

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$369,000

Welcome to 114 Paudash Lake Road
Faraday






Troy Austen

Sales Representative



CONTACT DETAILS:

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



Welcome to easy living just minutes from Bancroft, with beautiful views over Paudash Lake and sun from morning through sunset. This bright and airy 2-bedroom, 1-bath home offers a functional open-concept layout designed for comfort and simplicity-ideal for first-time buyers looking to step into homeownership or retirees ready to downsize without compromise.

The home is fully furnished and move-in ready, making your transition seamless from day one. Set on a flat, usable lot with established gardens and multiple decks, you'll enjoy outdoor living with all-day sun and peaceful lake views. Public lake access is close by, giving you the benefits of waterfront living without the waterfront taxes. Thoughtfully updated for peace of mind, this home features a new roof (2025), new siding (2024), new windows (2025), updated wiring, plumbing, and insulation, plus a new drilled well (2022). A Kinetico purification system and water softener are already in place, supporting comfortable year-round living.

Located just 10 minutes to Bancroft for groceries, restaurants, shopping, schools, and healthcare, and within 20 minutes of Wilberforce and 40 minutes to Haliburton, you'll enjoy both convenience and a relaxed lifestyle. Surrounded by lakes, trails, and endless recreational opportunities, this is a wonderful opportunity to embrace four-season living in a welcoming community.

Property Client Full

114 Paudash Lake Road, Faraday, Ontario K0L 1C0

Listing

114 Paudash Lake Rd Faraday

Active / Residential Freehold / Detached

MLS®#: **X12850526**

List Price: **\$369,000**

Price Decrease



Hastings/Faraday/Faraday

Tax Amt/Yr: **\$1,402.10/2025** Transaction: **Sale**
 SPIS: **Yes** DOM: **32**
 Legal Desc: **Lt 6 RCP 2279; QR329283; Faraday; County of Hastings**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **83.82** Fronting On: **E**
 Lot Depth: **217.97**

Lot Size Code: **Feet**
 Zoning: **301**
 Dir/Cross St: **ON-118E to Paudash Lake road, Keep to left and follow to signs at #114**

PIN #: **400570079**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **125800001542400** Contact After Exp: **Yes**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/None, Partial Basement**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood Stove**
 Interior Feat: **Carpet Free**
 Parking Feat: **Private**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Laundry Lev: **Main**
 Property Feat: **Beach, Campground, Golf, Lake Access, Rec Centre, School**

Exterior: **Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/1.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 UFFI: **No**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat: **Carbon Monoxide Detectors, Smoke Detector**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone**
 Well: **Drilled Well**
 Water:
 Water Supply Type:
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic Unknown**
 Special Desig:
 Farm Features:
 Winterized: **Fully**

Exterior Feat: **Deck, Landscaped, Privacy, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Block**
 Topography: **Dry, Flat**
 Soil Type:

Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 View: **Bay**

Waterfront:
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape: **Rectangular**

Island YN:
 HST App To SP: **Included In**
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Move-in in May! Welcome to easy living just minutes from Bancroft, with beautiful views over Paudash Lake and sun from morning through sunset. This bright and airy 2-bedroom, 1-bath home offers a functional open-concept layout designed for comfort and simplicity-ideal for first-time buyers looking to step into homeownership or retirees ready to downsize without compromise. The home is fully furnished and move-in ready, making your transition seamless from day one. Set on a flat, usable lot with established gardens and multiple decks, you'll enjoy outdoor living with all-day sun and peaceful lake views. Public lake access is close by, giving you the benefits of waterfront living without the waterfront taxes. Thoughtfully updated for peace of mind, this home features a new roof (2025), new siding (2024), new windows (2025), updated wiring, plumbing, and insulation, plus a new drilled well (2022). A Kinetic purification system and water softener are already in place, supporting comfortable year-round living. Located just 10 minutes to Bancroft for groceries, restaurants, shopping, schools, and healthcare, and within 20 minutes of Wilberforce and 40 minutes to Haliburton, you'll enjoy both convenience and a relaxed lifestyle. Surrounded by lakes, trails, and endless recreational opportunities, this is a wonderful opportunity to embrace four-season living in a welcoming community.**

Inclusions: **Furnishings as viewed**

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

Rooms

MLS®#: X12850526

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	1.04 M X 1.89 M	3.41 Ft x 6.20 Ft		
Kitchen	Main	2.98 M X 2.59 M	9.77 Ft x 8.49 Ft		
Dining Room	Main	7.01 M X 3.05 M	22.99 Ft x 10.00 Ft		Combined w/Living
Family Room	Main	2.35 M X 4.57 M	7.70 Ft x 14.99 Ft		
Primary Bedroom	Main	3.54 M X 3.35 M	11.61 Ft x 10.99 Ft		
Bedroom	Main	3.96 M X 2.83 M	12.99 Ft x 9.28 Ft		
Laundry	Main	1.95 M X 1.92 M	6.39 Ft x 6.29 Ft		
Other	Main	2.1 M X 2.47 M	6.88 Ft x 8.10 Ft		
Bathroom	Main			4	

Photos

MLS®#: X12850526

[114 Paudash Lake Road, Faraday, Ontario K0L 1C0](#)





Chattels

Included

- Furnishings as viewed

Excluded

- Personal Belongings
- Some wall art



Seller



Buyer

Additional Information

- Hydro Cost Per Year: \$960/yr approx
- Propane Supplier: Superior
- Propane Costs Per Year: \$1200
- Wood Supplier: Young Logging
- Wood Costs Per Year: \$770
- Internet Provider: Virgin/Bell
 - Highspeed available? Yes
- Septic Last Pumped: 2024
 - By: Neuman Septic
- Water Treatment System: Yes
- Winterized: Yes
- Age of Roof: 2025
- Insurance Company: Personal Insurance
- Road Type: Municipal Year Round - School Bus Route
- Driveway Plowing Cost: \$500/yr (Gary Linton)



Application Form And Certificate Of Approval For A Class 2 - 6 Sewage System

14400

This form complies with the provisions of the Environmental Protection Act, Part 100. It is used to facilitate the issuance of a Certificate of Approval as presented in Section 77 of the Act. Questions should be directed to the Ministry's District Office in your area.

11/1/95
1/2/95
22/09/95

Information contained on this form is collected under the authority of the Environmental Protection Act, Part 100. It is used to facilitate the issuance of a Certificate of Approval as presented in Section 77 of the Act. Questions should be directed to the Ministry's District Office in your area.

1. Name and mailing address (number, street, city, town, etc.) of owner
1501 2 Lakewood
Rd 3 Bancroft
ONT K0L 1C0
 Tel. no. 416 332-1429
 Alternate Tel. no. 1

2. Name and address (number, street, city, town, etc.) of installer
Buds Creek Plumbing
Rt 548
BANCRIFT K0L 1C0
 Tel. no. 613 332 0433

3. Propose to install a Class 4FA sewage system to serve single family facility. (e.g. single family dwelling, motel, etc.)

4. Property location
 Region/County/Township: 1157865 Ward, Township, Town: FARADAY Lot No.: P429 Condo No.: 10 Sub Lot No.: Plan No.: Size of lot (sq ft): 1 Acre

5. State number of:

Bedrooms/units	2
People	2
Flush toilets	1
Urinals	-
Washbasins	2
Showers & bathtubs	1

 Total fixture units: 12.9 Assessment Roll No.: 01542400

6. Water supply
 Proposed or Existing
 Dug or bored well Drilled well Municipal
22' sub point

7. Attach completed sketch on Page 2. List other attachments.

8. Relationship to severance (if applicable)
 Lot approval pending
 Lot approved, under Severance Application No.

9. Directions to lot (Highway No., secondary roads, signs to follow, etc.)
28 S to Parkhill Lk Rd Right Almost end of road - Move APPROX 100m on PARKHILL

10. I certify that the above information is complete and correct and that, if approved, the work will conform with Provincial requirements for sewage systems and local Municipal By-laws.

Name and address of agent (if agent is completing this form) - number, street, city, town, etc.
Scott Laundry - B.C. Develping
Rt 548
BANCRIFT
 Tel. no. (615) 332 0453

Signature of owner or agent (if agent is completing this form)
[Signature]
 Date 01/3/95

11. Inspector's Report

Inspection time and date: 1:05 A.M. P.M. Oct 5 '95

Washer: overcast Representing owner: Leaching bed design criteria:

Depth to rock	<u>>1.5 m</u>	Design H.W.T.	<u>>1.5 m</u>
---------------	------------------	---------------	------------------

Length of distribution pipe: 24 metres Working capacity of septic holding tank: 3700 litres

Sub-surface conditions encountered:

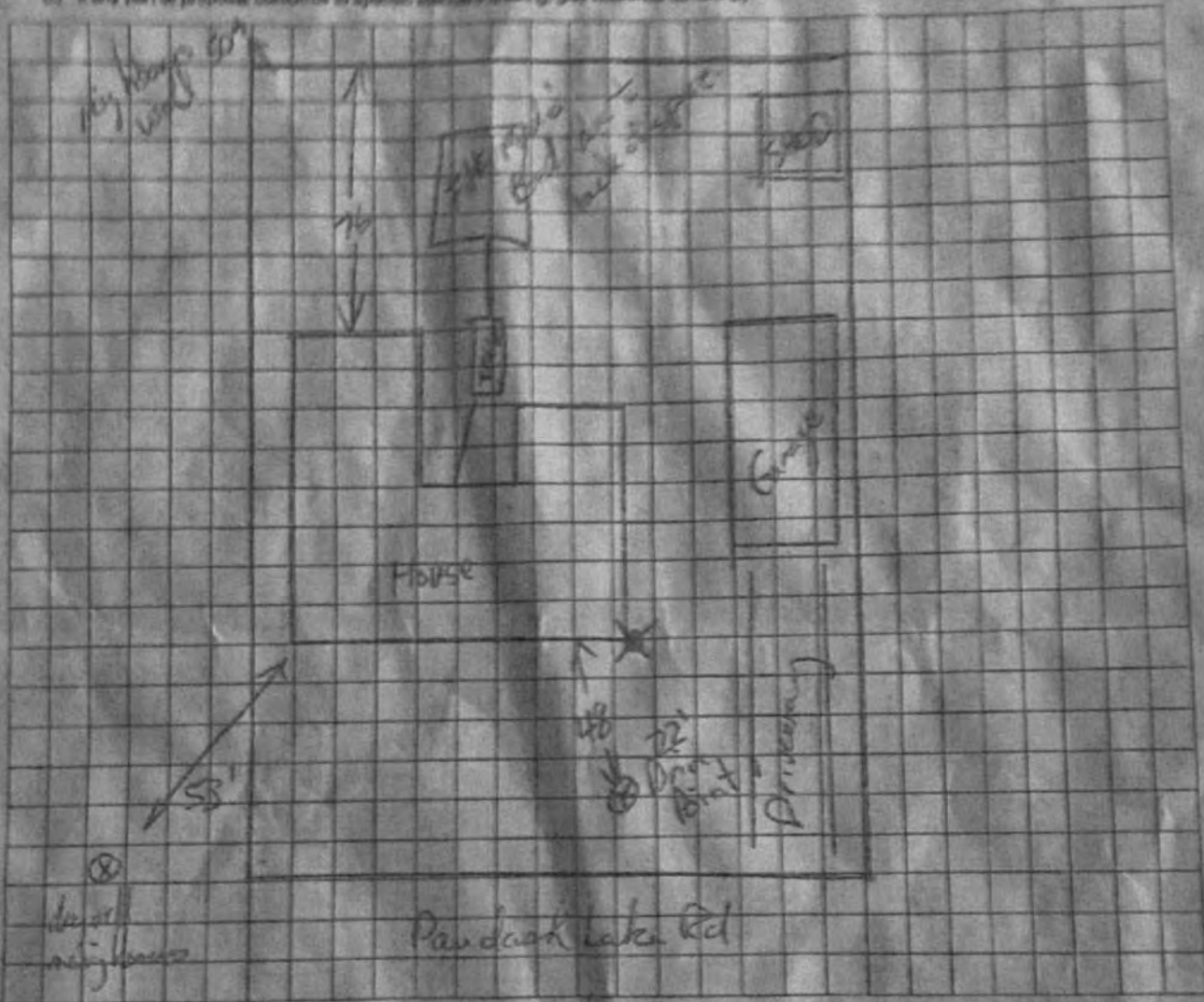
Rock & G.W.T.	Depth (m)	Soil type
<u>W/A</u>	0	<u>5' MEDIUM SIFTY SAND</u>
	0.25	
	0.50	
	0.75	
	1.00	
	1.25	
	1.50	

Conditions of approval and reasons (e.g. fill, grading, drainage improvements, design sewage flows)
 or Reasons where proposal not acceptable (add additional pages, if required)

DUE TO THE LACK OF SPACE A FILTER MEDIA BED MAY BE CONSTRUCTED AS IS DETAILLED IN "TYPICAL DRAWING C" ENCLOSED. SURVEY COMPLETED "FILTER MEDIA TANK" SHEET ENCLOSED. PROVIDE WATER WELL RECORDS FOR ALL WELLS WITHIN 100' OF THE TIE BED.



11. SEPT. TREATMENT AND SEWAGE SYSTEM PLAN. Refer to local authority code, code and zoning.
- (a) Location of sewage system components (e.g. tanks, treatment tank, lift-station and pump) (Indicate distance from system to adjacent existing or proposed buildings, water courses (including any rivers), existing on-site sewage systems, driveway, property lines, trees, utility, water courses, existing roads).
- (b) List dimensions, topographic features (e.g. drainage, steep slopes) near system.
- (c) If any part of proposal conforms to specific standard drawing, give reference number(s).



A Certificate of Approval for this application is refused for the reasons given in Section 11 Page 1

Inspected and Recommended by	Refused	Date
		Director

CERTIFICATE OF APPROVAL

Application approved and this Certificate of Approval under Section 77 of the Environmental Protection Act is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.

Inspected and Recommended by	Issued	Date
<i>David Mouton</i>	<i>Leck Bell</i>	<i>Oct 12 95</i>
	Director	

Under Section 139 of the Environmental Protection Act, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 112 St. Clair Avenue West, Suite 502, Toronto, Ontario, M4V 1N3 within 15 days of receipt of the decision.

Measurements recorded in: Metric Imperial

Tag#: A358403

Page ___ of ___

Address of Well Location (Street Number/Name) **114 PARADASH LK RD** Township **FARADAY** Lot _____ Concession _____
 County/District/Municipality **HASTINGS** City/Town/Village **BANCROFT** Province **Ontario** Postal Code **K0L1K0**
 UTM Coordinates Zone **18Q** Easting **265348** Northing **4985882** Municipal Plan and Sublot Number _____ Other _____

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
BROWN	SAND	SILTS	SOFT, FINE	0	17
GREY	SILTY SAND		FINE	17	121
GREY	CLAY	STONES	HARD PAN	121	141
GREY	GRANITE		BEDROCK	141	158

Annular Space

Depth Set at (m/ft)	Type of Sealant Used	Volume Placed
From To	(Material and Type)	(m³/ft³)
0 144	BENTONITE SLURRY	40 ft³

Method of Construction

Cable Tool Diamond Public Commercial Not used
 Rotary (Conventional) Jetting Domestic Municipal Dewatering
 Rotary (Reverse) Driving Livestock Test Hole Monitoring
 Boring Digging Irrigation Cooling & Air Conditioning
 Air percussion Industrial Other, specify _____

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 3/4	STEEL	.188	12	144
6"	OPEN HOLE		144	158

Status of Well

Water Supply Replacement Well Test Hole Recharge Well Dewatering Well Observation and/or Monitoring Hole Alteration (Construction) Abandoned, Insufficient Supply Abandoned, Poor Water Quality Abandoned, other, specify _____ Other, specify _____

Depth Log Record - Sealing

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)	
			From	To

Water Found

Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untasted	Depth (m/ft)	Diameter (cm/in)
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	From To	
157		0 144	9"
		144 158	6"

Business Name of Well Contractor **JOE LEGGE + SONS** Well Contractor's Licence No. **7052**
 Business Address (Street Number/Name) **RR #3** Municipality **BANCROFT**
 Province **ONT** Postal Code **K0L1K0** Business E-mail Address _____

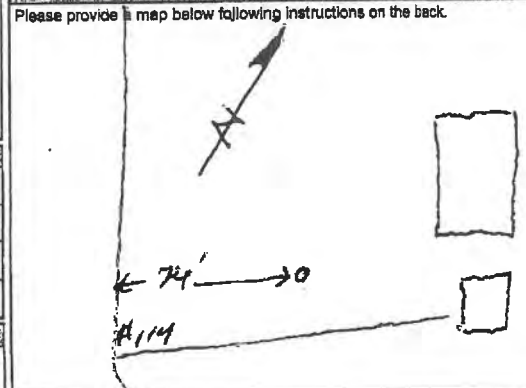
Bus. Telephone No. (inc. area code) **6133349254** Name of Well Technician (Last Name, First Name) **LEGG JOE**
 Well Technician's Licence No. **1879** Signature of Technician and/or Contractor *Joe Legge* Date Submitted **Y Y Y Y M M D D**

Results of Well Yield Testing

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

If pumping discontinued, give reason: _____

Time (min)	Draw Down		Recovery	
	Water Level (m/ft)	Time (min)	Water Level (m/ft)	Time (min)
Static Level	12.1		13.6	
1	12.7	1	12.5	
Pump intake set at (m/ft) 40	2	12.9	2	12.2
Pumping rate (l/min / GPM) 12	3	13.0	3	12.1
Duration of pumping 1 hrs + 0 min	4	13.0	4	
Final water level end of pumping (m/ft) 13.6	5	13.1	5	
If flowing give rate (l/min/GPM) _____	10	13.3	10	
Recommended pump depth (m/ft) 30	15	13.4	15	
Recommended pump rate (l/min/GPM) 10	20	13.4	20	
Well production (l/min/GPM) 12 +	25	13.5	25	
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	30	13.6	30	
	40	"	40	
	50	"	50	
	60	13.6	60	12.1



Comments: _____

Well owner's Information package delivered Yes No

Date Package Delivered **Y Y Y Y M M D D**
 Date Work Completed **20220826**
 Y Y Y Y M M D D



Your Hydro One bill is now available

Account number: 200285801070

Your bill this month: **\$87.08**

Due: **March 3, 2026**

- [View my current bill](#)
- [Pay my bill](#)
- [View my past bills](#)
- [Sign up for AutoPay](#)

[Take our survey](#)

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Have questions?
We're here to help.

[Contact us](#)



Your Superior Propane Invoice is Ready



Your Superior Propane invoice is attached for payment.

To view your invoice, download the PDF copy attached to this email

Account Number 4043387
Invoice Number 56480980
Amount Due \$672.39

Manage invoices and make payments on mySUPERIOR™

[View on mySUPERIOR™](#)

For more information contact us at CustSer@SuperiorPropane.com or call us at 1-87SUPERIOR

Sincerely,
Superior Propane Customer Care

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FOR GENERAL INQUIRIES CALL:

1-877-767-7676

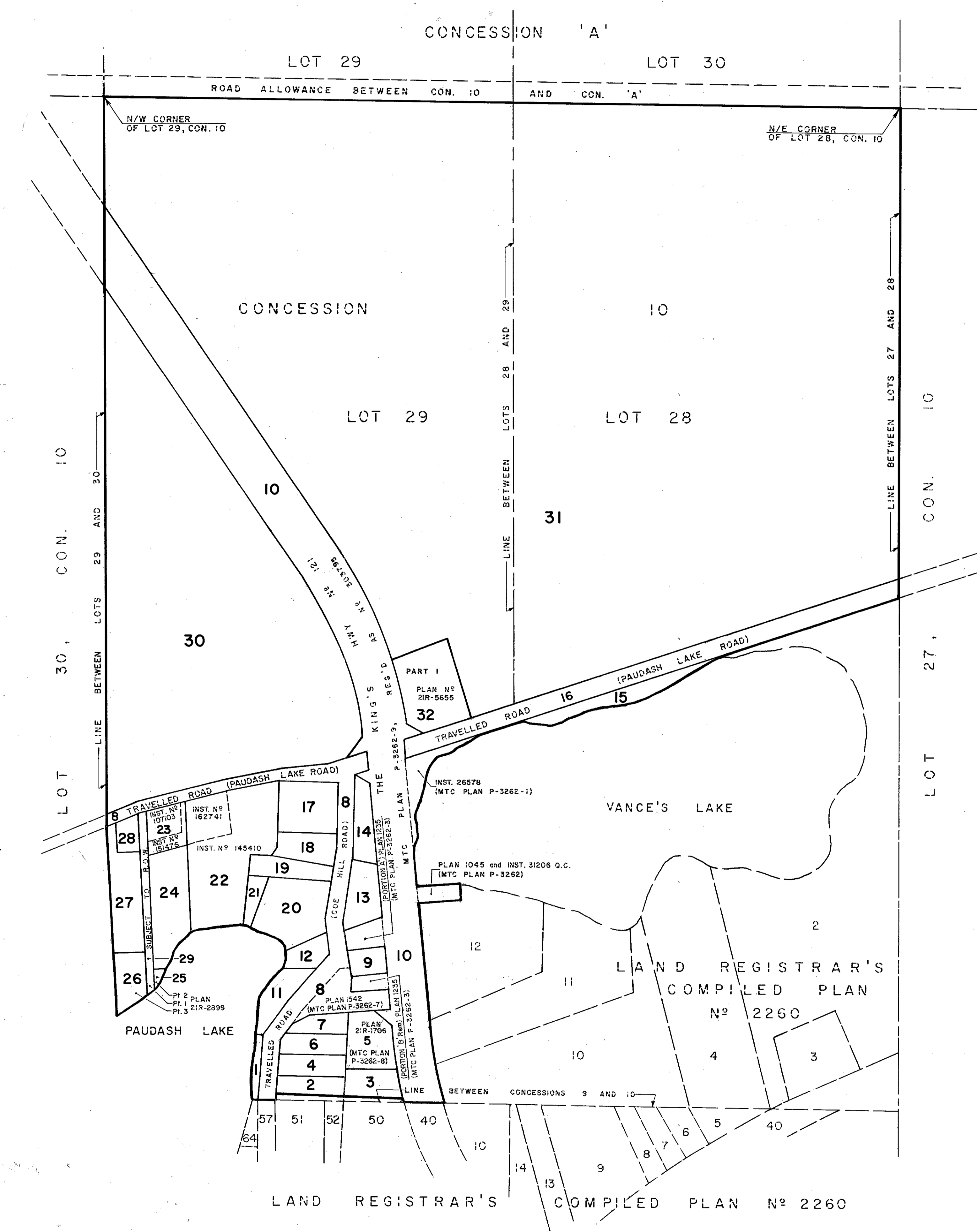
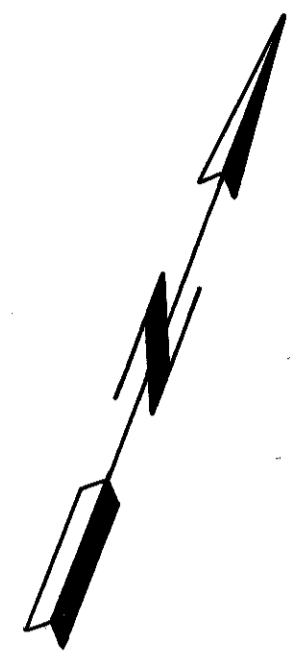


PLAN N^o 2279

REGISTERED IN LAND REGISTRY OFFICE
FOR THE REGISTRY DIVISION OF
HASTINGS (N^o 21)
AT 3:30 O'CLOCK P.M. ON THE
13th DAY OF JANUARY, 1983

J. Robertson
DEPUTY LAND REGISTRAR

APPROVED FOR REGISTRATION
January 11, 1983
[Signature]
ASSISTANT EXAMINER OF SURVEYS



**LAND REGISTRAR'S
COMPILED PLAN**

BEING A GRAPHIC INDEX OF
PART OF LOTS 28 AND 29,
CONCESSION 10
TOWNSHIP OF FARADAY
COUNTY OF HASTINGS
SCALE 1 INCH TO 200 FEET

CAUTION - THIS PLAN IS PREPARED IN ACCORDANCE WITH
SEC 77 (2) OF THE REGISTRY ACT, R.S.O. 1980, CHAP 445
FOR THE PURPOSE OF ILLUSTRATING GRAPHICALLY THE
RELATIVE POSITION OF THE INSTRUMENTS SHOWN IN THE
SCHEDULE. FOR OWNERSHIP AND BOUNDARY INFORMATION
SEE PREVIOUSLY REGISTERED INSTRUMENTS.

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE
MEANING OF SEC. 29, 35, OR 36 OF THE PLANNING ACT.
SEVERANCE APPROVAL FROM THE APPROPRIATE PLANNING
AUTHORITY MAY BE REQUIRED FOR CONVEYANCE OF ANY
OF THE LOTS SHOWN.

SCHEDULE					
LOT	INSTRUMENT	LOT	INSTRUMENT	LOT	INSTRUMENT
1	287079 Pt. Rem.	11	227356	22	145410
2	222682	12	34248 Q.C.		162741
3	139171		3381	23	107103
4	281865	13	281885		151476
5	228313	14	137944 (Pt.) PCL.3	24	138439
6	264985	15	309848 4thly.	25	306320 Pt.
7	269582	16	TRAVELLED ROAD	26	306320 Pt.
8	PLAN 1542	17	77177	27	3394 Q.C. Rem.
	TRAVELLED ROAD	18	231354	28	273286
9	306080	19	307682	29	15369 Rem.
10	PLAN 1045	20	137944 (Pt.) PCL.2	30	309848 3rdly.
	PLAN 1235 PORTIONS 'A' & 'B' Rem.	21	2766 Rem.	31	309848 2ndly.
	26578			32	296337
	31206 Q.C.				
	303795				

NOTE:
Pt. denotes Part of
Rem. denotes Remainder
Q.C. denotes Quit Claim

2279

114 Paudash Lake Road, Paudash

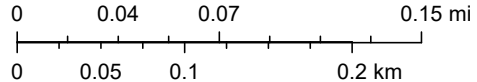


December 31, 2025

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December 31, 2025

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