

TROY AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$3,390,000

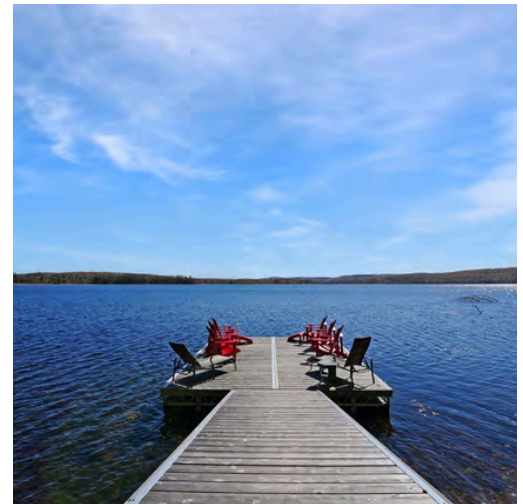
Welcome to 1410 Flatwater Cove Tr.

on Percy Lake, Haliburton




Troy Austen


Sales Representative



CONTACT DETAILS:

 705-457-9994

 info@troyausten.ca

 705-455-7653

 troyausten.ca



Set on the pristine shores of Percy Lake, this newly built luxury cottage offers an exceptional combination of space, quality, and year-round comfort. With approximately 5,700 sq ft of finished living space, 6 bedrooms, and 4 bathrooms, the home is thoughtfully designed for both everyday living and entertaining. The main level features a bright, open-concept layout with soaring cathedral ceilings and expansive windows that capture the lake views. The chef's kitchen is equipped with high-end appliances and is complemented by a butler's pantry with integrated laundry for added convenience. A 21' x 15' screened-in Haliburton room extends the living space outdoors, complete with its own fireplace—one of three throughout the home—and provides a comfortable setting in any season. Walkouts lead to a large deck overlooking the water, ideal for relaxing or hosting.

Also on the main level is the primary bedroom with a 5-piece ensuite, along with a second bedroom featuring its own 4-piece ensuite. The second-floor loft offers additional living space with a third bedroom and a versatile recreational area overlooking the main level. The fully finished lower level is designed for both comfort and functionality, featuring a large family room with a fireplace, three additional bedrooms, a 5-piece bathroom, and a dedicated home gym. Heated floors run throughout the basement level and in all bathrooms, and the lower level also provides access to a hot tub positioned to take in the lake views.

The property spans approximately 2.5 acres with 350 feet of clean, natural waterfront. Beautifully landscaped stairs lead down to a firepit area and the shoreline, where you can enjoy excellent swimming and lake trout and bass fishing. Percy Lake is known for its limited development and quiet atmosphere, offering a more private lake experience.

Ownership includes access to approximately 1,200 acres of forested shared common elements, providing additional space to explore. The property is accessed via a private, year-round road maintained through a \$185/month condo fee, ensuring reliable access with no seasonal restrictions. Located just 30 minutes from Haliburton, this 4-season home is well suited as a full-time residence or high-end cottage retreat.

Property Client Full

1410 Flatwater Cove Trail, Dysart, Ontario K0M 1S0

Listing

[1410 Flatwater Cove Tr Dysart](#)

Active / Residential Freehold / Detached

MLS®#: **X13088900**

List Price: **\$3,390,000**

New Listing

Haliburton/Dysart et al/Harburn



Tax Amt/Yr: **\$10,107.44/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **LOT 10, PLAN 19M12...See attached Schedule**

Style: **Bungalow** Rooms Rooms+: **14+8**
 Fractional Ownership: BR BR+: **6(3+3)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **3500-5000**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **2 - 4.99**
 Lot Front: **367.00** Fronting On: **E**
 Lot Depth: **556.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **WR3L**
 Dir/Cross St: **118 E to Harburn Road to Hodgson Road. Take Burlywood Trail and Alpine Drive to Flatwater Cove Trail to #1410.**

PIN #: **391530443** ARN #: **462405000001481** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + 1 (1+0) Fam Rm: No Basement: Yes/Finished W/O, Full Fireplace/Stv: Yes Fireplace Feat: Family Room, Living Room, Propane, Wood Interior Feat: Primary Bedroom - Main Floor Parking Feat: Private Heat: Forced Air, Heat Pump Heat Source: Propane A/C: Yes/Central Air Central Vac: No Apx Age: 0-5 Laundry Lev: Main Property Feat: Exterior Feat: Deck, Hot Tub, Year Round Living Roof: Asphalt Shingle Foundation: Poured Concrete Soil Type: Alternate Power: None Water Name: Percy Lake Waterfront Y/N: Yes Water Struct: Not Applicable Water Features: Dock, Stairs to Waterfront Under Contract: Access To Property: Yr Rnd Private Rd Shoreline: Clean, Deep, Rocky Shoreline Road Allowance: Not Owned Docking Type: Private View: Lake, Trees/Woods	Exterior: Board/Batten Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 4.00 Tot Pk Spcs: 4.00 Pool: None Room Size: Rural Services: Electrical Security Feat: Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: Water View: Direct Lot Shape:	Water: Well Water Supply Type: Drilled Well Water Meter: Waterfront Feat: Dock, Stairs to Waterfront Waterfront Struc: Not Applicable Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully Island YN: No HST App To SP: Included In Channel Name: Lot Size Source:
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Remarks/Directions

Client Rmks: **Set on the pristine shores of Percy Lake, this newly built luxury cottage offers an exceptional combination of quality, and year-round comfort. With 5,700(+/-) sq ft of living space, the home is thoughtfully designed for both everyday living and entertaining. The main level features an open-concept layout with soaring cathedral ceilings and expansive windows. The chef's kitchen is equipped with high-end appliances and is complemented by a butler's pantry with integrated laundry for added convenience. A 21'x15' screened-in Haliburton room extends the living space outdoors, complete with its own fireplace for those cooler evenings. Walkouts lead to a large deck overlooking the water, ideal for relaxing or hosting. On the main level is the primary bedroom with a 5-piece ensuite, and a second bedroom featuring its own 4-piece ensuite. The second-floor loft offers additional living space with a third bedroom and recreational area overlooking the main level. The finished lower level features a large family room with a fireplace, 3 additional bedrooms, a 5-piece bathroom, and a home gym. Heated floors run throughout the basement level and in all bathrooms, and the lower level also provides access to a hot tub positioned to take in the lake views. The property spans approximately 2.5 acres with 350 feet of clean waterfront. Beautifully**

landscaped stairs lead down to a firepit area and the shoreline, where you can enjoy excellent swimming and lake trout and bass fishing. Percy Lake is known for its limited development and quiet atmosphere, offering a more private lake experience. Ownership includes access to 1,200 acres of forested shared common elements, providing additional space to explore. The property is accessed via a private, year-round road maintained through a \$185/month condo fee, ensuring reliable access with no seasonal restrictions. Located just 30 minutes from Haliburton, this 4-season home is well suited as a full-time residence or high-end cottage retreat.

Inclusions: "Turn Key" cottage

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 05/06/2026

Rooms

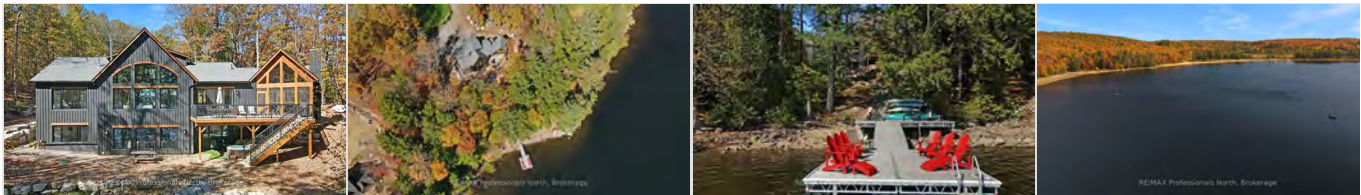
MLS® #: X13088900

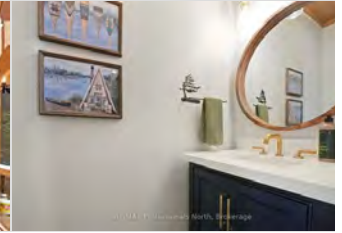
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	4.3 M X 5.19 M	14.10 Ft x 17.02 Ft		
Laundry	Main	3.54 M X 2.53 M	11.61 Ft x 8.30 Ft		
Kitchen	Main	5.39 M X 5.58 M	17.68 Ft x 18.30 Ft		
Dining Room	Main	7.93 M X 3.25 M	26.01 Ft x 10.66 Ft		
Mudroom	Main	3.37 M X 2.66 M	11.05 Ft x 8.72 Ft		
Sunroom	Main	4.55 M X 6.38 M	14.92 Ft x 20.93 Ft		
Living Room	Main	7.66 M X 6.87 M	25.13 Ft x 22.53 Ft		
Primary Bedroom	Main	5.36 M X 3.73 M	17.58 Ft x 12.23 Ft		
Bedroom	Main	5.36 M X 3.65 M	17.58 Ft x 11.97 Ft		
Loft	Second	7.63 M X 5.79 M	25.03 Ft x 18.99 Ft		
Bedroom	Second	5.35 M X 3.65 M	17.55 Ft x 11.97 Ft		
Family Room	Lower	8.91 M X 7.79 M	29.23 Ft x 25.55 Ft		
Bedroom	Lower	4.55 M X 3.92 M	14.92 Ft x 12.86 Ft		
Other	Lower	4.52 M X 4.54 M	14.82 Ft x 14.89 Ft		
Utility Room	Lower	4.36 M X 3.18 M	14.30 Ft x 10.43 Ft		
Bedroom	Lower	3.87 M X 5.19 M	12.69 Ft x 17.02 Ft		
Other	Lower	5.09 M X 4.06 M	16.69 Ft x 13.32 Ft		
Bedroom	Lower	3.51 M X 5.11 M	11.51 Ft x 16.76 Ft		
Bathroom	Main			5	
Bathroom	Main			4	
Bathroom	Main			2	
Bathroom	Lower			5	

Photos

MLS® #: X13088900

[1410 Flatwater Cove Trail, Dysart, Ontario K0M 1S0](#)







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Chattels

Included

- "Turn Key"

Excluded

- Piano
- Heirloom Items (TBD)
- Personal Belongings



Seller



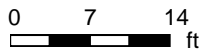
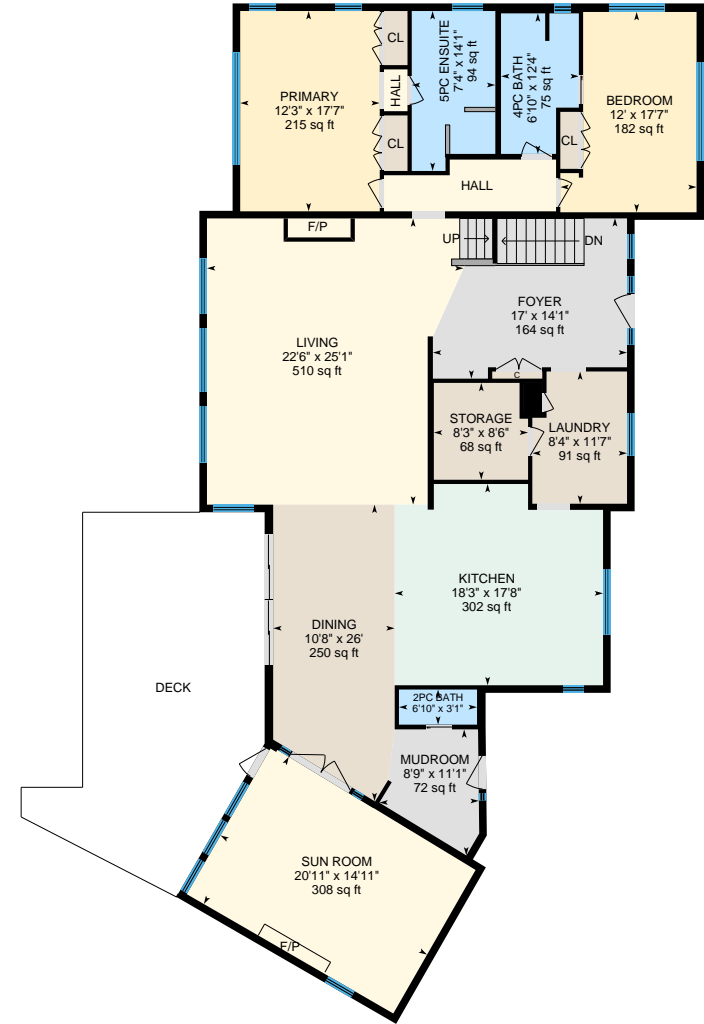
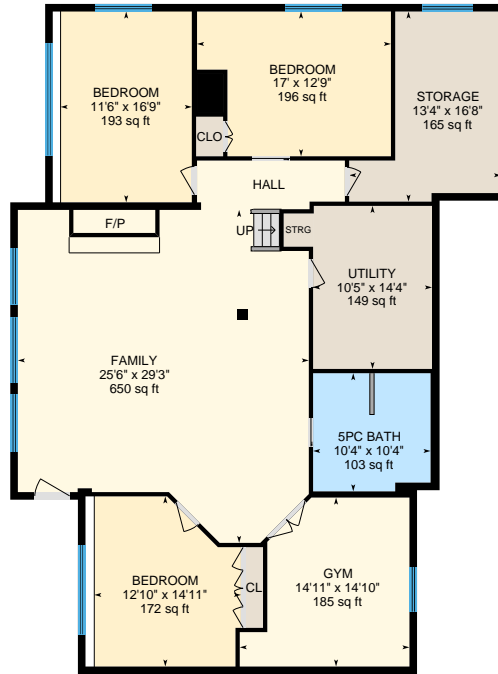
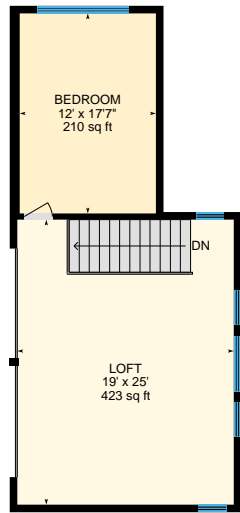
Buyer

Additional Information

- Hydro cost per year: \$3,960/yr approx
- Propane Supplier: Kelly's
- Propane cost per year: \$3,161/yr approx
- Wood Supplier: Varies
- Wood Cords per season: 2 cords last year
- Satellite provider: Starlink
 - Highspeed? Yes
- Cell Service: Yes
- Septic Installer: Blair Sand & Gravel
 - Install Year: 2024
- Well Installer: Haliburton Artesian Well Drillers
 - Install Year: 2022
- Water Treatment System: No
- Winterized: Yes
- Age of Building: 2 Years
- Age of Roof: 2 Years
- Insurance Company: Algoma Mutual
- Road: Private Year Round
- Driveway Plowing Cost: \$66/plow
- Rd Fee/Assc Dues: \$185/Month

1410 Flatwater Cove Trail, Dysart Et Al, ON

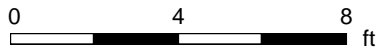
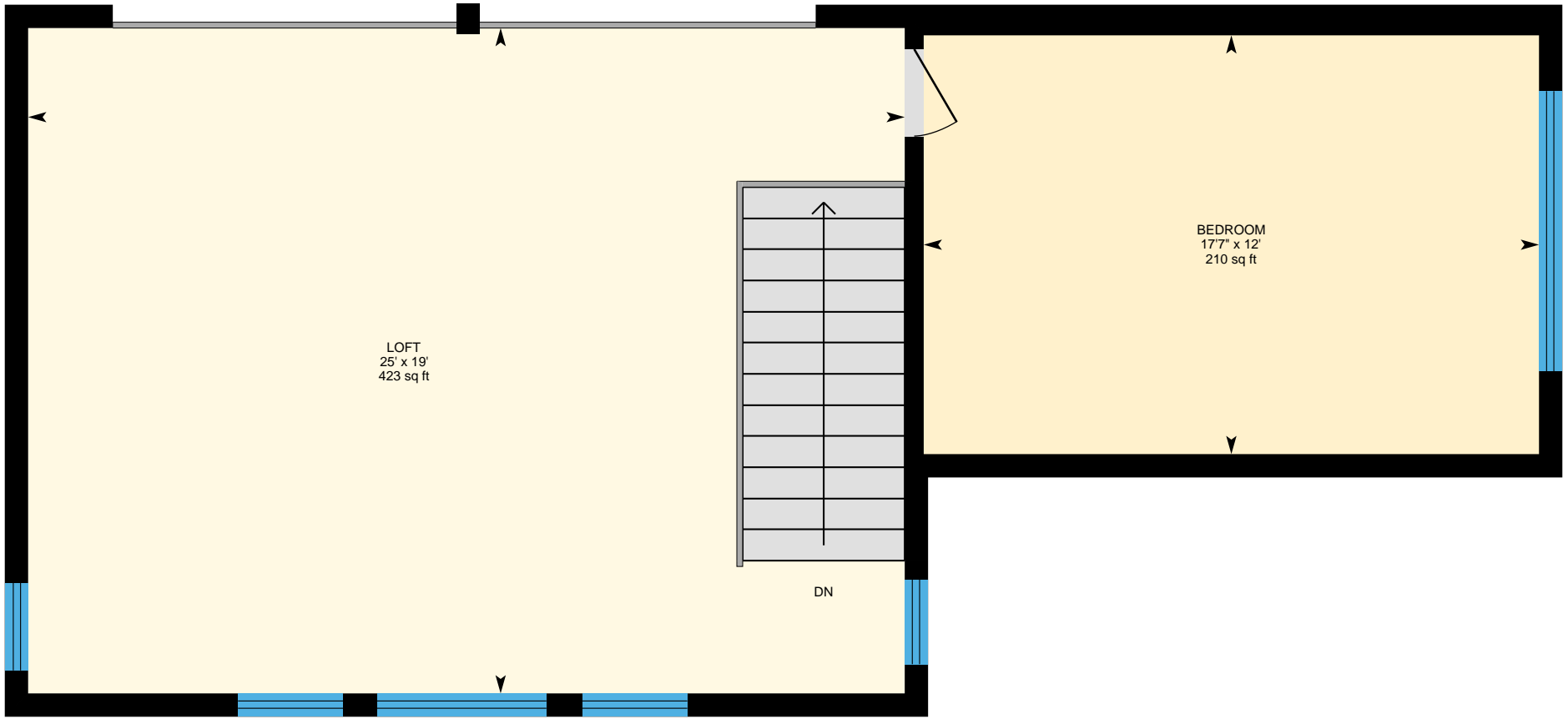
Main Building: Total Exterior Area Above Grade 3563.82 sq ft



PREPARED: 2026/05/06

1410 Flatwater Cove Trail, Dysart Et Al, ON

2nd Floor Exterior Area 776.56 sq ft
Interior Area 692.06 sq ft

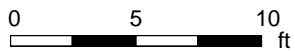


PREPARED: 2026/05/06



1410 Flatwater Cove Trail, Dysart Et Al, ON

Basement (Below Grade) Exterior Area 2118.99 sq ft
Interior Area 1984.01 sq ft

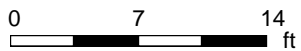


PREPARED: 2026/05/06



1410 Flatwater Cove Trail, Dysart Et Al, ON

Main Floor Exterior Area 2787.27 sq ft
Interior Area 2612.36 sq ft



PREPARED: 2026/05/06



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.

1410 Flatwater Cove Trail, Dysart Et Al, 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

2ND FLOOR

Bedroom: 12' x 17'7" | 210 sq ft

Loft: 19' x 25' | 423 sq ft

BASEMENT

5pc Bath: 10'4" x 10'4" | 103 sq ft

Bedroom: 11'6" x 16'9" | 193 sq ft

Bedroom: 12'10" x 14'11" | 172 sq ft

Bedroom: 17' x 12'9" | 196 sq ft

Family: 25'6" x 29'3" | 650 sq ft

Gym: 14'11" x 14'10" | 185 sq ft

Storage: 13'4" x 16'8" | 165 sq ft

Utility: 10'5" x 14'4" | 149 sq ft

MAIN FLOOR

2pc Bath: 6'10" x 3'1" | 21 sq ft

4pc Bath: 6'10" x 12'4" | 75 sq ft

5pc Ensuite: 7'4" x 14'1" | 94 sq ft

Bedroom: 12' x 17'7" | 182 sq ft

Dining: 10'8" x 26' | 250 sq ft

Foyer: 17' x 14'1" | 164 sq ft

Kitchen: 18'3" x 17'8" | 302 sq ft

Laundry: 8'4" x 11'7" | 91 sq ft

Living: 22'6" x 25'1" | 510 sq ft

Mudroom: 8'9" x 11'1" | 72 sq ft

Primary: 12'3" x 17'7" | 215 sq ft

Storage: 8'3" x 8'6" | 68 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

2ND FLOOR

Interior Area: 692.06 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 776.56 sq ft

BASEMENT (Below Grade)

Interior Area: 1984.01 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 2118.99 sq ft

MAIN FLOOR

Interior Area: 2612.36 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 2787.27 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 3304.41 sq ft

Exterior Area: 3563.82 sq ft

1410 Flatwater Cove Trail, Dysart Et Al, ON

Property Details

Room Measurements

Sun Room: 20'11" x 14'11" | 308 sq ft

Floor Area Information

1410 Flatwater Cove Trail, Dysart Et Al, 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>



"The Heart of the Highlands"

BUILDING DEPARTMENT

SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: SP2022-049 Address: 1412 Flatwater Cove Tr
 Installation by: Blair Sand and gravel Date: January 15th 2024

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

1. Septic Tank/Holding Tank of working capacity of 7374 litres constructed of Concrete
 Manufacturer: Brockton Concrete Products Model: BEP-10001
2. **Distribution Pipe:** Type: 3" PVC Absorption Trench System: Filter Bed System:
 Filter Bed Area: 66 sq. m. Filter Sand Contact Area: 66 sq. m.
 Total _____ Lineal Metres in _____ runs of _____ metres and fed by: Gravity: Siphon: Pump:
 Loading Rate Area: _____ sq. m. 15 metre constructed mantle provided: No
3. Size of System based on 6 bedrooms. 30 Fixture units. Commercial Details: _____
 Area of Building: 258 sq. m. Total Daily Design Sewage Flow: 3300 litres
4. As-built completed by: Paul Dwell forms part of this use permit.

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) Ensure regular effluent filter maintenance

Comments: Protect septic system from vehicular traffic
Double Pod System. Two 33sqm beds.

INSTALLATION REPORT

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

Municipal Roll Number:

Legal Description

Address:

Inspected by:

Date: Apr 02, 2024

Issued by:

Karl Korpela

, Chief Building Official, Karl Korpela

Date: Apr 02, 2024

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

Measurements recorded in: Metric Imperial

Well Owner's Information

Well Location

Address of Well Location (Street Number/Name) Lot 18 Flatwater Cove Trail		Township Dysart et al	Lot 26	Concession 7
County/District/Municipality Haliburton		City/Town/Village Haliburton	Province Ontario	Postal Code K0M 1S0
UTM Coordinates Zone NAD 83	Easting 17707749	Northing 5069436	Municipal Plan and Sublot Number 46-24-050-000-01481-0000	

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)	
				From	To
Brown	Soft Sandy Boulders	Soft wood	Medium Hardness Soft	0	4
Hack/Grey	Gneiss				
White	Dolomite		Soft	4	55
Grey	Granite			55	264
			voids 52 no water		
			84 no water		
			262-264 Red very soft 15 GMP		

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m ³ /ft ³)
From	To	
0	20 Bentonite	6.5

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

Construction Record - Casing			Status of Well		
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
			From	To	
6 1/4	Steel	0.188	+2	20	<input checked="" type="checkbox"/> Water Supply
					<input type="checkbox"/> Replacement Well
					<input type="checkbox"/> Test Hole
					<input type="checkbox"/> Recharge Well
					<input type="checkbox"/> Dewatering Well
					<input type="checkbox"/> Observation and/or Monitoring Hole
					<input type="checkbox"/> Alteration (Construction)
					<input type="checkbox"/> Abandoned, Insufficient Supply
					<input type="checkbox"/> Abandoned, Poor Water Quality
					<input type="checkbox"/> Abandoned, other, specify
					<input type="checkbox"/> Other, specify

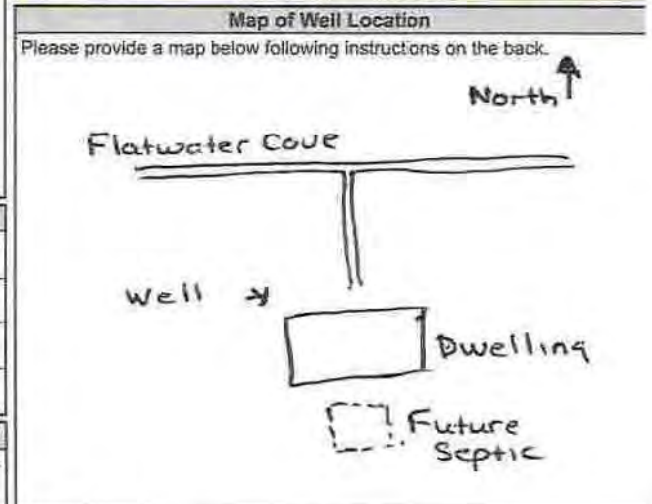
Construction Record - Screen			
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)
			From
			To

Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input checked="" type="checkbox"/> Untested	Depth (m/ft)	Diameter (cm/in)
		From	To
262	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	0	10
		20	264
			6 1/8

Well Contractor and Well Technician Information	
Business Name of Well Contractor Haliburton Artesian Well Drillers Inc.	Well Contractor's Licence No. 78 3 8
Business Address (Street Number/Name) 1129 Nila Rd	Municipality Dysart et al
Province ON	Postal Code K0M 1S0
Business E-mail Address haliburton.artesian@gmail.com	

Well Owner's Information	
Bus. Telephone No. (inc. area code) 7054572686	Name of Well Technician (Last Name, First Name) Walker, Dave
Well Technician's Licence No. 3542	Signature of Technician and/or Contractor Dave Walker
Date Submitted 2022/10/28	

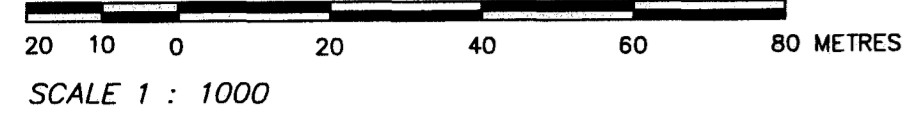
Results of Well Yield Testing				
After test of well yield, water was: <input type="checkbox"/> Clear and sand free <input checked="" type="checkbox"/> Other, specify Foggy	Draw Down		Recovery	
	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason: —	Static Level	55.6		57.5
	1	56.8	1	56.4
Pump intake set at (m/ft) 100	2	57.0	2	56.3
Pumping rate (l/min / GPM) 5	3	57.1	3	56.2
Duration of pumping 1 hrs + 0 min	4	57.1	4	56.1
Final water level end of pumping (m/ft) 57.5	5	57.2	5	56.0
If flowing give rate (l/min/GPM) —	10	57.3	10	55.9
	15	57.4	15	55.9
Recommended pump depth (m/ft) 120	20	57.4	20	55.8
Recommended pump rate (l/min/GPM) 12	25	57.4	25	55.8
Well production (l/min/GPM) 20 plus	30	57.5	30	55.8
	40	57.5	40	55.8
Disinfected? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	50	57.5	50	55.7
	60	57.5	60	55.7



Comments:
Needs a micron filter system

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
<input checked="" type="checkbox"/> Yes	2022/10/26	Audit No. 2398303
<input type="checkbox"/> No	2022/10/26	JAN 16 2023

PLAN OF SURVEY OF
PART OF LOTS 9,10,11 AND 12, REGISTERED PLAN19M12
GEOGRAPHIC TOWNSHIP OF HARBURN
UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD,
HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE
COUNTY OF HALIBURTON
PAUL WILSON O.L.S.



EASEMENT NOTE

PARTS 1,2,3,4,5,6,7,8,9,10,11,12 AND 13 PLAN19R-10025 ARE SUBJECT TO HYDRO ONE NETWORKS INC. EASEMENT AS IN HA51737 AND BELL CANADA EASEMENT AS IN HA51977.
 PARTS 1,2,3,4,5,6,7,8,9,10,11,12 AND 13 PLAN19R-10025 ARE SUBJECT TO AN EASEMENT IN THE NATURE OF A RIGHT OF WAY FOR THE BENEFIT OF HALIBURTON COMMON ELEMENTS CONDOMINIUM PLAN No. 9 AS IN HA52212.

INTEGRATION DATA

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0000731.
 BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS ORP-A AND ORP-B SHOWN HEREON, HAVING A GRID BEARING OF N84°47'03"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2011) (81' WEST LONGITUDE).
 ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE UTM ZONE 17, NAD 83 (CSRS) (2011) (81' WEST LONGITUDE).
 CSRS COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.
 FOR BEARING COMPARISON, A ROTATION OF '53'00" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS SHOWN ON PLANS 19R-9098 AND 19R-9123.

POINT ID	NORTHING	EASTING
ORP A	5009242.000	708546.694
ORP B	5009534.243	705345.350

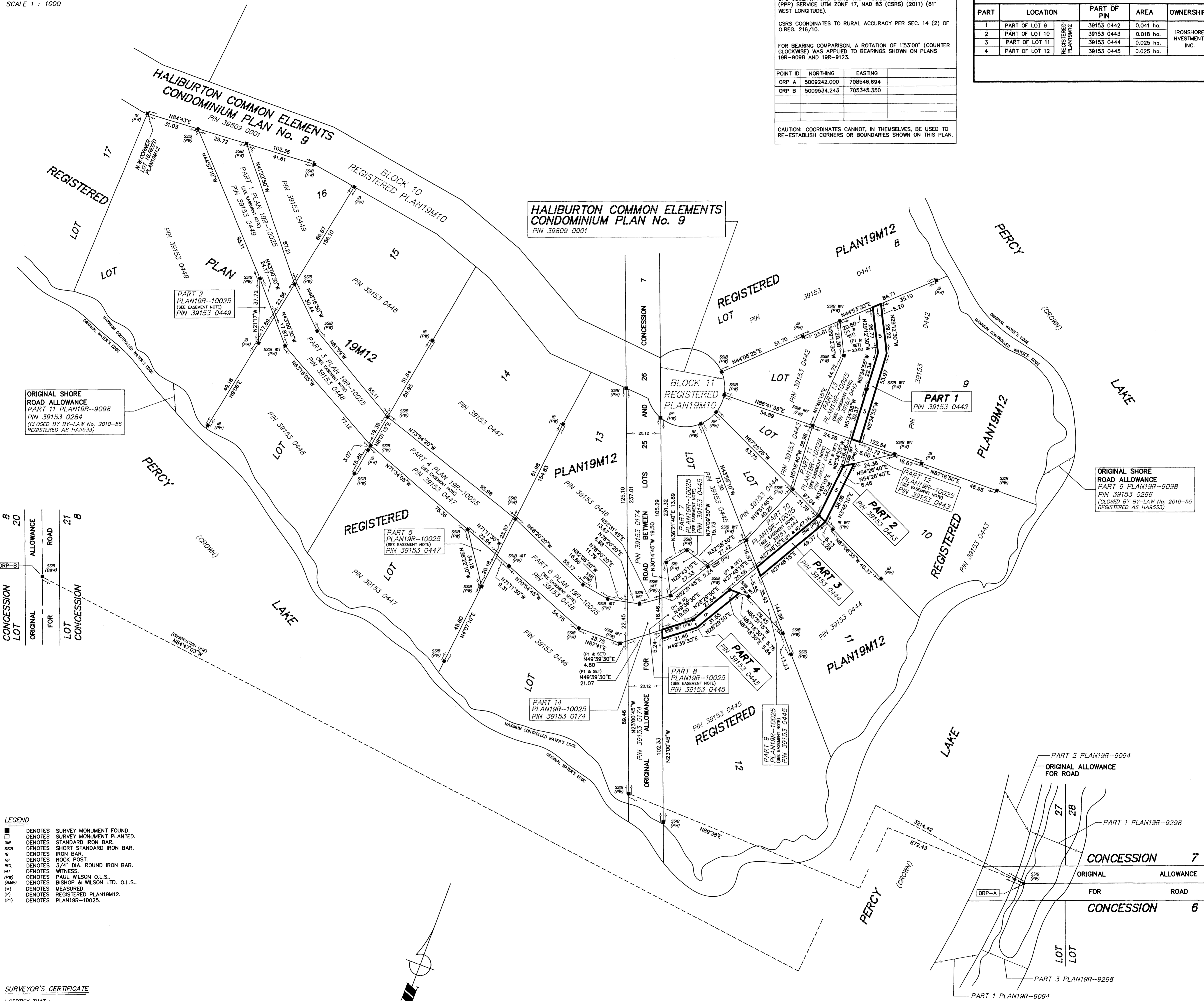
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN19R-10143
 RECEIVED AND DEPOSITED
 July 30, 2018
 DATE PAUL WILSON
 July 31 2018
 REPRESENTATIVE FOR THE LAND TITLES DIVISION OF HALIBURTON (No. 19)

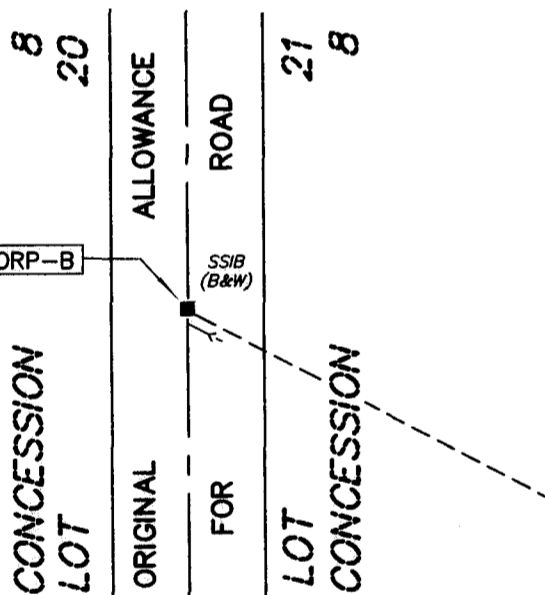
SCHEDULE

PART	LOCATION	PART OF PIN	AREA	OWNERSHIP
1	PART OF LOT 9	39153 0442	0.041 ha.	IRONSHORE INVESTMENTS INC.
2	PART OF LOT 10	39153 0443	0.018 ha.	
3	PART OF LOT 11	39153 0444	0.025 ha.	
4	PART OF LOT 12	39153 0445	0.025 ha.	



ORIGINAL SHORE ROAD ALLOWANCE
 PART 11 PLAN19R-9098
 PIN 39153 0284
 (CLOSED BY BY-LAW No. 2010-55 REGISTERED AS HA9533)

ORIGINAL SHORE ROAD ALLOWANCE
 PART 6 PLAN19R-9098
 PIN 39153 0266
 (CLOSED BY BY-LAW No. 2010-55 REGISTERED AS HA9533)



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND.
 - DENOTES SURVEY MONUMENT PLANTED.
 - SB DENOTES STANDARD IRON BAR.
 - SSB DENOTES SHORT STANDARD IRON BAR.
 - IB DENOTES IRON BAR.
 - RP DENOTES ROCK POST.
 - IRK DENOTES 3/4" DIA. ROUND IRON BAR.
 - WT DENOTES WITNESS.
 - (PW) DENOTES PAUL WILSON O.L.S.
 - (BWW) DENOTES BISHOP & WILSON LTD. O.L.S.
 - (M) DENOTES MEASURED.
 - (R) DENOTES REGISTERED PLAN19M12.
 - (P) DENOTES PLAN19R-10025.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED MARCH 1, 2018.

HALIBURTON, ONTARIO.
 MARCH 1, 2018.
 PAUL WILSON
 ONTARIO LAND SURVEYOR

PAUL WILSON CONSULTING LTD.
 ONTARIO LAND SURVEYORS
 ENGINEERS - PLANNERS

2109 WIGAMOG ROAD
 BOX 368, HALIBURTON,
 ONTARIO, K0M 1S0
 (705) 457-3163
 email: paulwilsonconsulting@bellnet.ca

3 NEWCASTLE STREET
 BOX 151, MINDEN,
 ONTARIO, K0M 2K0
 (705) 286-3400

Flatwater Cove Trail, Percy Lake



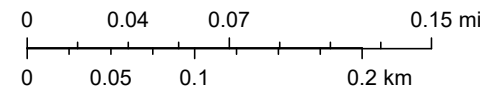
March 4, 2025

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Published by the County of Haliburton, 2024.



Scale: 1:4,514



Flatwater Cove Trail, Percy Lake



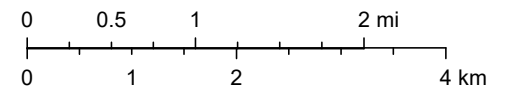
March 4, 2025

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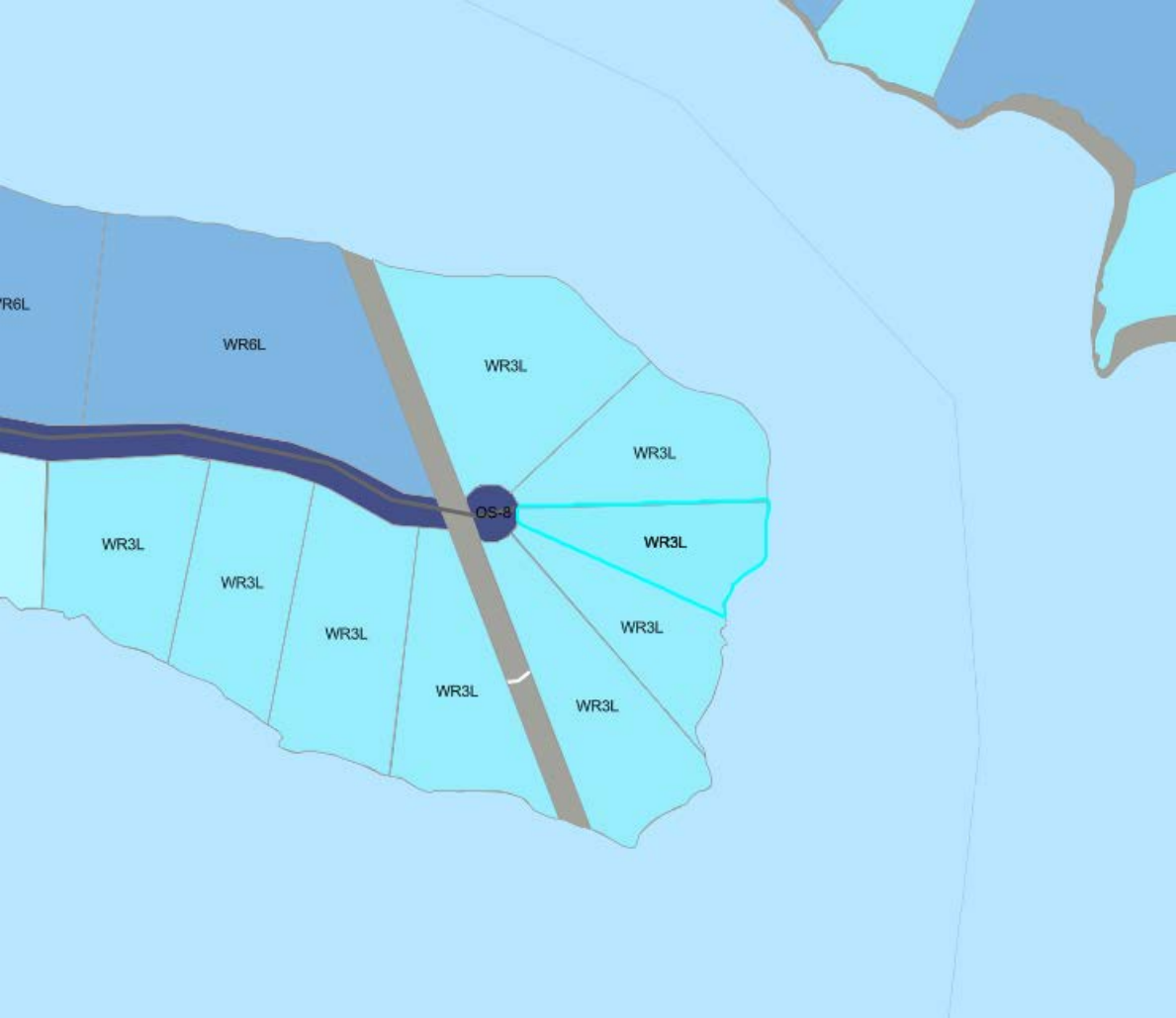
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Scale: 1:72,224







Percy Lake

Haliburton County

Harburn Township

Physical Data

Surface Area - 843 ft

Perimeter - 14.5 miles

Maximum Depth - 110 ft

Mean Depth - 36 ft

Lake Characteristics

Percy lake is a medium size waterbody, the bottom consisting of two basins. The lake is moderately deep.

Slightly acidic. Secchi disc disappeared 17 ft below the water surface. TDS - 39, MEI - 3.2, pH - 7, Alk - 13.7

Fish Species Present

Smallmouth bass, lake trout, yellow perch, pumpkinseed, white sucker, bluntnose minnow, creek chub

The lake was named after a Mr. Percy who was an official of the now defunct Canada Land and Emigration Company.

Lake trout were first introduced in 1964. Catches to date have been excellent. Good smallmouth bass catches are also reported.

Access

Follow County Rd 14 from Eagle Lake to Fort Irwin. Continue north on Haliburton Lake Rd to Percy Lake Rd.

Survey Date - 1970,79

(water chemistry updated - 96,86,85.)

(Refer to Harburn Township map - page 216)

