



# Just Listed

1271 BLUE HERON TRAIL  
WEST GUILFORD

\$2,250,000



## OVERVIEW



## ABOUT THIS PROPERTY

Tucked away in the picturesque Haliburton Highlands, a true northern log home overlooking the serene Little Redstone Lake. This home boasts four inviting bedrooms, 3.5 well-appointed baths, and an expansive 8-acre property that promises seclusion and tranquility.

## FEATURES

 Little Redstone Lake

## CONTACT DETAILS

-  705-457-9994
-  [info@troyausten.ca](mailto:info@troyausten.ca)
-  [troyausten.ca](http://troyausten.ca)

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated

# 1271 BLUE HERON Trail, West Guilford, Ontario K0M 1S0

Listing

Client Full  
**Active / Residential**

**1271 BLUE HERON TI West Guilford**

MLS®#: 40420825  
Price: \$2,250,000



## Haliburton/Dysart et al/Guilford 2 Storey/House

Water Body: **Little Redstone Lake**  
Type of Water: **Lake**

|        | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Main   | 1    | 2     | 1     |
| Second | 3    | 1     |       |

Beds (AG+BG): **4 (4 + 0)**  
Baths (F+H): **3 (2 + 1)**  
SF Fin Total: **2,780**  
AG Fin SF Range: **2001 to 3000**  
AG Fin SF: **2,780/LBO provided**  
DOM/CDOM: **0/0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$8,310.82/2023**

### Remarks/Directions

**Public Rmks:** Tucked away in the picturesque Haliburton Highlands, a true northern log home overlooking the serene Little Redstone Lake. This home boasts four inviting bedrooms, 3.5 well-appointed baths, and an expansive 8-acre property that promises seclusion and tranquility. On the home's main floor, the open-concept layout effortlessly marries modern conveniences with rustic allure, complemented by an impressive stone fireplace that serves as the heart of the home. The lower level features a rec room, den and large games room! Warm and inviting, the log home stands as a testament to the beauty and simplicity of the northern way of life. Outside, a spacious deck extends the living area providing ample space for outdoor entertaining and gathering. The properties stunning 500 feet of waterfront is a gateway to endless recreation and relaxation, with a large dock that is perfect for soaking in the sun or savoring a quiet moment, overlooking the clear waters of Little Redstone Lake. This home offers a unique blend of luxury and nature. It's more than a home; it's an experience, an invitation to live the lakefront dream in the scenic wonder of the Haliburton Highlands.

**Directions:** Take hwy 118 out of Haliburton to Kennisis Lake Road to Blue Heron Trail to 1271

### Common Elements

#### Waterfront

Features: **Beach Front**  
Dock Type: **Private Docking**  
Shoreline:  
Shore Rd Allow: **Not Owned**  
Channel Name:  
Boat House:  
Frontage: **500.00**  
Exposure:  
Island Y/N: **No**

#### Exterior

Exterior Feat: **Deck(s), Landscaped, Privacy, Year Round Living**  
Construct. Material: **Log**  
Shingles Replaced:  
Year/Desc/Source: **//**  
Property Access: **Public Road, Year Round Road**  
Garage & Parking: **Detached Garage//Outside/Surface/Open//Gravel Driveway**  
Parking Spaces:  
Services: **Cell Service, Electricity, High Speed Internet**  
Water Source: **Drilled Well**  
Lot Size Area/Units: **/**  
Lot Front (Ft): **500.00**  
Location: **Rural**  
Area Influences: **Lake Access, Landscaped, Quiet Area**  
View: **Lake, Trees/Woods**  
Topography: **Sloping**  
Restrictions:  
School District: **Trillium Lakelands District School Board**  
Roof: **Metal**  
Prop Attached: **Detached**  
Apx Age: **16-30 Years**  
Rd Acc Fee:  
Garage Spaces: **2.0**  
Sewer: **Septic**  
Acres Rent:  
Lot Shape:  
Land Lse Fee:  
Retire Com:  
Fronting On:  
Exposure: **East**

#### Interior

Interior Feat: **Built-In Appliances, Water Heater Owned**  
Security Feat: **Alarm System**  
Basement: **Full Basement**  
Basement Feat: **Walk-Out**  
Cooling: **Central Air**  
Heating: **Fireplace-Wood, Forced Air-Propane, Hot Water-Other**  
Fireplace: **2/Wood**  
Under Contract: **Propane Tank**  
Inclusions: **Other**  
Add Inclusions: **Turn Key Package, everything included.**  
Exclusions: **Patio Furniture on Upper Deck, Espresso Machine, Personal Paintings and Pictures**  
Basement Fin: **Fully Finished**  
FP Stove Op:  
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT 21 CON 13 GUILFORD PT 10 & 11 19R6831; T/W H259541; T/W H111520; DYSART ET AL**  
 Zoning: **WR6**  
 Assess Val/Year: **\$1,179,000/2022**  
 PIN: **391380125**  
 ROLL: **462404100083052**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **Available/ 2000**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **min 5%**

Brokerage Information

List Date: **05/16/2023**  
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Troy Austen, Salesperson  
 Date Prepared: 05/16/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
 POWERED by [itsorealestate.ca](https://itsorealestate.ca). All rights reserved.

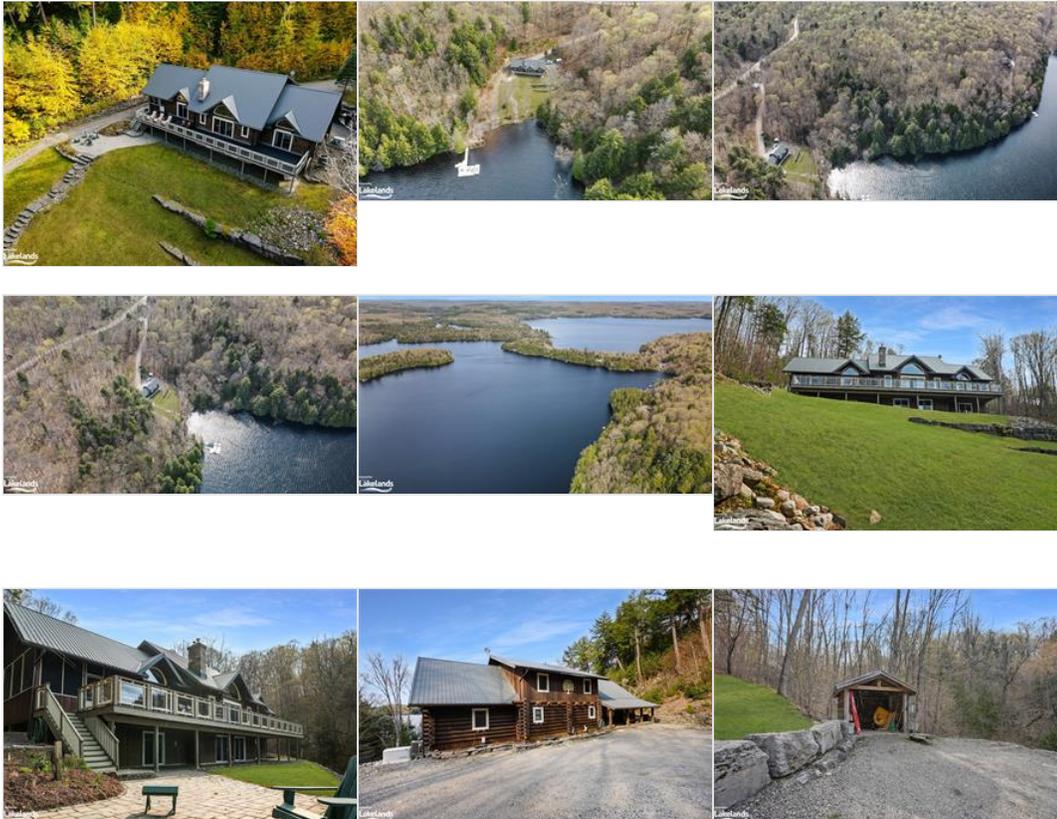
Rooms

MLS®#: 40420825

| Room                     | Level    | Dimensions      | Dimensions (Metric) | Room Features |
|--------------------------|----------|-----------------|---------------------|---------------|
| Bonus Room               | Main     | 24' 0" X 12' 0" | 7.32 X 3.66         |               |
| Kitchen/Dining Room      | Main     | 20' 5" X 22' 6" | 6.22 X 6.86         |               |
| Living Room              | Main     | 27' 0" X 26' 0" | 8.23 X 7.92         |               |
| Bedroom Primary          | Main     | 22' 7" X 18' 0" | 6.88 X 5.49         |               |
| Primary Ensuite Bathroom | Main     |                 |                     | 5+ Piece      |
| Bathroom                 | Main     |                 |                     | 2-Piece       |
| Laundry                  | Main     | 5' 0" X 4' 0"   | 1.52 X 1.22         |               |
| Bedroom                  | Second   | 11' 8" X 10' 4" | 3.56 X 3.15         |               |
| Bedroom                  | Second   | 11' 7" X 10' 2" | 3.53 X 3.10         |               |
| Bedroom                  | Second   | 21' 0" X 10' 0" | 6.40 X 3.05         |               |
| Bathroom                 | Second   |                 |                     | 4-Piece       |
| Recreation Room          | Lower    | 23' 0" X 26' 8" | 7.01 X 8.13         |               |
| Game Room                | Lower    | 20' 5" X 22' 0" | 6.22 X 6.71         |               |
| Utility Room             | Lower    | 15' 8" X 6' 9"  | 4.78 X 2.06         |               |
| Den                      | Basement | 13' 0" X 10' 6" | 3.96 X 3.20         |               |
| Office                   | Basement | 17' 6" X 11' 3" | 5.33 X 3.43         |               |

Photos

MLS®#: 40420825









Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

**INCLUDED**

TURNKEY PACKAGE  
EVERYTHING INCLUDED

**EXCLUSIONS**

PATIO FURNITURE ON UPPER DECK  
ESPRESSO MACHINE  
PERSONAL PAINTINGS & PICTURES

INITIALS SELLER

INITIALS BUYER

Address: 1271 Blue Heron Trail,  
West Guilford

Hydro Costs per Year - \$2362.44 (2022)  
Propane supplier – BUDGET PROPANE  
Propane Cost - \$3748.92 (2022)  
Propane Tank Rental - \$135.60/yr  
Cell Service – YES  
Internet Service – YES  
Internet Provider - Vianey  
Water Treatment System – YES  
Septic Installer – Hawk River Const. (2005)  
Well installed by – Debler (2005)  
Built in 2005  
Age of Roof – 2 years  
Four Season  
Driveway Plowing Cost - \$1000 (2022)

05/16/2023

***Details herein provided by the Seller for information purposes only.  
Do not include in an Agreement of Purchase and Sale.***



# SEWAGE SYSTEM INSTALLATION REPORT

CU-37-02  
FILE NUMBER

SV

## REPORT

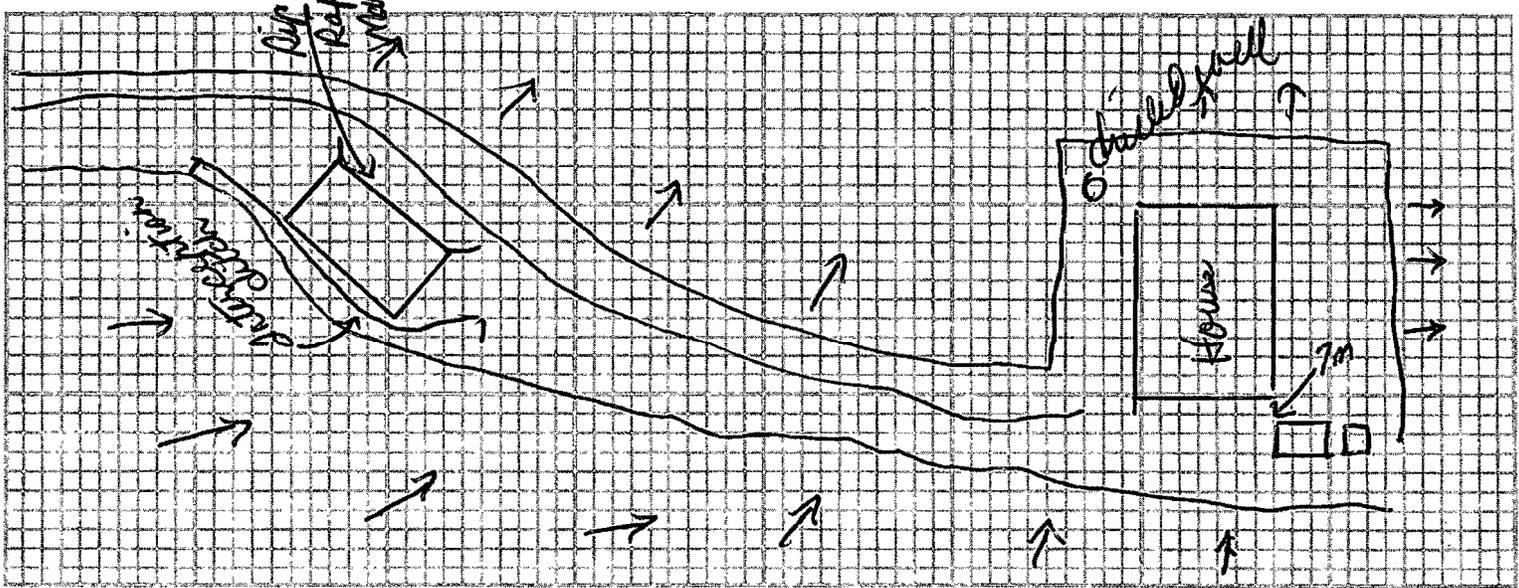
DATE July 15/03

INSTALLED BY: Hurd River Const.

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 4500 litres constructed of steel/concrete/fibreglass, Manufacturer BCF
- Distribution Pipe Type PVC Absorption Trench System
- Filter Bed System  Filter Bed Area 33.2 sq m Contact Area 33.2 sq m.
- Total 22.4 Lineal Metres in 4 runs of 5.6 metres and ted by gravity ; Siphon ; or Pump
- Size of System based on 3 bedrooms and/or 21 fixture units Commercial details N/A
- Area of Building: 248.5 m<sup>2</sup>
- Other \_\_\_\_\_

Actual location and orientation of components of sewage system are shown hereunder  or as outlined on the Site Inspection Report For A Sewage System form



The following work remains to be completed Backfill system and sod or seed . Stabilize all sloped surfaces . Finish grading to shed run-off and divert water around leaching bed . Other Effluent pump & alarm req'd., well req'd. (Aggregate sheet)  
Interception ditch - 3m deep x 0.6m wide lined w/clay above & around bed req'd., riprap req'd. to reinforce bed next to spring driveway.  
Water supply (well) req'd. July 15/03. May 27/04 SHC.

## INSTALLATION REPORT

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

For the use and operation of the Class 4 Sewage System Installed / Altered under Site Inspection Report # CU-37-02

Such system being located on Lot A-208-21 Conc. 13 Plan 19R6B31 Sub. lot 4 Roll No. \_\_\_\_\_

Township / County / City Briefard Emergency #911 \_\_\_\_\_

Inspected and Recommended by B. Calpitha  
(Appointed Inspector - Part 8)

Date May 27/04 Issued [Signature]  
(Designated Sewage Inspector - Part 8)

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 Site Inspection Report is obtained.



MR. CASEY VANLEEUWEN

Your account number is:



This statement is issued on:

April 24, 2023

# Your Electricity Statement

For the period of: January 17, 2023 - April 17, 2023

JAN 17 - APR 17 2023

## \$535.64

See reverse for a summary of your charges.

You powered your home with

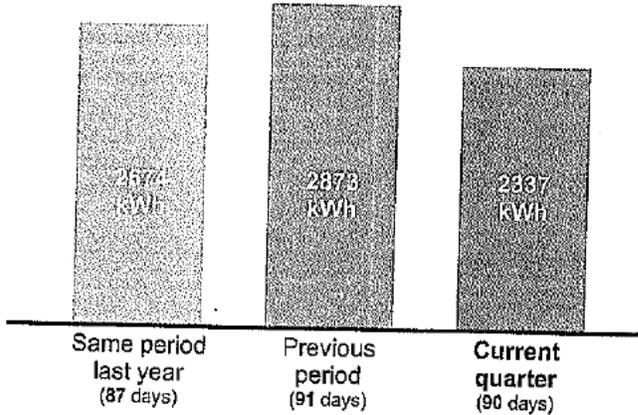
## 2,337 kWh

of electricity this period

## May 14, 2023

Your average daily usage has **decreased by 16%** compared to the same period last year.

Find out more by logging into **myAccount** at [www.HydroOne.com](http://www.HydroOne.com)



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](http://www.HydroOne.com/saving-money-and-energy).

For billing, quick answers and much more, visit [www.HydroOne.com](http://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:



Total amount you owe

**\$535.64**

Amount enclosed

\$



008464  
MR. CASEY VANLEEUWEN  
8233 FOURTH LINE  
ANGUS ON L0M 1B1

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

PAID APRIL 27/23

2000276458760000535648

10312009001

98

ISEL 1416  
P008464/0018700-1/2-VIP-A008464

|  |           |                 |
|--|-----------|-----------------|
| <b>Balance carried forward from previous statement</b> |           | <b>\$0.00</b>   |
| Amount from your previous period                       | \$622.41  |                 |
| Amount we received on Feb 2/23                         | -\$622.41 |                 |
| <b>Your electricity charges</b>                        |           | <b>\$535.64</b> |
| <b>Total amount you owe</b>                            |           | <b>\$535.64</b> |

We plan to read your meter between Jul 18, 2023 and Jul 24, 2023. Not accessible or visible? Please contact us.

If payment is not received by May 14, 2023, a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.

### Powering 1271 BLUE HERON RD

Point of Delivery: 10199440 Residential - Low Density

**Electricity** ..... \$203.32

This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.

**Delivery** ..... \$311.28

This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.

**Regulatory Charges** ..... \$14.17

The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.

**HST (87086-5821-RT0001)** ..... \$68.74

**Ontario Electricity Rebate** ..... -\$61.87

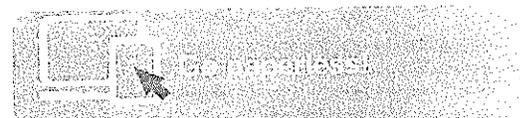
**Total of your electricity charges** ..... **\$535.64**

#### What is my Tiered breakdown?

| Jan 17/23 to Apr 17/23 | Usage (kWh) | Rate (\$) | Amount   |
|------------------------|-------------|-----------|----------|
| Lower                  | 2,337       | 8.7       | \$203.32 |

#### My current monthly Tiered rate structure Winter: Nov 1 to Apr 30

|       |              |                              |
|-------|--------------|------------------------------|
| 1,000 | 10.3 ¢ / kWh | For usage over 1,000 kWh     |
| 0     | 8.7 ¢ / kWh  | For the first 1,000 kWh used |



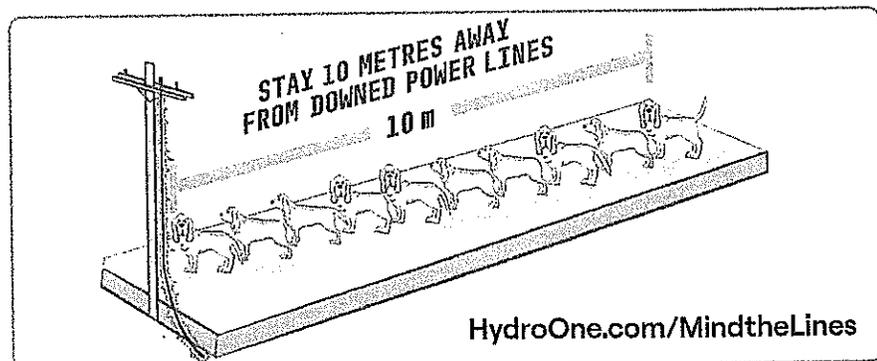
Save time and trees with paperless billing

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



P008464/C018701-2/2-VIP-A008464 /SEL 14/6/

| Meter Number | Current Reading | Previous Reading | Difference | Usage in kWh |
|--------------|-----------------|------------------|------------|--------------|
| J3767259     | Apr 17/23 39946 | Jan 17/23 37609  | 2337       | (x1) = 2337  |



### Energy Saving Tip

#### Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.



# INVOICE

BI27Apr2023.txt-139-00000052

BUDGET PROPANE CORPORATION  
1011 BEIERS ROAD  
GRAVENHURST, ON P1P 0C7  
(888) 405-7777  
www.budgetpropaneontario.com

Account No. : [REDACTED]

Invoice No. : 327875

Invoice Date : 4/26/23

Page : 1

000070 000000052



**Delivery Address:**

1271 BLUE HERON RD W  
WEST GUILFORD ON



| Item                | Quantity | Unit Price | Amount |
|---------------------|----------|------------|--------|
| Commercial Propane  | 882.60   | .663/ LT   | 585.16 |
| Hazmat Fee          |          |            | 9.00   |
| Federal Fuel Charge |          |            | 88.79  |

*PAID May 3/23*

HST No. : 123217366 RT0001

**Sub Total :** 682.95

**HST :** 88.78

Payment is due 15 days from invoice.

**Total :** 771.73



**Municipality of Dysart et al**

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

**TAX NOTICE**

Group Code:

|                     |                         |
|---------------------|-------------------------|
| <b>Interim</b>      | <b>2023</b>             |
| <b>Billing Date</b> | <b>January 11, 2023</b> |

|   |   |
|---|---|
| <b>Mortgage Company</b>   | <b>Bill No.</b> 461420  |
| <b>Roll No.</b> 041-000-83052-0000  | <b>Mortgage No.</b>   |
| <b>Name and Address</b> 3747  | <b>Municipal Address/Legal Description</b>                        |
|  | 1271 BLUE HERON RD<br>CON 13 PT LOT 21 RP19R6831<br>PARTS 10 & 11 |

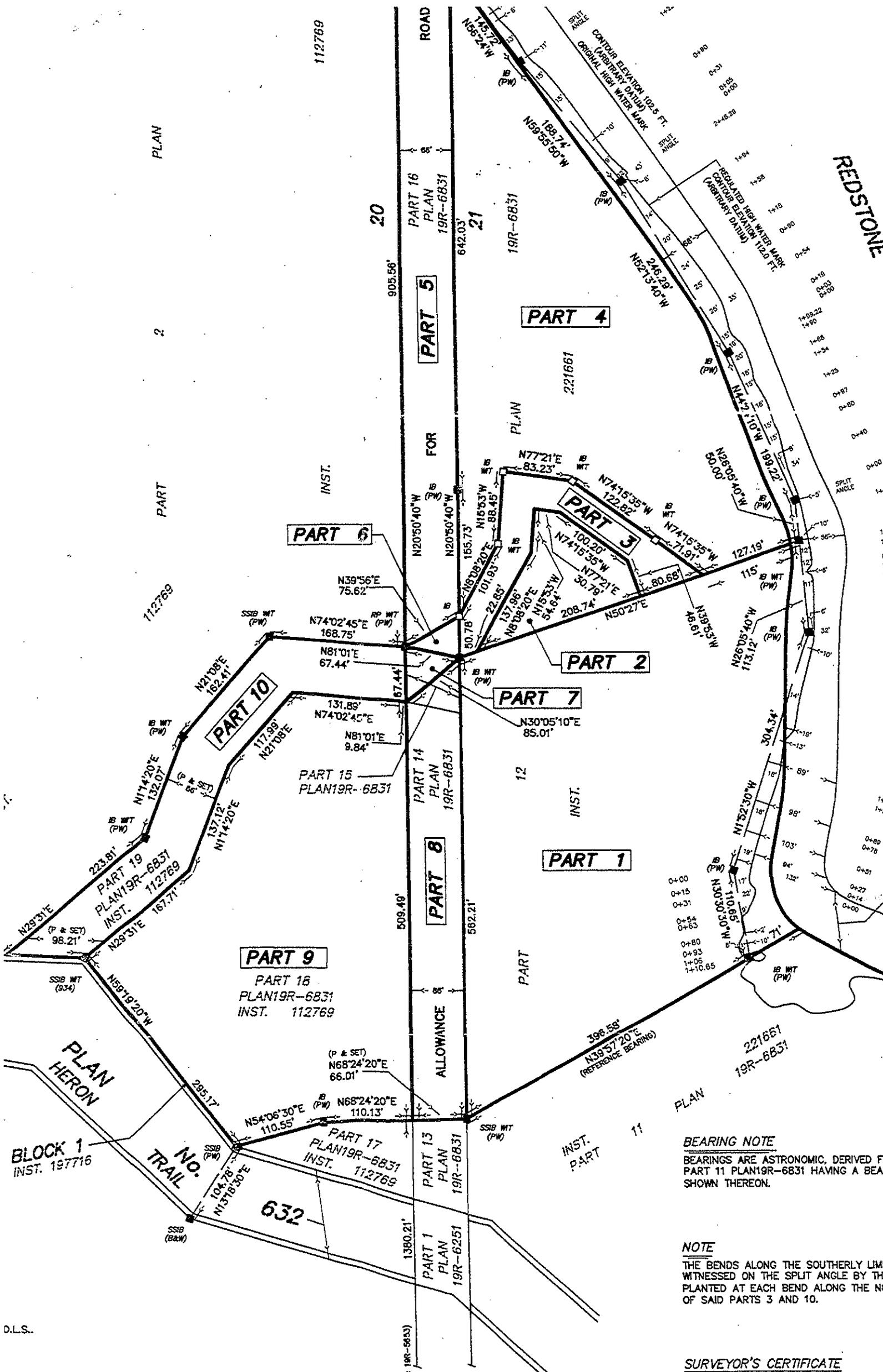
| Assessment |                 | Municipal Levy             |             | County Levy |             | Education Levy |             |           |
|------------|-----------------|----------------------------|-------------|-------------|-------------|----------------|-------------|-----------|
| Class      | Value           | Class/Educ. Support        | Tax Rate(%) | Amount      | Tax Rate(%) | Amount         | Tax Rate(%) | Amount    |
| RTEP       | \$ 1,179,000.00 | Res/Farm Tx:Full - EPubSup | 0.00308847  | \$ 1,820.65 | 0.00229423  | \$ 1,352.45    | 0.00153000  | \$ 901.94 |

**Sub Totals >>>**      **Municipal Levy** \$ 1,820.65      **County Levy** \$ 1,352.45      **Education Levy** \$ 901.94

| Special Charges              |             |     | Installments |                         | Summary     |                                  |
|------------------------------|-------------|-----|--------------|-------------------------|-------------|----------------------------------|
| By Law #                     | Description | Amt | Exp Year     | Due Date                | Amount      |                                  |
|                              |             |     |              | 3/15/2023               | \$ 2,038.04 | Sub-Total - Tax Levy \$ 4,075.04 |
|                              |             |     |              | 4/12/2023               | \$ 2,037.00 | Special Charges/Credits \$ 0.00  |
|                              |             |     |              |                         |             | 2023 Tax Cap Adjustment \$ 0.00  |
|                              |             |     |              |                         |             | Interim 2023 Levies \$ 4,075.04  |
|                              |             |     |              |                         |             | Past Due Taxes/Credit \$ 0.00    |
| <b>Total Special Charges</b> |             |     | \$ 0.00      | <b>Total Amount Due</b> |             | \$ 4,075.04                      |

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

*Handwritten:* Paid Jan 31 2023  
 K. [unclear]



**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC, DERIVED FROM PART 11 PLAN 19R-6831 HAVING A BEARING SHOWN THEREON.

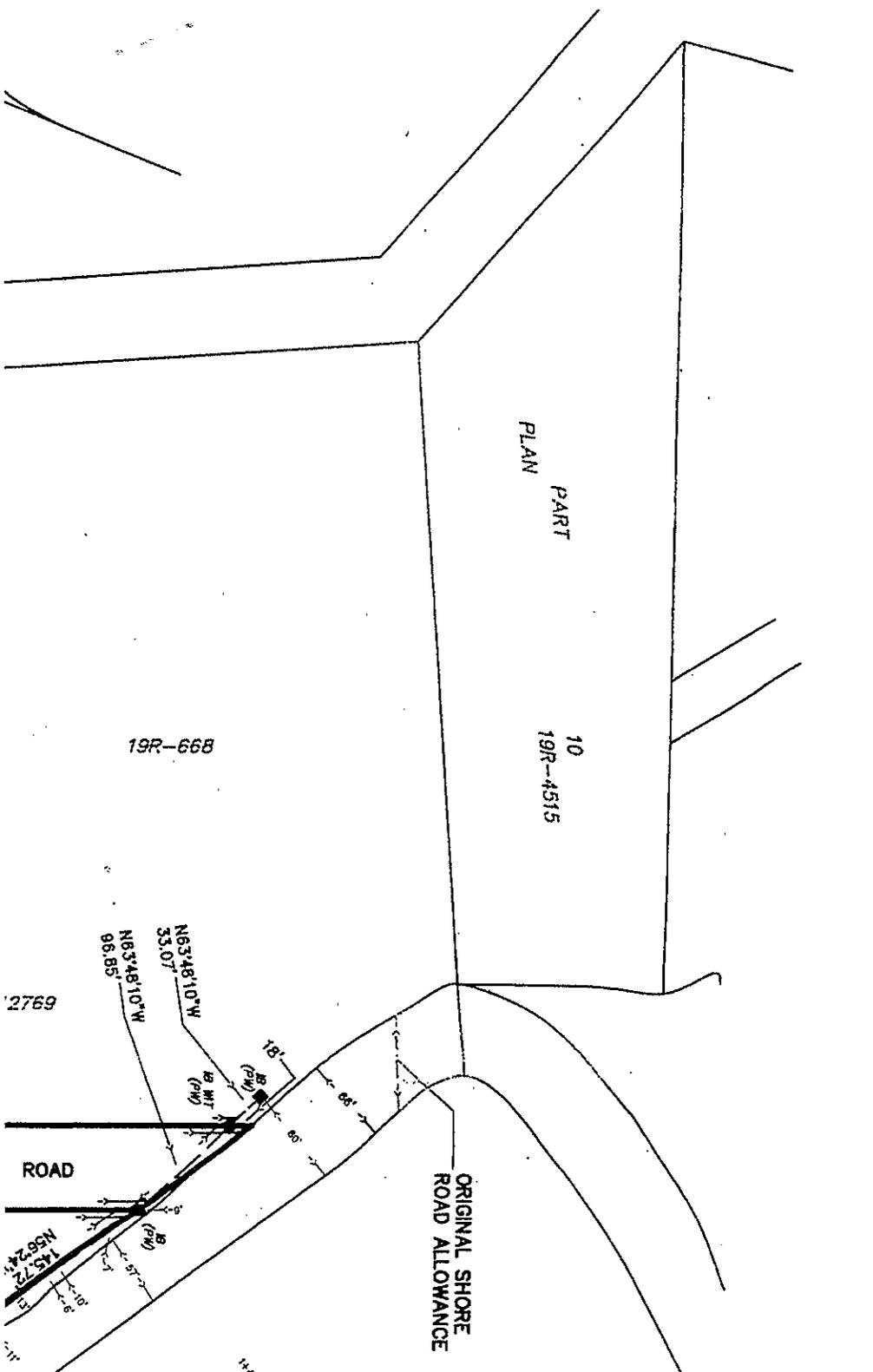
**NOTE**  
 THE BENDS ALONG THE SOUTHERLY LINE WITNESSED ON THE SPLIT ANGLE BY THE PLANTED AT EACH BEND ALONG THE NC OF SAID PARTS 3 AND 10.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT :



A SURVEY OF  
 T OF LOTS 20 AND 21, CONCESSION 13 AND  
 T OF THE ORIGINAL ALLOWANCE FOR ROAD  
 NEEN LOTS 20 AND 21, CONCESSION 13  
 GRAPHIC TOWNSHIP OF GUILFORD  
 COUNTY OF DYSPART et al  
 CITY OF HALIBURTON  
 WILSON O.L.S.

0 100 200 300 FEET  
 : 1 INCH = 100 FEET



| PART | LOT  | CON | PART OF INSTRUMENT | AREA       |
|------|--|-----|--------------------|------------|
| 1    |  |     |                    | 4.88 Ac. ± |
| 2    | 21   | 13  |                    | 0.389 Ac.  |
| 3    |  |     |                    | 0.419 Ac.  |
| 4    |  |     |                    | 3.80 Ac. ± |
| 5    | PART OF THE ORIGINAL ALLOWANCE FOR ROAD BETWEEN LOTS 20 AND 21 CONCESSION 13 |     |                    | 1.30 Ac. ± |
| 6    |  |     |                    | 0.038 Ac.  |
| 7    |  |     |                    | 0.051 Ac.  |
| 8    |  |     |                    | 0.812 Ac.  |
| 8    | 20   | 13  |                    | 3.415 Ac.  |
| 10   |  |     |                    | 0.948 Ac.  |

**SCHEDULE**

I REQUIRE THIS PLAN TO BE  
 DEPOSITED UNDER THE  
 REGISTRY ACT  
 August 16, 2000  
 DATE  
 Paul Wilson  
 PAUL WILSON

IMPERIAL: DISTANCES SHOWN  
 HEREON ARE IN FEET AND CAN  
 BE CONVERTED TO METRES BY  
 MULTIPLYING BY 0.3048...  
 LAND REGISTRAR FOR  
 THE REGISTRY DIVISION  
 OF HALIBURTON (No.19)  
 Aug. 16, 2000  
 RECEIVED AND DEPOSITED  
 PLAN 19R-6884

LITTLE

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

MAY 9 2000

DATE

*Paul Wilson*

PAUL WILSON

**PLAN19R-6831**

RECEIVED AND DEPOSITED

May 10, 2000

*A. Johnston Deputy*

LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (No.19)

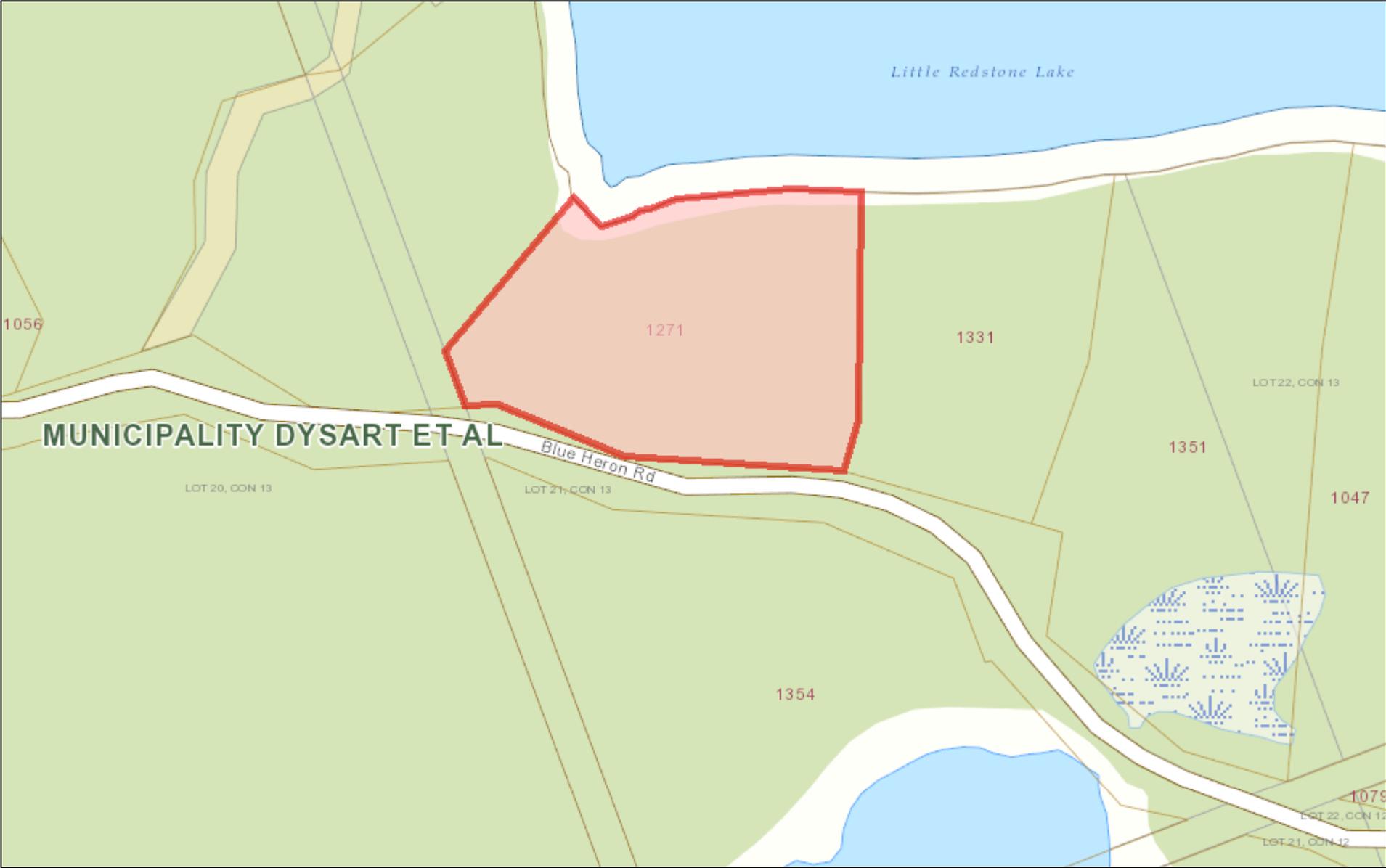
IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048 .

**SCHEDULE**

| PART | LOT  | CON | PART OF INSTRUMENT | AREA       |
|------|--|-----|--------------------|------------|
| 1    | 22   | 13  | 221661 & 224907    | 5.32 Ac. ± |
| 2    |  |     |                    | 1.778 Ac.  |
| 3    | 21 AND 22  |     | 9.594 Ac.          |            |
| 4    |  |     | 4.70 Ac. ±         |            |
| 5    | 22   |     | 0.755 Ac.          |            |
| 6    |  |     | 7.807 Ac.          |            |
| 7    | 21   |     | 4.29 Ac. ±         |            |
| 8    |  |     | 0.687 Ac.          |            |
| 9    |  |     | 1.176 Ac.          |            |
| 10   |  |     | 0.447 Ac.          |            |
| 11   |  |     | 7.58 Ac. ±         |            |
| 12   |  |     | 9.07 Ac. ±         |            |
| 13   | PART OF THE ORIGINAL ALLOWANCE FOR ROAD BETWEEN LOTS 20 AND 21 CONCESSION 13 |     |                    | 0.161 Ac.  |
| 14   |  |     |                    | 0.761 Ac.  |
| 15   |  |     |                    | 0.102 Ac.  |
| 16   |  |     |                    | 1.34 Ac. ± |
| 17   | 20   | 13  | 112769             | 0.272 Ac.  |
| 18   |  |     |                    | 3.415 Ac.  |
| 19   |  |     |                    | 0.948 Ac.  |

PART 2 - SUBJECT TO RIGHT OF WAY OVER PART4 PLAN19R-6276 ESTABLISHED IN INST. 213821.

# GIS Map 1



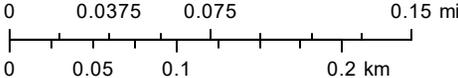
May 4, 2023

Copyright by the County of Haliburton, Minden, Ontario, 2022.  
This publication may not be reproduced in any form, in part or in whole, without written permission.

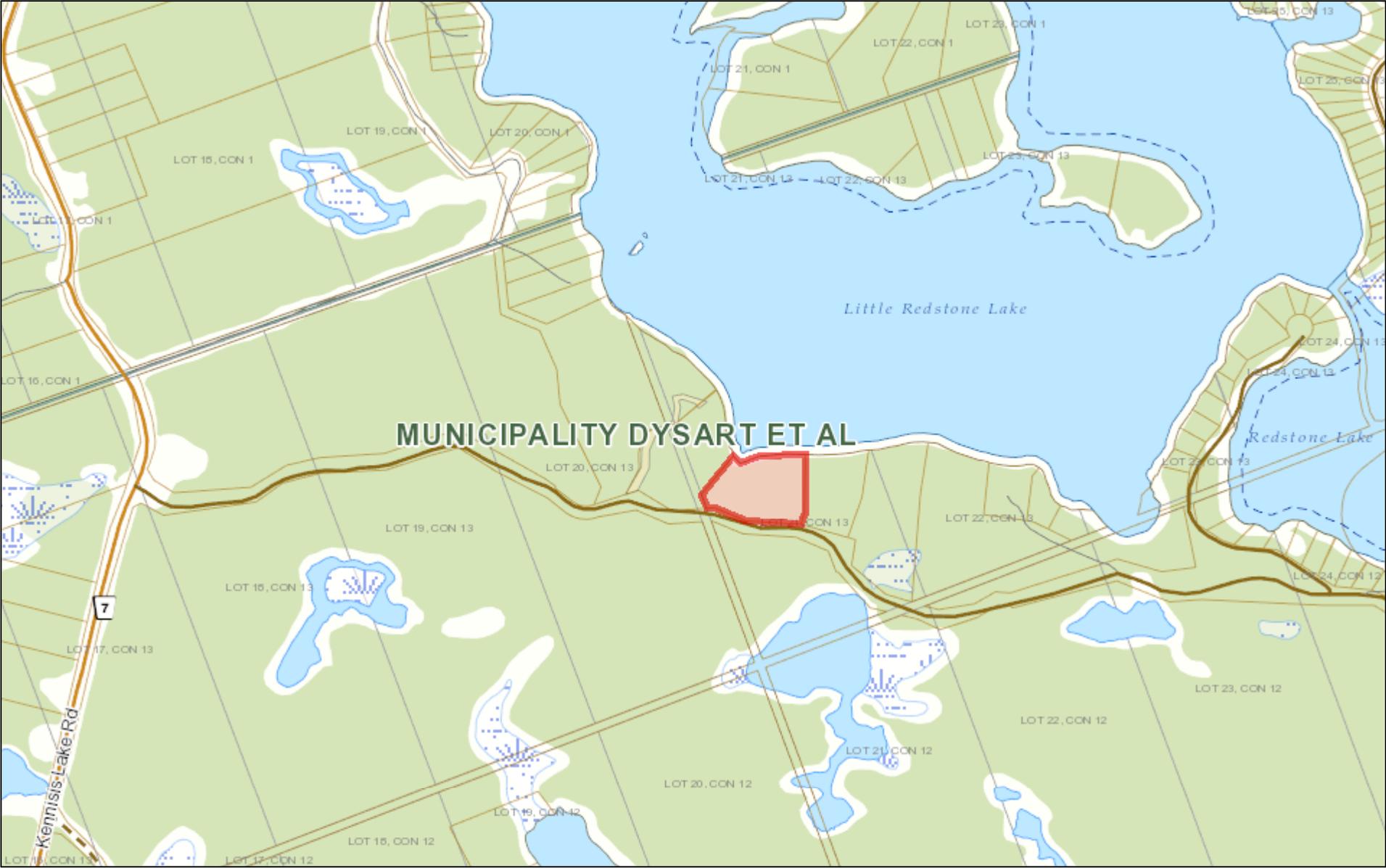
Published by the County of Haliburton, 2022.



1:4,514



# GIS Map 2



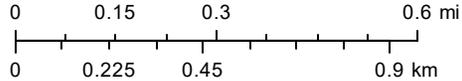
May 4, 2023

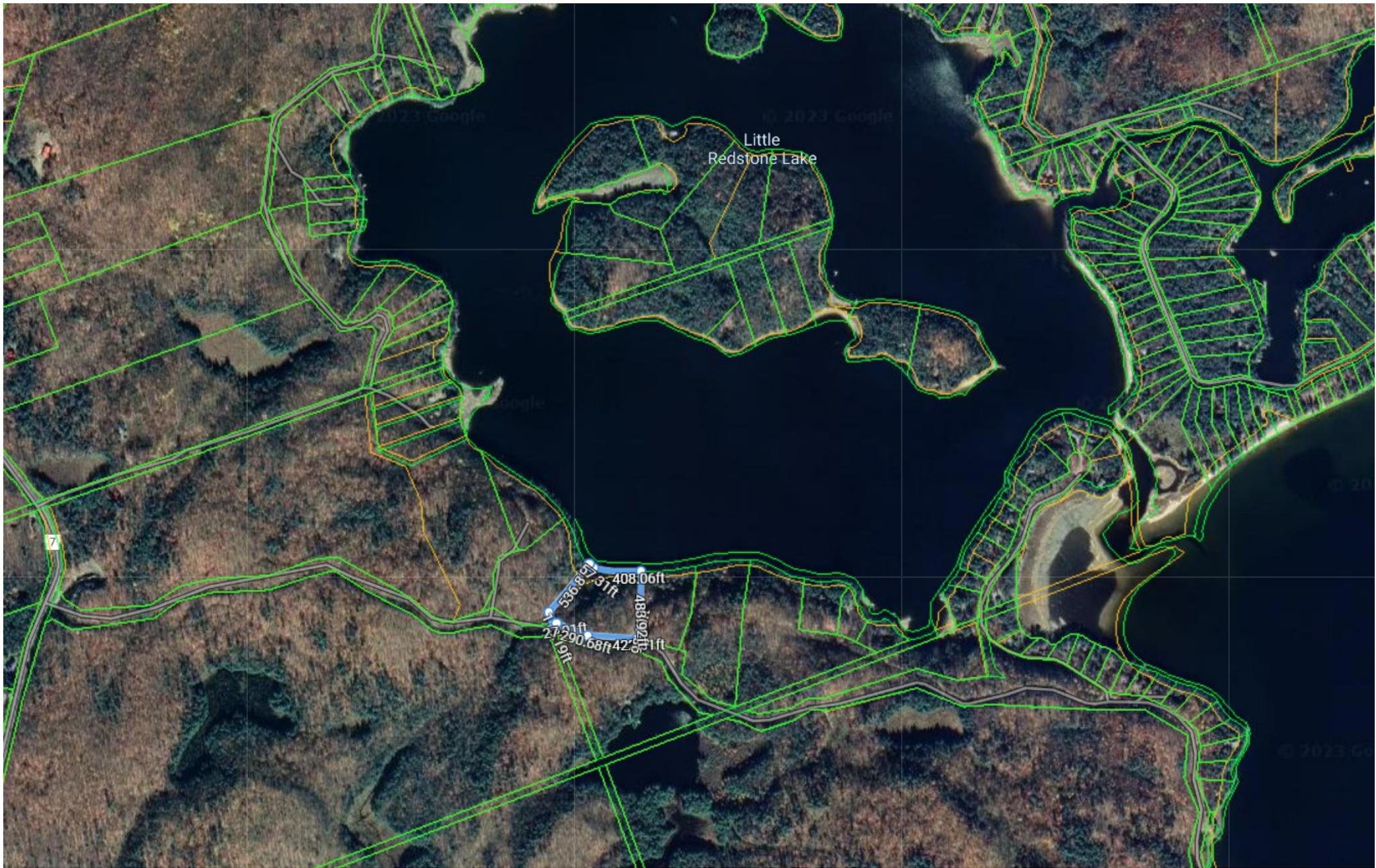
Copyright by the County of Haliburton, Minden, Ontario, 2022.  
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2022.



1:18,056





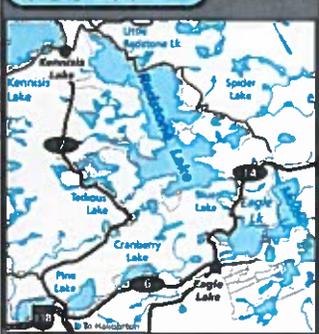




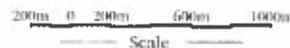
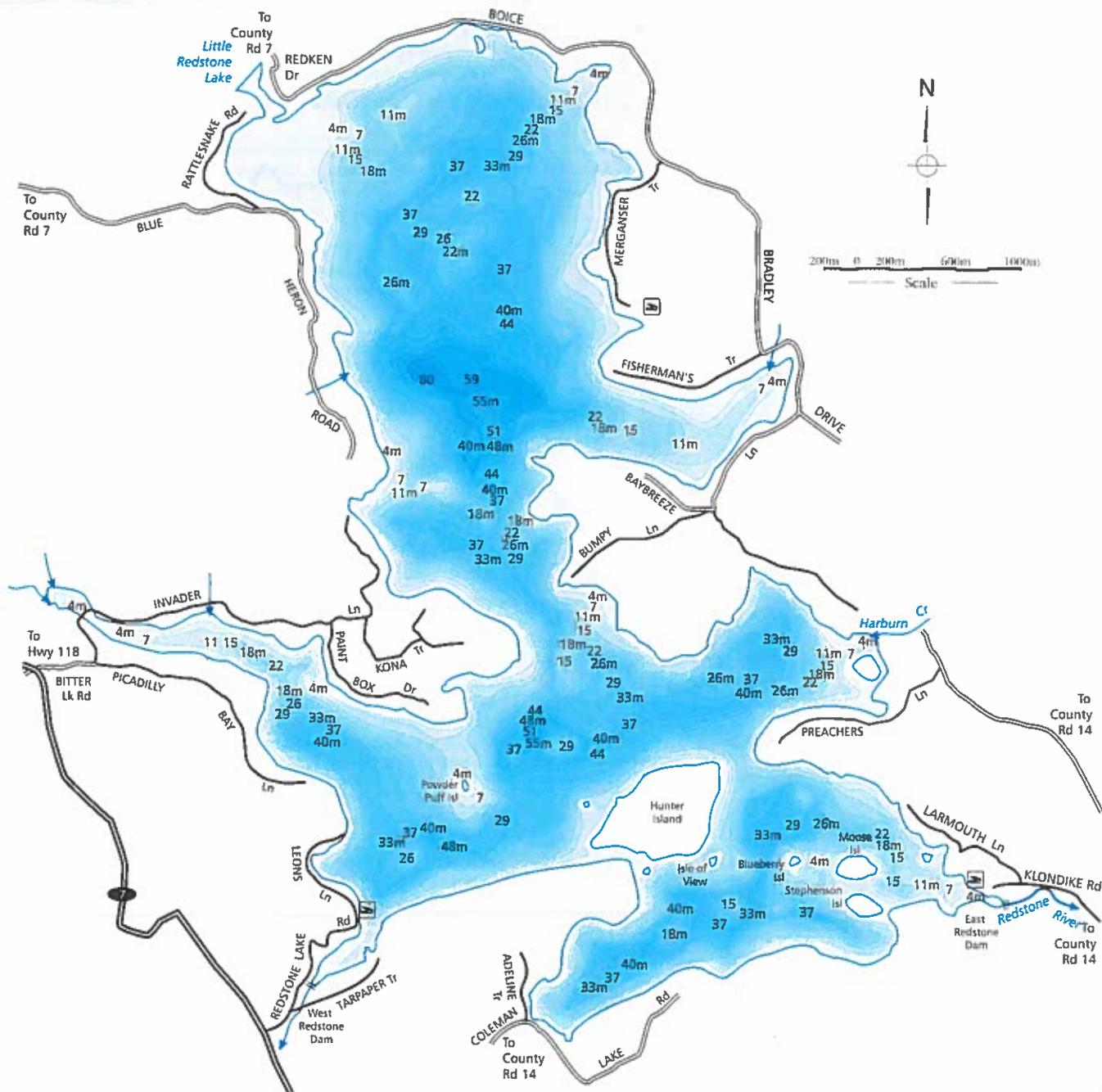
Location: 14 km (8.5 mi) north of Haliburton  
 Elevation: 359 m (1,197 ft)  
 Surface Area: 1,193 ha (2,948 ac)  
 Mean Depth: 21.5 m (71.9 ft)  
 Max Depth: 81 m (270 ft)  
 Way Point: 78° 32'00" Lon - W 45° 11'00" Lat - N

# Redstone Lake

### Area Indicator



| Redstone Lake<br>Fish Stocking Data |            |        |
|-------------------------------------|------------|--------|
| Year                                | Species    | Number |
| 2007                                | Lake Trout | 1,070  |





Location: 15 km (9.5 mi) east of Huntsville  
Elevation: 314.9 m (1,033 ft)  
Way Point: 79° 00' 00" Lon - W 45° 15' 00" Lat - N

[www.backroadmapbooks.com](http://www.backroadmapbooks.com)

## Lake of Bays

Lake Chart on p.93

### Fishing



Lake of Bays is a popular spot for summer cottagers and recreationists alike. The lake is a very scenic Muskoka area lake and is a favourite spot for boaters with many quiet nooks that hold bass as well as the ever popular lake trout. With lakereels being caught in the 16 kg (35 lb) class, it is no wonder that many lake trout enthusiasts spend some quality time here.

Lake trout are best fished just after the spring ice off, which occurs around mid-April. The fish are generally quite hungry, and are still near the surface of the lake as the water is still cold enough to keep them comfortable. Anglers will find success by trolling silver or gold spoons or larger streamer type flies that imitate baitfish. For trolling, the Little Cleo or Diamond King are good bets, while fly fishers should try a grey and white streamer with some crystal flash.

In the summer, the surface of the lake warms up, and the fish head down, usually to within a few feet of the bottom. In order to find them, you will need to fish deep using a downrigger. A fish finder also helps locate them. A few good areas to troll for lake trout are just east of Bona Vista and in the deeper sections west of Wahawin and Nith Grove. A baited lure with lots of action, like a Flatfish or Kwikfish, trolled just off the bottom will work best.

Fishing in the lake is best for smallmouth bass that can reach up to 1.5 kg (3 lbs) in size with a very few up to 2.5 kg (6 lbs). A good spot to look for smallmouth is off of the lake's many islands. Try working spinners, jigs and crankbaits along the structure areas and if fishing is slow, slow the retrieve down significantly.

Bass anglers should be happy to know that largemouth bass have established a population in the lake. These fish can be found in the shallower waters, lurking under cover in weed beds, beneath fallen trees, in jumbles of rocks, even under docks. They like warmer water than smallmouth, and don't move around as much as smallmouth, making them easier to find.

### Directions



This large lake is located southeast of the town of Huntsville and can be accessed from a number of different areas. The two main access areas are found off Highway 35 north. When travelling north along Highway 35, the first main boat launch area is found off the west side of the highway north of Dorset on Rabbit Bay. The second main boat launch area is found further north of the west side of the highway on Dwight Bay, in the settlement of Dwight.

South Portage Road (County Road 9) provides the main access to the west side of the lake, while County Road 117 provides access to the east side of the lake. There are a few access points and resorts accessible from these two roads for visitors to use.

### Facilities



Lake of Bays is a popular summer destination lake and is the location for a number of fantastic lodges and resorts. Most provide cabin rentals and/or camping along with lake access throughout the year. The lake is also home to a few small settlements, including the villages of Dorset and Dwight. Both settlements offer basic amenities such as food, accommodations and other basic supplies. Along with the two above mentioned boat launch areas, there is a number of other access points to Lake of Bays. **Little Trading Bay Park** is found off Highway 35 north of Dorset and offers a nice beach and picnic area for area visitors.



Location: 14 km (8.5 mi) north of Haliburton  
Elevation: 359 m (1,197 ft)  
Surface Area: 1,193 ha (2,948 ac)  
Mean Depth: 21.5 m (71.9 ft)  
Max Depth: 81 m (270 ft)  
Way Point: 78° 32' 00" Lon - W 45° 11' 00" Lat - N

[www.backroadmapbooks.com](http://www.backroadmapbooks.com)

## Redstone Lake

Lake Chart on p.94

### Fishing



Redstone Lake is a large lake found just south of the Haliburton Forest Reserve. There are a few cottages scattered around its shores, but for the most part the lake has an undisturbed shoreline. Being part of the Trent Canal headwater system, Redstone Lake experiences significant water fluctuations throughout the spring to fall season. When fishing, be sure to keep this factor in mind, as sportfish, especially bass, will move from some areas depending on depth.

Redstone Lake has a vast array of bottom structure. Numerous mid lake humps and shoals attract both lake trout and smallmouth bass, depending on the depth. There are also a number of points and bays and islands, which also create structure for fish to hang around.

Lake trout are stocked on occasion but the fishery still remains hit and miss for these sometimes elusive fish. Ice fishing is the most effective method of finding lakereels; however, spring trolling just after ice off can also work well. At this time, they are found near the surface and will aggressively take spoon and spinner presentations. However, as the weather warms up, lake trout head for deeper waters and the only way to get a lure down that deep is to use a downrigger.

Bass anglers should try off any of the shallower shoal areas found around the lake. Shoals in the 3-6 m (10-20 ft) range can be productive, especially if there is weed or rock structure evident. Working a jig or crayfish imitation fly or lure can work quite well along these areas.

Top-water lures such as poppers, prop-baits, or stickbaits are excellent when Redstone is calm, especially in the late evening or early morning. Topwater baits cover water quickly and effectively and aggressive smallmouth will rise quite willingly to these lures. When a lake is too choppy or it is too bright for the fish, a good alternative is suspended jerkbait. These minnow-shaped plugs are weighted so that they hover in place when stopped. Watch for special regulations on this lake.

### Directions



Sandwiched between Kennisis and Haliburton Lakes, there are several access points on Redstone Lake. One of the main public access points to the big lake is located along its southwestern shore. To reach the access point, follow Highway 118 to the Haliburton Lake Road (County Road 14) and follow this road north past Eagle Lake. Look for Klondike Road branching west, which leads to Larmouth Lane and the boat launch site on the southeast shore of Redstone Lake.

Alternate access points are found off Kennisis Lake Road (County Road 7). The easiest to find is at the end of Redstone Lake Road, which provides a boat launch on the southwest side of the lake. Further north, Redken Road picks up from the end of the County Road and leads to another launching site.

### Facilities



In addition to the boat launches, there are several camps and cottages on Redstone Lake that may be available for rent. Inquire locally through the Haliburton Chamber of Commerce.

### Other Options



**Little Redstone Lake** is linked via a short channel to the much larger Redstone Lake and offers both lake trout and smallmouth bass. If you are looking for a little seclusion as an alternative to Redstone Lake, **Guilford Lake** can be reached by portage from the southwest shore of Redstone Lake. Guilford Lake is stocked periodically with splake and is a popular winter ice fishing destination.

## 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

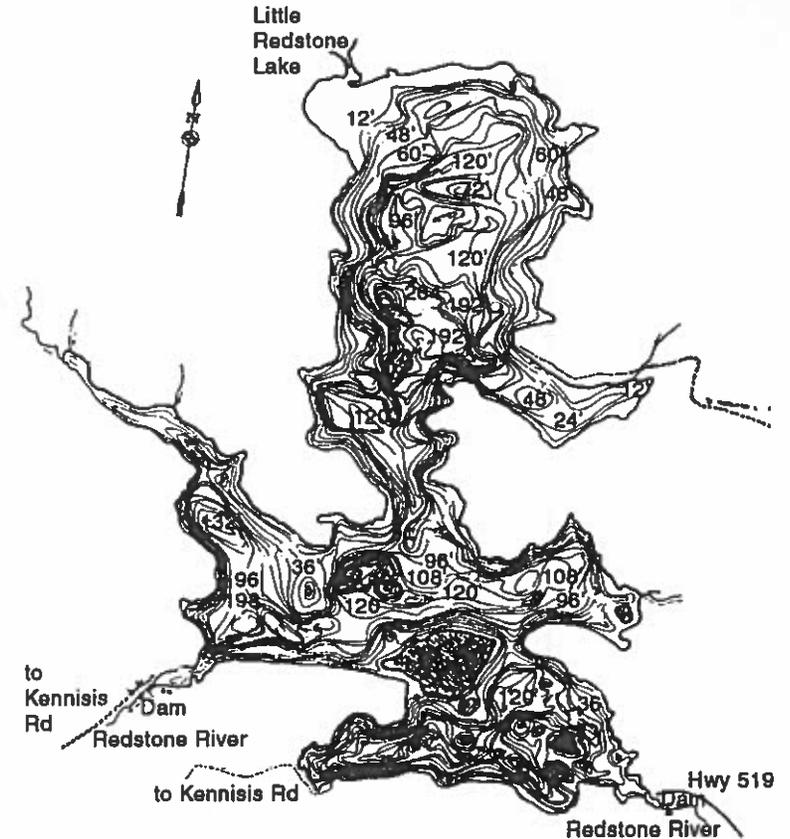
A typical Canadian Shield lake - deep, infertile and rocky. Redstone is part of the Trent Canal System and experiences considerable water fluctuations. Two concrete dams at the southern end of the lake control the water levels.

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 yields 2 lb average lake trout.



(Refer to Guilford Township map - page 215)