

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$539,000

Welcome to

1462 Minnicock Lake Rd
Highlands East



Braden Roberts

Broker



CONTACT DETAILS:



705-457-9994



braden@troyausten.ca



705-455-2345



troyausten.ca



Welcome to Ten Acre Wood - Nestled among mature trees on a serene 10-acre parcel, this newly built, fully winterized 2-bedroom home offers the perfect balance of privacy, comfort, and access to the very best of Haliburton County.

Inside, you'll find a spacious, open-concept kitchen ideal for hosting or quiet evenings in, a cozy living area, and a screened-in porch that's perfect for working remotely or enjoying your morning coffee in nature listening to the songbirds. Forced air propane heating ensures year-round comfort, and a GenerLink system is already installed for convenience.

Located just 13 minutes east of the shops, restaurants, grocery stores and galleries of Haliburton Village, this thoughtfully designed 4-season property is ideal as a full-time residence, cottage escape, or short-term rental investment. A short walk takes you to a peaceful rocky point on Minnicock Lake, while nearby municipal boat launches provide easy access to boating and swimming. In fall, the landscape comes alive with vibrant colour, and in winter, you're just 30 minutes from skiing at Sir Sam's and 15 minutes from snowmobile trails.

The home is situated on a municipally maintained road for reliable year-round access. Whether you're an outdoor enthusiast, artist, or remote worker, this property offers the space, scenery, and inspiration to make it your own.

Property Client Full

1462 Minnicock Lake Road, Highlands East, Ontario K0M 1S0

Listing

1462 Minnicock Lake Rd Highlands East

Active / Residential Freehold / Detached

MLS® #: X12287579

List Price: \$539,000

Price Decrease



Haliburton/Highlands East/Glamorgan

Tax Amt/Yr: **\$1,523.25/2025** Transaction: **Sale**
SPIS: **No** DOM: **23**
Legal Desc: **PT LT 28 CON 15 GLAMORGAN PT 7 19R2990; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **6+0**
Fractional Ownership: **No** BR BR+: **2(2+0)**
Assignment: **No** Baths (F+H): **1(1+0)**
Link: **No** SF Range: **< 700**
Storeys: **1.0** SF Source: **10 - 24.99**
Lot Irreg: **290.32** Fronting On: **S**
Lot Front: **1,510.84**
Lot Depth: **Feet**

Zoning: **RU**
Dir/Cross St: **ON HWY-118 E to Glamorgan to Minnicock Lake Road and follow to #1462**

PIN #: **392730126**
Holdover: **60**
Possession:

ARN #: **460190300028109** Contact After Exp: **No**
Possession Date: **2025-09-15**

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Wood	Water:	Well
Fam Rm:	No	Drive:	Private	Water Sup Type:	Drilled Well
Basement:	Yes/Crawl Space, Unfinished	Garage:	No	Water Meter:	
Fireplace/Stv:	Yes	Gar/Gar Spcs:	None/0.0	Waterfront Feat:	
Fireplace Feat:	Freestanding, Living Room, Wood Stove	Drive Pk Spcs:	5.00	Waterfront Struc:	
Interior Feat:	Primary Bedroom - Main Floor, Water Heater Owned	Tot Pk Spcs:	5.00	Well Capacity:	
Heat:	Forced Air, Propane	Pool:	None	Well Depth:	
A/C:	No/None	Room Size:		Sewers:	Septic
Central Vac:	No	Energy Gener:	Generator-Wired	Special Desig:	Unknown
Property Feat:		Rural Services:	Electrical, Internet High Speed	Farm Features:	
Exterior Feat:	Deck	Security Feat:		Winterized:	Fully
Roof:	Metal				
Foundation:	Block				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municipal Rd				
View:	Trees/Woods	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: **Welcome to Ten Acre Wood - Nestled among mature trees on a serene 10-acre parcel, this newly built, fully winterized 2-bedroom home offers the perfect balance of privacy, comfort, and access to the very best of Haliburton County. Inside, you'll find a spacious, open-concept kitchen ideal for hosting or quiet evenings in, a cozy living area, and a screened-in porch that's perfect for working remotely or enjoying your morning coffee in nature listening to the songbirds. Forced air propane heating ensures year-round comfort, and a GenerLink system is already installed for convenience. Located just 13 minutes east of the shops, restaurants, grocery stores and galleries of Haliburton Village, this thoughtfully designed 4-season property is ideal as a full-time residence, cottage escape, or short-term rental investment. A short walk takes you to a peaceful rocky point on Minnicock Lake, while nearby municipal boat launches provide easy access to boating and swimming. In fall, the landscape comes alive with vibrant colour, and in winter, you're just 30 minutes from skiing at Sir Sam's and 15 minutes from snowmobile trails. The home is situated on a municipally maintained road for reliable year-round access. Whether you're an outdoor enthusiast, artist, or remote worker, this property offers the space, scenery, and inspiration to make it your own.**

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

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

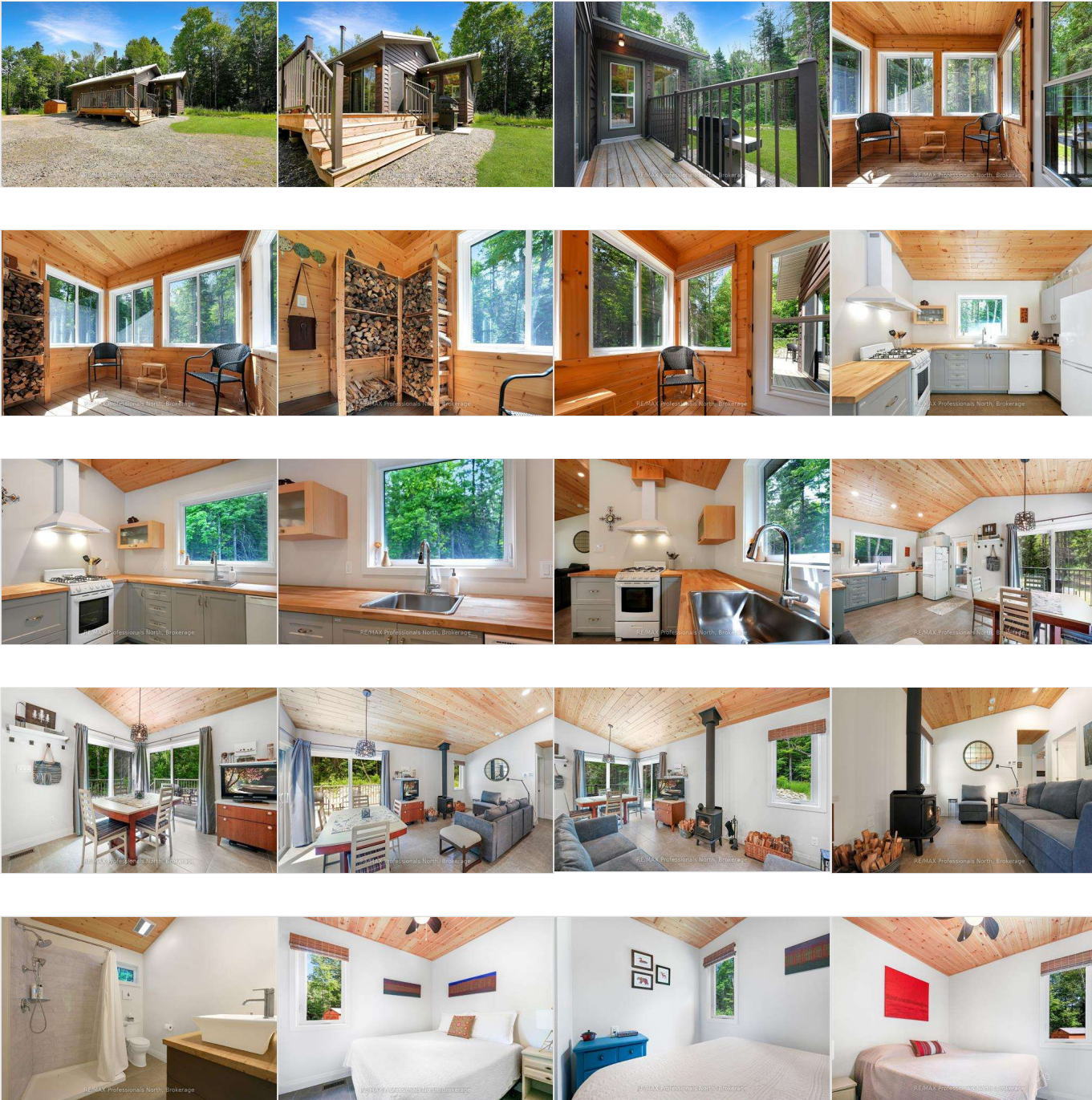
Date Prepared: **08/08/2025**

Rooms

MLS®#: X12287579

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.42 M X 2.83 M	11.22 Ft x 9.28 Ft		
Dining Room	Main	2.06 M X 2.95 M	6.75 Ft x 9.67 Ft		
Living Room	Main	3.63 M X 3.38 M	11.90 Ft x 11.08 Ft		
Primary Bedroom	Main	3.05 M X 2.85 M	10.00 Ft x 9.35 Ft		
Bedroom	Main	3.08 M X 2.81 M	10.10 Ft x 9.21 Ft		
Bathroom	Main			3	
Photos					

MLS®#: X12287579 [1462 Minnicock Lake Road](#), Highlands East, Ontario K0M 1S0





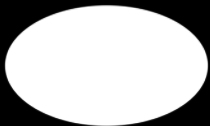
Chattels

Included

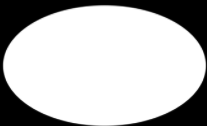
- Electric Light Fixtures
- Window Coverings
- Appliances

Excluded

- Generator (Negotiable)
- Splitter (Negotiable)
- All other content



Seller



Buyer

Additional Information

- Hydro Costs per Year - \$1231.38/yr approx
- Propane Supplier - Kelly's Fuel
- Propane Costs per Year - \$563.86
- Internet Provider - Rogers
 - Highspeed Available - Yes
- Cell Service - Yes
- Septic Installer - Haliburton Excavation
 - Install Date - 2021
- Well Installer - Carl Baldwin
 - Install Date - 2021
- Water Treatment - No
- Winterized - Yes
- Age of Building - 2.5 Years
- Age of Roof - 2.5 Years
- Insurance Company - Floyd Hall Limited
- Road Type - Year Round Municipal Road
- Driveway Plowing Costs - \$150 mon Nov-March

1462 Minnicock Lake Road, Highlands East, ON

Main Floor Exterior Area 600.16 sq ft
Interior Area 551.19 sq ft



0 3 6 ft

PREPARED: 2025/06/25



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.

1462 Minnicock Lake Road, Highlands East, 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

MAIN FLOOR

- 3pc Bath: 7'7" x 6'10" | 52 sq ft
- Bedroom: 9'3" x 10'1" | 75 sq ft
- Dining: 9'8" x 6'9" | 66 sq ft
- Kitchen: 9'3" x 11'3" | 98 sq ft
- Living: 11'1" x 11'11" | 132 sq ft
- Primary: 9'4" x 10' | 76 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

MAIN FLOOR

- Interior Area: 551.19 sq ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 600.16 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 551.19 sq ft
- Exterior Area: 600.16 sq ft

1462 Minnicock Lake Road, Highlands East, 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>



Municipality of Highlands East
Building Department
Box 22, Gooderham, ON K0M 1R0

Telephone: 705-447-0053
Fax: 705-447-0553

Sewage System Installation Report

Installation by: HALIBURTON EXCAVATING

File Number:

SP-19-053

Date: JUNE 18, 2021

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

1. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of plastic/concrete/fiberglass:

Manufacturer: BCP

Model: INFILTRATOR

2. Distribution Pipe:

Type: PRE-CAST

Absorption Trench System ☐

Filter Bed System ☒

Filter Bed Area: 22.5 m²

Filter Sand Contact Area 22.5 m²

Total 18.4 Linear Metres in 4 runs of 4.4 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐

Loading Rate Area: 110 m²

3. Size of System based on 2 bedrooms and/or 7.5 fixture units. Commercial details: _____

Area of Building 55.7 m² Total Daily Design Sewage Flow: 1100 litres

4. Other _____

COMMENTS:

Ensure the following work is completed:

- 1) Back fill system, seed or sod
- 2) Stabilize all sloped surfaces and divert water around leaching bed
- 3) Finish grading to shed run-off
- 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

* TRACEWIRE IN BED AREA FOR FUTURE LOCATION DETECTION
* ENSURE SEPTIC AREA PROTECTED FROM VEHICLES PARKING/DRIVING ON.
* GRASS SEED OR OTHER SUITABLE METHOD OF EROSION CONT

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, a Sewage System Permit must be obtained.

FOR SYSTEM INSTALL DIAGRAM SEE OVER

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 4 Sewage System Installed/Altered under Site Inspection Report # SP-19-053

Civic (Emergency, Fire, 911) # 1462

Street: MINERALOCK LK RD

Roll # 4601-903-000-28109-0000

Inspected & Recommended by (Appointed Inspector- Part 8): A. Quinn

Date: JUNE 18, 2021

Certificate of Acceptance

NUGENT ELECTRIC

PO BOX 161
FENELON FALLS ON
K0M 1N0

Telephone: (705)879-7417

Fax:

Email:

Notice Date:	January 26, 2022
Notification Number:	17149219
Customer ID:	56767
Licence Number:	7008520

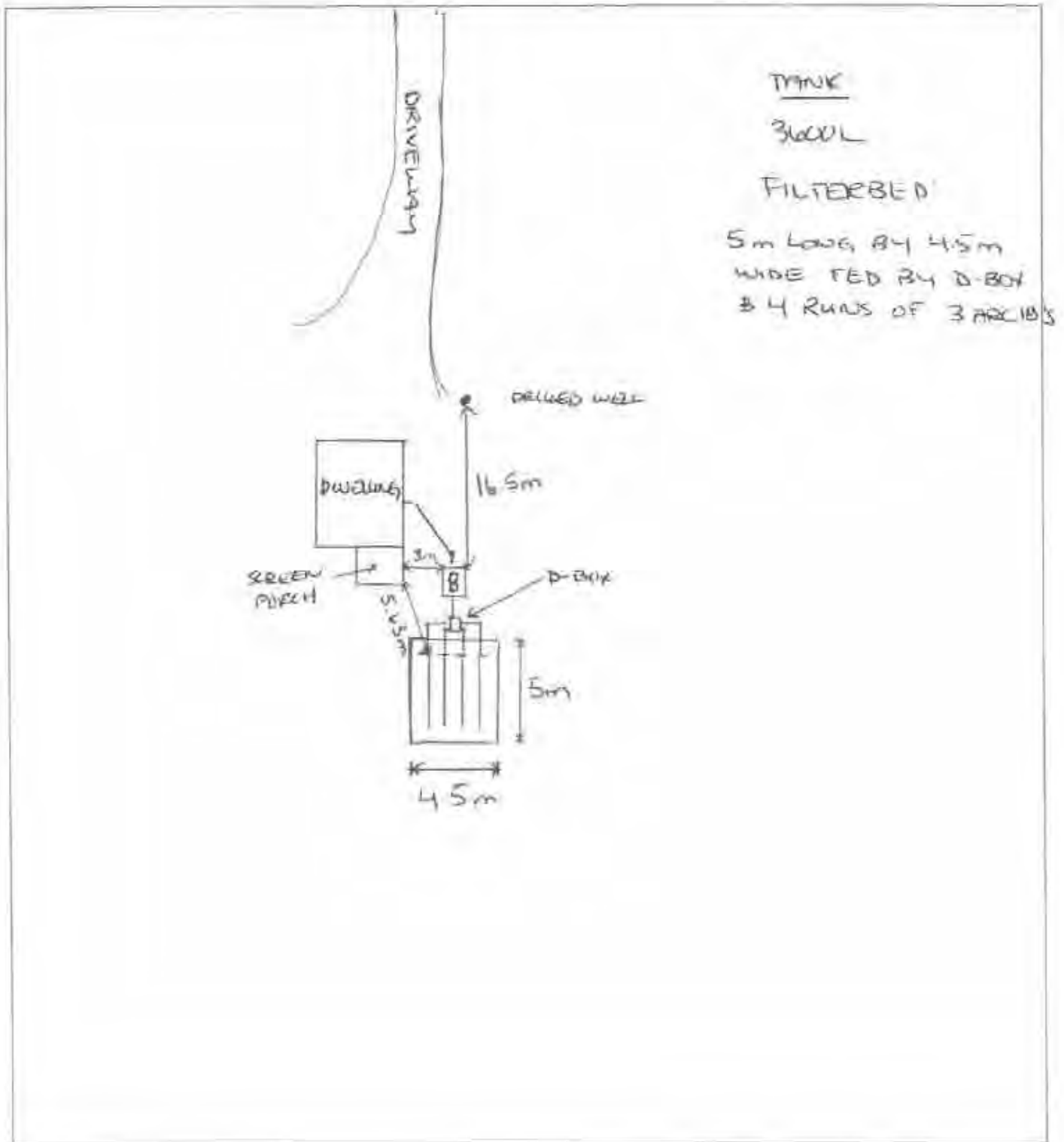
RE

We hereby certify that the electrical installation at the aforementioned address, and as described herein, is accepted in accordance with the requirements of the Ontario Electrical Safety Code.

Work Item	Description	Quantity
1	SINGLE FAMILY DWELLING - 200 AMPS	1
2	RESIDENTIAL EQUIPMENT Hot Water Tank 1.000, BRANCH WIRING ONLY Furnace 1.000, BRANCH WIRING ONLY	2

The Electrical Safety Authority (ESA) operates as a delegated authority on behalf of the provincial government in accordance with Part VIII, section 113 of the Electricity Act, 1998, S.O. 1998, c.15, Sched. A.(the Act), and the Safety and Consumer Statutes Administration Act, 1996, S.O. 1996, c.19. ESA's mandate is to administer the Act and corresponding Regulations on behalf of the Province of Ontario.

ESA is a not-for-profit corporation under the direction and control of a Board of Directors and is accountable to the Ministry of Government and Consumer Services in accordance with an Administrative Agreement.



A. Quinn

JUNE 18, 2021

Approved by:

Date:



Your account number is:

2002 7681 1493

This statement is issued on:

June 23, 2025

Your Electricity Statement

For the period of: **May 15, 2025 - June 16, 2025**

What do I owe?

\$60.⁸⁹

See reverse for a summary of your charges

How much did I use?

You powered your home with


133 kWh

of electricity this period

When is it due?

**Jul 13,
2025**

What does my electricity usage look like?

Your average daily usage has **decreased by 44%** compared to the previous period.

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



What do I need to know?

Total Ontario support: \$117.50. 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 7681 1493**

Total amount you owe

\$60.89

Amount enclosed

\$

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

2002768114930000060892



Kelly's
Fuel

P.O. Box# 1447
Peterborough, On
K9J 7H6
705-745-4629 or toll free 888-313-4328
HST# 897917498
www.kellysfuel.com

P.O. Box# 119
Bancroft, On
K0L 1C0
613-332-2294 or toll free 877-395-4328
www.kellysfuel.com

INVOICE: 122010357
CUSTOMER: 31781
PAGE: 1
DATE: 14 May 25

HWY 118 EAST-TURN RIGHT ON GLAMORGAN RD-
TURN LEFT TO MINNICOCK LAKE RD #1462

DESCRIPTION	Quantity	Price	Amount
CARNARVON PROPANE	316.3000	0.6990	221.09
Subtotal			221.09
Ont Carbon Tax			0.00
Harmonized Sales Tax			28.74
PLEASE PAY --> TOTAL			249.83

While our drivers do their utmost when attending your property, winter, spring, and fall conditions can result in inadvertent property damage. As such, Kelly's Propane will not be held responsible for any damage caused to laneways or driveways during the normal course of delivery. Thank you for your business.

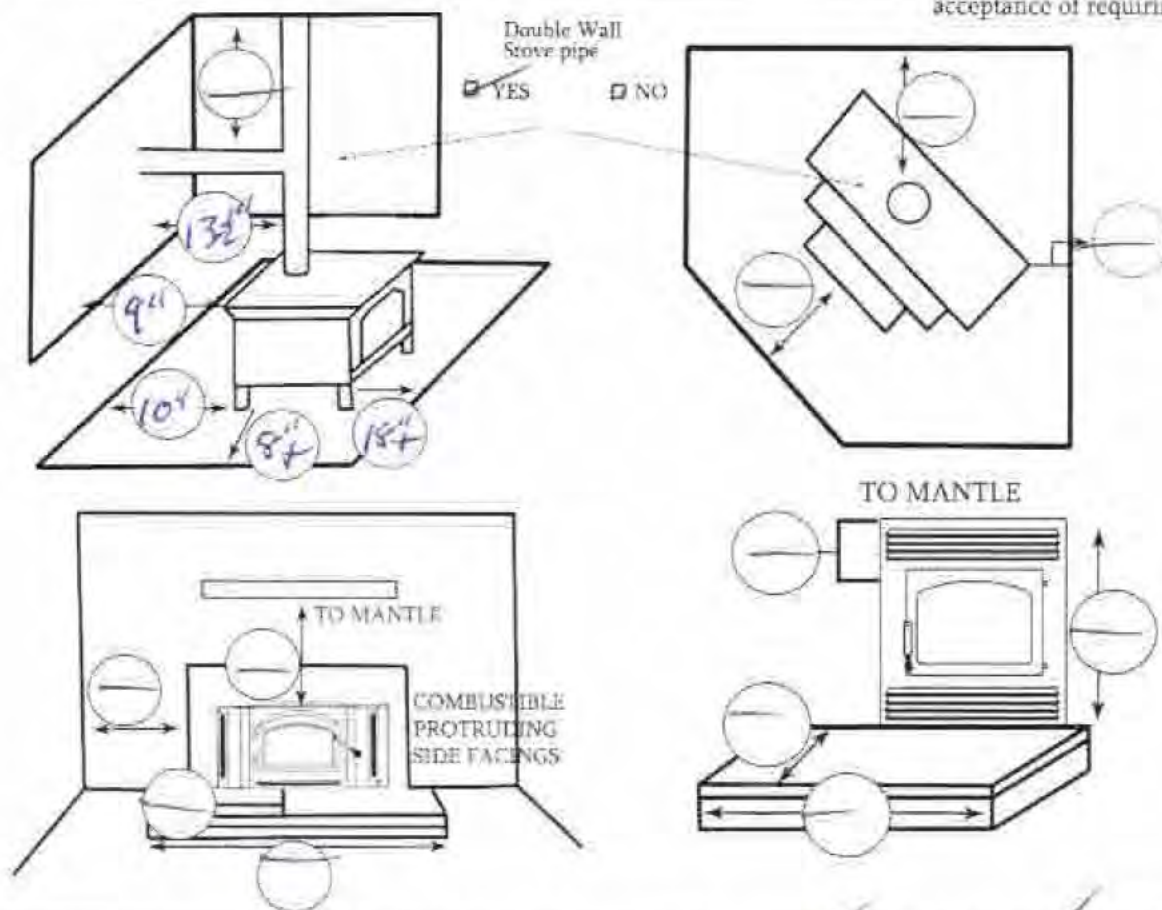


HEATING REPORT WOOD BURNING SYSTEMS



Heating Report For Wood Burning System			Service Certificate # <u>4</u>	
Location of Risk: <u>1162 Minnicook Lake Rd</u>			Name of Insurer	
Broker:			Policy#	
Was the original chimney installed by a certified contractor? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Chimney Type: <u>6" Excel</u>	SS Liner Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SS Liner Installed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Thimble: <input type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling <input type="checkbox"/> N/A Thimble Required? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Thimble Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Contractor Name: <u>Fire or Ice</u>	Date of Installation: <u>Jan 7/22</u>	Is the unit certified by an approved testing authority? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Make & Age of Unit: <u>Morsec 31126</u>	
Specific Type of Unit: <input checked="" type="checkbox"/> Inset <input type="checkbox"/> Zero Clearance <input type="checkbox"/> Pellet <input checked="" type="checkbox"/> Free Standing <input type="checkbox"/> Masonry <input type="checkbox"/> Furnace	Date of last chimney cleaning: <u>NA</u>	Special Shielding Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Concealed Spaces? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Ceiling Height Correct? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Inspection Done By: <u>[Signature]</u>	Inspection Date: <u>Jan 7/22</u>	WETT Certification #: <u>5923</u>	<input checked="" type="checkbox"/> Level 1 Inspection Fee \$125.00 <input type="checkbox"/> Level 2 Inspection Fee <input type="checkbox"/> Level 3 Inspection Fee	
Phone: <u>705 878 4074</u>	Fax: <u>705 738 9021</u>	eMail: <u>fireoricestore@live.ca</u>	HST \$16.25 TOTAL \$141.25	

The information gathered (upon the level of inspection performed) is based on the measurements and evaluations made on the specific date of this form. All calculations and verifications are based on a experienced assessment. Any visible contravention of the CAN/CSA B365 standard were noted on this date. This report does not claim to have discovered and named every situation, defect, hazard that would occur single eventuality. Also be advised that the Level 1 inspection does not include areas not visible at the time of inspection.



acceptance of requiring party

Special Requirements? <input type="checkbox"/> NO	Re-inspect Required? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Passed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Level 1 - Readily Accessible: Quickly or easily reached for inspection. Ladders or special tools for opening or removing doors or coverings are not required. Minimum tools required: tape measure, light, mirror, hammer, camera, magnifying glass and binoculars.		
Level 2 - Accessible: The ability to reach for the purpose of inspection, evaluation, maintenance or repair. Removal of panels/doors or other covering may be required as well as the use of a ladder. Common service/maintenance tools such as a screwdriver, wrench or hammer may also be required. No invasive action to the building or property will be required.		

Depth Set at (m/ft) From To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
20 - 25	Cement	1 Bag
	Perforated Pipe	1 Bag
	Perforated Pipe	1 Bag

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Flaring <input type="checkbox"/> Air percussion <input type="checkbox"/> Other, specify	<input type="checkbox"/> Domestic <input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning <input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input type="checkbox"/> Monitoring <input type="checkbox"/> Other, specify

Construction Record - Casing				Status of Well	
Inside Diameter (mm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Well Thickness (mm/in)	Depth (m/ft)		<input 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 <input type="checkbox"/> Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other specify <input type="checkbox"/> Other, specify
			From	To	
676	SEPC	140	0 - 20		
6	DIPIHUC		20 - 36.4		

Construction Record - Screen					<input type="checkbox"/> Maximum supply Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify <input type="checkbox"/> Other, specify
Outside Diameter (mm/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 type="checkbox"/> Untreated	Depth (m/ft) From To	Diameter (mm/in)	
350 (m/ft) Gas <input type="checkbox"/> Other, specify	0 - 20	2.5	
Water found at Depth (m/ft) Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untreated	20 - 36.4	6	
(m/ft) Gas <input type="checkbox"/> Other, specify			
Water found at Depth (m/ft) Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untreated			
(m/ft) Gas <input type="checkbox"/> Other, specify			

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
Business Address (Street Number/Name)		Municipality	
Province	Postal Code	Business E-mail Address	
Bus Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
Well Technician's Licence No.		Signature of Technician and/or Contractor Date Submitted	

After test of well yield, water was:	Draw Down	Recovery
<input type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:	Static Level	4.3
	1	4.1
	2	4.2
	3	4.3
	4	4.0
Pump intake set at (m/ft)	Time (min)	Water Level (m/ft)
300	1	4.3
Pumping rate (l/min / GPM)	2	4.2
2	3	4.3
Duration of pumping	4	4.0
1 hrs + min	5	4.5
Final water level end of pumping (m/ft)	10	5.0
If flowing give rate (l/min/GPM)	15	5.5
	20	6.0
Recommended pump depth (m/ft)	25	6.5
Recommended pump rate (l/min/GPM)	30	7.0
Well production (l/min/GPM)	40	8.0
Disinfected?	50	9.0
<input type="checkbox"/> Yes <input type="checkbox"/> No	60	10.0

Map of Well Location

Please provide a map below following instructions on the back.

Comments:

Well owner's information package delivered: ☐ Yes ☐ No

Date Package Delivered: 2014/04/01

Date Work Completed: 2014/04/01

Ministry Use Only

Auth No. **Z359672**

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only

Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

Location of Water Source /

Emplacement de la source d'eau

Lot, Commission / ou id. cadastrale

City/Town / Localité (L'adresse est requise)

1462

Street address / Adresse postale

1462 MINNICOCK LK RD

HIGHLANDS EAST ON K0M1S0

County / Comté HALIBURTON

County Unit # / R. D. Numéro de section 2235

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012858275

Phone # / # tél.: 647 233 5058

Date/Time Collected / Date/heure du prélèvement: 2024-10-29 15:15:00

Date/Time Received / Date/heure Reçu le: 2024-10-31 14:39:00

Purification system used (e.g. UV, filtration, etc.) /

Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

No / Non

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2024-10-31

Date Recd / Analyse effectuée le: 2024-11-01

Please Note / Prière de noter ce qui suit:

The results apply to the sample as received / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-8556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-8556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST / EDT / Toutes les heures sont exprimées en HNE ou en HAE

Print Date / Date d'impression: 2024-11-01

Date Reported / Date du rapport: 2024-11-01 15:37:05

Page 1 of 1

Final

LIMS Report #: 54213707

T_SingleSampleOPHL_WATPRIVATE.rpt





Municipality of Highlands East

TAX NOTICE

2249 Loop Road

HIGHLANDS EAST PO 295

Wilberforce Ontario K0L 3C0

(705) 448-2981

Email: info@highlandseast.ca

Group Code

highlandseast.ca

Interim	2025
Billing Date	February 26, 2025

Mortgage Company					Bill No.		219659	
Roll No. 903-000-28109-0000					Mortgage No.			
Name and Address					Municipal Address/Legal Description			
<div></div>					1482 MINNICOCK LAKE RD			
					CON 15 PT LOT 28 RP 19R2990			
					PART 7			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$150,000.00	Residential English Public	0.00550382	\$420.29	0.00252745	\$189.56	0.00153000	\$114.75
Sub Totals >>>			Municipal Levy	\$420.29	County Levy	\$189.56	Education Levy	\$114.75
Special Charges			Installments		Summary			
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				3/31/2025	\$382.80	Sub-Total - Tax Levy		\$724.60
				5/30/2025	\$382.00	Special Charges/Credits		\$0.00
						2025 Tax Cap Adjustment		\$0.00
						Interim 2025 Levies		\$724.60
						Past Due Taxes/Credit		\$0.00
Total Special Charges			\$0.00			Total Amount Due		\$724.60



Building Department
P.O. Box 22
Gooderham, Ontario K0M 1R0
Phone: 705-447-0051
Fax: 705-447-0053

Building Department OCCUPANCY PERMIT

Permit Number: BA 20-029 Roll Number: 4601-923-000-3709
Building Type: S.F.D. Address: 1462 Mainville Rd
Building Size: 600 SQUARE FEET Page:
Remarks:

☒ Single Family Dwelling

Number of storeys: ONE Finished basement: NO - CRAWL SPACE
Number of bedrooms: TWO Attached garage: NO

- ☐ The building described herein is intended to be used as a seasonal recreational building and not intended for use during the winter months.
- ☐ The footings for this building have not been protected from freezing. Building to be heated during the winter months to prevent damage due to freezing.
- ☒ Occupancy has been granted for an unfinished building in accordance with Div. C 1.3.3.1. of the Ontario Building Code. The person occupying or permitting occupancy of the building described herein shall notify the Chief Building Official forthwith upon completion of the building in accordance with Div. C 1.3.3.3. of the Ontario Building Code.
- ☒ Final Occupancy has been granted in accordance with the Ontario Building Code for the building described herein and is deemed complete at time of inspection.
- ☒ The following items are required to be completed for issuance of Final Occupancy:

PLEASE PROVIDE:

- 1) POTABLE WATER TEST
- 2) ESA CERTIFICATE
- 3) WETT CERTIFICATE FOR WOOD STOVE
- FINAL INSPECTION FOR PLACEMENT
- 4) FINAL FOR INSULATION IN CRAWL SPACE

Inspector Signature

Thomas DeWitt

Date

DEC 1, 2011

PLAN OF SURVEY
LOTS 27 & 28, CONCESSION XV
TOWNSHIP OF GLAMORGAN
COUNTY OF HALIBURTON
SCALE: 1 INCH = 300 FEET
ROBERT WOODCOCK O.L.S.
1983

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

PLAN 19R-2990
RECEIVED AND DEPOSITED

JANUARY 3, 1984 Robert Woodcock
DATE ROBERT WOODCOCK

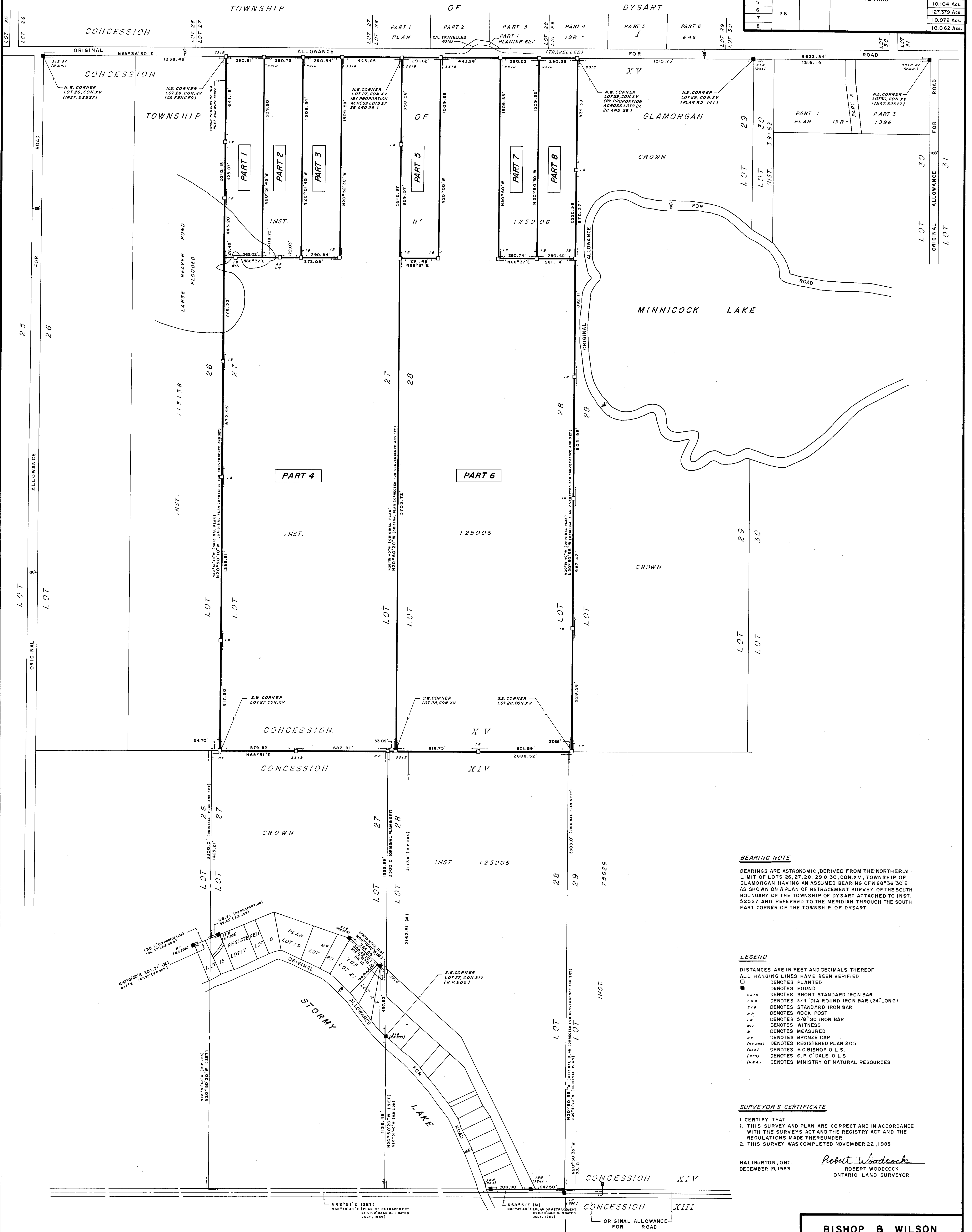
10 Jan. 1984

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

James A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (N°19)

SCHEDULE

PART	LOT	CON.	INSTRUMENT	AREA
1				10.089 Acs.
2				10.074 Acs.
3	27			10.074 Acs.
4				127.215 Acs.
5		XV	125006	10.104 Acs.
6	28			127.379 Acs.
7				10.072 Acs.
8				10.062 Acs.



BEARING NOTE

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY
LIMIT OF LOTS 26, 27, 28, 29 & 30, CON. XV, TOWNSHIP OF
GLAMORGAN HAVING AN ASSUMED BEARING OF N68°36'30"E
AS SHOWN ON A PLAN OF RETRACEMENT SURVEY OF THE SOUTH
BOUNDARY OF THE TOWNSHIP OF DYSART ATTACHED TO INST.
52527 AND REFERRED TO THE MERIDIAN THROUGH THE SOUTH
EAST CORNER OF THE TOWNSHIP OF DYSART.

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF
ALL HANGING LINES HAVE BEEN VERIFIED
DENOTES PLANTED
DENOTES FOUND
DENOTES 3/4" DIA. ROUND IRON BAR (24" LONG)
DENOTES STANDARD IRON BAR
DENOTES ROCK POST
DENOTES 5/8" SQ. IRON BAR
DENOTES WITNESS
DENOTES MEASURED
DENOTES BRONZE CAP
DENOTES REGISTERED PLAN 205
DENOTES H.C. BISHOP O.L.S.
DENOTES C.P. O'DALE O.L.S.
DENOTES MINISTRY OF NATURAL RESOURCES

SURVEYOR'S CERTIFICATE

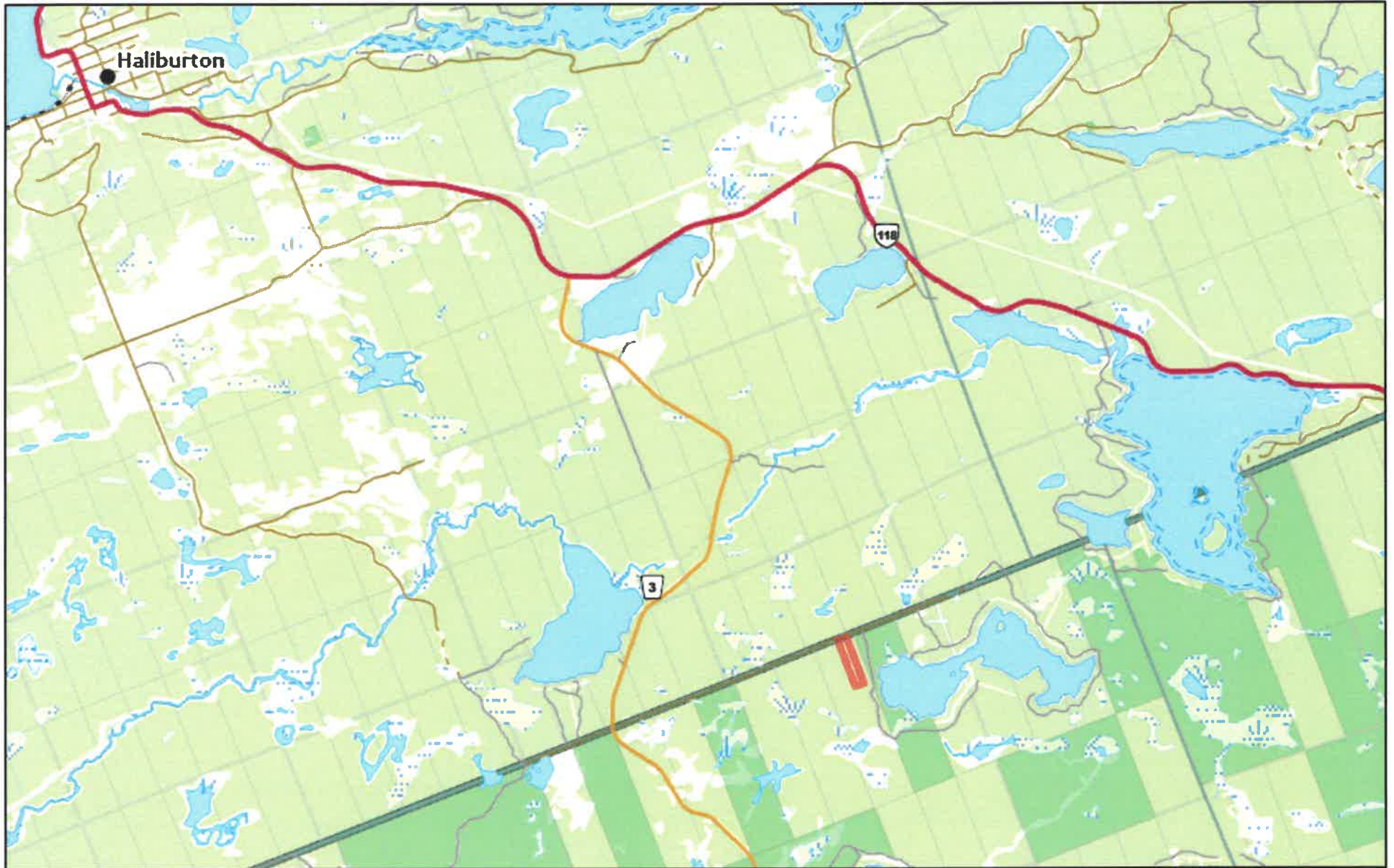
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
REGULATIONS MADE THEREUNDER.
2. THIS SURVEY WAS COMPLETED NOVEMBER 22, 1983

HALIBURTON, ONT.
DECEMBER 19, 1983

Robert Woodcock
ROBERT WOODCOCK
ONTARIO LAND SURVEYOR

BISHOP & WILSON
BOX 309, HALIBURTON, ONTARIO, K0M 1S0
PHONE: (705) 457-2811
BOX 311, MINDEN, ONTARIO, K0M 2K0
PHONE: (705) 286-2811

1462 Minnicock lake Road



June 20, 2025

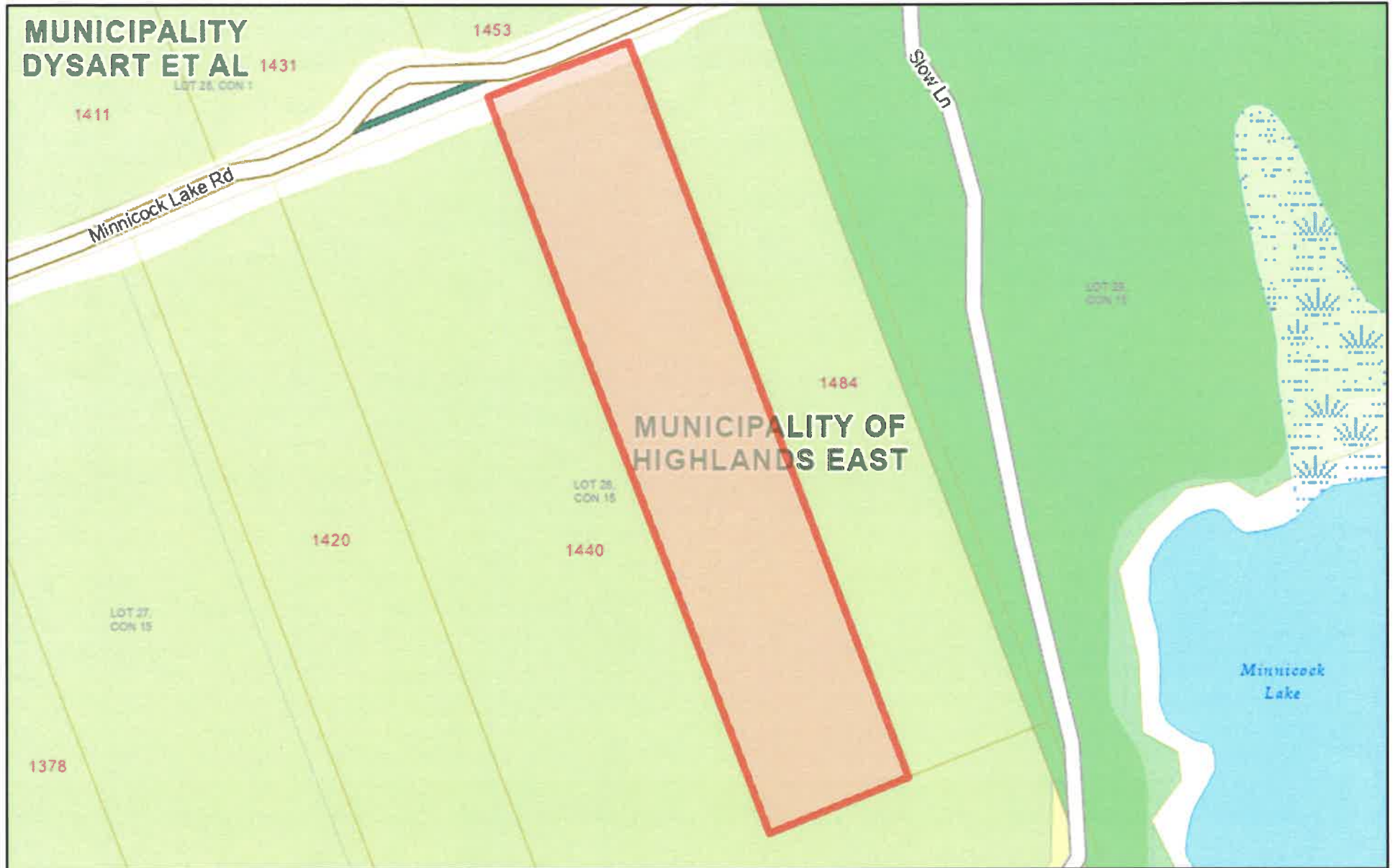


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1462 Minnicock lake Road



June 20, 2025



Scale: 1:4,514

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