

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$929,900

Welcome to

1325 & 1314 Claude
Brown Road

on Bob Lake, Minden Hills



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Set on the shores of beautiful Bob Lake, this fully finished 4-season waterfront property offers an exceptional location just minutes from the Village of Minden and within a couple of hours of the GTA. Known for its big, clean water, excellent lake trout fishing, and great swimming, Bob Lake is a fantastic setting for both year-round living and cottage enjoyment.

Positioned right at the water's edge, the home offers approximately 2,100 sq ft of finished living space with beautiful lake views throughout. The main floor features an open-concept layout with vaulted ceilings, a wood-burning fireplace in the living room, and access to an 11' x 11' screened porch overlooking the lake. Also on the main level is a spacious primary bedroom with walk-in closet and a 4-piece bathroom. The fully finished walkout lower level provides excellent additional living space with two more bedrooms, a 3-piece bathroom, a large rec room, cold cellar, and workshop with walkout access to the outdoors.

Beautiful landscaping surrounds the property, enhancing the waterfront setting and outdoor living spaces. The home is serviced by propane forced-air heating and is located on a year-round municipally maintained road for easy access in every season.

Included with the purchase is a second dwelling located on the back lot overlooking the lake. Offering approximately 800 sq ft, this additional space features an open-concept kitchen, dining, and living area, 3 bedrooms, and a 3-piece bathroom. Ideal for guests, extended family, or overflow accommodations, it also provides additional parking and flexibility rarely found in a waterfront property.

Property Client Full

1325 & 1314 Claude Brown Road, Minden Hills, Ontario K0M 2K0

Listing

[1325 & 1314 Claude Brown Rd Minden Hills](#)**Active / Residential Freehold / Detached**MLS® #: **X13129414**List Price: **\$929,900**

Price Decrease

Haliburton/Minden Hills/Anson



Tax Amt/Yr: **\$5,620.15/2025** Transaction: **Sale**
 SPIS: **No** DOM: **76**
 Legal Desc: **See attached Schedule C**

Style: **Bungalow** Rooms Rooms+: **7+8**
 Fractional Ownership: BR BR+: **3(1+2)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **130.00** Fronting On: **S**
 Lot Depth: **65.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Water Street to Bobcaygeon Road and Scotch Line W to Claude Brown Road to #1325 & #1314**

PIN #: **392010231**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **461601000024400**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Finished W/O**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Private Double**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Other**
 Central Vac: **No**
 Laundry Lev: **Lower**
 Property Feat: **Asphalt Shingle**
 Roof: **Poured Concrete**
 Foundation:
 Soil Type:

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **2.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Delivery Feat: **Heate Waterline, UV System**
 Water Meter:
 Waterfront Feat: **Dock**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Tank**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Alternate Power: **None**Water Name: **Bob Lake**Waterfront Y/N: **Yes**Water Struct: **Not Applicable**Water Frontage: **39.62**Water Features: **Dock**

Under Contract:

Access To Property: **Yr Rnd Municipal Rd**Shoreline: **Clean, Deep**Shoreline Road Allowance: **Owned**Docking Type: **Private**View: **Lake**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Lot Shape:

Channel Name:

Lot Size Source:

Remarks/Directions

Client Rmks: **Set on the shores of beautiful Bob Lake, this fully finished 4-season waterfront property offers an exceptional location just minutes from the Village of Minden and within a couple of hours of the GTA. Known for its big, clean water, excellent lake trout fishing, and great swimming, Bob Lake is a fantastic setting for both year-round living and cottage enjoyment. Positioned right at the water's edge, the home offers approximately 2,100 sq ft of finished living space with beautiful lake views throughout. The main floor features an open-concept layout with vaulted ceilings, a wood-burning fireplace in the living room, and access to an 11' x 11' screened porch overlooking the lake. Also on the main level is a spacious primary bedroom with walk-in closet and a 4-piece bathroom. The fully finished walkout lower level provides excellent additional living space with two more bedrooms, a 3-piece bathroom, a large rec room, cold cellar, and workshop with walkout access to the outdoors. Beautiful landscaping surrounds the property, enhancing the waterfront setting and outdoor living spaces. The home is serviced by propane forced-air heating and is located on a year-round municipally maintained road for easy access in every season. Included with the purchase is a second dwelling located on the back lot overlooking the lake. Offering approximately 800 sq ft, this additional space features an open-concept kitchen, dining, and living area, 3 bedrooms, and a 3-piece bathroom. Ideal for guests, extended family, or overflow accommodations, it also provides additional parking and flexibility rarely found in a waterfront property.**

Inclusions: **See attached chattels list**

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

Prepared By: **TROY AUSTEN, REALTOR Salesperson**

Date Prepared: **07/28/2026**

Rooms					
MLS® #: X13129414					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.51 M X 2.12 M	11.52 Ft x 6.96 Ft		
Pantry	Main	2.78 M X 1.51 M	9.12 Ft x 4.95 Ft		
Living Room	Main	5.99 M X 5.89 M	19.65 Ft x 19.32 Ft		
Kitchen	Main	3.35 M X 2.67 M	10.99 Ft x 8.76 Ft		
Dining Room	Main	3.28 M X 2.87 M	10.76 Ft x 9.42 Ft		
Sunroom	Main	3.56 M X 3.37 M	11.68 Ft x 11.06 Ft		
Primary Bedroom	Main	3.61 M X 3.38 M	11.84 Ft x 11.09 Ft		W/I Closet
Recreation	Basement	6.8 M X 7.87 M	22.31 Ft x 25.82 Ft		
Bedroom	Basement	3.45 M X 3.33 M	11.32 Ft x 10.93 Ft		
Bedroom	Basement	3.41 M X 2.18 M	11.19 Ft x 7.15 Ft		
Cold/Cant	Basement	5.39 M X 1.61 M	17.68 Ft x 5.28 Ft		
Laundry	Basement	2.65 M X 1.6 M	8.69 Ft x 5.25 Ft		
Workshop	Basement	3.12 M X 5.28 M	10.24 Ft x 17.32 Ft		
Bathroom	Main			4	
Bathroom	Basement			3	

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Chattels

Included

- Appliances in Kitchen
- Fridge in Laundry Room
- Washer and Dryer
- Water Cooler
- Bar Stools
- 2 Canoes
- 2 Kayaks
- Cottage Contents as viewed except those listed as exclusions
- Window Treatments

Excluded

- Main House
 - All Tools and Equipments
 - Personal Items
 - Chest Freezer in Pantry
 - Entertainment unit w/ electric fireplace in family room
 - Egg Refrigerator in entry porch
 - Pontoon Boat and Fishing Boat
- Guest House
 - Dining Table and Chairs
 - Coffee Table and 3 end tables
 - Tools and Equipment
 - Personal Items
 - Chickens
 - Portable Shelter



Seller



Buyer

Additional Information

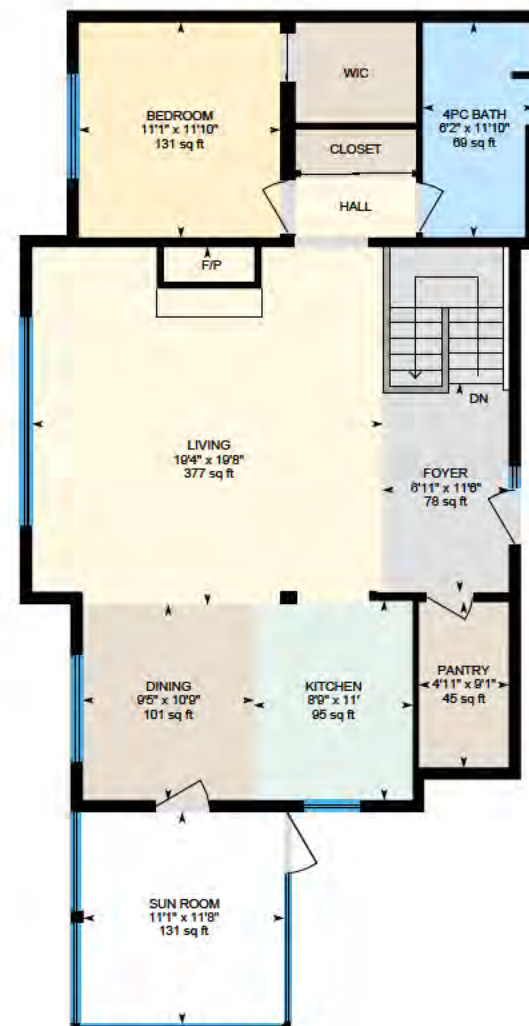
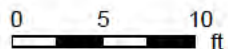
- Hydro Costs per Year: \$3060/yr approx (\$255/mon)
- Propane Supplier: Kelly's Propane
- Propane Costs per Year: \$1700/yr approx

1325 Claude Brown Road, Minden Hills, ON

Main Building: Total Exterior Area Above Grade 1157.81 sq ft



Basement (Below Grade)
Exterior Area 1132.91 sq ft



Main Floor
Exterior Area 1157.81 sq ft



PREPARED: 2026/05/12

1325 Claude Brown Road, Minden Hills, ON

Basement (Below Grade) Exterior Area 1132.91 sq ft
Interior Area 1033.84 sq ft
Excluded Area 82.75 sq ft



0 3 6 ft

PREPARED: 2026/05/12



1325 Claude Brown Road, Minden Hills, ON

Main Floor Exterior Area 1157.81 sq ft
Interior Area 1061.32 sq ft
Excluded Area 154.60 sq ft



0 4 8 ft

PREPARED: 2026/05/12



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.

1325 Claude Brown Road, Minden Hills, 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

BASEMENT

3pc Bath: 8' x 8' | 55 sq ft
Bedroom: 10'11" x 11'4" | 104 sq ft
Cold Room: 5'4" x 17'8" | 83 sq ft
Laundry: 5'3" x 8'8" | 46 sq ft
Office: 7'2" x 11'2" | 80 sq ft
Rec Room: 25'10" x 22'4" | 435 sq ft
Storage: 38 sq ft
Workshop: 17'4" x 10'3" | 178 sq ft

MAIN FLOOR

4pc Bath: 6'2" x 11'10" | 69 sq ft
Bedroom: 11'1" x 11'10" | 131 sq ft
Dining: 9'5" x 10'9" | 101 sq ft
Foyer: 6'11" x 11'6" | 78 sq ft
Kitchen: 8'9" x 11' | 95 sq ft
Living: 19'4" x 19'8" | 377 sq ft
Pantry: 4'11" x 9'1" | 45 sq ft
Sun Room: 11'1" x 11'8" | 131 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

BASEMENT (Below Grade)

Interior Area: 1033.84 sq ft
Excluded Area: 82.75 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1132.91 sq ft

MAIN FLOOR

Interior Area: 1061.32 sq ft
Excluded Area: 154.60 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1157.81 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1061.32 sq ft
Excluded Area: 154.60 sq ft
Exterior Area: 1157.81 sq ft

1325 Claude Brown Road, Minden Hills, 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>



Bqx 357, #7 Milne Street
Minden, Ontario KOM 2K0
Telephone: 705-286-1260 Ext. 209
Fax: 705-286-6005

S 830

Sewage System Final Installation Report

File Number: 16-356

Installation by: MIKE SHEPHERD Date: SEPT. 13, 2017

Work authorized by Site Inspection Report for Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank/ Holding Tank of working capacity of 13500 litres constructed of plastic/ Concrete/ fiberglass

Manufacturer: ARMTEC Model: _____

2. Distribution Pipe: Type: N/A Absorption Trench System ☐ Filter Bed System ☐

Filter Bed Area: N/A m² Filter Sand Contact Area: N/A m²

Total 1 Lineal Metres in 1 runs of 1 metres and fed by: Gravity ☐ Siphon ☐ or Pump ☐

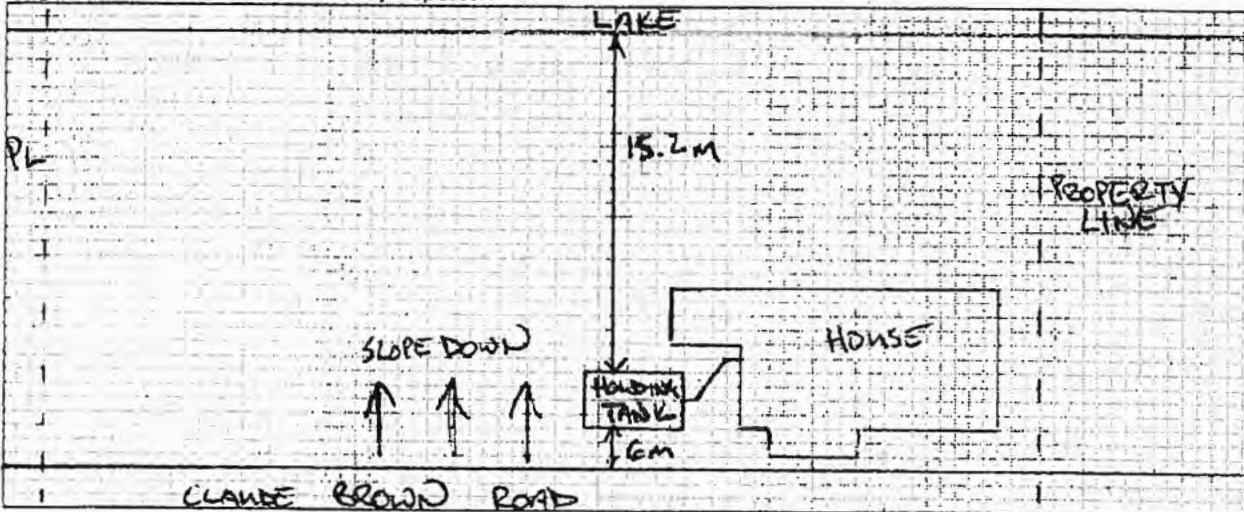
Loading Rate Area: N/A m² 15 metre constructed mantle provided: Yes (circle)

3. Size of System based on 2 bedrooms and/or 15 fixture units. Commercial details: N/A

Area of Building: 220 m² Total Daily Design Sewage Flow: 1100 litres

4. Other: _____

Diagram of Installation as observed by Inspector:



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: OK TO BACKFILL (2) STABILIZE SLOPE ABOVE TANK
(3) TANK ONLY TO BE BACKFILLED TO RATED DEPTH
ITS

INSTALLATION REPORT

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

For the use and operation of the Class 5 Sewage System Installed/Altered under Site Inspection Report # 731

Such system being located on Lot #: 10 Conc. #: 3 Plan #: _____ Sub Lot #: _____

Civic (Emergency, Fire, 911) # 1325 Street: CLAUDE BROWN ROAD

Roll #: 10-24400 Township/Country/City: ARSON

Inspected & Recommended by (Appointed Inspector-Part 8): _____

Date: SEPT. 13, 2017

Reviewed (Part 8 Coordinator): _____

Date: _____

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



SHEPHERD ENVIRONMENTAL SERVICES

6798 Hwy 35, P.O. Box 68
Coboconk, Ontario K0M 1K0

Telephone: 705-454-3744 • 705-454-3627
705-887-1503 • 705-286-1178
Fax: 705-454-8700

Wed.

CUSTOMER:

(289) 231-5632 Ext.

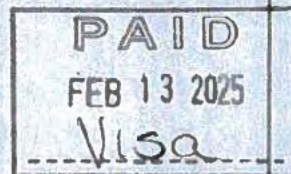
DIRECTIONS:

1325 CLAUDE BROWN RD.
(LAKE SIDE)
OFF SCOTCH LINE ROAD
j.heat.jh@gmail.com
-3,000 HT-
ON

INV. NO. 0000155812
DATE: Feb-12-25
CUST. NO. 010245

TERMS: PAYABLE ON RECEIPT
VISA • M/C • DEBIT • ETRANSFER
EMT: Lshepherd@shepherdenvironmental.ca
Quote Invoice Number

ITEM NUMBER	DESCRIPTION	AMOUNT
HOLD9-01	PUMPING HOLDING TANK - WINTER RATE	444.43
DISPOSAL	DISPOSAL FEE	60.00
SHEPHERD ENVIRONMENTAL 6798 HWY 35 COBOCONK, ON K0M1K0 705-454-3744		
SALE PHONE ORDER		
MED: 5674622 TD: 006 Batch #: 044001 02/13/25		
REF #: 000000004 PRIN: 000000004 10-10-09 CVD: M		
ORDER #: 010245 APPR CODE: 003082 VISA		
Manual CAP *****0281		
AMOUNT	\$670.01	
APPROVED		
I AGREE TO PAY ABOVE TOTAL AMOUNT IN ACCORDANCE WITH CARD ISSUER'S AGREEMENT (UNDERSTAND AGREEMENT IF CREDIT INQUIRY) RETAIN THIS COPY FOR STATEMENT VERIFICATION		
THANK YOU / MERCE		
CUSTOMER COPY		
.ca		
HST		65.58
TOTAL:		\$570.01
aid in full.		
ID:		



Thank You

CUSTOMER COPY

INVOICE

DRIVER:

*** DETAILED A/R ACTIVITY - BY NUMBER ***

Customer No.: 010245 :o 010245

G/L receivables account: All

Territory: ALL

Customer	Tran. No.	Date	Tran. Type	Reference No.	Debit	Credit	Item Balance
	0000387059	01/18/23	Invoice	0000143190	545.00		
	0000387155	01/19/23	Payment	VISA		545.00	0.00
	0000389022	04/14/23	Invoice	0000140993	545.00		
	0000389243	04/17/23	Payment	VISA		545.00	0.00
	0000394662	07/21/23	Invoice	0000143698	325.00		
	0000395372	07/24/23	Payment	VISA		325.00	0.00
	0000401938	11/03/23	Invoice	0000146791	325.00		
	0000402545	11/06/23	Payment	VISA		325.00	0.00
*** BALANCE ***							0.00

X - Denotes that the item is on hold

** END OF REPORT **

2023 - Total \$1742.00.



Your Electricity Statement

For the period of: **March 3, 2026 - April 2, 2026**

Your account number is:

2002 0008 0554

This statement is issued on:

April 10, 2026

What do I owe?

\$171.10

See reverse for a summary of your charges

How much did I use?

You powered your home with



925 kWh

of electricity this period

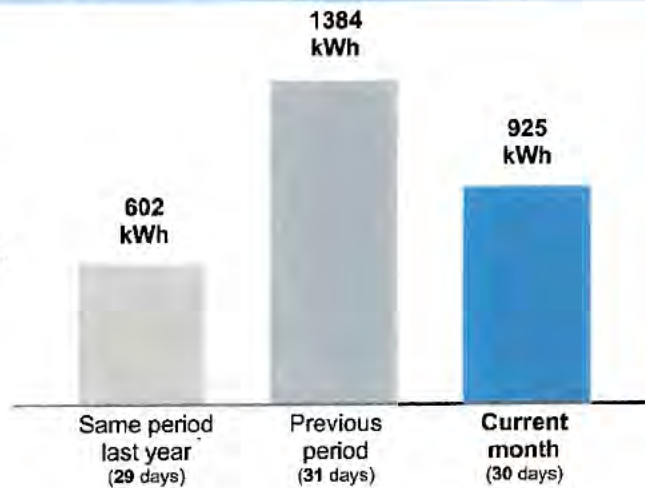
When is it due?

Apr 30, 2026

What does my electricity usage look like?

Your average daily usage has **increased by 49%** compared to the same period last year.

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



What do I need to know?

Total Ontario support: \$76.66. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

For billing, quick answers and much more, visit www.HydroOne.com

For emergencies or reporting outages
1-800-434-1235 (24 hrs)

For service inquiries and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.

Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: **2002 0008 0554**



Total amount you owe

\$171.10

Amount enclosed

\$ 171.10

Apr. 28/26

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

INC Ref # **200095**

004792

2002000805540000171108

10312-9001

96



What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$232.13
Amount we received on Mar 30/26	-\$232.13
Your electricity charges	\$171.10
Total amount you owe	\$171.10



Powering 1314 CLAUDE BROWN RD

Point of Delivery: 10735913

Residential - Medium Density

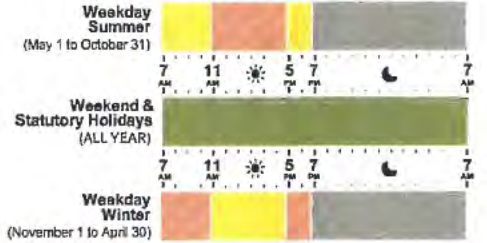
Electricity	\$118.59
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
Delivery	\$67.05
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	\$5.53
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)	\$24.85
Ontario Electricity Rebate	-\$44.92
Total of your electricity charges	\$171.10

If payment is not received by Apr 30, 2026, 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.

What is my Time-of-Use breakdown?

Mar 3/26 to Apr 2/26	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	171.8706	20.3	\$34.89
TOU Mid-Peak	168.2424	15.7	\$26.41
TOU Off-Peak	584.5602	9.8	\$57.29

Time-of-Use periods



Go paperless!

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



Meter reading details

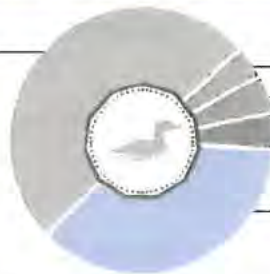


Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J4205150	Apr 2/26 16052.289	Mar 3/26 15127.6158	924.6732	(x1) = 924.6732

Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs
Taxes
Other delivery costs
Hydro One's delivery costs

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.





Your account number is:

2002 2284 4838

This statement is issued on:

April 2, 2026

Your Electricity Statement

For the period of: February 25, 2026 - March 27, 2026

What do I owe?

\$251.⁶³

See reverse for a summary of your charges

How much did I use?

You powered your home with


1,458 kWh
of electricity this period

When is it due?

**Apr 22,
2026**

What does my electricity usage look like?

 Your average daily usage has **increased by 1%** compared to the same period last year.

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


What do I need to know?

 Total Ontario support: \$97.81. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

 For billing, quick answers and much more, visit www.HydroOne.com

 For emergencies or reporting outages
1-800-434-1235 (24 hrs)

 For service inquiries and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.

 Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: 2002 2284 4838



Total amount you owe

\$251.63

Amount enclosed

\$ 251.63

Apr. 21/26

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

 Ref#
115272

2002228448380000251636

103129001

96



What am I paying for?

Balance carried forward from previous statement	\$0.00
Amount from your previous period	\$271.38
Amount we received on Mar 20/26	-\$271.38
Your electricity charges	\$251.63
Total amount you owe	\$251.63



Powering 1325 CLAUDE BROWN RD

Point of Delivery: 92091770

Residential - Medium Density

Electricity \$190.13

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 \$82.46

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 \$8.56

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) \$36.55

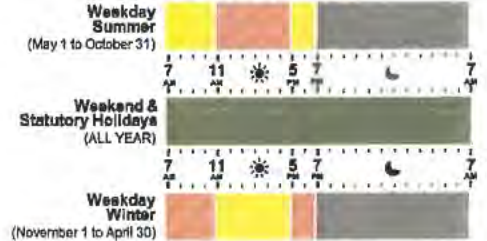
Ontario Electricity Rebate -\$66.07

Total of your electricity charges **\$251.63**

What is my Time-of-Use breakdown?

Feb 25/26 to Mar 27/26	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	299.9651	20.3	\$60.89
TOU Mid-Peak	268.3513	15.7	\$42.13
TOU Off-Peak	888.8592	9.8	\$87.11

Time-of-Use periods



Go paperless!

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



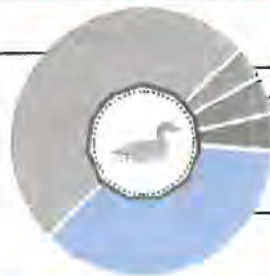
Meter reading details

Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J2076445	Mar 27/26 62261.569	Feb 25/26 60804.3934	1457.1756	(x1) = 1457.1756

Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs

Taxes

Other delivery costs

Hydro One's delivery costs

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.




```

--SALES BULK SUMMARY REPORT--KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2023 TO - 24May2024 Customer 26242
Invoice  DATE..... PART. QTY..... Price..... Price..... Discount.. HST..... CAT..... After.....
                                         Dollars    Dollars                                Tax

```

8C->CARNARVON PROPANE	1,643.3000	1294.07	0.00	187.45	147.91	1,629.43
B	1,643.3000	1294.07	0.00	187.45	147.91	1,629.43
	1,643.3000	1294.07	0.00	187.45	147.91	1,629.43

1,629.43

[405] 5 items listed out of 8 items.

TOWNSHIP OF MINDEN HILLS

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

TAX BILL**FINAL 2025**

Billing Date

Jun 04, 2025Roll No. **4616 010 00024400.0000**

Mortgage Co: CIBC MORTGAGES INC

Mortgage No. 3502693

1325 CLAUDE BROWN RD
MINDEN ON K0M 2K01325 CLAUDE BROWN RD
ANSON CON 3 PT LOT 10 PT SHORE RD ALLOW RP
19R9825 PART 2 RP 19R4449 PART 1 IRREG 8938.87SF
130.00FR D

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RT P	632,000	RES FULL - MUNICIPAL RES FULL - COUNTY	0.00467533 0.00268732	2,954.81 1,698.39	0.00153000	966.96
Sub Totals		Municipal Levy		4,653.20	Education Levy	966.96
Special Charges/Credits		Summary				
		Tax Levy Sub-Total (Municipal+Education)				5,620.16
		Special Charges/Credits				0.00
		2025 Tax Cap Adjustment				0.00
		Final 2025 Taxes				5,620.16
		Less Interim Billing				(2,686.85)
		Past Due/Credit (As of 06/04/2025)				(131.38)
Total		Total Amount Due				\$ 2,801.93

TOWNSHIP OF



TOWNSHIP OF MINDEN HILLS

PO BOX 359 7 MILNE ST

MINDEN ON K0M 2K0

Tel. No. : (705) 286-1260

TAX BILL

FINAL 2025

Billing Date

Jun 03, 2025

Roll No. 4616 010 00024500.0000

Mortgage Co:

Mortgage No.

1325 CLAUDE BROWN RD
MINDEN ON K0M 2K0

1314 CLAUDE BROWN RD
ANSON CON 3 PT LOT 10 RP 19R9825 PART 1

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RT P	102,000	RES FULL - MUNICIPAL	0.00467533	476.88	0.00153000	156.06
		RES FULL - COUNTY	0.00268732	274.11		
Sub Totals		Municipal Levy		750.99	Education Levy	156.06
Special Charges/Credits			Summary			
			Tax Levy Sub-Total (Municipal+Education)			907.05
			Special Charges/Credits			0.00
			2025 Tax Cap Adjustment			0.00
			Final 2025 Taxes			907.05
			Less Interim Billing			(433.64)
			Past Due/Credit (As of 06/03/2025)			0.00
Total			Total Amount Due			\$ 473.41

PART

1325 CLAUDE BROWN ROAD
MINDEN HILLS

ROAD

KNOWN

TRAVELLED

Proposed Home
1130 SF

PROPOSED PARKING AREA

PROPOSED HOLDING
TANK LOCATION
same as previous

PIN 39201-0163 (1

PART 1 19R-5550

ELEVATION 101.30 (A.D.)

REVISIONS
SF OF HOME REDUCED BY
144 SF = LESS LOT
COVERAGE

MORE SPACE BETWEEN
ROAD AND HOME

BENCH MARK
TOP OF SS8
ELEVATION =
10 (A.D.)

REGUL

ORIGINAL

BOD

LEANING
FRAME SHED

(R145ST)
N88°13'30"W
11.902(P145ST)

CHART: 39V1441

CLOSED BY INST. No. H198488

CONTOUR

LOW LOT

39201-0159 (R)

PIN 39201-01

39201

N68°24'25"W

N83°47'30"W

N68°24'25"W

PROPOSED HOME FOR

17' 11"

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

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15' 07" (W)

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15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

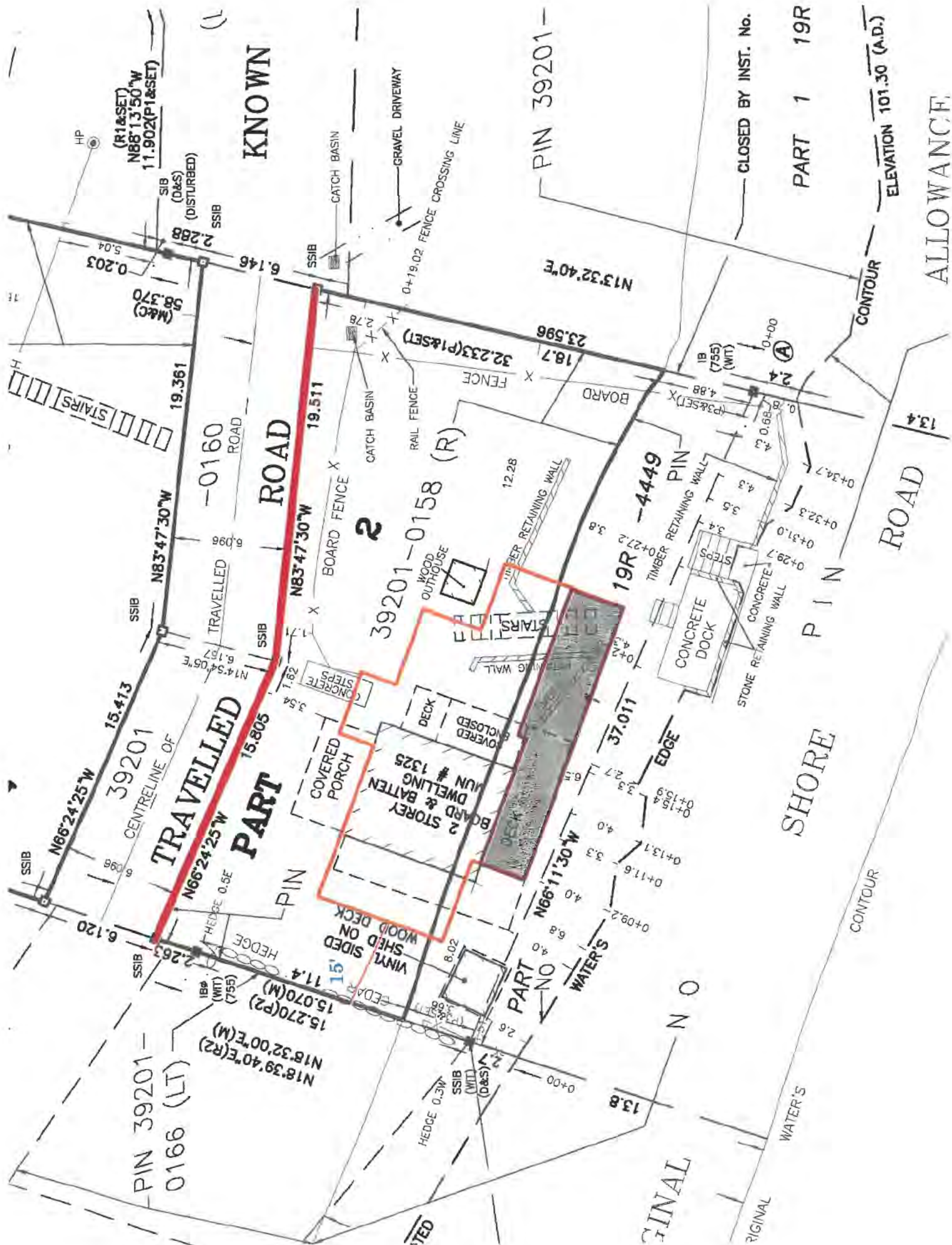
15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

15' 07" (W)

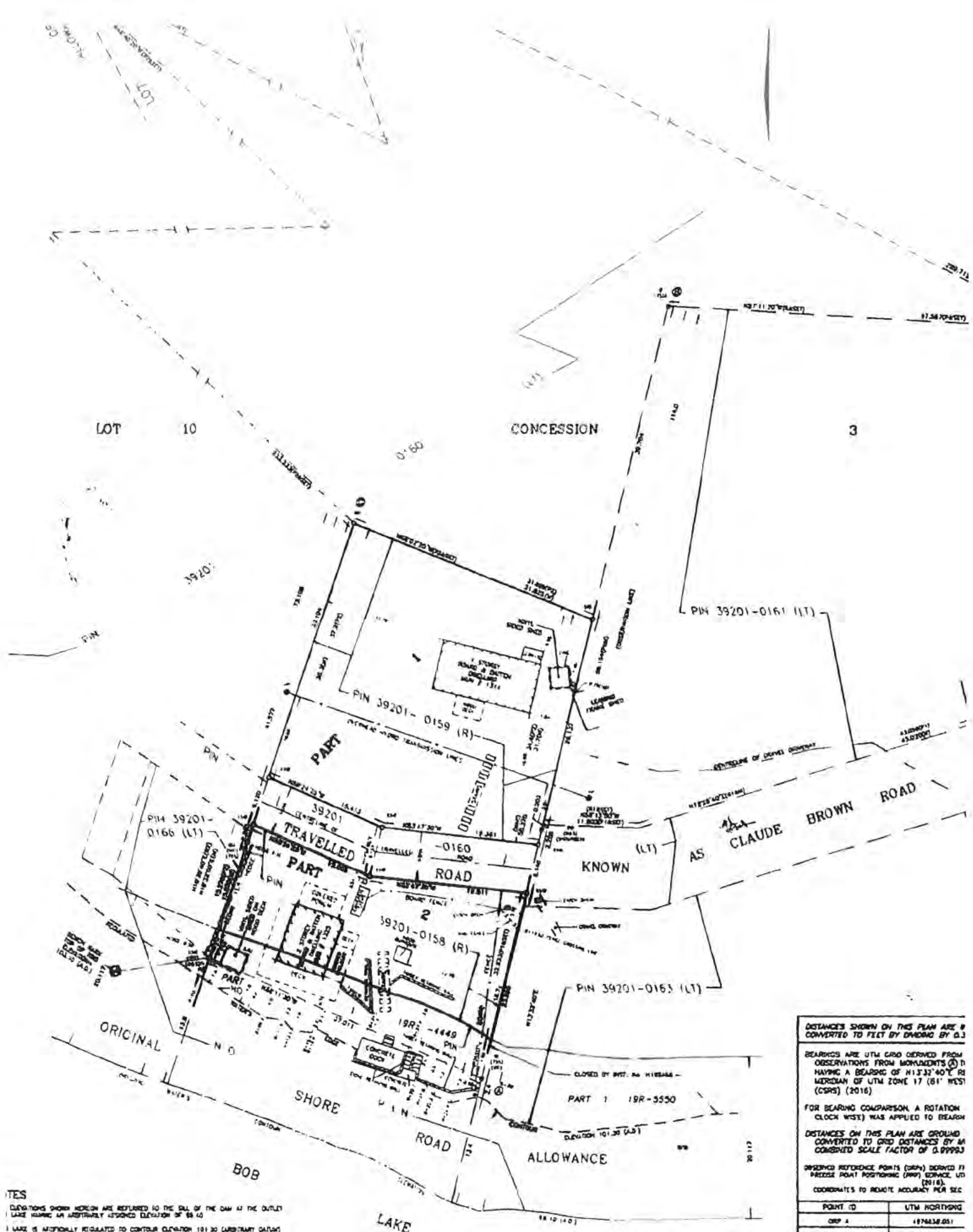


CLOSED BY INST. No.

PART 1 19R

ELEVATION 101.30 (A.D.)

ALLOWANCE



NOTES

ELEVATIONS SHOWN HEREON ARE REFERRED TO THE DALL OF THE DAM AT THE OUTLET LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 88.40
 1. LAKE IS ARBITRARILY REGULATED TO CONTAIN ELEVATION 101.30 (ARBITRARY DRAIN)
 2. TOUR OF ELEVATION 88.40 (ARBITRARY DRAIN) SHOWN HEREON IS THE BEST AVAILABLE
 3. OF THE SURVEYOR'S CODE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE
 4. PARK TOWNSHIP OF ARIZONA
 5. CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED SURVEYOR'S CODE AS
 6. SHOWN ON THIS MAP ARE APPROXIMATELY CORRECT. PART 1 OF THE SURVEYOR'S CODE AS

DISTANCES SHOWN ON THIS PLAN ARE IN
 FEET CONVERTED TO METERS BY DIVIDING BY 0.3

BEARINGS ARE UTM GRID DERIVED FROM
 OBSERVATIONS FROM MONUMENTS (2) HAVING A BEARING OF N13°32'40"E TO
 MERIDIAN OF UTM ZONE 17 (81° WEST)
 (CSPS) (2016)

FOR BEARING COMPARISON, A ROTATION
 CLOCKWISE WAS APPLIED TO BEARING

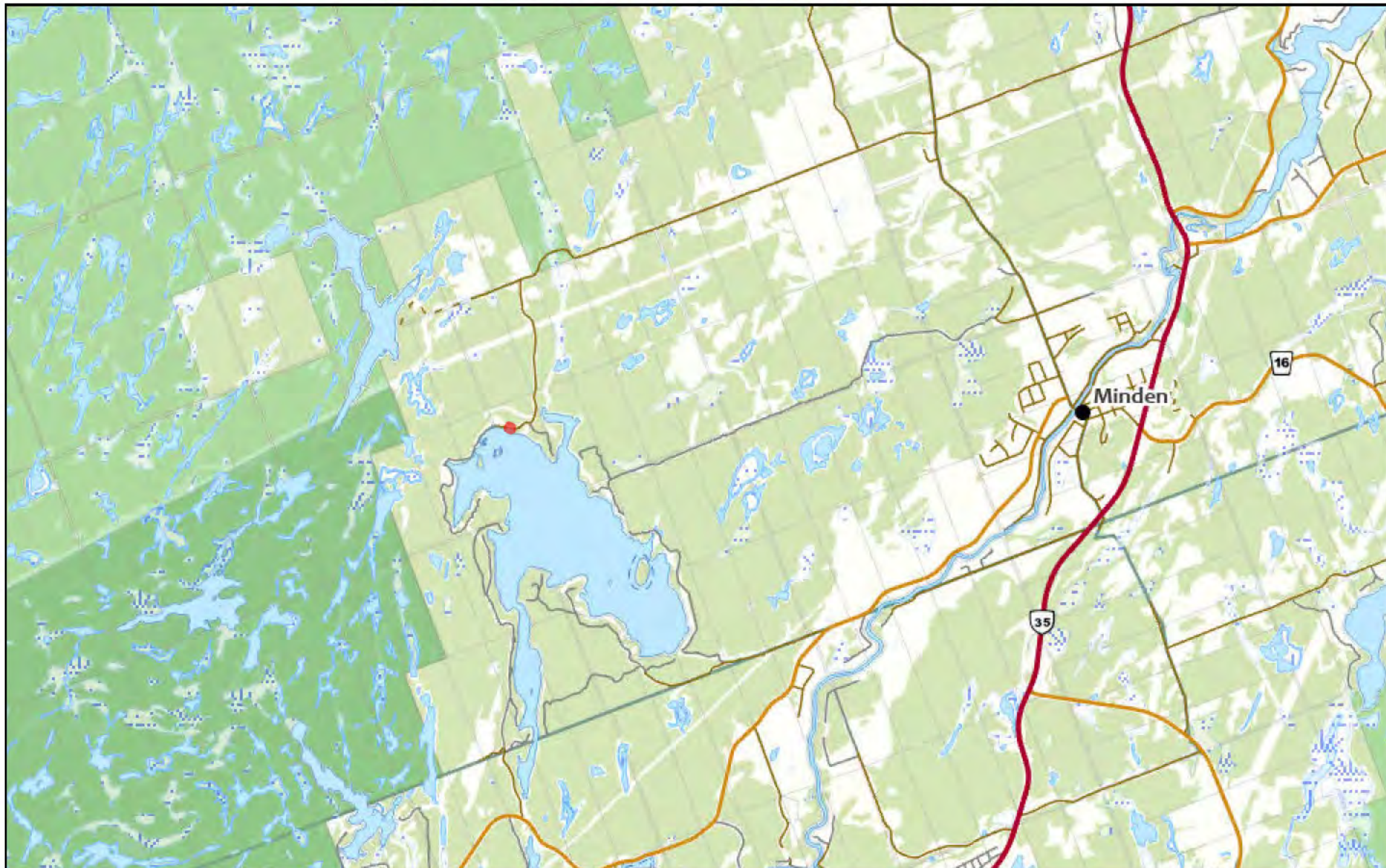
DISTANCES ON THIS PLAN ARE GROUND
 DISTANCES CONVERTED TO GRID DISTANCES BY A
 COMBINED SCALE FACTOR OF 0.99993

DERIVED REFERENCE POINTS (DRP) DERIVED FROM
 PRECISE POINT POSITIONING (PPP) SERVICE, UTM
 (2016)
 COORDINATES TO NEARLY ACCURATE PER SEC

POINT ID	UTM NORTHING
DRP A	4976638.051
DRP B	4976633.450
DRP C	4976508.618

COORDINATES CANNOT, BY THEMSELVES, BE USED
 OR SOURCES SHOWN ON

1314 & 1325 Claude Brown Rd, Bob Lake



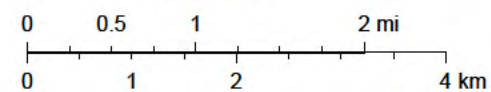
January 6, 2026

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Scale: 1:72,224



1314 & 1325 Claude Brown Rd, Bob Lake



January 6, 2026

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