

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$499,000**

*Welcome to* 1170 Bushwolf Lake Rd  
Haliburton



*Troy Austen*  
Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Located in a desirable area just minutes from Sir Sam's Ski & Ride and Eagle Lake's public beach, this 3-bedroom, 2-bathroom bungalow offers a fantastic opportunity to add your own vision and personal touches. The open-concept layout provides a functional living space, while the beautiful lot offers plenty of room to enjoy the outdoors.

Conveniently situated just 15 minutes from the Village of Haliburton, you'll have easy access to grocery stores, restaurants, shopping, schools, healthcare services, and year-round recreation. Being sold under Power of Sale, this property presents an excellent opportunity for buyers looking to invest, renovate, or create a home in a sought-after Haliburton Highlands location.

Property Client Full

1170 Bushwolf Lake Road, Dysart, Ontario K0M 1S0

Listing

[1170 Bushwolf Lake Rd Dysart](#)

Active / Residential Freehold / Detached

MLS®#: X13550870

List Price: \$499,000

New Listing



Haliburton/Dysart et al/Guilford

Tax Amt/Yr: \$2,716.88/2026 Transaction: Sale  
 SPIS: No DOM: 0  
 Legal Desc: PT LT 25 CON 2 GUILFORD PT 1 19R5038; S/T INTEREST IN H274546; DYSART ET AL

Style: Bungalow Rooms Rooms+: 9+0  
 Fractional Ownership: BR BR+: 3(3+0)  
 Assignment: Baths (F+H): 3(2+1)  
 Link: No SF Range: 1500-2000  
 Storeys: 1.0 SF Source: LBO Provided  
 Lot Irreg: Lot Acres: 0.50 - 1.99  
 Lot Front: 200.00 Fronting On: W  
 Lot Depth: 224.97 Builder Name:  
 Lot Size Code: Feet

Dir/Cross St: ON-118W to Haliburton Lake Road to Sir Sam's Road to Bushwolf Lake Road to #1170

PIN #: 391440110 ARN #: 462404000008450 Contact After Exp: No  
 Holdover: 30 Survey Year/Type: Available  
 Possession: Immediate Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Wood	Water: Well
Fam Rm: No	Garage: No	Water Supply Type: Drilled Well
Basement: Yes/Full, Unfinished	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace/Stv: No	Drive Pk Spcs: 4.00	Waterfront Feat:
Interior Feat: Primary Bedroom - Main Floor	Tot Pk Spcs: 4.00	Waterfront Struc:
Heat: Forced Air	Pool: None	Well Capacity:
Heat Source: Propane	Room Size:	Well Depth:
A/C: Yes/Central Air	Rural Services: Cell Services, Electrical	Sewers: Septic
Central Vac: No	Security Feat:	Special Desig: Unknown
Property Feat:		Farm Features:
Roof: Asphalt Shingle		Winterized: Fully
Foundation: Poured Concrete		
Soil Type:		
Waterfront Y/N: No	Waterfront: None	Island YN:
Water Struct:	Easements/Restr:	
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Yr Rnd Municipal Rd		
View: Trees/Woods	Lot Shape:	Lot Size Source: Survey

Remarks/Directions

Client Rmks: Located in a desirable area just minutes from Sir Sam's Ski & Ride and Eagle Lake's public beach, this 3-bedroom, 2-bathroom bungalow offers a fantastic opportunity to add your own vision and personal touches. The open-concept layout provides a functional living space, while the beautiful lot offers plenty of room to enjoy the outdoors. Conveniently situated just 15 minutes from the Village of Haliburton, you'll have easy access to grocery stores, restaurants, shopping, schools, healthcare services, and year-round recreation. Being sold under Power of Sale, this property presents an excellent opportunity for buyers looking to invest, renovate, or create a home in a sought-after Haliburton Highlands location.

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 07/10/2026

Rooms

MLS®#: X13550870

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom	Main			4	
Bathroom	Main			2	
Bathroom	Main			5	

Photos

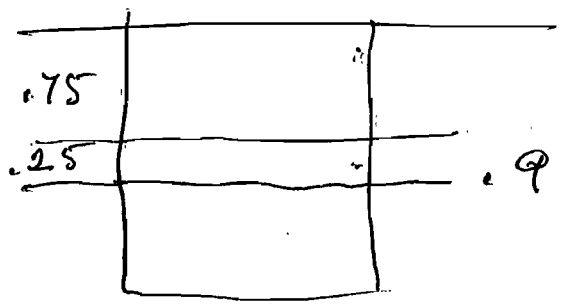
MLS®#: X13550870

[1170 Bushwolf Lake Road, Dysart, Ontario K0M 1S0](#)



PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026







*No sev.  
No sub*

OFFICE USE ONLY	
File Number:	<u>60-24-07</u>
Fee Receipt Number:	<u>3420</u>
Date Fee Received:	<u>Sept. 11/07</u>

## Application for a Sewage System Permit

Ontario Regulation 403/97

Personal information contained on this form is collected under the authority of the Building Code Act 1992, Part 8. It is used to facilitate the issuance of a Sewage System Permit as prescribed in Section 8 of the Act. Questions about this collection should be addressed to the Medical Officer of Health, 200 Rose Glen Road, Port Hope, Ontario L1A 3V6 (905)885-9100.

1. ROLL NUMBER: 040.000.08450.0000

NAME OF OWNER: ANDREW KOHN TEL. NO.: 416-493 5501

MAILING ADDRESS (No., Street, City, Town, etc.): 21 HOUSTON CRESCENT, NORTH YORK, ON M2J 3H7

2. PROPOSE TO: INSTALL A FILTER BED SEPTIC SYSTEM.

Install or Repair      Holding tank, Leaching Bed System,      Other (Privy, Greywater System). If other than a privy, specify make and model number  
Filter Bed, Other Treatment Unit and/or system

3. TYPE OF BUILDING: NEW FAMILY DWELLING  
(Single Family Dwelling, Apartment Building, Motel, etc.)

4. LOCATION: HALIBURTON County      WYBART Township, Municipality      25 Lot #      2 Conc. #      RP19R5038 Plan #

PART 1 Sub Lot #      200 F 225 Lot size      04000084500000 Civic (Emergency, Fire, 911) # or Roll #      BUSHWOLF CR RD. Street

5. STATE THE NUMBER OF:  3 Bedrooms       2 Showers & Bathtubs       3 Wash Basins       1 Laundry Units       3 Toilets       1 Kitchen Sinks       - Hot Tubs \*       - Swimming Pools \*       - Water Treatment Devices \*

\* NOTE: these items should not drain water to a sewage disposal system.

6. TOTAL AREA OF LIVING SPACE ON PROPERTY (includes guest cabins, bunkies, etc.): 2000 SOFT m<sup>2</sup>

7. WATER SUPPLY:  Dug well       Municipal System       Drilled Well (Depth of Steel Casing) \_\_\_\_\_ Metres

Other \_\_\_\_\_

Proposed or       Existing

8. NAME OF AUTHORIZED AGENT (If other than owner): \_\_\_\_\_ TEL. NO.: \_\_\_\_\_

ADDRESS (No., Street, City, Town, etc.): \_\_\_\_\_

9. 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 BYLAWS.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]      DATE OF APPLICATION: 09/07/2007

Application for Sewage Disposal System Fee \$670.00

**IMPORTANT INFORMATION!**

A. Please attach a cheque or money order for the required fee, payable to the Haliburton, Kawartha, Pine Ridge District Health Unit.

B. If the application is for a holding tank, a signed pump-out agreement must be attached.

C. To determine the type and depth of soil in the proposed leaching bed, a TEST PIT must be excavated to a MINIMUM DEPTH of 1.5 metres (or at least to rock or water) prior to inspection. Please advise when test hole is ready. It is suggested that a protective cover be placed over the hole.

D. Post the completed Lot Identification Card, at the roadside, where it can be seen from the point of access to your lot.

NOTE: IS THE TEST HOLE READY? YES The inspection of the property will not be made until you notify us that a test hole has been provided.

**THE REVERSE SIDE OF THIS APPLICATION MUST BE COMPLETED!**

**Head Office**  
200 Rose Glen Rd.  
Port Hope, ON L1A 3V6  
(905) 885-9100

**Brighton Office**  
Box 127, 35 Alice St.  
Brighton, ON K0K 1H0  
(613) 475-0933

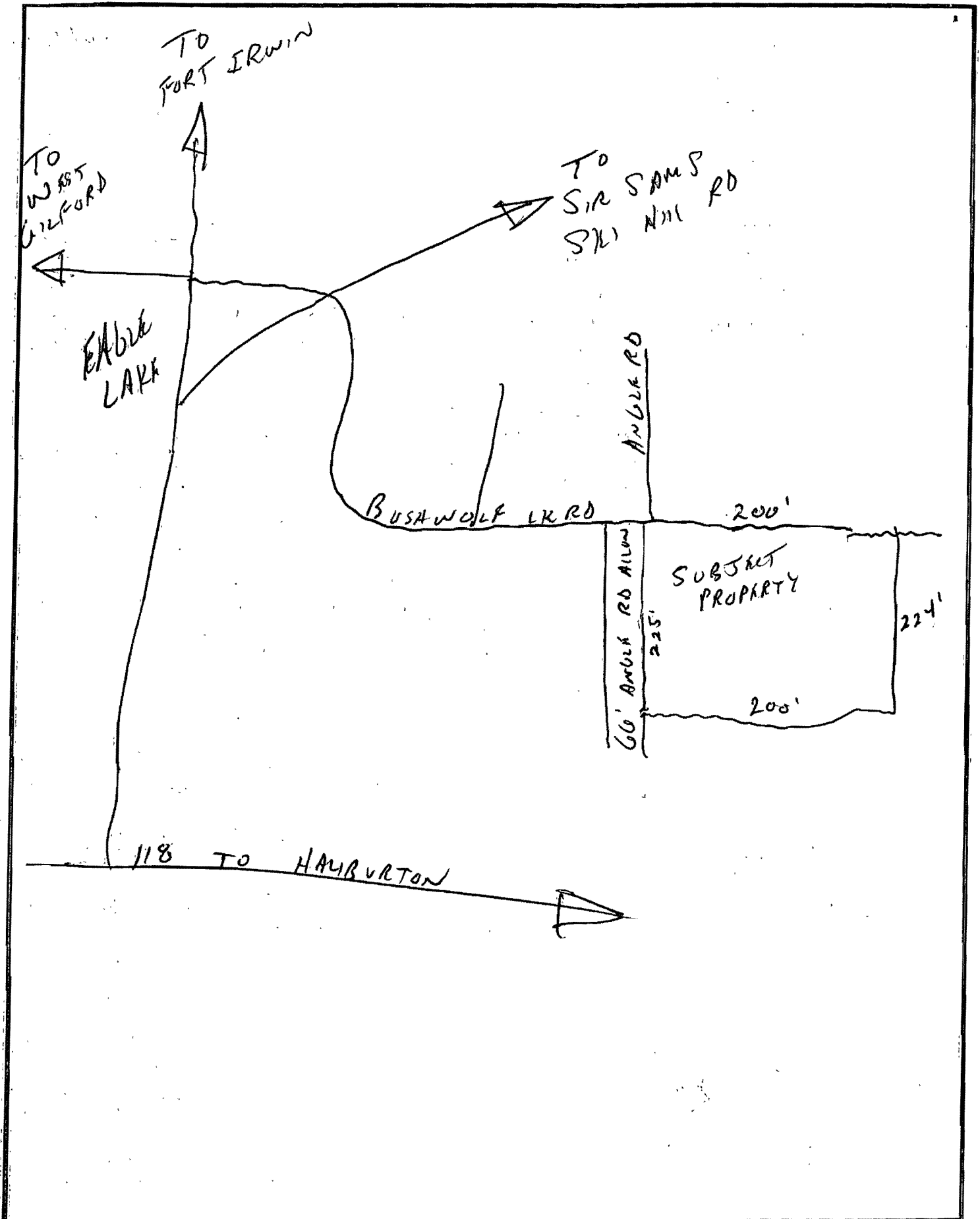
**Campbellford Office**  
Box 449, 22 Duxsee Ave. S.  
Campbellford, ON K0L 1L0  
(705) 653-1550

**Haliburton Office** Box 570  
191 Highland St., Unit 301,  
Haliburton, ON K0M 1S0  
(705) 457-1391

**Lindsay Office**  
108 Angeline St. S.  
Lindsay, ON K9V 3L5  
(705) 324-3569

# DIRECTIONS TO PROPERTY

(Show Highway No., Secondary Roads, Signs to Follow, Landmarks, 911 Address, etc.)





Haliburton, Kawartha, Pine Ridge District

# Health Unit

# Site Inspection Report for a Sewage System Permit

File Number: Beu-24-07

Owner: Andrew Kohn Date: Sept. 17/07  
 County/City/Twp.: Georgetown Lot #: 25 Conc. #: 2  
 Plan #: 5038 Sub Lot #: \_\_\_\_\_ Civic (Emergency, Fire, 911) #: Bushwallow Lake Rd.  
 Roll #: 640000084500000

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	organics
0.5	med-fine sand 10
1.0	clay silt > 20
1.5	
Show rock elevation	
Show water table <u>Spring HWT</u>	

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 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 St., 2nd Floor, Toronto, Ontario M5G 2E5

3. Approved Design of the sewage system includes:
- a) Working capacity of Septic Tank: 4500 litres Holding tank: w/a litres
  - b) Length of absorption trench required \_\_\_\_\_ metres
  - c) Filter bed area: 25.3 m<sup>2</sup> Filter sand Contact area: 25.3 m<sup>2</sup>
  - d) Loading Rate Area: 190 m<sup>2</sup> 15 metre constructed mantle required: Yes / No (circle)
  - e) Size of system is based on 3 bedrooms and/or 20 fixture units  
 Area of building: < 200 m<sup>2</sup> Commercial details: N/A.  
 Total Daily Design Sewage Flow: 1900 Litres

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

Comments: 1. Ensure compliance w/OBC  
2. Design submitted by S. Woodman on Sept. 17/07 satisfactory.

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: B. Colpitts (Appointed Inspector - Part 8) Date: Sept. 2/07  
 Reviewed: Tom Miller (Part 8 Coordinator) Date: 07-09-18

OFFICES:  
 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6 (905) 885-9100  
 35 Alice St., Brighton, Ontario K0K 1H0 (613) 475-0933  
 22 Doxsee Ave. S., Campbellford, Ontario K0L 1L0 (705) 653-1550

191 Highland St., Box 570, Unit 301, Haliburton, ON K0M 1S0 (705) 457-1391  
 108 Angeline St. S., Lindsay, Ontario K9V 3L5 (705) 324-3569

# Sewage System Installation Report

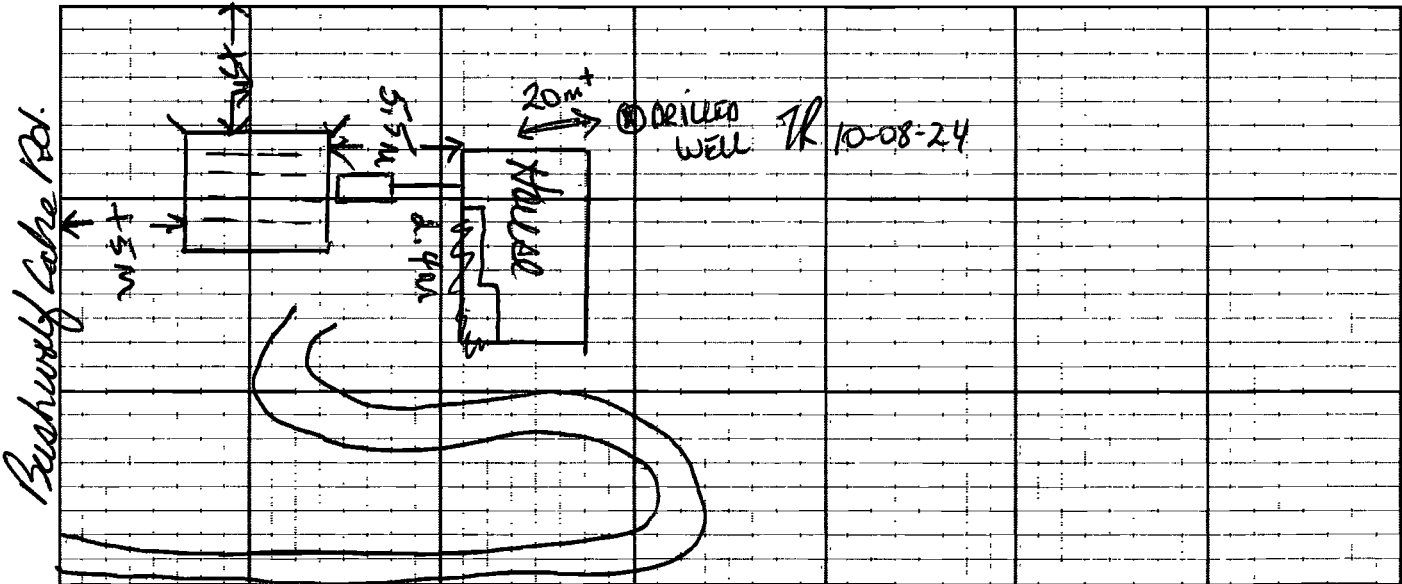
File Number: CU-24-07

Installation by: Lakeview Excavation Date: Nov. 6/07

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 4500 litres constructed of plastic/concrete/fibreglass  
 Manufacturer: BCP
2. Distribution Pipe: Type: PVC Absorption Trench System  Filter Bed System   
 Filter Bed Area: 28.9 m<sup>2</sup> Filter Sand Contact Area 28.9 m<sup>2</sup>  
 Total 18.8 Lineal Metres in 4 runs of 4.7 metres and fed by: Gravity  Siphon  or Pump   
 Loading Rate Area: 190 m<sup>2</sup> 15 metre constructed mantle provided: Yes /  (circle)
3. Size of System based on 3 bedrooms and/or 20 fixture units. Commercial details: N/A  
 Area of Building: < 200 m<sup>2</sup> Total Daily Design Sewage Flow: 1800 litres
4. Other Raised .6m above original grade. F.B & CA: 4.9mW x 5.9mL.

Diagram of Installation as observed by Inspector:



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 dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: Req. well completed 10-08-24 TR.

### INSTALLATION REPORT

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

Andrew Kohn

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # CU-24-07

Such system being located on Lot #: 25 Conc. #: 2 Plan #: 5038 Sub Lot#:

Civic (Emergency, Fire, 911) # 1170 Street: Bushman's Lake Rd.

Roll # 040000084500000 Township/County/City: Georgetown

Inspected & Recommended by (Appointed Inspector - Part 8) [Signature] / PER BRAD Date: 07-11-06

Reviewed (Part 8 Coordinator): [Signature] / COLPITTS Date: 10-08-24

Address of Well Location (Street Number/Name) <b>1170 BUSHWOLF LK RD</b>		Township <b>GUILDFORD</b>	Lot <b>25</b>	Concession <b>2</b>
County/District/Municipality <b>HALIBURTON</b>		City/Town/Village <b>EAGLE LAKE</b>	Province <b>Ontario</b>	Postal Code
UTM Coordinates Zone Easting Northing NAD <b>8 3 17 6 9 6 2 8 5 4 9 9 9 5 2 6</b>	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
GREY	SANDY CLAY	STONES	HARDPAN	0	43
BLACK	GRANITE		BEDROCK	43	200

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m <sup>3</sup> /ft <sup>3</sup> )
From	To	
0	45 BENTONITE SLURRY	12 FT <sup>3</sup>

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"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other, specify		<input type="checkbox"/> 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 1/4	STEEL	0.188	0	47
6"	OPEN HOLE		47	200

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

Water Details		Hole Diameter	
Water found at Depth <b>130</b> (m/ft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested	Depth (m/ft) From	Diameter (cm/in) To
<b>193</b> (m/ft)	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0	46 9"
		46	200 6"

Well Contractor and Well Technician Information	
Business Name of Well Contractor <b>JOE LEGGE &amp; SONS</b>	Well Contractor's Licence No. <b>7 0 5 2</b>
Business Address (Street Number/Name) <b>1344 INLET BAY ROAD</b>	Municipality <b>BANCROFT</b>
Province <b>ONT</b>	Postal Code <b>K0K1K0</b>

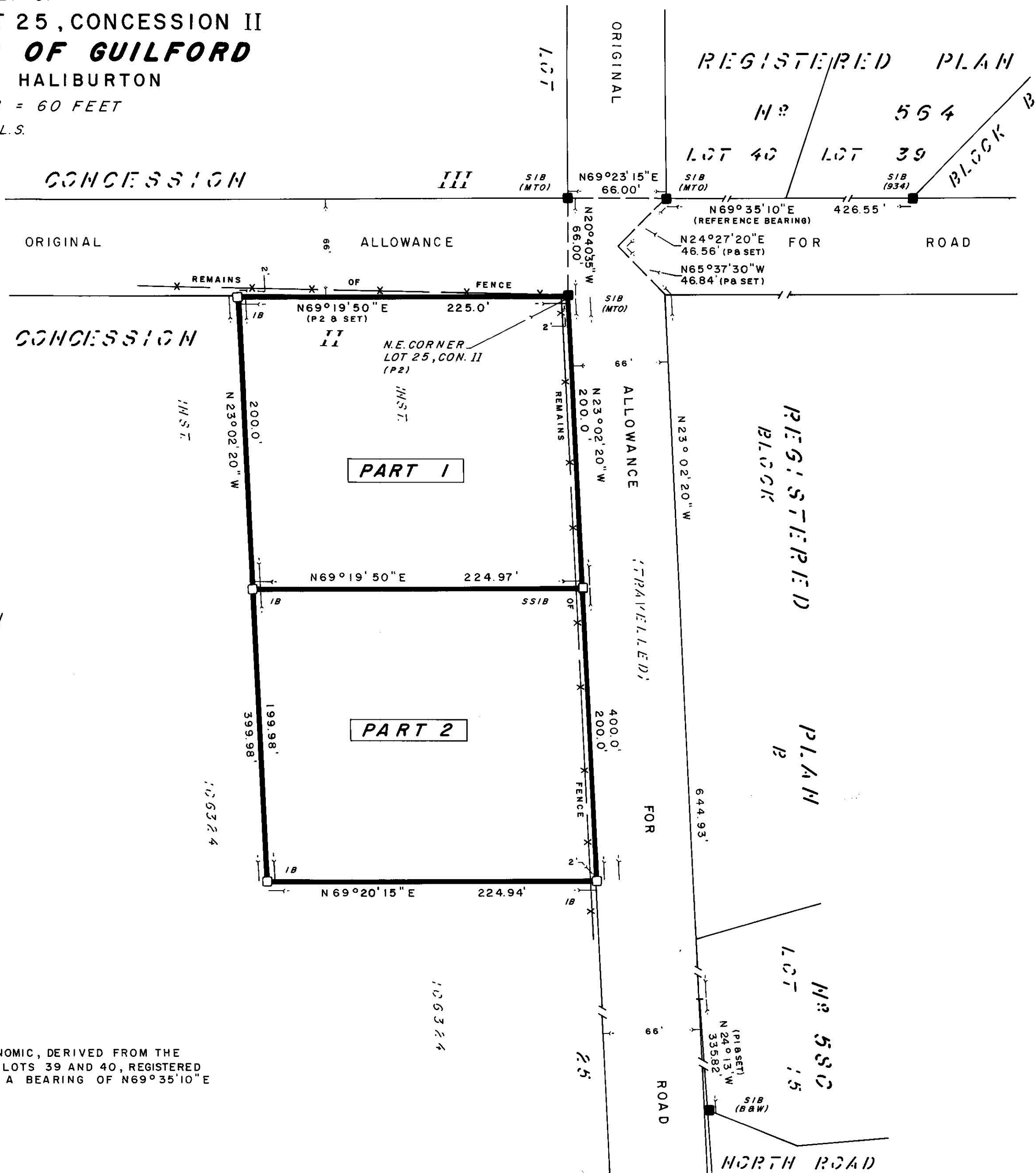
Bus. Telephone No. (inc. area code) <b>6133392025</b>	Name of Well Technician (Last Name, First Name) <b>LEGGE JOE</b>
Well Technician's Licence No. <b>1 8 7 9</b>	Signature of Technician and/or Contractor <i>J. Legge</i>
	Date Submitted Y Y Y Y M M D D

Results of Well Yield Testing					
After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Draw Down		Recovery		
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)	
If pumping discontinued, give reason:	Static Level	29.0		67.2	
	1	36.4	1	61.3	
	2	42.6	2	59.1	
	3	47.7	3	56.0	
	4	55.3	4	52.8	
Pump intake set at (m/ft) <b>120</b>					
Pumping rate (l/min / GPM) <b>4.0</b>					
Duration of pumping <b>1</b> hrs + <b>0</b> min					
Final water level end of pumping (m/ft) <b>67.2</b>					
If flowing give rate (l/min / GPM)	10	61.2	10	39.1	
	15	62.7	15	34.6	
	20	63.6	20	32.3	
	25	64.5	25	31.6	
	30	65.1	30	31.4	
	40	65.9	40	31.1	
	50	66.7	50	29.8	
	60	67.2	60	29.7	
	Recommended pump depth (m/ft) <b>180</b>				
	Recommended pump rate (l/min / GPM) <b>10</b>				
Well production (l/min / GPM) <b>4.0</b>					
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

Map of Well Location	
Please provide a map below following instructions on the back.	
Comments:	

Well owner's information package delivered		Ministry Use Only	
<input checked="" type="checkbox"/> Yes	Date Package Delivered <b>20100513</b>	Audit No. <b>z110522</b>	
<input type="checkbox"/> No	Date Work Completed <b>20100513</b>	Received <b>JUN 17 2010</b>	

PLAN OF SURVEY OF  
**PART OF LOT 25, CONCESSION II**  
**TOWNSHIP OF GUILFORD**  
 COUNTY OF HALIBURTON  
 SCALE: 1 INCH = 60 FEET  
 PAUL WILSON O.L.S.  
 1990



**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTHERLY LIMIT OF LOTS 39 AND 40, REGISTERED PLAN NO 564 HAVING A BEARING OF N69°35'10"E AS SHOWN THEREON.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.  
 DEC. 18 1990 *Paul Wilson*  
 DATE PAUL WILSON

**PLAN 19R- 5038**  
 RECEIVED AND DEPOSITED  
 19th Dec 1990  
*Cheryl Howe Dep*  
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (No 19)

**CAUTION:** THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

**SCHEDULE**

PART	LOT	CON.	PART OF INST.	AREA
1				1.032 Acs.
2	25	II	106324	1.032 Acs.

**LEGEND**  
 DISTANCES ARE IN FEET AND DECIMALS THEREOF

- DENOTES PLANTED
- DENOTES FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB# DENOTES 3/4" DIA. ROUND IRON BAR
- IB DENOTES 5/8" SQ. IRON BAR
- IT DENOTES IRON TUBE
- (934) DENOTES H.C. BISHOP O.L.S.
- (755) DENOTES J.B. TREPANIER O.L.S.
- (B&W) DENOTES BISHOP & WILSON O.L.S.
- (M.T.O.) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO.
- (P) DENOTES REGISTERED PLAN NO 564
- (P1) DENOTES REGISTERED PLAN NO 580
- (P2) DENOTES MTO PLAN P-7035-1, INST. 16726.

**SURVEYOR'S CERTIFICATE**  
 I 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. THIS SURVEY WAS COMPLETED NOVEMBER 9, 1990.

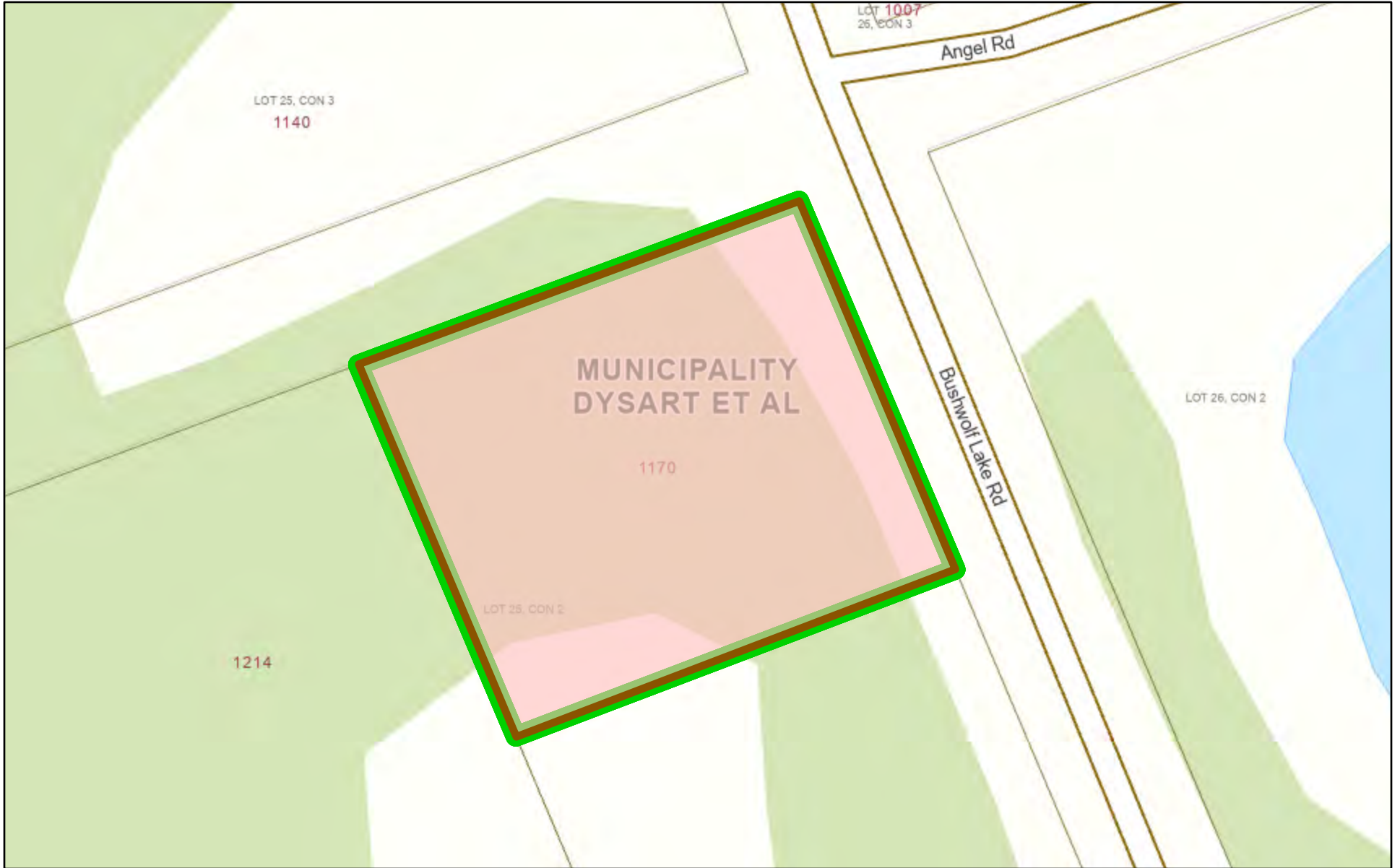
HALIBURTON, ONTARIO.  
 NOVEMBER 30, 1990.  
*Paul Wilson*  
 PAUL WILSON  
 ONTARIO LAND SURVEYOR

**BISHOP & WILSON LTD.**  
 ONTARIO LAND SURVEYORS

**HEAD OFFICE**                      **BRANCH OFFICES**

BOX 309, HALIBURTON      3 KING ST. E.      BOX 311, MINDEN  
 ONTARIO, KOM 1S0      BOBCAYGEON      ONTARIO, KOM 2K0  
 (705) 457-2811      (705) 286-2811  
 (705) 738-2231

# 1170 Bushwolf Lake Road



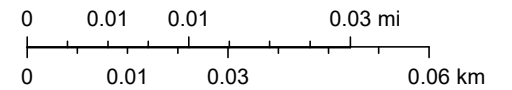
February 18, 2026

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: 1:1,128



# 1170 Bushwolf Lake Road



February 18, 2026

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: 1:18,056

