

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$539,000

Welcome to 1145 Wenona Lake Road

Deeded Access to Wenona Lake, Haliburton



Morgan Roberts

Sales Representative

Braden Roberts

Broker



CONTACT DETAILS:



troyausten.ca



705-457-9994



705-457-8593



705-455-2345



morgan@troyausten.ca



braden@troyausten.ca



A home or cottage with the best of both worlds. Located just 15 minutes from Haliburton, this property offers year-round comfort with all the cottage-country charm. Set on a quiet, municipal road — perfect for walking and cycling — you're close to town yet surrounded by nature.

With over 1,700 sq. ft. of living space, this home features 2 bedrooms plus a loft, 2 bathrooms, and a bright open-concept main floor with soaring cathedral ceilings. The main level includes a bedroom, bathroom, laundry room, kitchen, dining and living areas, plus walkout to a screened-in room on the deck overlooking the large fenced yard — ideal for entertaining, kids, and pets.

Upstairs, the loft provides flexible space for extra sleeping or lounging. The newly finished basement offers fresh pine ceilings, a second bathroom, bedroom, family room, and a walkout with direct access to the outdoors. Built in 2016 with modern forced-air propane heating, the home also comes with a woodstove (currently disconnected, but included and ready to reinstall), plus a wired Generlink attachment installed for seamless generator connection.

Enjoy a level lot with plenty of space to play, plus a short walk takes you to shared deeded access to Wenona Lake — a private 101-foot lot with sandy, clean swimming. Beyond Wenona, you'll find countless ways to get on the water with over 600 lakes in Haliburton County, including nearby Miskwabi Lake, Loon Lake, and Dark Lake beach. Whether you envision it as a quiet cottage retreat, a year-round residence, or a smart investment property, this one is ready to welcome you.

Property Client Full

1145 Wenona Lake Road, Dysart, Ontario K0M 1S0

Listing

[1145 Wenona Lake Rd Dysart](#)

Active / Residential Freehold / Detached

MLS®#: **X12397226**

List Price: **\$539,000**

New Listing

Haliburton/Dysart et al/Dysart



Tax Amt/Yr: **\$1,563.29/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LT 23 PL 482 S/T & T/W H81957; DYSART ET AL**

Style: **Bungalow** Rooms Rooms+: **7+4**
Fractional Ownership: **BR BR+: 2(1+1)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **700-1100**
Storeys: **SF Source: LBO Provided**
Lot Irreg: **Lot Acres:**
Lot Front: **100.00** Fronting On:
Lot Depth: **150.00**
Lot Size Code: **Feet**
Zoning: **WR4**
Dir/Cross St: **ON-118 E to Trappers Trail to Wenona Lake Road to Sign at #1145**

PIN #: **391630180**

Holdover: **60**

Possession: **Flexible**

ARN #: **462402000017900**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **Yes/Finished W/O, Full**
Fireplace/Stv: **No**
Interior Feat: **Water Heater Owned**
Heat: **Forced Air, Propane**
A/C: **/None**
Central Vac: **No**
Laundry Lev: **Main**
Property Feat:
Exterior Feat: **Deck, Hot Tub, Year Round**

Exterior: **Vinyl Siding**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **4.00**
Pool: **None**
Room Size:
Rural Services: **Cell Services, Electrical, Internet High Speed, Telephone**

Water: **Well**
Water Supply Type: **Drilled Well**
Water Meter:
Waterfront Feat: **Stairs to Waterfront, Waterfront - Deeded Access**
Waterfront Struc: **Not Applicable**
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized:

Roof: **Asphalt Shingle**
Foundation: **Concrete Block**
Topography: **Flat**
Soil Type:

Alternate Power: **Other**

Water Name: **Little Dudmon Lake**

Waterfront Y/N: **Yes**

Water Struc: **Not Applicable**

Water Features: **Stairs to Waterfront, Waterfront - Deeded Access**

Under Contract:

Access To Property: **Yr Rnd Municipal Rd**

Shoreline: **Clean, Sandy, Shallow**

Shoreline Road Allowance: **Not Owned**

Docking Type: **Public**

Waterfront: **Indirect**

Easements/Restr: **Unknown**

Dev Charges Paid:

Shoreline Exposure:

Water View: **Obstructive**

Waterfront Frontage (M): **30.78**

HST App To SP: **Included In**

Channel Name:

Remarks/Directions

Client Rmks: **A home or cottage with the best of both worlds. Located just 15 minutes from Haliburton, this property offers year-round comfort with all the cottage-country charm. Set on a quiet, municipal road - perfect for walking and cycling - you're close to town yet surrounded by nature. With over 1,700 sq. ft. of living space, this home features 2 bedrooms plus a loft, 2 bathrooms, and a bright open-concept main floor with soaring cathedral ceilings. The main level includes a bedroom, bathroom, laundry room, kitchen, dining and living areas, plus walkout to a screened-in room on the deck overlooking the large fenced yard - ideal for entertaining, kids, and pets. Upstairs, the loft provides flexible space for extra sleeping or lounging. The newly finished basement offers fresh pine ceilings, a second bathroom, bedroom, family room, and a walkout with direct access to the outdoors. Built in 2016 with modern forced-air propane heating, the home also comes with a woodstove (currently disconnected, but included and ready to reconnect), plus a wired Generlink attachment installed for seamless generator connection. Enjoy a level lot with plenty of space to play, plus a short walk takes you to shared deeded access to Wenona Lake - a private 101-foot lot with sandy, clean swimming. Beyond Wenona, you'll find countless ways to get on the water with over 600 lakes in Haliburton County, including nearby Miskwabi Lake, Loon Lake, and Dark Lake beach. Whether you envision it as a quiet cottage retreat, a year-round residence, or a smart investment property, this one is ready to welcome you.**

Inclusions: **Hot tub (as is), Gazebo/add-a-room, Appliances, Light Fixtures, Wood Stove (as is)**

Rooms

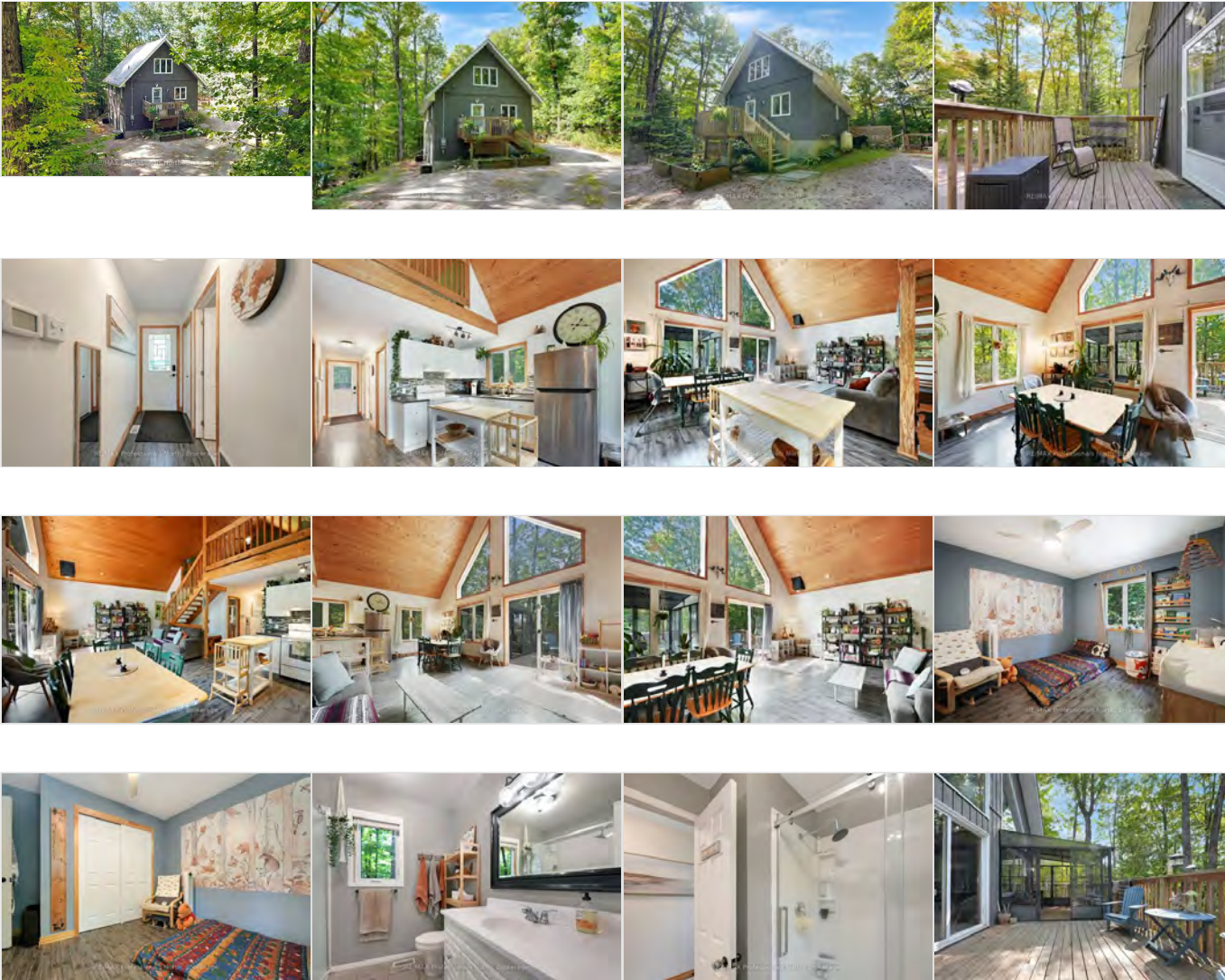
MLS® #: X12397226

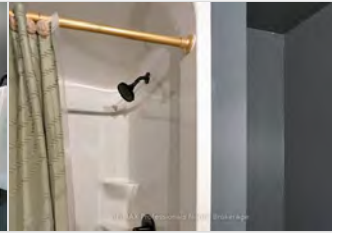
<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	3.92 M X 1.16 M	12.86 Ft x 3.80 Ft		
Bedroom	Main	3.81 M X 3.43 M	12.49 Ft x 11.25 Ft		
Kitchen	Main	3.07 M X 3.58 M	10.07 Ft x 11.74 Ft		
Dining Room	Main	2.44 M X 3.51 M	8.00 Ft x 11.51 Ft		
Living Room	Main	4.46 M X 3.51 M	14.63 Ft x 11.51 Ft		
Loft	Second	4.64 M X 4.99 M	15.22 Ft x 16.37 Ft		
Bedroom	Basement	3.04 M X 3.5 M	9.97 Ft x 11.48 Ft		
Recreation	Basement	5.82 M X 3.61 M	19.09 Ft x 11.84 Ft		
Utility Room	Basement	3.05 M X 3.17 M	10.00 Ft x 10.40 Ft		
Bathroom	Main			3	
Bathroom	Basement			4	

Photos

MLS® #: X12397226

1145 Wenona Lake Road, Dysart, Ontario K0M 1S0







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Chattels

Included

- Hot Tub (as is)
- Gazebo/Add-A-Room
- Appliances
- Light Fixtures
- Wood Stove (as is)

Excluded

- Generator
- BBQ
- All Furniture
- Ladders
- Lawnmower
- Snowplower
- Dehumidifier
- Air Purifier
- Personal Items



Seller



Buyer

Additional Information

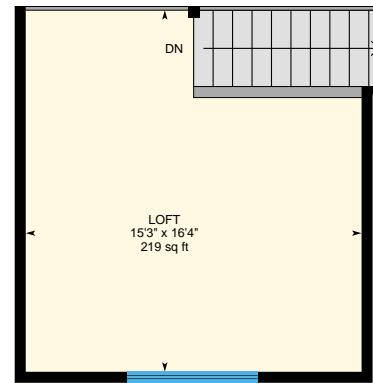
- Hydro Costs Per Year: \$1738.83 (03/24-03/25)
- Propane Supplier: Budget Propane Gravenhurst
- Propane Costs Per Year: \$2131.90 (03/24-03/25)
- Rental Equipment: Propane Tank
 - Fees: \$84/yr
- Internet Provider: Sunwire
 - Highspeed available: Yes
- Cell Service: Yes - Booster and Wifi Calling
- Septic Installer: Keith Cowan
 - Install Year: 2015
- Well Installer: Debler
 - Install Year: 2015
- Water Treatment System: No
- Winterized: Yes
- Insurance Company: Aviva Group
- Road Type: Municipal Year Round

1145 Wenona Lake Road, Haliburton, ON

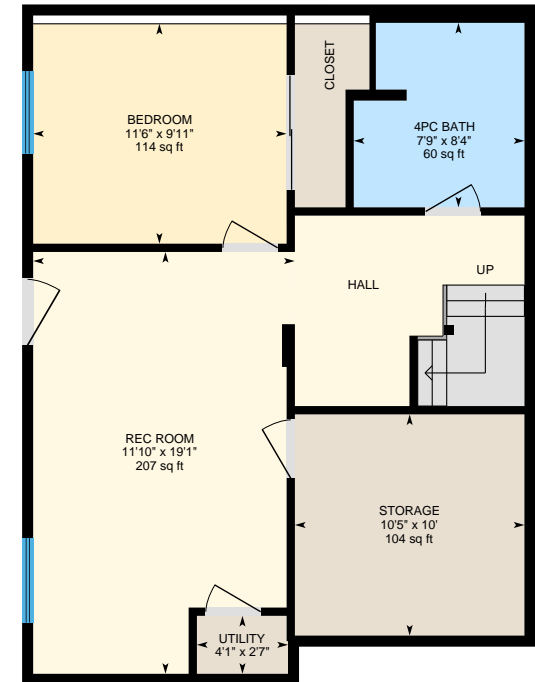
Main Building: Total Exterior Area Above Grade 1055.87 sq ft



Main Floor
Exterior Area 771.14 sq ft



2nd Floor
Exterior Area 284.73 sq ft



Basement (Below Grade)
Exterior Area 689.85 sq ft

0 4 8 ft



PREPARED: 2025/09/10

1145 Wenona Lake Road, Haliburton, ON

Main Floor Exterior Area 771.14 sq ft
Interior Area 714.44 sq ft
Excluded Area 115.94 sq ft



0 4 8 ft

PREPARED: 2025/09/10

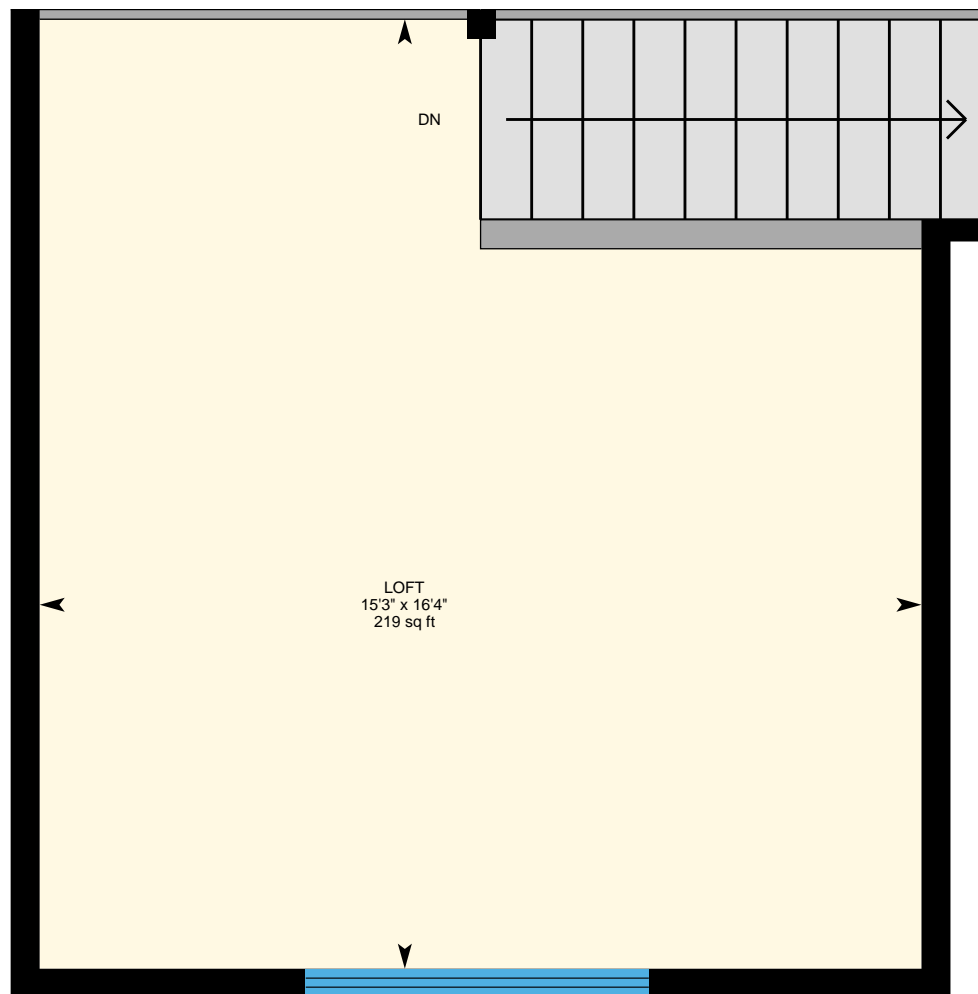


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

1145 Wenona Lake Road, Haliburton, ON

2nd Floor Exterior Area 284.73 sq ft
Interior Area 253.30 sq ft



0 2 4 ft

PREPARED: 2025/09/10



1145 Wenona Lake Road, Haliburton, ON

Basement (Below Grade) Exterior Area 689.85 sq ft
Interior Area 636.78 sq ft



0 3 6 ft

PREPARED: 2025/09/10



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.

iGUIDE

1145 Wenona Lake Road, Haliburton, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

3pc Bath: 7'2" x 8'3" | 52 sq ft
Bedroom: 11'3" x 12'6" | 122 sq ft
Dining: 11'6" x 8' | 92 sq ft
Foyer: 3'10" x 12'10" | 49 sq ft
Kitchen: 11'9" x 10'1" | 117 sq ft
Living: 11'6" x 14'8" | 168 sq ft
Sun Room: 9'9" x 10'3" | 100 sq ft

2ND FLOOR

Loft: 15'3" x 16'4" | 219 sq ft

BASEMENT

4pc Bath: 7'9" x 8'4" | 60 sq ft
Bedroom: 11'6" x 9'11" | 114 sq ft
Rec Room: 11'10" x 19'1" | 207 sq ft
Storage: 10'5" x 10' | 104 sq ft
Utility: 4'1" x 2'7"

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: 714.44 sq ft
Excluded Area: 115.94 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 771.14 sq ft

2ND FLOOR

Interior Area: 253.30 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 284.73 sq ft

BASEMENT (Below Grade)

Interior Area: 636.78 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 689.85 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 967.74 sq ft
Excluded Area: 115.94 sq ft
Exterior Area: 1055.87 sq ft

1145 Wenona Lake Road, Haliburton, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



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

"The Heart of the Highlands"

BUILDING DEPARTMENT SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: DU-10-13

Installation by: Keith Cowan Date: July 17, 2015

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 3600 litres constructed of plastic/concrete/fibreglass.
Manufacturer: Amptec Model:
2. Distribution Pipe: Type: ARC 18 Absorption Trench System: ☐ Filter Bed System: ☒
Filter Bed Area: 36 sq. m. Filter Sand Contact Area: 36 sq. m.
Total 19.2 Linear Metres in 4 runs of 4.8 metres and fed by: Gravity: ☒ Siphon: ☐ Pump: ☐
Loading Rate Area: 165 sq. m. 15 metre constructed mantle provided:
3. Size of System based on 2 bedrooms and/or <20 fixture units. Commercial Details:
Area of Building: 102.2 sq. m. Total Daily Design Sewage Flow: 1100 litres
4. Other:

Ensure the following work is completed:

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

Comments: ALL trees within 3m to be removed.
Maintain effluent filter.

INSTALLATION REPORT

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

GRIGG AGNES GRIGG SHANE

For the use and operation of the Class 4 Sewage System Installed/Altered under Septic Permit Number: DU-10-13

Such system being located at:

Municipal Roll Number: 46-24-020-000-17900-0000
Legal Description: DYSART CON 2 PT LOT 12 PLAN 482 LOT 23
Address: 1145 Wenona Lake Rd.

Inspected by: Greg Cherniak Date: July 20, 2015

Issued by: Dan Sayers Chief Building Official, Dan Sayers

Date: July 17, 2015

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



HALIBURTON, KAWARTHA,
PINE RIDGE DISTRICT
HEALTH UNIT

Site Inspection Report and Sewage System Permit

File Number: DV-10-13

Owner: SHANE + AGNES GRIGG

Date: 13-12-10

County/City/Twp.: DUDLEY

Lot #: 23

Conc. #: 2

Plan #:

Sub Lot #:

Civic (Emergency, Fire, 911) #: NA WENONA LK RD

Roll #:

1. Assessment of Property: (circle one)

- a) Surface drainage: ☒ good ☐ fair ☐ poor
b) Slope of ground: ☐ level ☒ gradual ☐ steep
c) Clearances (horiz): ☒ satisfactory ☐ unsatisfactory
d) Percolation rate: 10-15 min/cm ☐ measured ☒ estimated

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

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

An applicant may appeal a decision by writing to:

The Building Code Commission

777 Bay Street, 2nd Floor, Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	ORGANICS
0.5	SILTY SAND
1.0	
1.5	BEDROCK VARIES
Show rock elevation <u> </u>	
Show water table Spring HWT <u> </u>	

3. Approved Design of the sewage system includes:

- a) Working capacity of Septic Tank: 3600 litres Holding tank: litres
b) Length of absorption trench required metres
c) Filter bed area: 22 m² Filter sand Contact area: 22 m²
d) Loading Rate Area: 160 m² 15 metre constructed mantle required: Yes / No (circle)
e) Size of system is based on 2 bedrooms and/or 20 fixture units
Area of building: 4200 m² Commercial details:
Total Daily Design Sewage Flow: 1100 Litres

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

Comments:

LAYOUT AS PROPOSED MEETS ABC REQ.

ENSURE BOTTOM OF STONE LAYER 0.9m⁺ ABOVE BEDROCK

ENSURE 30m⁺ BETWEEN DVG WELLS AND CLOSEST PIPE IN BED.

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

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

Inspected and Recommended by: [Signature] (Appointed Inspector - Part 8) Date: 13-12-10

Reviewed: [Signature] (Part 8 Coordinator) Date: 13-12-10

OFFICES:

200 Rose Glen Rd., Port Hope, Ontario L1A 3V6
35 Alice St., Brighton, Ontario K0K 1H0

(905) 885-9100
(613) 475-0933

191 Highland St., Box 570, Unit 301, Haliburton, ON K0M 1S0
108 Angeline St. S., Lindsay, Ontario K9V 3L5

(705) 457-1391
(705) 324-3569

EH-LC-140-02
Rev. Aug. 2012

Indicate North Point and show the following required information:

- | | | |
|--------------------------------------|----------------------------|---|
| 1. Septic Tank and Leaching Bed | 7. Existing Sewage Systems | 13. Topographical Features
(steep slopes, swamps etc.) |
| 2. Pump Chamber | 8. Driveways | 14. Direction of Slope |
| 3. Loading Rate Area | 9. Surface Waters | 15. Direction of Surface and
Ground Water Flow |
| 4. 15 metre Mantle Area | 10. Property Lines | |
| 5. Proposed Structures | 11. Foundation Drain | |
| 6. Water Supplies (incl. neighbours) | 12. Eavestrough Discharge | |

A hand-drawn site plan for a property. The plan is bounded by a 'PROPERTY LINE' on the top, bottom, and sides. The bottom boundary is labeled 'WENONA LAKE ROAD'. The plan shows a central 'LOADING RATE AREA' (a small rectangle) and a 'HOUSE' (a larger rectangle) below it. A 'PROPOSED WELL' is located to the right of the house. A 'DRAINAGE' line runs from the house towards the bottom right. A 'NEIGHBOUR WELL' is located to the left of the property. A 'NEIGHBOUR WELL' is also located to the right of the property. A 'CRUISTADOM + POSITIONING DRONES' is indicated near the house. Dimensions are given: 16m from the top boundary to the loading area, 14m from the loading area to the right boundary, 32m from the loading area to the neighbour well on the left, and 40m from the loading area to the neighbour well on the right. A 'NORTH' arrow points towards the top right. A 'PROPERTY LINE' is also labeled on the right side.

KEITH COWEN Keith Cowen DEC 5/13
Owner/Installer/Designer Name Signature Date

* Same person who filled out "B" on schedule 1 of OBC Application Form.

Approved: Yes No File # _____

Reviewed By: _____

Sewage System Inspector's Name	Signature	Date



Ontario

Ministry of the Environment
and Climate Change

Well Tag No. (Place Sticker and/or Print Below)

A177051

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☐ Imperial

Page 1 of 1

Well Owner's Information

First Name: Shane Last Name / Organization: Grigg E-mail Address: Shane.grigg@...
 Mailing Address (Street Number/Name): 789 Ashprior Ave Municipality: Mississauga Province: ON Postal Code: L5K 3X3 Telephone No. (inc. area code): 416 550 6131

Well Location

Address of Well Location (Street Number/Name): 1145 Township: Dysart Lot: 23 Concession: 2 Pt 12
 County/District/Municipality: Haliburton, County City/Town/Village: Haliburton Province: Ontario Postal Code: K0M 1S0
 UTM Coordinates Zone: Easting: Northing: Municipal Plan and Sublot Number: Plan 482
 NAD 83 17709374 4989992

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)
Brown	Soil	Stones	Soft Loose	0 to 4
Gray	Granite	Red Granite	Soft	4 to 30.5

Annular Space			Results of Well Yield Testing			
Depth Set at (m/ft) From To		Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Draw Down Time (min) Water Level (m/ft)	Recovery Time (min) Water Level (m/ft)
0	20	Bentonite	4		Static Level 1 2.9	34.3 1 30.8
				If pumping discontinued, give reason: N/A	2 4.7	2 28.6
				Pump intake set at (m/ft) 160		

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Driving	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Monitoring
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Construction Record - Casing				Status of Well	
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	3/8	20	2	20
6 1/8	Open Hole		30.5	20	30.5

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No	Depth (m/ft)	From	To

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
250	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0 to 20	9
		20 to 30.5	6 1/8

Well Contractor and Well Technician Information
 Business Name of Well Contractor: Decker Well Drilling 2011 Well Contractor's Licence No.: 7151012
 Business Address (Street Number/Name): 2369 Gellat Rd Municipality: Minden
 Province: ON Postal Code: K0M 1K0 Business E-mail Address: svick2003@AOL.com
 Bus. Telephone No. (inc. area code): 1-800-451-1426 Name of Well Technician (Last, First Name): Vick, Sean
 Well Technician's Licence No.: 3101319 Signature of Technician and/or Contractor: [Signature] Date Submitted: 2015/08/10

Map of Well Location
 Please provide a map below following instructions on the back.
 [Hand-drawn map showing well location relative to Highway 118, Township 11N, Range 1E, and Section 16. The well is located in the NW 1/4 of Section 16, Township 11N, Range 1E, Section 16.

Comments:
 Well owner's information package delivered: ☒ Yes ☐ No
 Date Package Delivered: 2015/08/10
 Date Work Completed: 2015/07/15
 Ministry Use Only
 Audit No: 2215654
 Received: [Signature]



Municipality of Dysart et al

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

TAX NOTICE

Group Code:
DO NOT PAY - PAID BY MORTGAGE HOLDER

Final	2025
Billing Date	May 5, 2025

Mortgage Company CIBC MORTGAGES INC-RESIDENTIAL				Bill No. 510975			
Roll No. 020-000-17900-0000				Mortgage No. 3558075			
Name and Address 8722				Municipal Address/Legal Description			
				1145 WENONA LAKE RD DYSART CON 2 PT LOT 12 PLAN 482 LOT 23			
Assessment			Municipal Levy		County Levy		Education Levy
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount
RTEP	\$ 202,000.00	Res/Farm Tx:Full - EPubSup	0.00352175	\$ 711.39	0.00268732	\$ 542.84	0.00153000 \$ 309.06
Sub Totals >>>			Municipal Levy	\$ 711.39	County Levy	\$ 542.84	Education Levy \$ 309.06
Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				7/9/2025	\$ 407.56	Sub-Total - Tax Levy	
				9/10/2025	\$ 406.00	Special Charges/Credits	
						2025 Tax Cap Adjustment	
						Final 2025 Levies	
						Less Interim Tax Notice	
						Past Due Taxes/Credit	
Total Special Charges			\$ 0.00	Total Amount Due		\$ 813.56	

Schedule 2		
Explanation of Tax Changes 2024 to 2025		
Final 2024 Levies	Final 2025 Levies	Total Year Over Year Change
\$ 1,499.46	\$ 1,563.29	\$ 63.83
Final 2024 Levies	\$ 1,499.46	
* 2024 Annualized Taxes	\$ 1,499.46	
2025 Local Municipal Levy Change	\$ 31.53	
2025 County Levy Change	\$ 32.30	
2025 Provincial Education Levy Change		
2025 Tax Change Due to Reassessment		
** Final 2025 Levies	\$ 1,563.29	

** 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.
2025 CVA Taxes			
* 2024 Annualized Taxes			
2025 Tax Cap Amount			
2025 Provincial Education Levy Change			
2025 Municipal Levy Change			
** 2025 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 - PAID BY MORTGAGE HOLDER



Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

DO NOT PAY - PAID BY MORTGAGE HOLDER



PLEASE DETACH AND SUBMIT WITH PAYMENT
THANK YOU

Received from:

Roll # 020-000-17900-0000

Name

Address 1145 WENONA LAKE RD
HALIBURTON, ON K0M 1S0

Due Date September 10, 2025

Total Due \$ 406.00



PLEASE DETACH AND SUBMIT WITH PAYMENT
THANK YOU

Received from:

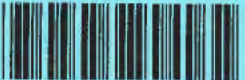
Roll # 020-000-17900-0000

Name

Address 1145 WENONA LAKE RD
HALIBURTON, ON K0M 1S0

Due Date July 9, 2025

Total Due \$ 407.56





Municipality of Dysart et al

Building Inspection Report

Phone: 705-457-1740 Fax: 705-457-1964

Date: June 3/16 Permit# 14-084

Type of Inspection: Final Inspector: M Aldom

Owner: Grigg Contractor: _____

- All construction of seasonal dwelling
is complete and occupancy is
permitted

Next Inspection:

RP 482 (1)

PART 1 OF 2 PARTS

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT

1. This survey and plan are correct and in accordance with The Surveyors Act and The Registry Act and the regulations made there-under.

2. The survey was completed on the 10th day of January, 1968.

February 19, 1968

E. W. Petzold
E. W. PETZOLD
Ontario Land Surveyor

NOTES

Bearings hereon are astronomic and are referred to the Meridian 78°20'30" West Longitude.

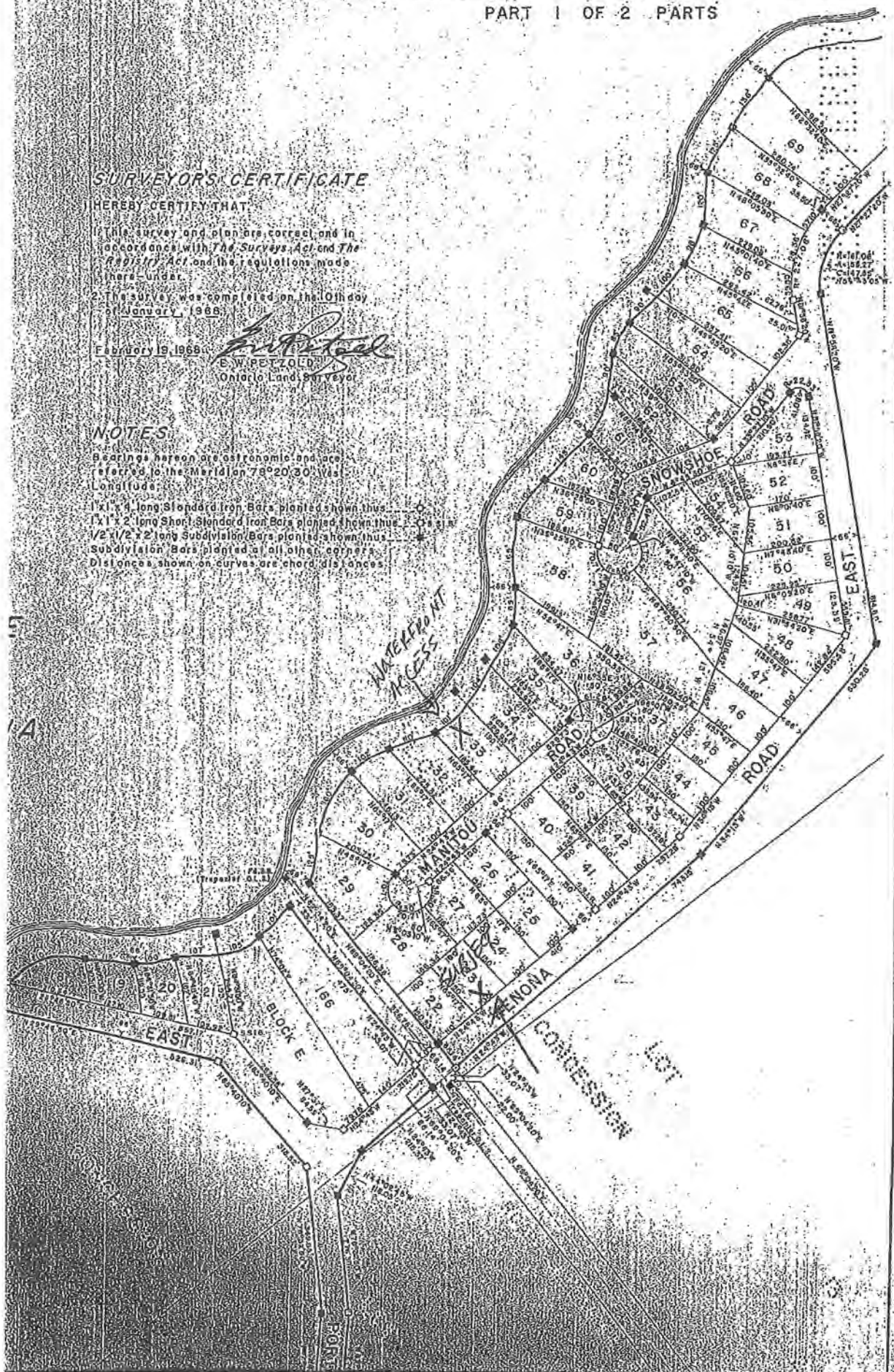
1 x 1/2 long Standard Iron Bars planted shown thus: —○—

1 x 1/2 long Short Standard Iron Bars planted shown thus: —○—

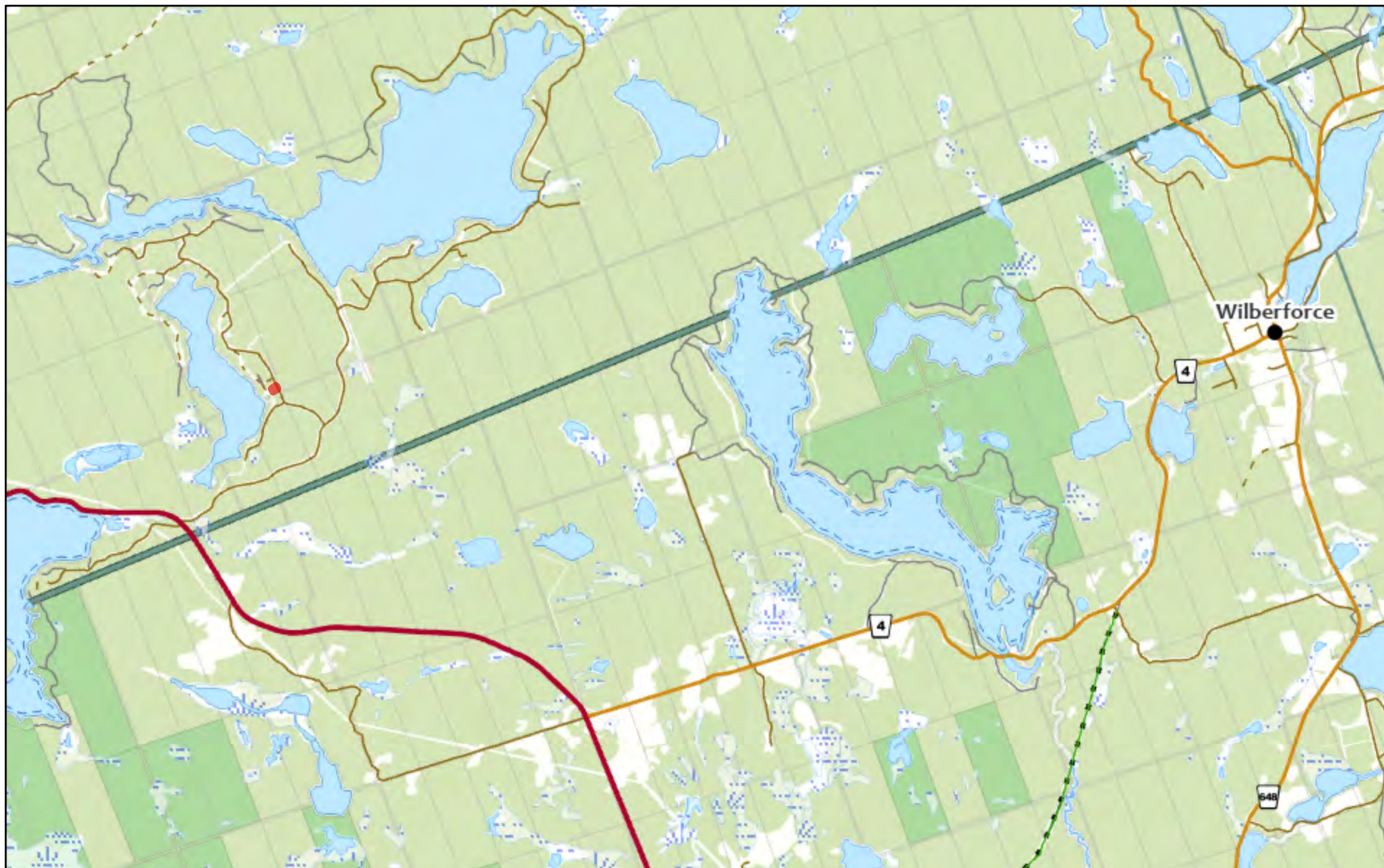
1/2 x 1/2 long Subdivision Bars planted shown thus: —●—

Subdivision Bars planted at all other corners

Distances shown on curves are chord distances



1145 Wenona Lake Road



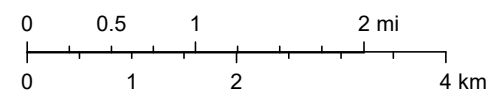
September 11, 2025

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Published by the County of Haliburton, 2025.



Scale: 1:72,224



1145 Wenona Lake Road

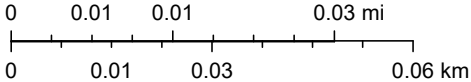


September 11, 2025

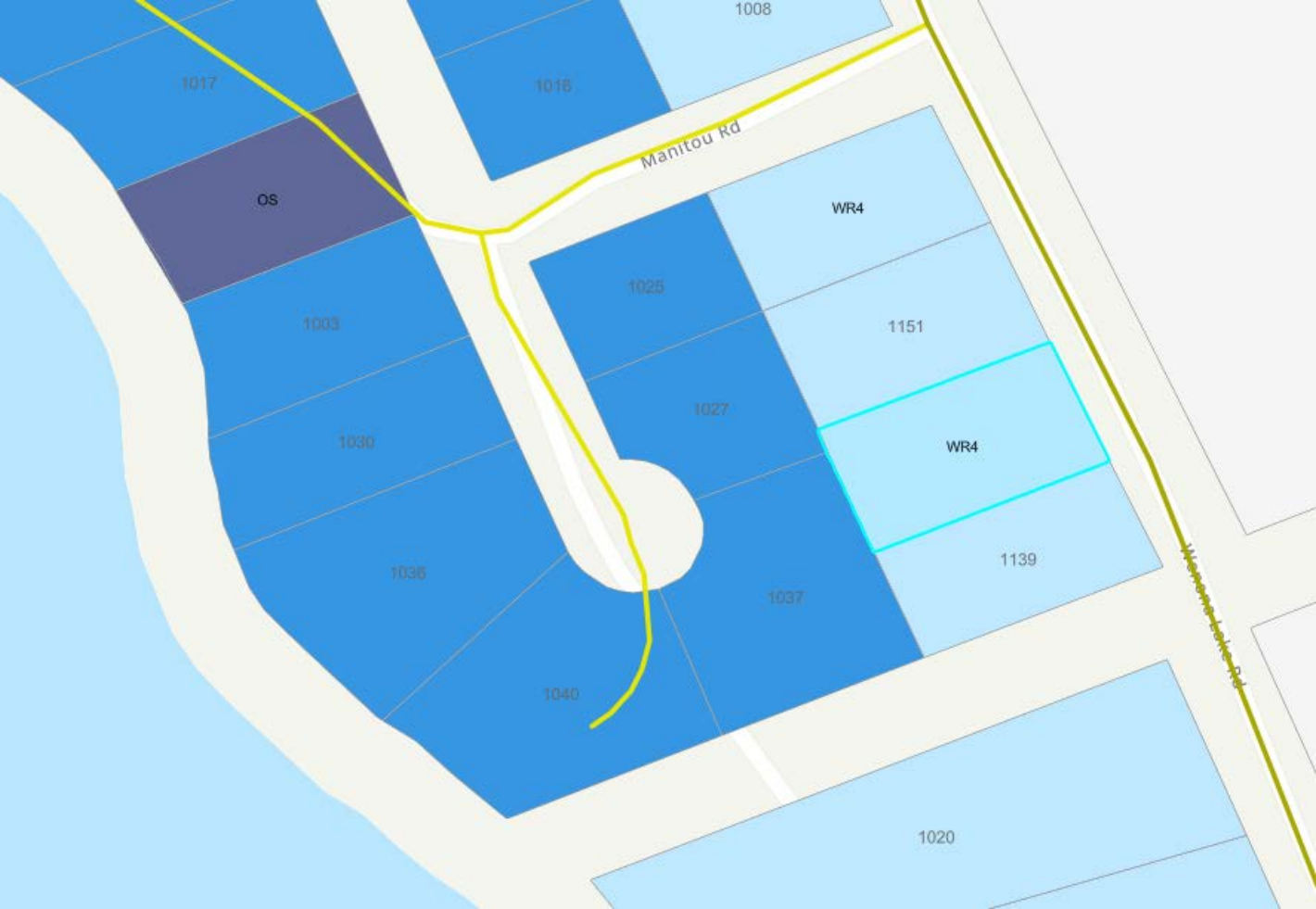
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Scale: 1:1,128







Little Dudman

(Wenona)

Haliburton County

Dudley Township

Physical Data

Latitude - 45°02'

Longitude -78°21'

Maximum Depth - 69 ft

Mean Depth - 21'

Surface Area - 59.1 ha

% Littoral Area - 39.42

Lake Characteristics

Acid Level 5 according to 1989 survey. Not sensitive to acid loadings and contains sufficient buffering capacity to neutralize acid rain for an indefinite period of time.

TDS - 68 MEI - 9.6

pH -7.9 Alk - 38

Fish Species Present

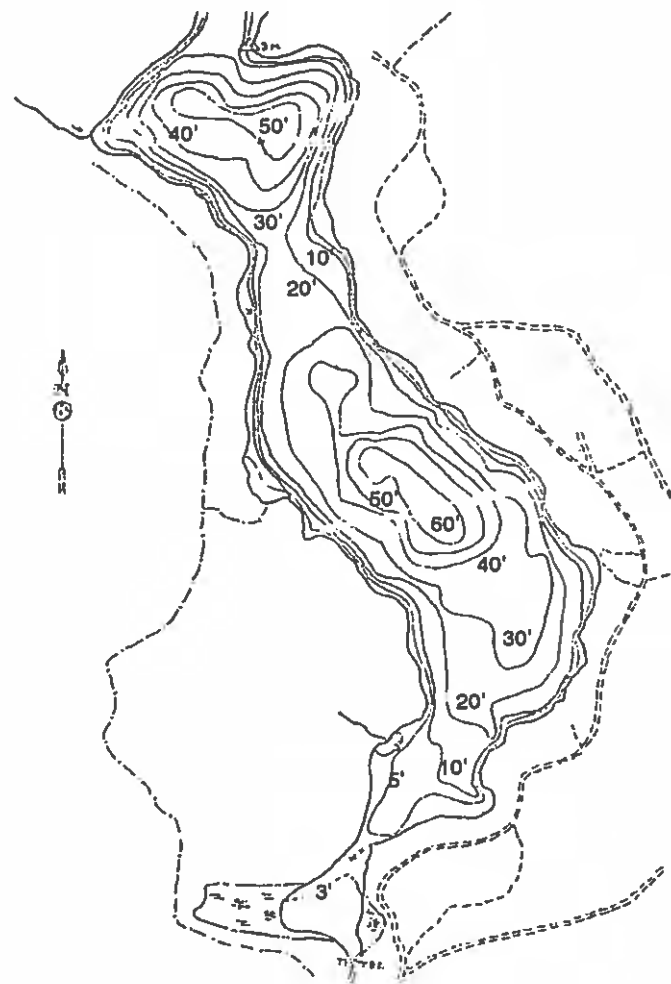
Stocked with lake trout in 1999, and 2000. Rainbow trout and largemouth bass.

Access

Take Hwy 121, 8 miles northeast from Haliburton, and turn left at Trappers Trail. Continue on Trappers Trail and take the first left (Wenona Rd) and follow it to the next intersection.

Survey Date - June 4 1971

(water chemistry updated - 79,80,83,84.)



(Refer to Dudley Township map - page 213)