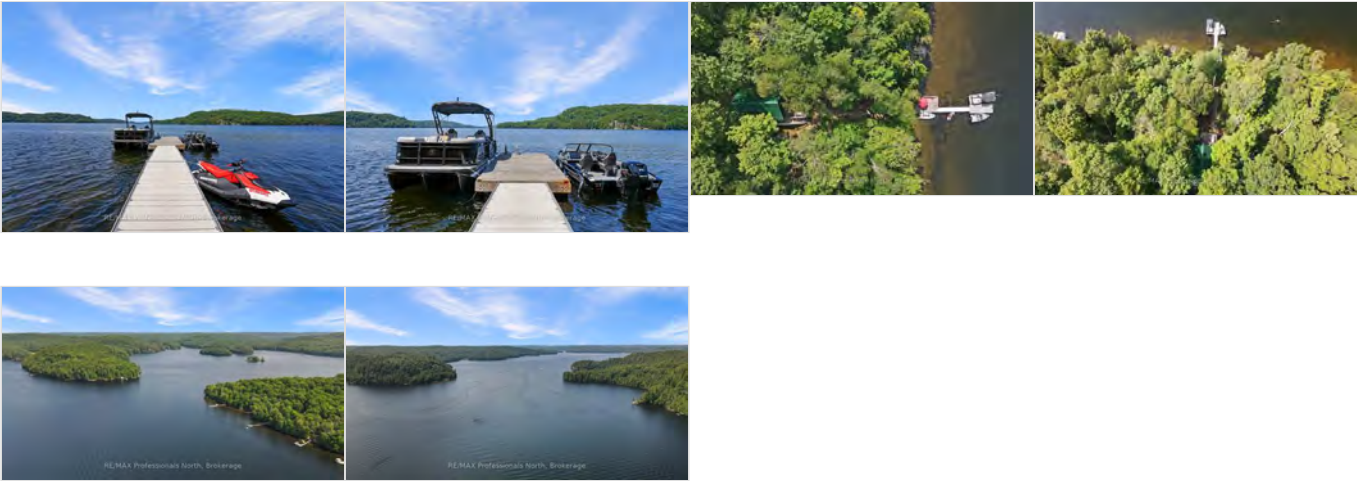
MLS®#: X13625622

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.62 M X 3.99 M	11.88 Ft x 13.09 Ft		
Dining Room	Main	3.4 M X 4.36 M	11.15 Ft x 14.30 Ft		
Kitchen	Main	3.4 M X 3.87 M	11.15 Ft x 12.70 Ft		
Other	Main	0.91 M X 1.12 M	2.99 Ft x 3.67 Ft		
Primary Bedroom	Second	4.07 M X 3.68 M	13.35 Ft x 12.07 Ft		Balcony
Bedroom	Second	4.06 M X 3.43 M	13.32 Ft x 11.25 Ft		
Bathroom	Main			4	
Photos					

MLS®#: X13625622 [11230 Hunter \(WAO\) Island, Dysart, Ontario K0M 1S0](#)







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Schedule “C”

11230 Hunter Island – Chattels

Included

- All cottage and bunkie furnishings
- Bunk Bed Frames (stored in shed)
- 14 foot Sylvan aluminum boat with a 20 Tohatso motor.

Excluded

- Tools
- Personal Items



Seller



Buyer

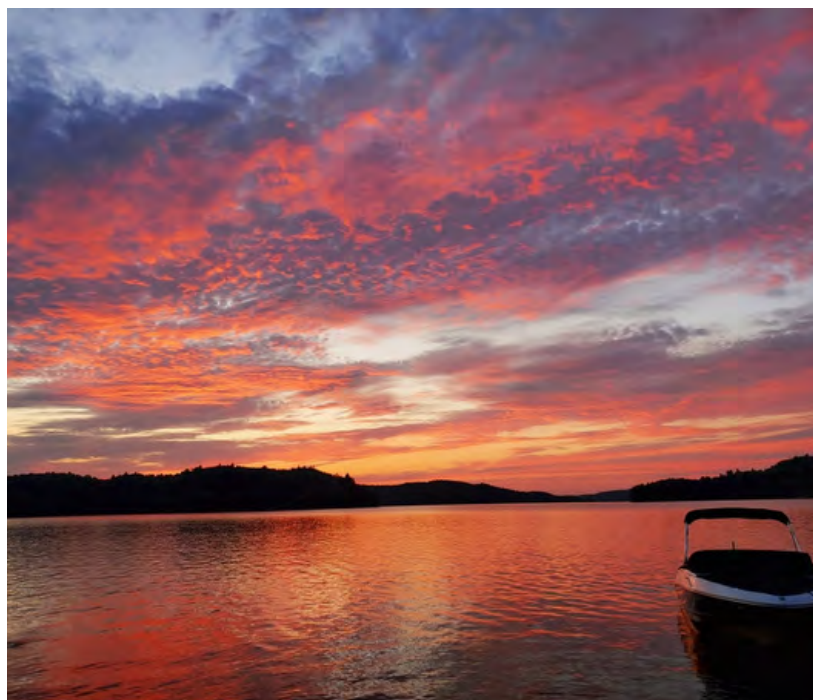
Additional Information

- **List of improvements:**

- New vinyl flooring throughout main floor - Sept 2024
- New Hot Water Tank - Spring 2025
- New UV system - Fall 2024
- New Submersible Pump & Stand - Summer 2024
- Painting throughout - Spring 2025
- New Dock Walkway and Ramp - 2019 (Aluminum frame & Composite decking)

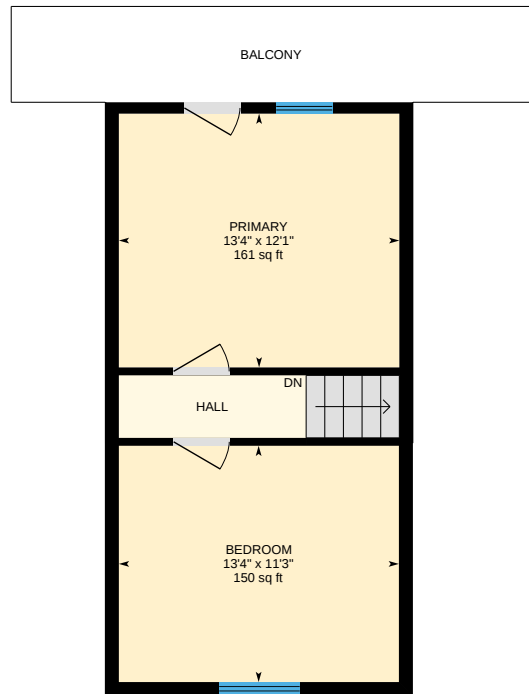
Annual Costs

- Hydro Costs per Year - \$1200/yr approx
- Wood Cords Per Season - ¼ Cord
- Internet Provider - Bell
 - Bell Fibe is available on the island
- Cell Service - Yes
- Water Treatment System - Yes
- Winterized - No
 - To be winterized - Heated waterline, Baseboard Heaters
- Insurance Company - Aviva
- Lake Assc. Dues - \$30/yr



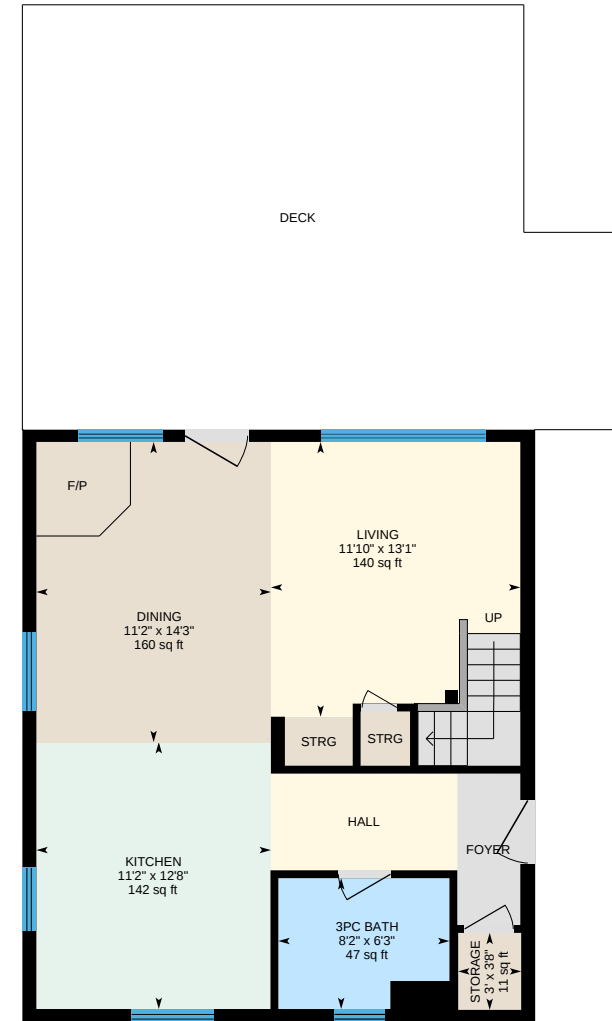
11230 Hunters Island (WAO), Dysart Et Al, ON

Main Building: Total Exterior Area Above Grade 1107.80 sq ft



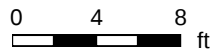
2nd Floor

Exterior Area 416.91 sq ft



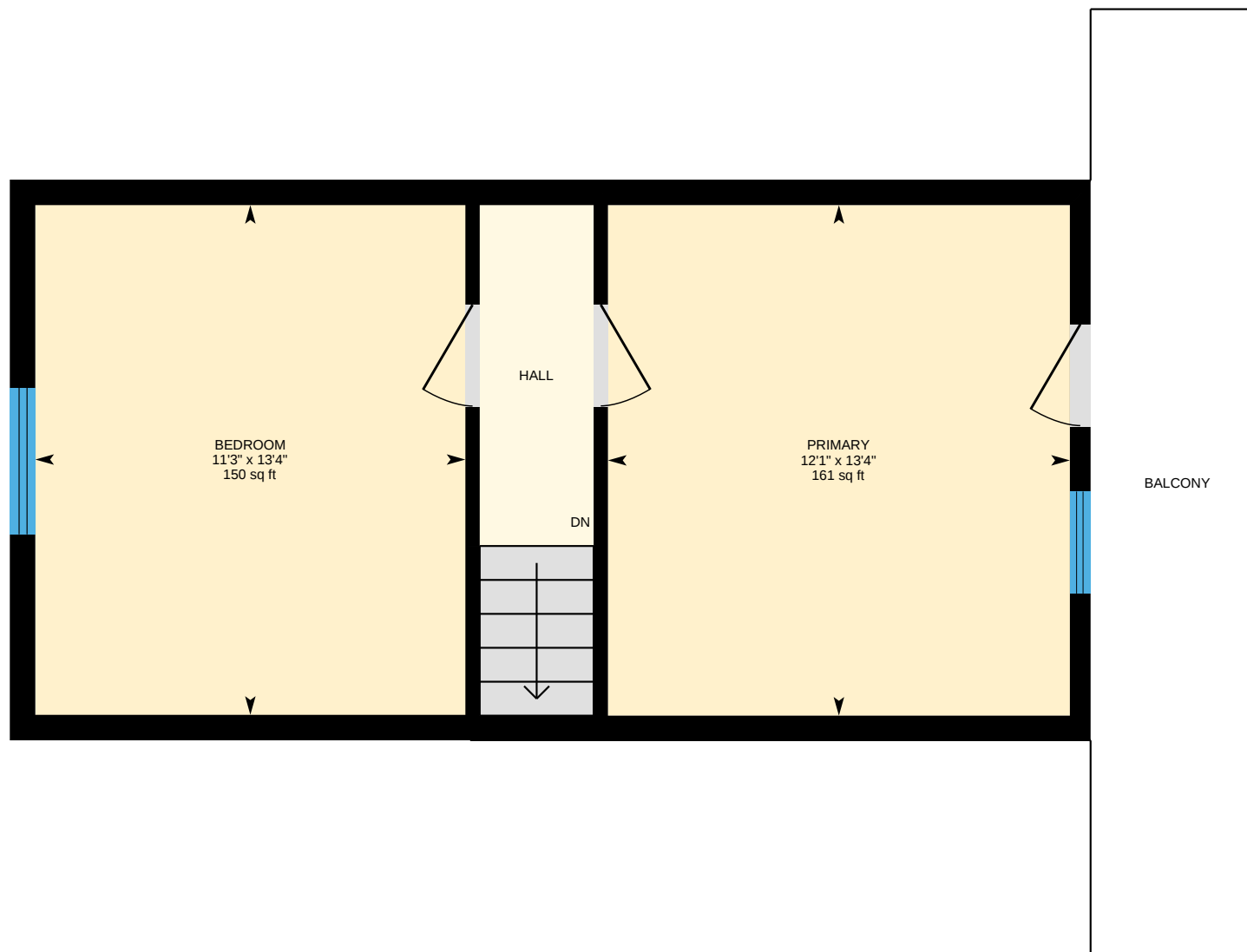
Main Floor

Exterior Area 690.89 sq ft



11230 Hunters Island (WAO), Dysart Et Al, ON

2nd Floor Exterior Area 416.91 sq ft
Interior Area 361.16 sq ft



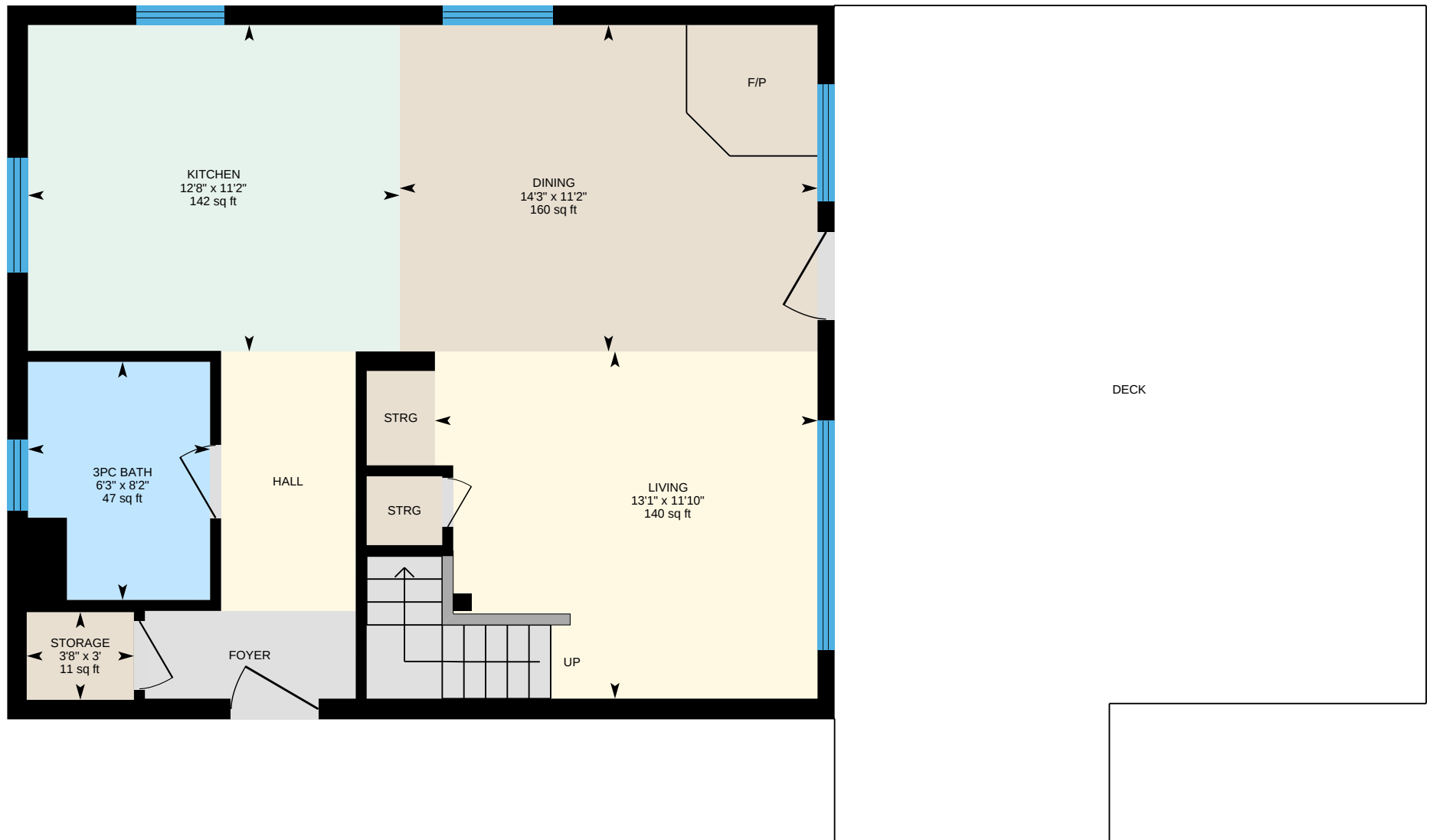
0 3 6 ft

PREPARED: 2026/07/28



11230 Hunters Island (WAO), Dysart Et Al, ON

Main Floor Exterior Area 690.89 sq ft
Interior Area 622.54 sq ft



0 4 8 ft

PREPARED: 2026/07/28



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

11230 Hunters Island (WAO), Dysart Et Al, 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

2ND FLOOR

Bedroom: 13'4" x 11'3" | 150 sq ft

Primary: 13'4" x 12'1" | 161 sq ft

MAIN FLOOR

3pc Bath: 8'2" x 6'3" | 47 sq ft

Dining: 11'2" x 14'3" | 160 sq ft

Kitchen: 11'2" x 12'8" | 142 sq ft

Living: 11'10" x 13'1" | 140 sq ft

Storage: 3' x 3'8" | 11 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

2ND FLOOR

Interior Area: 361.16 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 416.91 sq ft

MAIN FLOOR

Interior Area: 622.54 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 690.89 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 983.69 sq ft

Exterior Area: 1107.80 sq ft

11230 Hunters Island (WAO), Dysart Et Al, 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"

Municipality of Dysart et al
P.O. Box 389, 135 Maple Avenue
Haliburton, Ontario K0M 1S0
705-457-1740
Fax: 705-457-1964
www.dysartetal.ca

BUILDING DEPARTMENT

BUILDING PERMIT

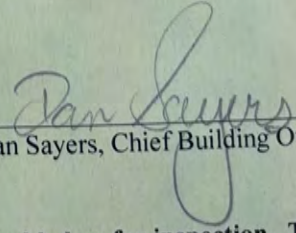
BUILDING PERMIT #: P10BP12126
MUNICIPAL ROLL #: 46-24-041-000-43600-0000

All construction to comply with the Ontario Building Code and approved plans. Any changes to construction or design to be approved by the Chief Building Official in writing before commencing.

Type of Permit:	Private Cabin
Value of Construction:	\$15,000.00
Conditions:	No kitchen facilities are permitted
Zoning:	Waterfront Residential Type 4L
Applicable Zone Provisions: (copies attached)	2.1 - Accessory; 2.46 - Garage, Private; 2.64 - Kitchen; 3.1 - Accessory Structures and Uses; 3.30 - Street Setbacks; 5 - WR4L
Owner:	HAMILL JEFFREY KENNETH MINNA MARY TRINITA
Applicant:	HAMILL JEFFREY KENNETH
Contractor:	
Legal Description:	CON 8 PT LOT 25 PLAN 537 LOT 24
Address:	11230 REDSTONE - ISLAND

Date Issued: Jul 17, 2012

Issued By:


Dan Sayers, Chief Building Official

The permit holder shall notify the Building Department as indicated below for inspection. Two business days notification is required. Provide the permit number when requesting an inspection.

The following inspections are required:

- ♦ Forming of Footings
- ♦ Structural Framing
- ♦ Final Inspection

POST ATTACHED CARD IN CONSPICUOUS PLACE NEAR ENTRANCE OF LOT



Halliburton, Kawartha, Pine Ridge District

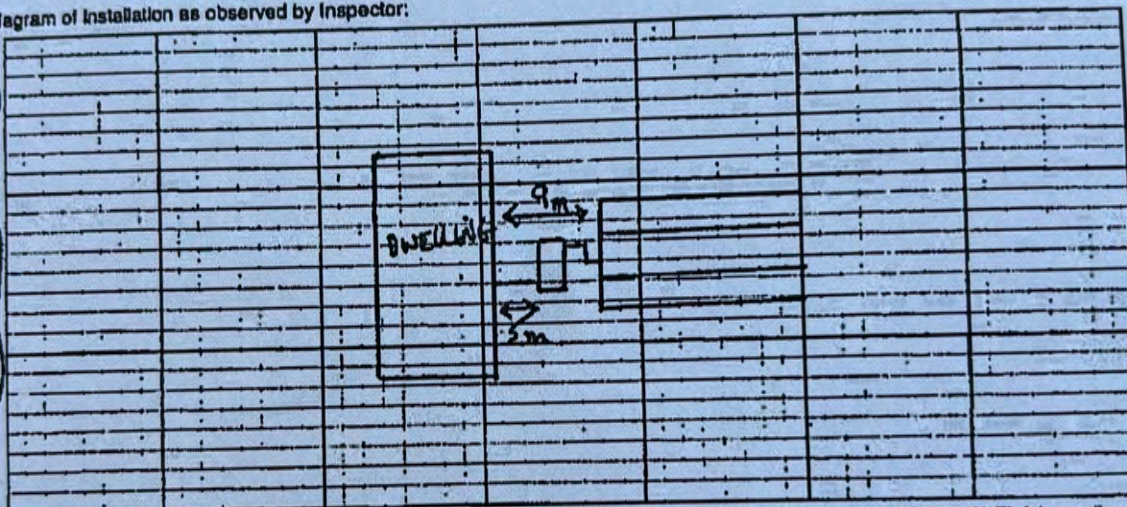
Health Unit

Sewage System
Installation ReportFile Number: GU-26-10Date: 10-10-19Installation by: JAN PRISTOL

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 4000 litres constructed of plastic/concrete/fibreglass SNYDERManufacturer: SNYDER2. Distribution Pipe: Type: ABC 24 Absorption Trench System ☒ Filter Bed System ☐Filter Bed Area: m² Filter Sand Contact Area m²Total 50 Lineal Metres in 4 runs of 12.5 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐Loading Rate Area: N/A m² 15 metre constructed mantle provided: Yes ☒ (circle)3. Size of System based on 3 bedrooms and/or 520 fixture units. Commercial details: Area of Building: 4200 m² Total Daily Design Sewage Flow: 1600 litres4. Other

Diagram of installation as observed by Inspector:

CAVE
ACCESS
+
WATER
SUPPLY

Ensure the following work is completed: 1) Backfill 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 closed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: MAINTAIN EFFLUENT FILTER

INSTALLATION REPORT

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

JEFF HAMILLFor the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # GU-26-10Such system being located on Lot #: 25 Conc. #: 8 Plan #: Sub Lot #: Civic (Emergency, Fire, 911) # 11230 Street: REDSTONE LK.Roll # Township/County/City: GUILFORDInspected & Recommended by (Appointed Inspector - Part B): Date: 10-10-19Reviewed (Part B Coordinator): Date: 10-10-19EH-LC-145-01
R-04
R-05

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 Sewage System Permit is obtained.



Municipality of Dysart et al

135 Maple Ave, P.O. Box 389
Haliburton, Ontario
K0M 1S0 705-457-1740



WSP Canada Inc.
Septic Re-Inspection Project Team
126 Don Hillock Drive, Unit 2
Aurora, Ontario
L4G 0G9 289-984-0413

October 5, 2021

Re: Municipality of Dysart - Septic System Re-Inspection Program
11230 Redstone - Hunter Is
Inspection Results

Dear Property Owner,

Please find enclosed the results of your septic system survey.

If you have any questions or concerns regarding the results do not hesitate to contact the project team.

Sincerely,

WSP Canada Inc.

WSP BCIN # 44291

dysart.info@wsp.com | www.wsp.com

1-289-984-0413

**Municipality of Dysart
Septic System Re-Inspection Program
Maintenance Inspection Report**



INSPECTION DETAILS

Owner Name: [REDACTED]
 Property Address: 11230 Redstone - Hunter Is
 Tax Roll Number: 462404100043600
 Inspection Date: 29-Jul-21
 WSP Inspector Name: Matthew Hamming
 Representative Name (if different from owner): [REDACTED]

OCCUPANCY / SERVICING DETAILS

Occupancy Type: Residential (Seasonal)
 Floor Area (sq ft): 1400
 Number of Bedrooms (if applicable): 2
 Number of Employees (if applicable):
 Number of Private Cabins: 1 Total Number of Bedrooms in Cabins: 1
 Total Number of Bedrooms (including Cabins): 3 Total Number of Bedrooms (including cabins): 3
 Flow Test Performed: Yes
 Fixture Used For Flow Test: Tap
 Flow Test Observations: Good
 Water Supply Type: Bottled; Surface Water
 Water Treatment Unit(s) Present: Sediment Filter
 Number of Septic System(s) on Property: 2
 Outhouse

CLASS 1 SYSTEM

Type Class 1 System: Earth Pit Privy
 Type/Model of Composting Toilet (if applicable):
 Installed Year (or Estimated Age): 2010
 Observations (if applicable): Vermin proof; Not vented; Good condition
 Recommendations (if applicable): Recommended to install at least one screened vent
 Contents of Pit/Container exposed/daylighted at grade (if applicable):
 Class 1 system discharges to surface, or anything other than Class 3, 4, or 5 system:
 Class 1 system receives anything other than human waste:
 Comments (if applicable):
 Evidence that a component of the sewage system requires remedial action based on the results of the inspection:
 Remedial Actions Required: N/A

☐ YES ☒ NO
☐ YES ☒ NO
☐ YES ☒ NO
☐ YES ☒ NO

Class 4 - Septic Tank System

CLASS 4 SYSTEM

Tankage Present:	Septic Tank	
Septic Tank/Pre-treatment Tank Materials:	Plastic	
Type of Treatment Unit (if applicable):	Not Present	
Treatment Unit Servicing Contract (if applicable):	☐ YES ☐ NO	
Pump Tank Observations:	N/A	
Structure on top of tank:	☐ YES ☒ NO	
Number of Tank Compartments:	2	
Estimated Tank Volume:	3600 L (800 gal)	
Tank Size Acceptable:	Yes	
Effluent Filter Present:	☒ YES ☐ NO	
Scum and Sludge Volume:	<33% of liquid height	
Approximate Date of/since Last Pump Out:	Unknown	
Liquid Level:	At Outlet	
Observations (if applicable):		
Recommendations:	Clean filter twice a year	
Tank lid(s) missing/cracked:	☐ YES ☒ NO	
Compartment(s) are accessible for maintenance:	☒ YES ☐ NO	
Inferred Leaching Bed Type:	Filter Bed (with Filter Sand)	
Leaching Bed Cover:	Near to Dripline; Short Manicured Grass	
Construction Details:	In-ground	
Installed Year (or Estimated Age):	2010	
Obvious/suspected evidence of sewage breakout/pooling on ground surface	☐ YES ☒ NO	
Structure on top of leaching bed:	☐ YES ☒ NO	
Mature trees/roots present within, or in close proximity to, the leaching bed area:	☐ YES ☒ NO	
Leaching bed located under a driveway or high traffic area:	☐ YES ☒ NO	
Comments (if applicable):		
Evidence that a component of the sewage system requires remedial action based on the results of the inspection:	☐ YES ☒ NO	
Remedial Actions Required:	N/A	

SETBACK DISTANCE TO LOCAL WATER RESOURCES

Approximate distance of system component(s) to on-site water supply:	>30 m
Approximate distance of system component(s) to off-site water supply:	>30 m
Approximate distance of system component(s) to nearest surface water body:	>30 m

Municipality of Dysart
Septic System Re-Inspection Program
Maintenance Inspection Report



REVIEW

I, as the WSP inspector, have reviewed the information included in this form with the property owner or chosen representative.

- WSP Inspector (Signature) -



2. The information provided in this report is based on a non-intrusive inspection of the sewage works in order to assess compliance to portions of Section 8.9 of the Ontario Building Code.
IMPORTANT NOTES:

1. The current Ontario Building Code, as amended, requires 30 m of separation between a leaching bed and a sand point/bored well/dug well/surface water intake.

The current Ontario Building Code, as amended, requires 15 m of separation between a treatment unit/leaching bed and most drilled wells.

If your system does not meet the above noted clearance distance based on your type of water supply, it is recommended that you periodically test your water for, at minimum, the health related parameters as per the Ontario Drinking Water Standards and/or have a professional review/evaluate the safety of the water supply.

This report is not intended to be used as an equivalent to a detailed inspection completed by a qualified individual/home inspector for the purposes of a property sale.

[Personal information contained in this inspection report package and schedules is collected under the authority of clause 34(2.2)(d) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.]

WSP Canada Inc.
BCIN # 44291

Certificate
Mandatory Sewage System Maintenance Inspection Program
(pursuant to Article 1.10.2.5 of Division C of the Building Code)

Certificate Number: 462404100043600

Inspection Date: July 29, 2021

Address of Property on which Sewage System is Located: 11230 Redstone - Hunter Is
Class 4 - Septic Tank System

Owner of Property on which Sewage System is Located: 

Certificate issued to: Municipality of Dysart et al

Certification

I certify that:

- (a) I am a person described in Sentence 1.10.1.3.(3) of Division C of the Building Code.
- (b) I have conducted an inspection of the sewage system located at the Property.
- (c) I am satisfied on reasonable grounds that the sewage system located on the Property is in compliance with the standards enforced by the maintenance inspection program in relation to sewage systems established by Municipality of Dysart under clause 7 (1)(b.1) of the Building Code Act, 1992.

Certificate issued by:

Name: Matthew Hamming

Complete as applicable:

- ☒ BCIN #116355
- ☐ I am the holder of a licence, a certificate of practice or a temporary licence under the Architects Act.
- ☐ I am a person who holds a licence or a temporary licence under the Professional Engineers Act.

Signature:



Date : July 29, 2021

This certificate is approved by the Minister of Municipal Affairs and Housing under the Building Code Act, 1992.

[Personal information contained in this form and schedules is collected under the authority of clause 34(2.2)(d) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.]

WSP Canada Inc.
BCIN # 44291

Certificate
Mandatory Sewage System Maintenance Inspection Program
(pursuant to Article 1.10.2.5 of Division C of the Building Code)

Certificate Number: 462404100043600

Inspection Date: July 29, 2021

Address of Property on which Sewage System is Located: 11230 Redstone - Hunter Is
Outhouse

Owner of Property on which Sewage System is Located:



Certificate issued to: Municipality of Dysart et al

Certification

I certify that:

- (a) I am a person described in Sentence 1.10.1.3.(3) of Division C of the Building Code.
- (b) I have conducted an inspection of the sewage system located at the Property.
- (c) I am satisfied on reasonable grounds that the sewage system located on the Property is in compliance with the standards enforced by the maintenance inspection program in relation to sewage systems established by Municipality of Dysart under clause 7 (1)(b.1) of the Building Code Act, 1992.

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Date : July 29, 2021

This certificate is approved by the Minister of Municipal Affairs and Housing under the Building Code Act, 1992.

[Personal information contained in this form and schedules is collected under the authority of clause 34(2.2)(d) of the Building Code Act, 1992, and will be used in the administration and enforcement of the Building Code Act, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.]



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

Group Code:
DO NOT PAY - ACCOUNT ENROLLED IN PAP

TAX NOTICE

Final	2026
Billing Date	June 2, 2026

Mortgage Company		Bill No. 537120							
Roll No. 041-000-43600-0000		Mortgage No.							
Name and Address		Municipal Address/Legal Description							
		11230 REDSTONE - ISLAND CON 8 PT LOT 25 PLAN 537 LOT 24							
041-000-43600-0000									
Assessment		Municipal Levy		County Levy		Education Levy			
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount	
RTEP	\$ 333,000.00	Res/Farm Tx-Full - EPubSup	0.00369717	\$ 1,231.16	0.00286678	\$ 951.97	0.00163000	\$ 509.49	
Sub Totals >>>		Municipal Levy		\$ 1,231.16	County Levy		\$ 951.97	Education Levy	\$ 509.49
Special Charges		Exp		Installments		Summary			
By Law #	Description	Amt	Year	Due Date	Amount				
				7/8/2026	\$ 959.78	Sub-Total - Tax Levy \$ 2,892.62			
				9/9/2026	\$ 702.00	Special Charges/Credits \$ 0.00			
						2026 Tax Cap Adjustment \$ 0.00			
						Final 2026 Levies \$ 2,892.62			
						Less Interim Tax Notice \$ 1,288.56			
						Past Due Taxes/Credit \$ 257.72			
Total Special Charges		\$ 0.00				Total Amount Due		\$ 1,661.78	

Schedule 2 Explanation of Tax Changes 2025 to 2026		
Final 2025 Levies	Final 2026 Levies	Total Year Over Year Change
\$ 2,577.11	\$ 2,692.62	\$ 115.51

Final 2025 Levies	\$ 2,577.11
* 2025 Annualized Taxes	\$ 2,577.11
2026 Local Municipal Levy Change	\$ 58.42
2026 County Levy Change	\$ 57.09
2026 Provincial Education Levy Change	
2026 Tax Change Due to Reassessment	
** Final 2026 Levies	\$ 2,692.62

** Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

Schedule 3 Explanation of Property Tax Calculations		
Commercial	Industrial	Multi-Res.

2026 CVA Taxes			
* 2025 Annualized Taxes			
2026 Tax Cap Amount			
2026 Provincial Education Levy Change			
2026 Municipal Levy Change			
** 2026 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 Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

DO NOT PAY - ACCOUNT ENROLLED IN PAP

Payment will be automatically withdrawn from your bank account.



Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

DO NOT PAY - ACCOUNT ENROLLED IN PAP

Payment will be automatically withdrawn from your bank account.



SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	041-000-43600-0000
Name	
Address	
Due Date	Total Due
September 9, 2026	\$ 702.00



FIRST INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	041-000-43600-0000
Name	
Address	
Due Date	Total Due
July 8, 2026	\$ 959.78





Your account number is:

2002 3734 8257

This statement is issued on:

July 17, 2026

Your Electricity Statement

For the period of: April 10, 2026 - July 10, 2026

What do I owe?

\$315.⁶³

See reverse for a summary of your charges

How much did I use?

You powered your home with



495 kWh
of electricity this period

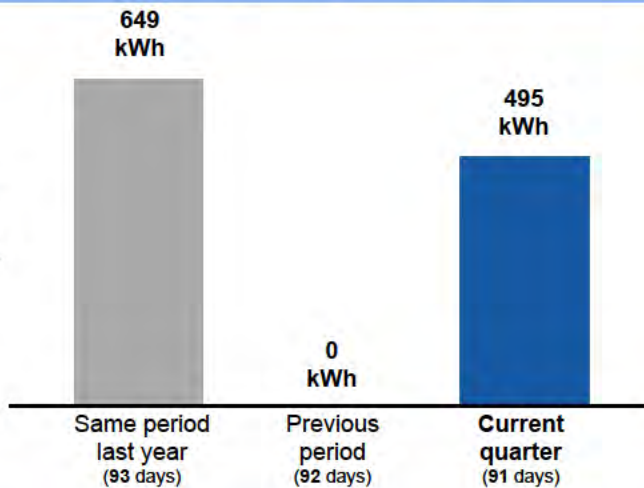
When is it due?

**Aug 6,
2026**

What does my electricity usage look like?

Your average daily usage has **decreased by 22%** compared to the same period last year.

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



What do I need to know?

Learn about our programs to help you save money and energy at home and at work. Go to www.HydroOne.com/saving-money-and-energy.



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 3734 8257**



Total amount you owe **\$315.63**

Amount enclosed

\$

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

2002373482570000315635

705 457 2115

CENTURY21 GRANITE REALTY G

10:52:16 a.m.

07-06-2018

3/5

WOODS, JOVE AND FLUE PIPE INSPECTION CHECKLISTAppliance standard: ☒ ULC S627 ☐ EPA ☐ CSA B415 ☐ Unknown ☐ UncertifiedListing agency: ☒ ULC ☒ CSA ☐ WH(ITS) ☐ UL ☐ OTLManufacturer: Napolean Wolfstee Serial Number: 011807 Model: 1400 Flue Collar Size: 6"Installation manual available: ☒ No ☐ YesInstalled by: _____ Date: 12/12/97 ☒ Unknown Approx. age: 21 yrs^tInstalled in: ☐ Residence ☐ Mobile Home ☐ Combustible Alcove ☐ Garage ☐ Other: cottageAppliance location: ☐ Basement ☒ Main Floor ☐ Other:Connected to: ☐ Masonry chimney ☐ With s/s liner ☒ F-B chimney ☐ Other: _____**INSPECTION RESULTS:** Indicate inspection results for each component. Code Compliance includes proper use of listed components.
N/A = Not Applicable • UTI = Unable to Inspect (An inspection can be expected to include some components marked UTI)

CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE
1. Combustible side wall	> 12"	12"	☐ N/A ☐ No ☒ Yes
2. Combustible rear wall	> 12"	12"	☐ N/A ☐ No ☒ Yes
3. Combustible corner	6"	6"	☐ N/A ☐ No ☒ Yes
4. Top/ceiling	62"	62"	☐ N/A ☐ No ☒ Yes
5. Shielding			☒ N/A ☐ No ☒ Yes
6. Ember pad size/material	46 x 46		☐ N/A ☐ No ☒ Yes
7. Heat protection: floor			☐ N/A ☐ No ☐ Yes ☐ UTI

FLUE PIPE TYPE: ☐ Single wall ☐ Double wall Size: 6" Required Clearance: 6"

8. Clearance	16"	6"	☐ No ☒ Yes
9. Total Length	58"	< 120'	☐ No ☒ Yes
10. Elbows	Ø	< 180°	☐ No ☒ Yes
11. Fastening	3 per joint	3 per joint	☐ No ☒ Yes
12. Expansion joint if vertical	Yes.		☐ N/A ☐ No ☐ Yes ☐ UTI
13.			☐ N/A ☐ No ☐ Yes ☐ UTI
14.			☐ N/A ☐ No ☐ Yes ☐ UTI
15. Connection to breech pipe			☒ N/A ☐ No ☐ Yes ☐ UTI
16. Connection to FB chimney		✓	☐ N/A ☐ No ☒ Yes ☐ UTI

OTHER CONSIDERATIONS	CODE COMPLIANCE
17. Alcove approved ☐ No ☒ Yes	☒ N/A ☐ No ☐ Yes
18. Mobile home approved ☐ No ☒ Yes	☒ N/A ☐ No ☐ Yes
19. Outdoor air connection Required? ☒ No ☐ Yes	☐ No ☒ Yes ☐ UTI
18.	

FACTORY-BUILT CHIMNEY INSPECTION CHECKLISTChimney classification: ☒ ULC S629 (650C) ☐ ULC S604 (FB Type A) ☐ ULC S610 (FB Fireplace Chimney) ☐ UnknownListing agency: ☒ ULC ☒ CSA ☐ WH(ITS) ☐ UL ☐ OILManufacturer: ICC Excel ☐ UnknownInstallation manual available: ☒ No ☐ YesInstalled by: unknown Date: 12/97 ☐ Unknown Approx. age: 21 ±Total height: 14' ± Flue Size: 6" ☒ Inside installation ☐ Outside installation

INSPECTION RESULTS: Indicate inspection results for each component. Code Compliance includes proper use of listed components.
 N/A = Not Applicable • UTI = Unable to Inspect (An inspection can be expected to include some components marked UTI)

COMPONENT	CODE COMPLIANCE
1. Horizontal extension beyond inside wall surface	☒ N/A ☐ No ☐ Yes ☐ UTI
2. Wall radiation shield	☒ N/A ☐ No ☐ Yes ☐ UTI
3. Clean out Tee and Cap	☒ N/A ☐ No ☐ Yes ☐ UTI
4. Wall supports	☒ N/A ☐ No ☐ Yes ☐ UTI
5. Support spacing	☒ N/A ☐ No ☐ Yes ☐ UTI
6. Support above offset	☒ N/A ☐ No ☐ Yes ☐ UTI
7. Ceiling support	☐ N/A ☐ No ☒ Yes ☐ UTI
8. Firestops/radiation shields	☐ N/A ☐ No ☐ Yes ☒ UTI
9. Attic radiation shield	☐ N/A ☐ No ☐ Yes ☒ UTI
10. Enclosed through living space	☐ N/A ☐ No ☒ Yes ☐ UTI
11. Roof flashing	☐ N/A ☐ No ☒ Yes ☐ UTI
12. Roof Braces	☐ N/A ☐ No ☒ Yes ☐ UTI
13. Rain Cap	☐ No ☒ Yes ☐ UTI
14.	☐ No ☐ Yes ☐ UTI

OTHER CONSIDERATIONS**CODE COMPLIANCE**

- | | |
|---|--|
| 15. Height above roof surface (minimum 3' required) | ☐ No ☒ Yes |
| 16. Height above any roof surface or structure within 10' (2' required) | ☐ No ☒ Yes |
| 17. Chimney clearance to combustibles | ☐ No ☐ Yes ☒ UTI |
| 18. Areas of chimney enclosed or hidden ☐ No ☒ Yes | |
| 19. Attached appliance(s): Specify: | |

INSPECTION COMMENT PAGE

10:52:55 a.m. 07-06-2018

5 / 5

CHECKLIST TYPE: _____

Client Name: Jeff HamillLevel of Inspection: ☒ Level 1☐ Level 2☐ Level 3**COMMENTS and OBSERVATIONS** All non-compliance ratings should be considered for comment. Attach additional page(s) if needed.

At the time of the inspection
the model 1400 woodstove is compliant
with CSA B365

PLAN OF SUBDIVISION
PART OF LOT 25, CON. VIII, NOW BEING
AN ISLAND IN REDSTONE LAKE
LYING IN FRONT OF LOT 25 CON. VIII
TOWNSHIP OF GUILFORD
PROVISIONAL COUNTY OF HALIBURTON

SCALE 1"=100'
H.CURRY BISHOP O.L.S.
1972

Affidavit of Witness to Mortgagee's Consent

I, JANET MARY HEATH OF THE TOWNSHIP OF MINDEN
IN THE COUNTY OF HALIBURTON MAKE OATH
AND SAY

1. THAT I WAS PERSONALLY PRESENT AND DID SEE THE
MORTGAGEE'S CONSENT ON THIS PLAN SIGNED BY
J. EARL PALMER
CHARLES H. CAMPBELL
WILLIAM B. PRENTICE

2. THAT THE SAID CONSENT WAS SIGNED BY THE SAID PARTIES
AT TOWNSHIP OF ANSON

3. THAT I KNOW THE SAID PARTIES

4. THAT I AM A SUBSCRIBING WITNESS TO THE SIGNING
OF THE SAID CONSENT

SWORN BEFORE ME
AT THE TOWNSHIP

OF ANSON

THIS 15th

DAY OF AUGUST

1972

A COMMISSIONER, ETC.

Janet M. Heath
(signature)

H.C. Bishop
(signature)

Affidavit as to Age

WE J. EARL PALMER, CHARLES H. CAMPBELL,
AND WILLIAM B. PRENTICE MAKE OATH
AND SAY THAT AT THE TIME OF EXECUTION OF THIS PLAN THAT
EACH OF THE MORTGAGEES WAS OF THE FULL AGE OF
EIGHTEEN YEARS.

SWORN BEFORE ME

AT THE TOWNSHIP

OF ANSON

THIS 15th

DAY OF AUGUST

1972

A COMMISSIONER, ETC.

J. Earl Palmer
Charles H. Campbell
William B. Prentice
(signatures)

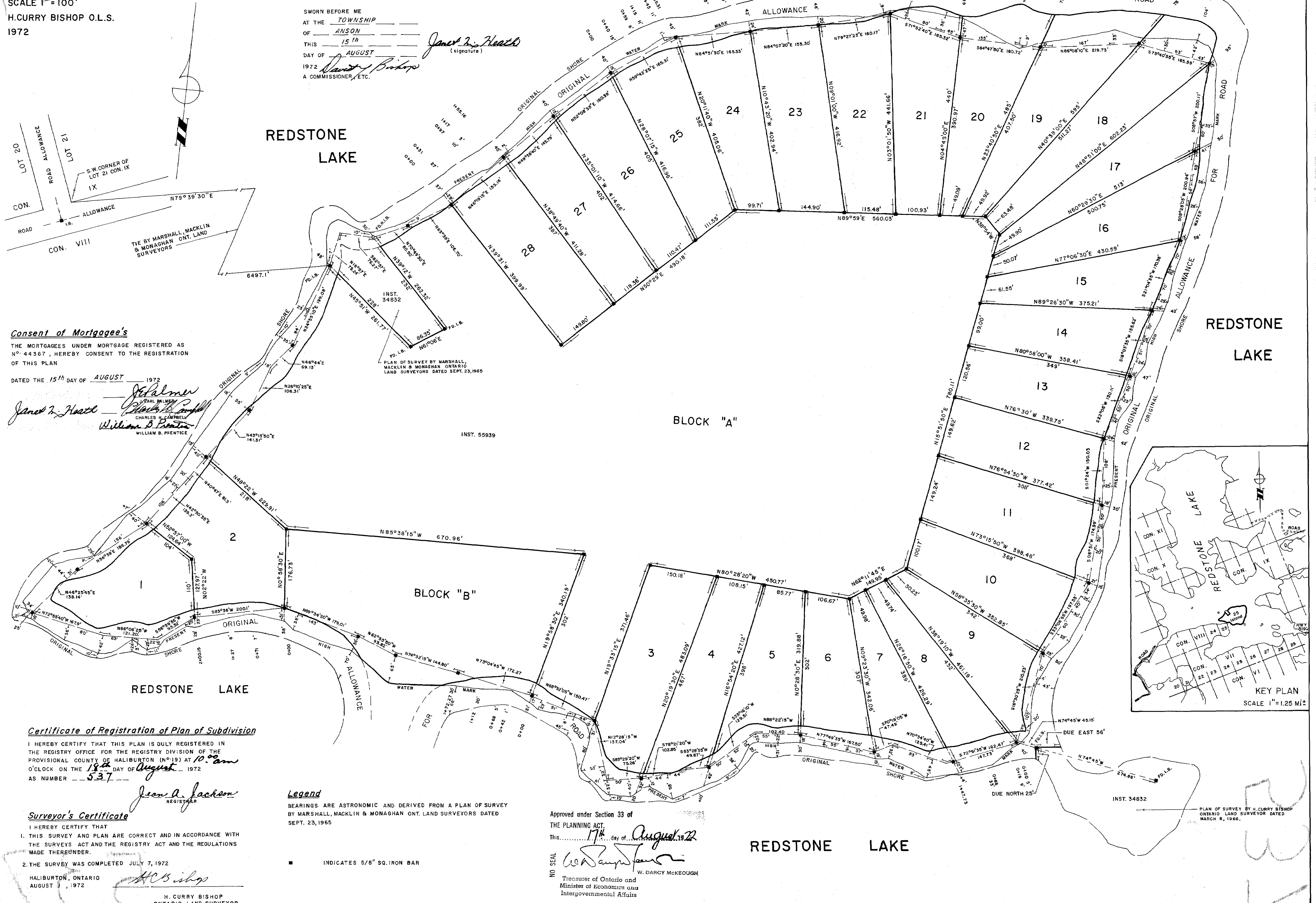
Owner's Certificate

THIS IS TO CERTIFY THAT
LOTS 1 TO 28 BOTH INCLUSIVE, BLOCKS "A" AND "B" HAVE BEEN
LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS
DATED THE 15th DAY OF AUGUST 1972.

Lloyd Hockley
(signature)

LLOYD HOCKLEY
PRESIDENT
FOREST ECHO LODGE LIMITED

COMPANY SEAL



Consent of Mortgagee's

THE MORTGAGEES UNDER MORTGAGE REGISTERED AS
N° 44367, HEREBY CONSENT TO THE REGISTRATION
OF THIS PLAN

DATED THE 15th DAY OF AUGUST 1972

Janet M. Heath
J. Earl Palmer
Charles H. Campbell
William B. Prentice
(signatures)

Certificate of Registration of Plan of Subdivision

I HEREBY CERTIFY THAT THIS PLAN IS DULY REGISTERED IN
THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF THE
PROVISIONAL COUNTY OF HALIBURTON (N° 19) AT 10:00 am
O'CLOCK ON THE 18th DAY OF August 1972
AS NUMBER 537

Jean A. Jackson
(signature)

Surveyor's Certificate

I HEREBY CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED JULY 7, 1972

HALIBURTON, ONTARIO
AUGUST 1972

H.C. Bishop
(signature)

H. CURRY BISHOP
ONTARIO LAND SURVEYOR

Legend

BEARINGS ARE ASTRONOMIC AND DERIVED FROM A PLAN OF SURVEY
BY MARSHALL, MACKLIN & MONAGHAN ONT. LAND SURVEYORS DATED
SEPT. 23, 1965

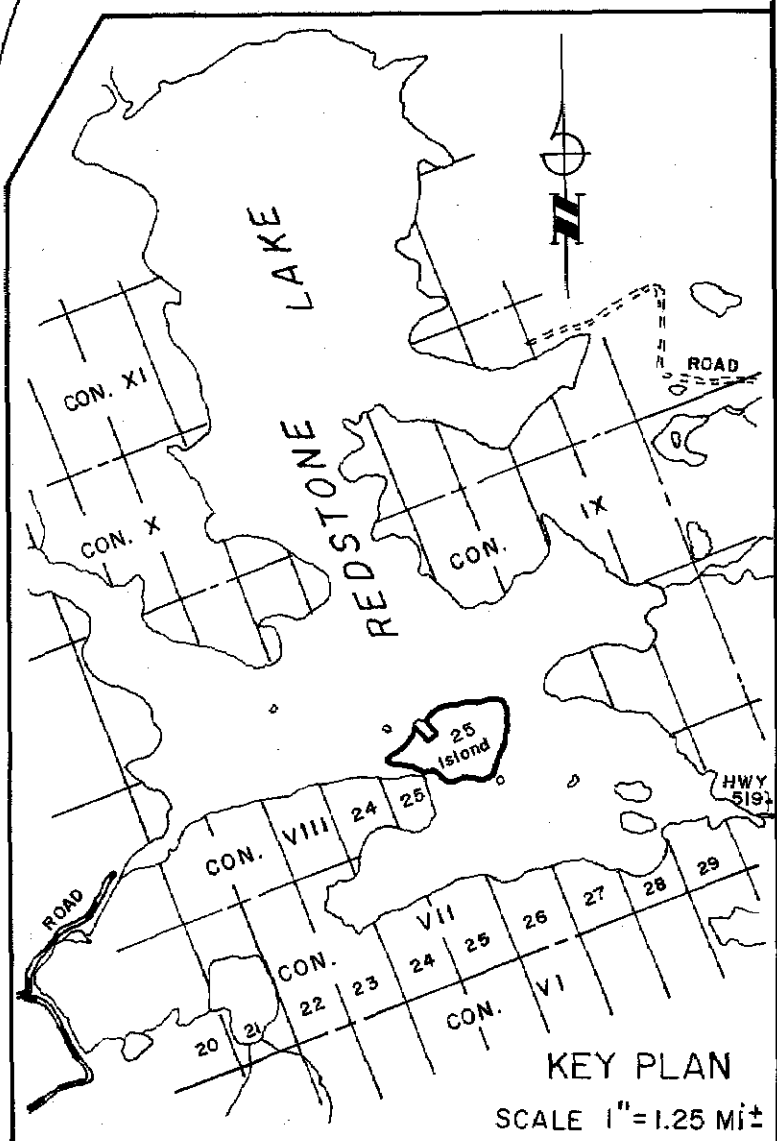
INDICATES 5/8" SQ. IRON BAR

Approved under Section 33 of
THE PLANNING ACT.

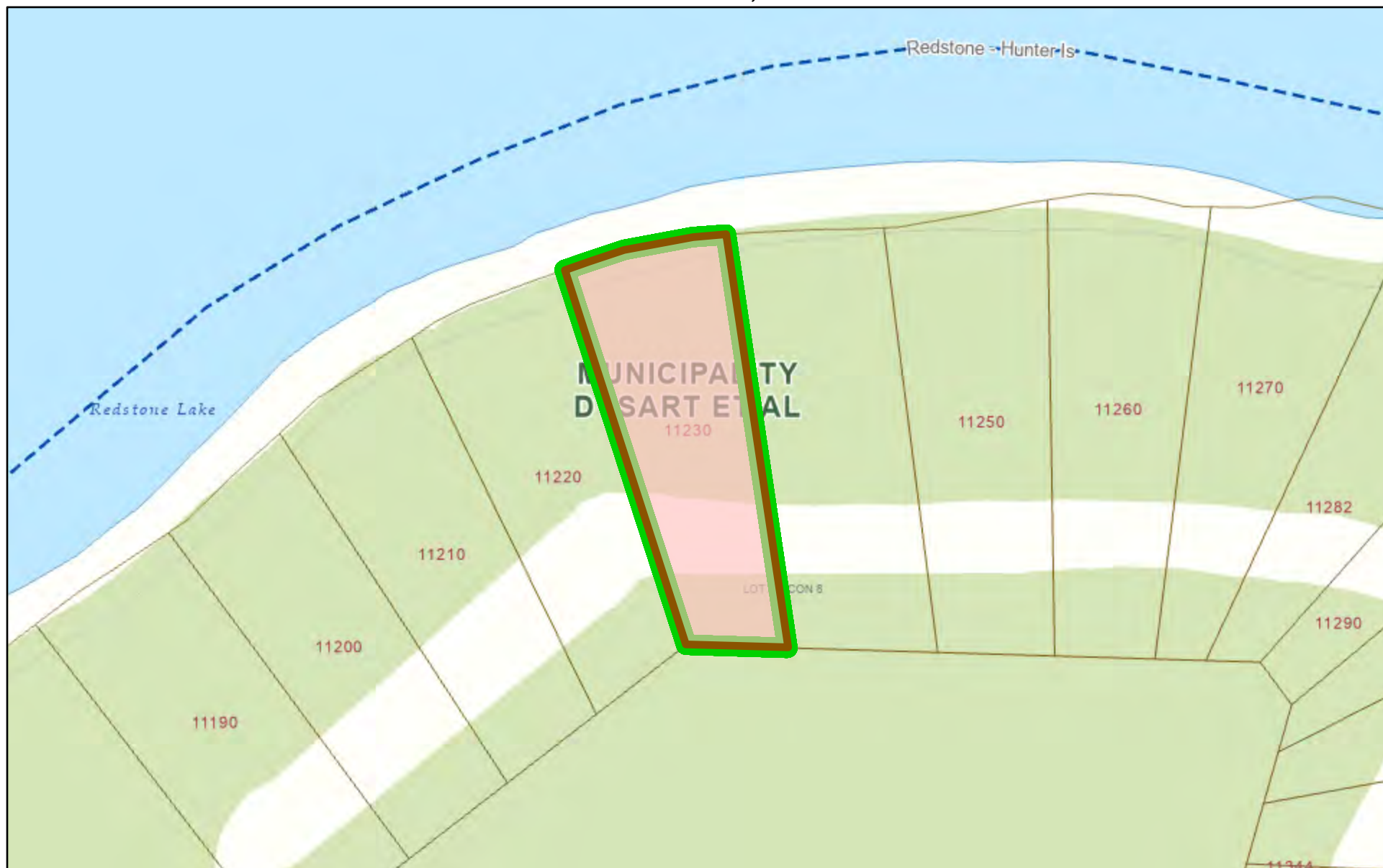
This 17th day of August 1972

W. Darcy McKeough
(signature)

W. DARCY MCKEOUGH
Treasurer of Ontario and
Minister of Economic and
Intergovernmental Affairs



11230 Redstone Island, Redstone Lake



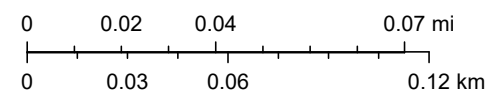
July 17, 2026

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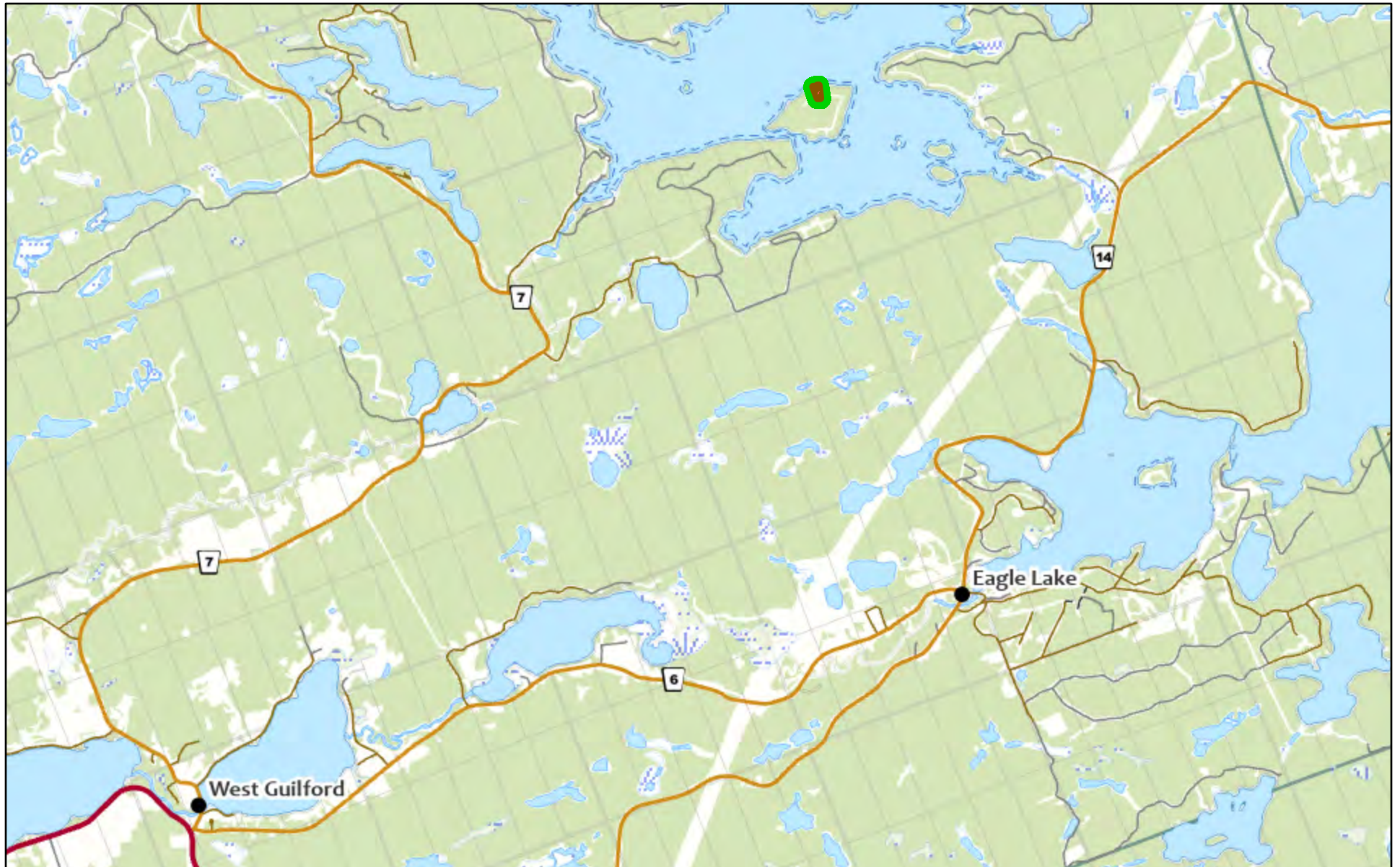
Published by the County of Haliburton, 2025.



Scale: 1:2,257



11230 Redstone Island, Redstone Lake

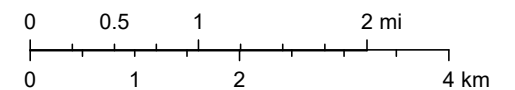


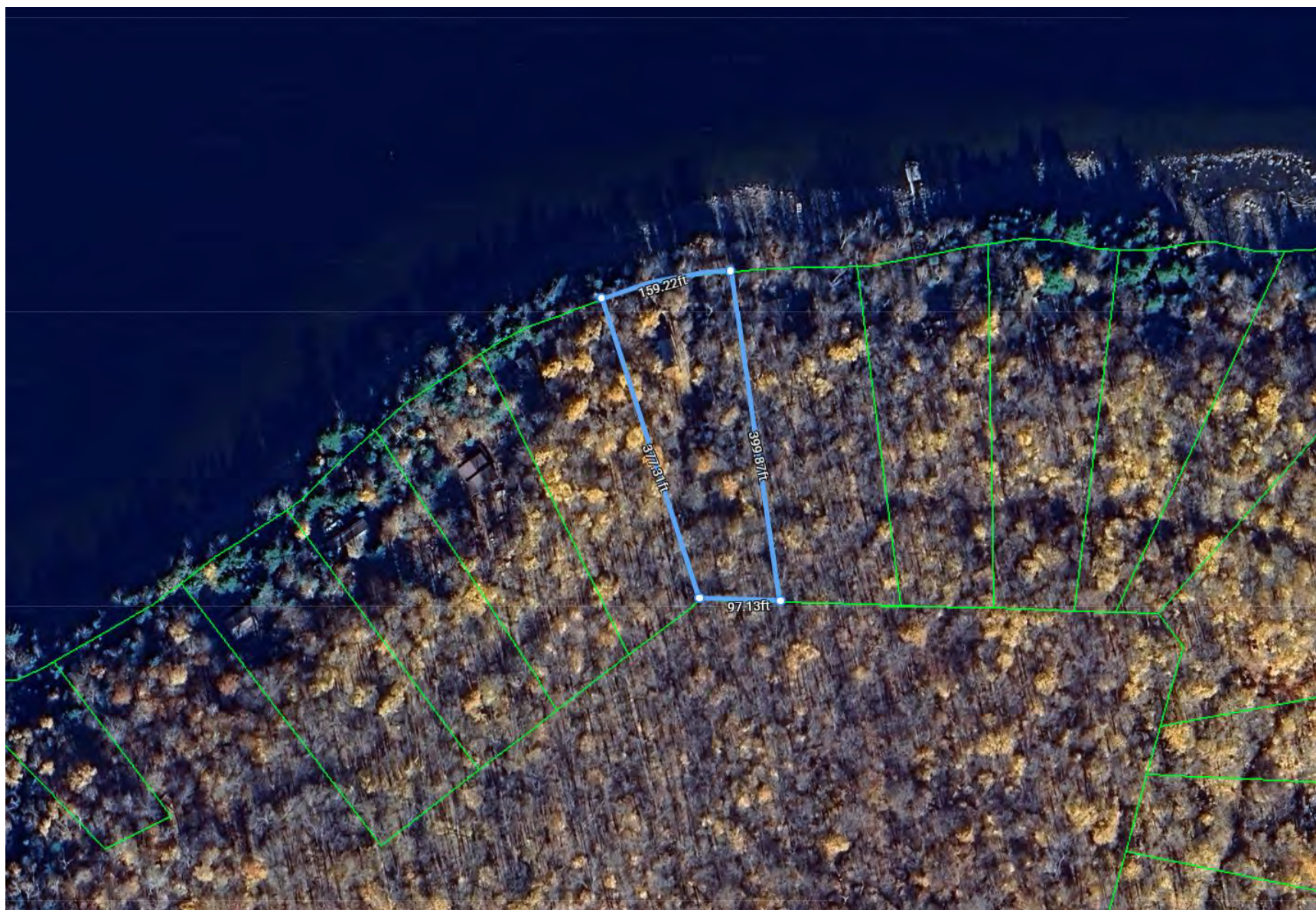
July 17, 2026

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Scale: 1:72,224





Redstone Lake

Haliburton County

Guilford Township

Physical Data

Surface Area - 2,948 acre

Perimeter - 25.6 miles

Maximum Depth - 270 ft

Mean Depth - 71.9 ft

Lake Characteristics

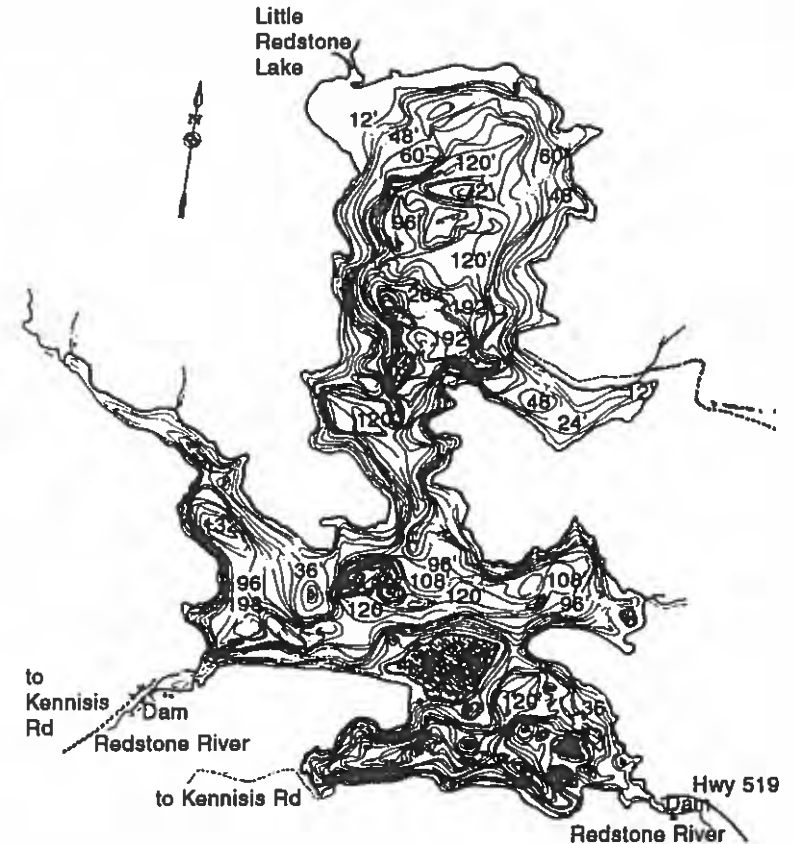
A typical Canadian Shield lake - deep, infertile and rocky. Redstone is part of the Trent Canal System and experiences considerable water fluctuations. Two concrete dams at the southern end of the lake control the water levels.

Slightly acidic. Transparency reading of 26.5 ft

Fish Species Present

Lake trout, lake herring, lake whitefish, round whitefish, white suckers, longnose suckers, yellow perch, burbot.

The popular fishing areas are the most southerly basin and the extreme northern shallower basin. A favourite fishing technique is fishing from rocky points with minnows just after the ice leaves in the spring. According to resident Mike McClean, trolling to 40 ' depth yeilds 2 lb average lake trout.



(Refer to Guilford Township map - page 215)