TROY AUSTEN
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
705-455-7653
info@troyausten.ca
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**	ARN #:	**461601000024400**	Contact After Exp:	**No**
Holdover:	**60**			Survey Year/Type:	**Available**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Vinyl Siding**	Water:	**Other**
Fam Rm:	**No**	Garage:	**No**	Water Supply Type:	**Lake/River**
Basement:	**Yes/Finished W/O**	Gar/Gar Spcs:	**None/0.0**	Water Delivery Feat:	**Heatd Waterlne, UV System**
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**2.00**		
Fireplace Feat:	**Living Room, Wood**	Tot Pk Spcs:	**2.00**	Water Meter:	
Interior Feat:	**Primary Bedroom - Main Floor**	Pool:	**None**	Waterfront Feat:	**Dock**
		Room Size:		Waterfront Struc:	**Not Applicable**
Parking Feat:	**Private Double**	Rural Services:	**Cell Services, Electrical**	Well Capacity:	
Heat:	**Forced Air**			Well Depth:	
Heat Source:	**Propane**	Security Feat:		Sewers:	**Tank**
A/C:	**Yes/Other**			Special Desig:	**Unknown**
Central Vac:	**No**			Farm Features:	
Laundry Lev:	**Lower**			Winterized:	**Fully**
Property Feat:					
Roof:	**Asphalt Shingle**				
Foundation:	**Poured Concrete**				
Soil Type:					
Alternate Power:	**None**				
Water Name:	**Bob Lake**				
Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Not Applicable**	Easements/Restr:	**Unknown**		
Water Frontage:	**39.62**				
Water Features:	**Dock**				
Under Contract:		Dev Charges Paid:		HST App To SP:	**Included In**
Access To Property:	**Yr Rnd Municpal Rd**				
Shoreline:	**Clean, Deep**	Shoreline Exposure:			
Shoreline Road Allowance:	**Owned**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:	**Lake**	Lot Shape:		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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Schedule “C”

1325 & 1314 Claude Brown Road – Chattels

Included

- Main House:
  - Fridge, Stove, Dishwasher, Microwave
  - Washer, Dryer
  - Water cooler
  - Bar Stools
  - 2 Canoes
  - Window Treatments
- Guest House:
  - Fridge, Stove
  - Window Treatments

Excluded

- Main House:
  - All Tools and Personal Items
  - Furniture
  - Chest freezer
  - Fridge in Laundry
  - Fridge on Porch
  - Entertainment unit w/ electric fireplace in family room
  - Fishing boat
  - 2 kayaks
  - 2 BBQs
  - Patio Furniture
  - And misc. Exterior items
- Guest House:
  - Furniture
  - Personal items
  - Tools and equipment
  - Wood Stove
  - Chickens

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

0 5 10 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.

iGUIDE

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

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

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.

iGUIDE

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

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

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

TOWNSHIP OF
MINDEN HILLS
Box 357, #7 Milne Street
Minden, Ontario KOM 2KO
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:

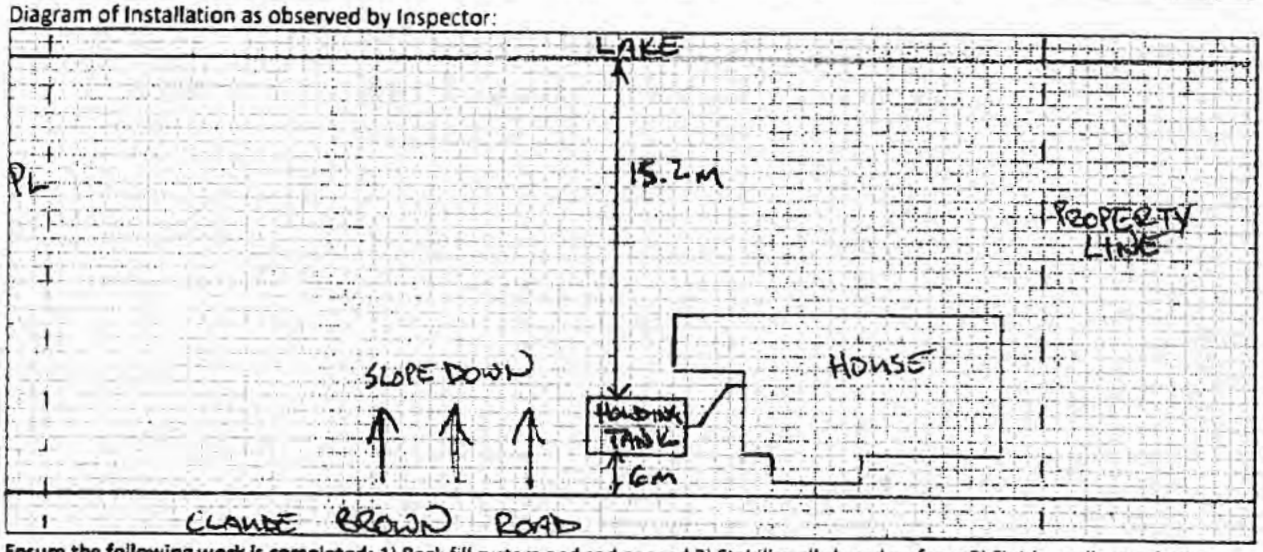
1. Septic Tank/ Holding Tank of working capacity of 13500 litres constructed of plastic/ Concrete/ fiberglass
Manufacturer: ARMTEC Model: _____

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 ___ Lineal Metres in ___ runs of ___ metres and fed by: Gravity ☐ Siphon ☐ or Pump ☐
Loading Rate Area: N/A m² 15 metre constructed mantle provided: Yes / No (circle)

3. Size of System based on 2 bedrooms and/or 15 fixture units. Commercial details: N/A
Area of Building: ± 200 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

175

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: CLANDE BROWN ROAD
Roll #: 10-24400 Township/County/City: ARSON
Inspected & Recommended by (Appointed Inspector-Part 8): _____ Date: SEPT. 15, 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 of effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.

SEPTIC & HOLDING TANK PUMPING & INSTALLATIONS
SHEPHERD
ENVIRONMENTAL SERVICES
PORTABLE TOILETS, EXCAVATING

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
7054543744

SALE
PHONE ORDER

MID: 5674622 REF#: 00000004
TID: 006 RRN: 00000004
Batch #: 044001 10:10:09
02/13/25 CVD: M

ORDER#: 010245
APPR CODE: 003082 Manual CNP
VISA **********0281

AMOUNT $670.01

APPROVED

I AGREE TO PAY ABOVE TOTAL AMOUNT IN ACCORDANCE WITH CARD ISSUER'S AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)
RETAIN THIS COPY FOR STATEMENT VERIFICATION

THANK YOU / MERCI

CUSTOMER COPY

PAID
FEB 13 2025
Visa

Thank You.

.ca

HST	65.58
TOTAL:	$570.01

ald in full.

DD:

CUSTOMER COPY

INVOICE

DRIVER:

SHEPHERD ENVIRONMENTAL SERVICES

*** 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	0000140190	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.

hydro one

[redacted]

Your account number is: **2002 0008 0554**

This statement is issued on: **April 10, 2026**

Your Electricity Statement

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

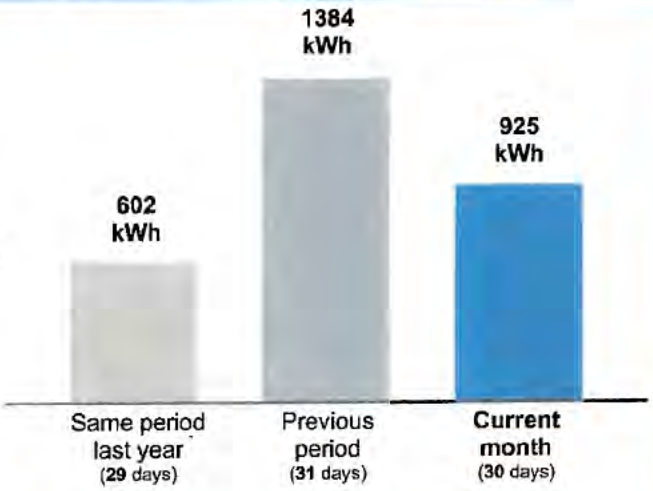
When is it due?

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 ***my*Account** 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**

hydro one

Total amount you owe **$171.10**

Amount enclosed $ 171.10

Apr 28/26

004792

[redacted]

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

Ref # 200095

2002000805540000171108

1:10312=9001:

96

P004792/C012036-1/2-*VIP*-A004792 /SEL /

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**

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.

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

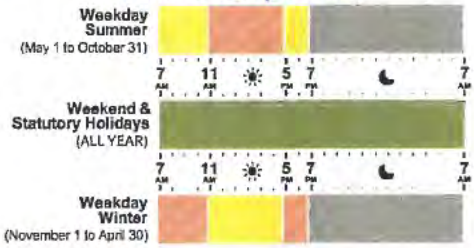
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.

HST (87086-5821-RT0001)	$24.85
Ontario Electricity Rebate	-$44.92
Total of your electricity charges	**$171.10**

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.

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.

P004792/C012037-2/2-*VIP*-A004792 /SEL /

hydro one

[redacted]

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

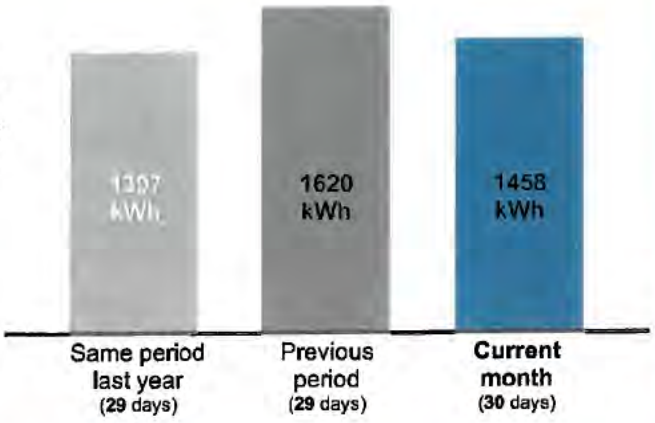
When is it due?

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 ***my*Account** at www.HydroOne.com



What do I need to know?

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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**

hydro one

Total amount you owe **$251.63**

Amount enclosed $ 251.63

Apr. 21/26

[redacted]

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

Ref# 115272

20022284483800000251636

P004442/C011142-1/2-*VIP*-A004442 /SEL /9/

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**

If payment is not received by Apr 22, 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.

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

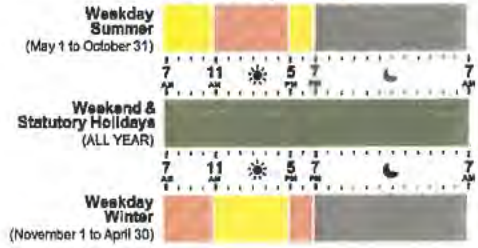
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.

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.

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.

P004442/C011143-2/2-*VIP*-A004442 /SEL /9/

~~SALES BULK SUMMARY REPORT--KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2023 TO - 24May2024 Customer 26242

Invoice	DATE.....	PART.	QTY.....	Price.....	Price..... Dollars	Discount.. Dollars	HST.....	CAT.....	After..... Tax
222002864	06 Mar 2023	8C	750.4000	0.8490	637.09	0.00	90.37	58.08	785.54
1018790a	21 Aug 2023	8C	-464.0000	0.5990	-277.94	0.00	-42.20	-46.68	-366.82
1018790a	21 Aug 2023	8C	100.0000	0.5990	59.90	0.00	9.09	10.06	79.05
220009573	24 Aug 2023	8C	614.1000	0.5990	367.85	0.00	55.85	61.78	485.48
114011303	19 Jan 2024	8C	642.8000	0.7890	507.17	0.00	74.34	64.67	646.18
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

2025

[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, 2025

Roll No. **4616 010 00024400.0000**	Mortgage Co: CIBC MORTGAGES INC
	Mortgage No. 3502693
[redacted] 1325 CLAUDE BROWN RD MINDEN ON K0M 2K0	[redacted] 1325 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	0.00467533	2,954.81	0.00153000	966.96
		RES FULL - COUNTY	0.00268732	1,698.39		
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 MINDEN HILLS

TOWNSHIP OF MINDEN HILLS
PO BOX 359 7 MILNE ST
MINDEN ON K0M 2K0
Tel. No. : (705) 286-1260

TAX BILL

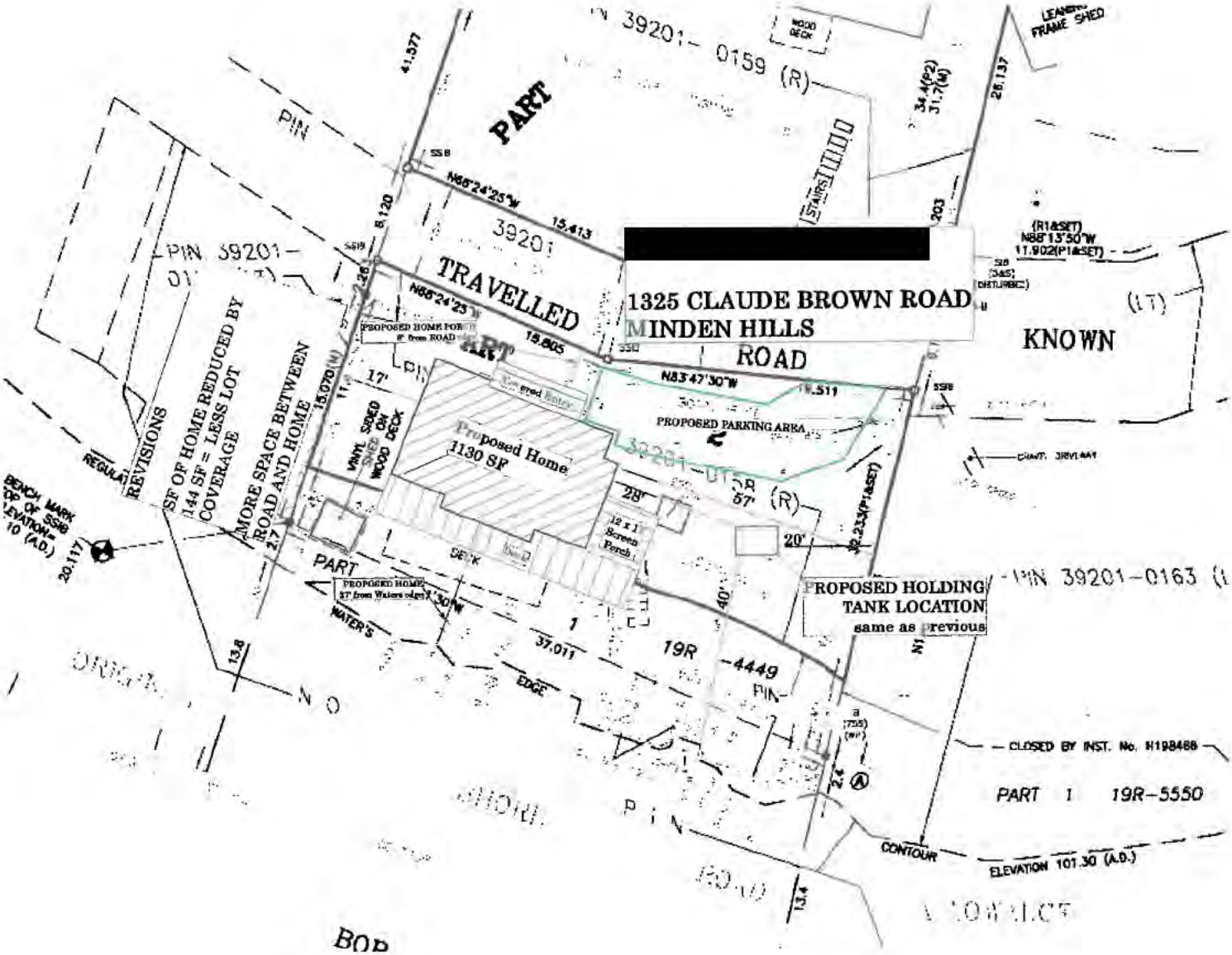
FINAL 2025

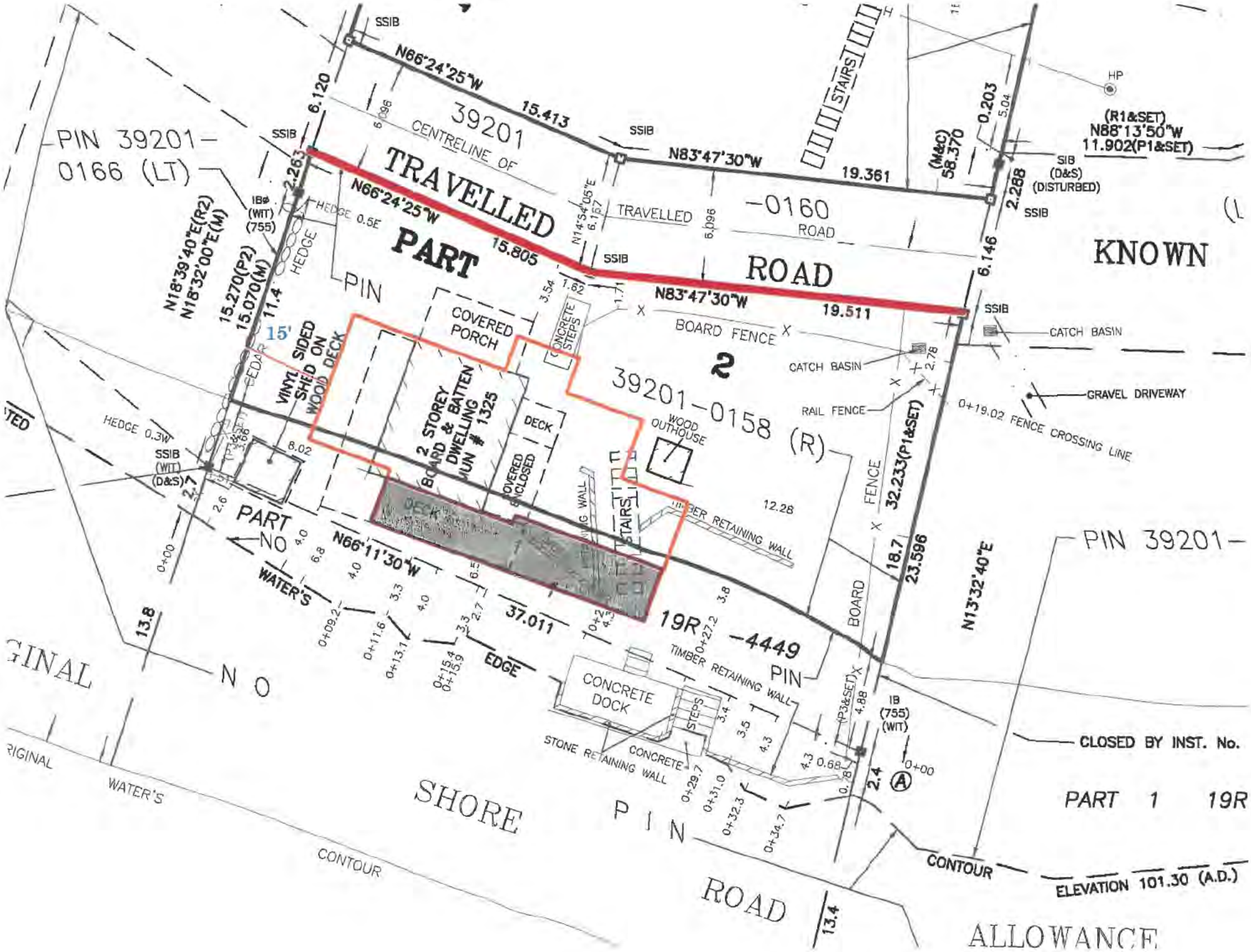
Billing Date
Jun 03, 2025

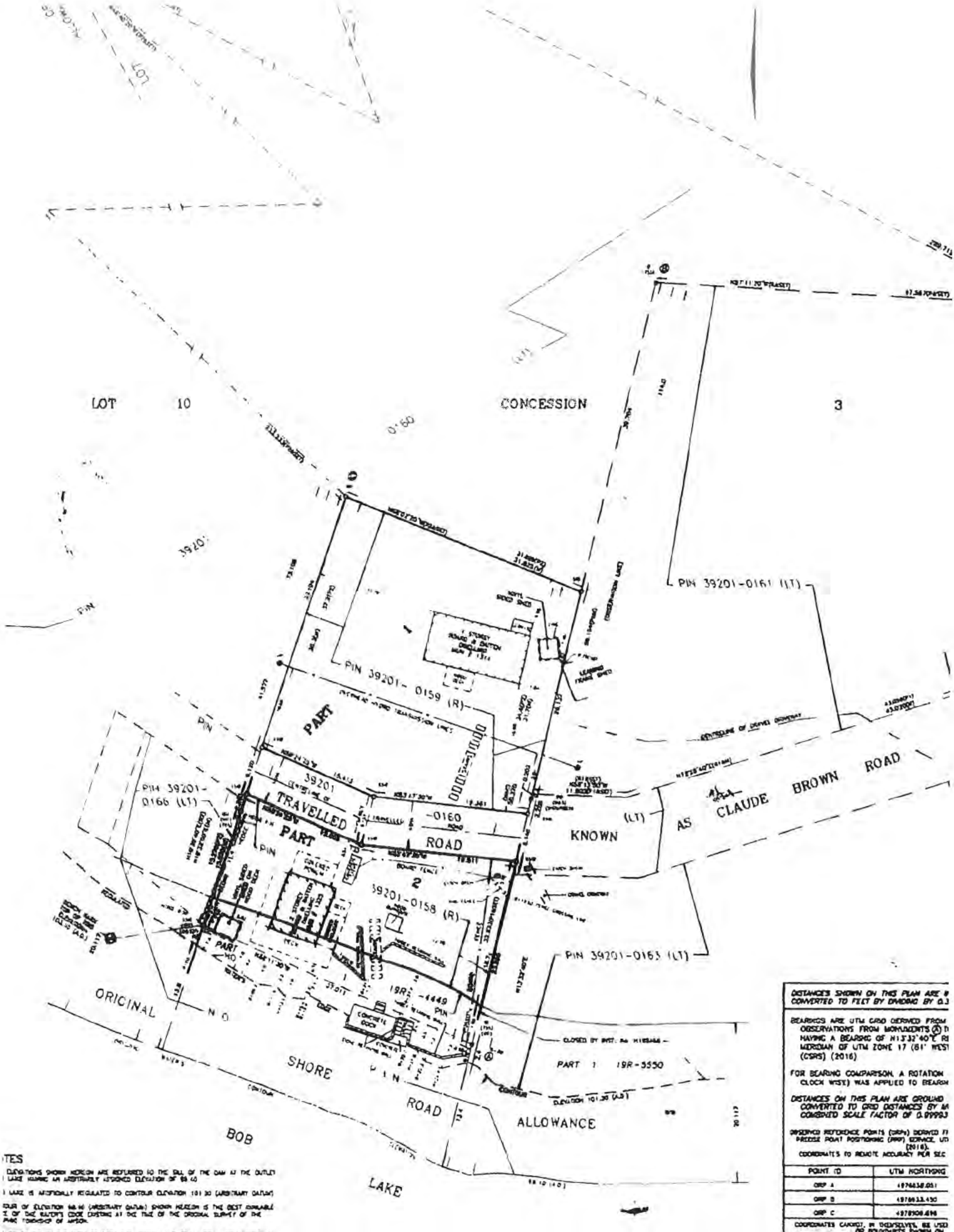
Roll No. **4616 010 00024500.0000**	Mortgage Co:
	Mortgage No.
[redacted] 1325 CLAUDE BROWN RD MINDEN ON K0M 2K0	[redacted] 1314 CLAUDE BROWN RD ANSON CON 3 PT LOT 10 RP 19R9825 PART 1

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
39201- 0159 (R)
WOOD DECK
LEANING FRAME SHED
41.577
26.137
34.4(P2) 31.7(M)
PIN
SSB
N65°24'25"W
15.413
8.120
39201
STAIRS
203
(R1&SET) N88°13'50"W 11.902(P1&SET)
TRAVELLED
1325 CLAUDE BROWN ROAD
MINDEN HILLS
ROAD
KNOWN
(LT)
N65°24'25"W
15.805
N83°47'30"W
15.511
PROPOSED HOME FOR
8' from ROAD
PART
17'
PROPOSED PARKING AREA
Proposed Home
1130 SF
VINYL SIDED SHED
CAN
WOOD DECK
28'
57' (R)
12 x 1 Screen Porch
20'
REGULAR
REVISIONS
SF OF HOME REDUCED BY 144 SF = LESS LOT COVERAGE
MORE SPACE BETWEEN ROAD AND HOME
15.070(M)
11'
2.7
BENCH MARK OF SSB ELEVATION= 10 (A.D.)
20.117
PART
DECK
PROPOSED HOME
37' from Waters edge
N30°W
WATER'S
EDGE
37.011
1
19R -4449
PIN
PROPOSED HOLDING TANK LOCATION same as previous
PIN 39201-0163 (L
40'
N1
13.8
ORIGIN
N O
CLOSED BY INST. No. N198468
PART 1 19R-5550
2.4
CONTOUR
ELEVATION 107.30 (A.D.)
13.4
ROAD
BOD


PIN 39201-0166 (LT)
SSIB
N66°24'25"W
15.413
6.120
39201
CENTRELINE OF
TRAVELLED
ROAD
N83°47'30"W
19.361
(M&C) 58.370
0.203
5.04
HP
(R1&SET) N88°13'50"W 11.902(P1&SET)
SIB (D&S) (DISTURBED)
2.288
6.146
KNOWN
ROAD
PART
N66°24'25"W
15.805
N83°47'30"W
19.511
TRAVELLED
ROAD
-0160
N14°54'05"E
6.157
6.096
2.263
IBØ (WIT) (755)
N18°39'40"E(R2)
N18°32'00"E(M)
15.270(P2)
15.070(M)
11.4
HEDGE 0.5E
HEDGE
PIN
15'
VINYL SIDED ON WOOD DECK
COVERED PORCH
CONCRETE STEPS
3.54
1.82
1.71
BOARD FENCE
CATCH BASIN
2.78
2
39201-0158 (R)
2 STOREY BOARD & BATTEN DWELLING RUN # 1325
DECK
COVERED ENCLOSED
WOOD OUTHOUSE
RAIL FENCE
GRAVEL DRIVEWAY
0+19.02 FENCE CROSSING LINE
HEDGE 0.3W
SSIB (WIT) (D&S)
8.02
2.7
2.6
PART NO
N66°11'30"W
WATER'S
EDGE
37.011
12.28
TIMBER RETAINING WALL
FENCE
32.233(P1&SET)
18.7
23.596
N13°32'40"E
BOARD
PIN 39201-
13.8
GINAL
N O
CONCRETE DOCK
STEPS
STONE RETAINING WALL
CONCRETE
IB (755) (WIT)
(P3&SET)
4.88
2.4
CLOSED BY INST. No.
PART 1 19R
19R -4449
PIN
RIGINAL
WATER'S
SHORE
P I N
CONTOUR
ROAD
ALLOWANCE
13.4
CONTOUR
ELEVATION 101.30 (A.D.)



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

BEARINGS ARE UTM GRID DERIVED FROM
OBSERVATIONS FROM MONUMENTS (A) D
HAVING A BEARING OF N13°33'40"E RE
MERIDIAN OF UTM ZONE 17 (81° WEST
(CSRS) (2016)

FOR BEARING COMPARISON, A ROTATION
CLOCK WISE) WAS APPLIED TO BEARIN

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

OBSERVED REFERENCE POINTS (ORPs) DERIVED FI
PRECISE POINT POSITIONING (PPP) SERVICE, UT
(2016).
COORDINATES TO ADJUST ACCURACY PER SEC

POINT ID	UTM NORTHING
ORP A	4976638.051
ORP B	4978033.430
ORP C	4978508.696

COORDINATES CANNOT, IN THEMSELVES, BE USED
OR BOUNDARIES SHOWN ON

TES

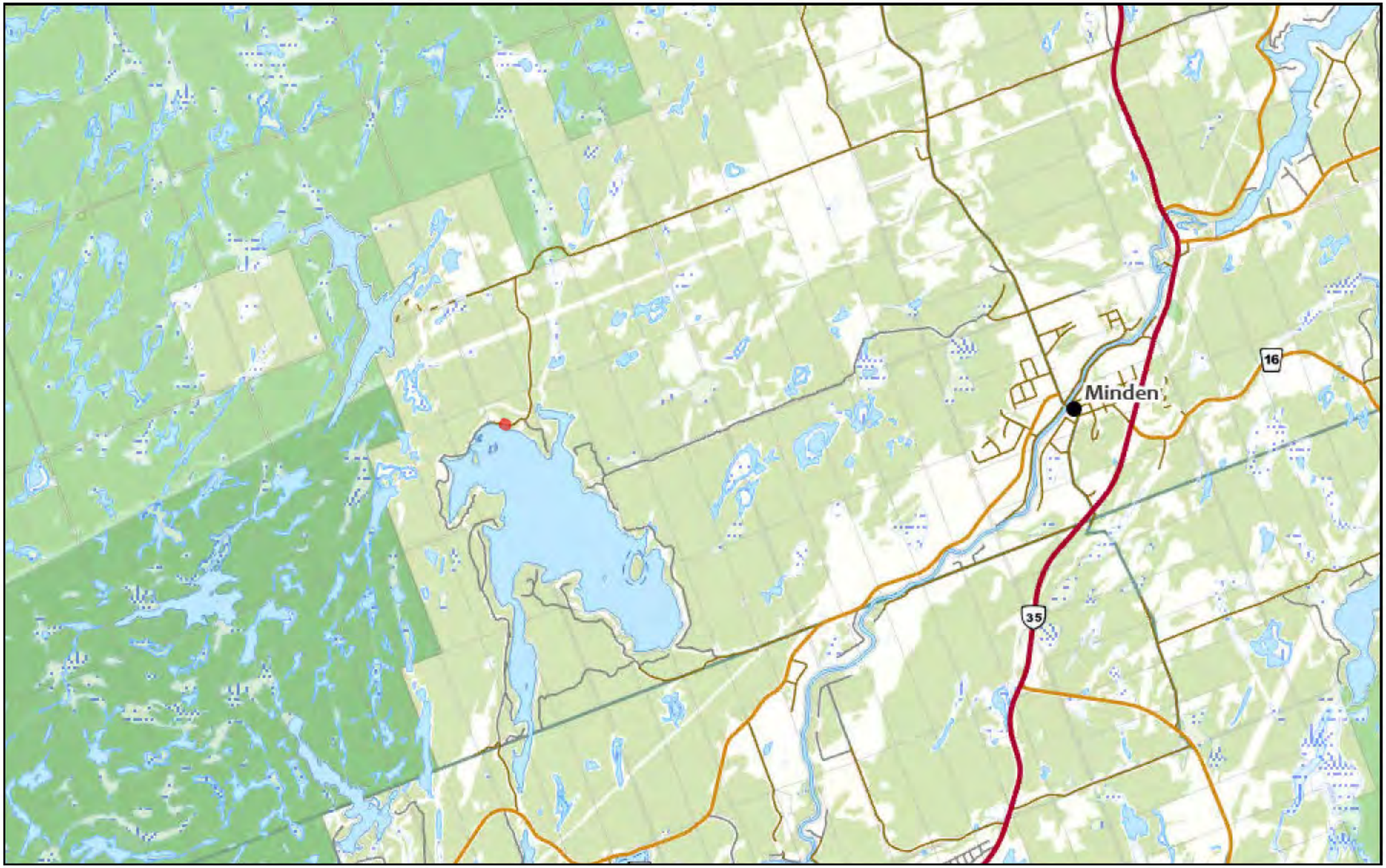
ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET
LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 99.40

LAKE IS ARTIFICIALLY REGULATED TO CONTOUR ELEVATION 101.30 (ARBITRARY DATUM)

OUR OF ELEVATION 98.90 (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE
T OF THE SURVEY CODE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE
PARK TOWNSHIP OF MATTAWA.

CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED WATER'S EDGE AS

1314 & 1325 Claude Brown Rd, Bob Lake



January 6, 2026

N

Scale: 1:72,224

0 0.5 1 2 mi

0 1 2 4 km

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Published by the County of Haliburton, 2025.

1314 & 1325 Claude Brown Rd, Bob Lake

January 6, 2026

N

Scale: 1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

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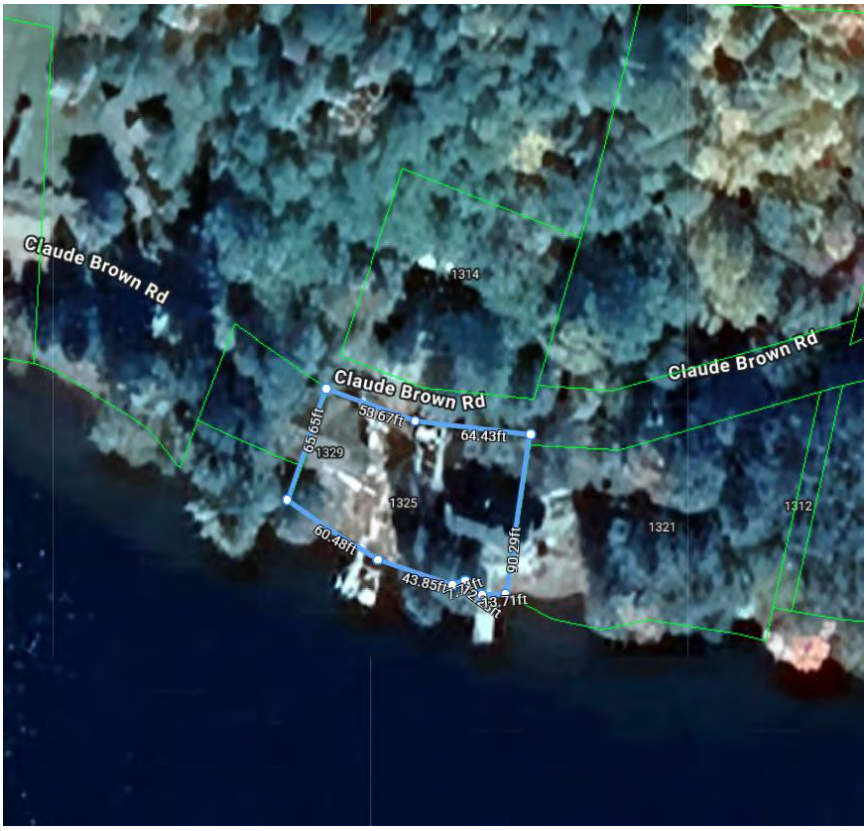
Claude Brown Rd
1314
Claude Brown Rd
Claude Brown Rd
58.67ft
64.43ft
65.65ft
1329
1325
1321
1312
60.48ft
90.29ft
43.85ft
13.71ft

106.47ft
110.48ft
1314
Claude Brown Rd
51.05ft
60.93ft
93.77ft
1329
1325
1321
1312