

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$345,000**

*Welcome to*

1596 Paynes Road  
Tory Hill



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Discover your secluded retreat with this newly constructed off-grid cabin nestled on a spacious 20-acre property. Designed for sustainability and independence, this home is powered by a combination of a generator and solar panels, ensuring a reliable and eco-friendly energy source. The cabin boasts a durable ICF (Insulated Concrete Form) foundation, offering superior insulation and energy efficiency. Inside, you'll find two cozy bedrooms and a modern 3-piece bathroom, providing all the essentials for comfortable living. Surrounded by lush trees, this property offers the perfect escape from the hustle and bustle of city life, ensuring peace and privacy in a beautiful natural setting. Whether you're looking for a weekend getaway or a full-time residence, this off-grid cabin is ready to provide comfort and tranquility.



## Property Client Full

1596 Paynes Road, Highlands East, Ontario K0L 2Y0

Listing

[1596 Paynes Rd Highlands East](#)

**Active / Residential Freehold / Detached**

MLS® #: **X12159078**

List Price: **\$345,000**

New Listing

### Haliburton/Highlands East/Monmouth



Tax Amt/Yr: **\$0.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PART LOT 11, CONCESSION 15 MONMOUTH; EXCEPT FORFEITED MINING RIGHTS, IF ANY MUNICIPALITY OF HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **4+0**  
Fractional Ownership: **No** BR BR+: **2(2+0)**  
Assignment: **No** Baths (F+H): **1(1+0)**  
Link: **No** SF Range: **700-1100**  
Stores: **1.0** SF Source: **No**  
Lot Irreg: **No** Lot Acres: **10 - 24.99**  
Lot Front: **961.44** Fronting On: **E**  
Lot Depth: **1,064.64**  
Lot Size Code: **Feet**  
Zoning: **RU**  
Dir/Cross St: **118 E to Paynes road**

PIN #: **392320167**  
Holdover: **60**  
Possession: **Flexible**

ARN #: **460160200013000** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **No**  
Basement: **Yes/Crawl Space, Unfinished**  
Fireplace/Stv: **No**  
Interior Feat: **Other**  
Heat: **Forced Air, Propane**  
A/C: **No/None**  
Central Vac: **No**  
Property Feat: **Deck**  
Exterior Feat: **Metal**  
Roof: **Insulated Concrete Form**  
Foundation: **Soil Type:**  
Waterfront Y/N: **No**  
Water Struct: **No**  
Under Contract: **No**  
View: **No**

Exterior: **Vinyl Siding**  
Drive: **Private**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **4.00**  
Tot Pk Spcs: **4.00**  
Pool: **None**  
Room Size: **None**  
Rural Services: **None**  
Security Feat: **None**

Water: **Well**  
Water Inc: **Drilled Well**  
Water Meter: **No**  
Waterfront Feat: **No**  
Waterfront Struc: **No**  
Well Capacity: **No**  
Well Depth: **No**  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features: **No**  
Winterized: **Fully**

Waterfront: **No**  
Easements/Restr: **No**  
Dev Charges Paid: **No**  
Lot Shape: **No**  
Waterfront Frontage (M): **No**  
HST App To SP: **Included In**  
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Discover your secluded retreat with this newly constructed off-grid cabin nestled on a spacious 20-acre property. Designed for sustainability and independence, this home is powered by a combination of a generator and solar panels, ensuring a reliable and eco-friendly energy source. The cabin boasts a durable ICF (Insulated Concrete Form) foundation, offering superior insulation and energy efficiency. Inside, you'll find two cozy bedrooms and a modern 3-piece bathroom, providing all the essentials for comfortable living. Surrounded by lush trees, this property offers the perfect escape from the hustle and bustle of city life, ensuring peace and privacy in a beautiful natural setting. Whether you're looking for a weekend getaway or a full-time residence, this off-grid cabin is ready to provide comfort and tranquility.**

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

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

Date Prepared: **05/20/2025**

Rooms

MLS® #: **X12159078**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	7.29 M X 4.34 M	23.91 Ft x 14.23 Ft		Combined w/Living
Bedroom	Main	3.17 M X 2.87 M	10.40 Ft x 9.41 Ft		
Bedroom	Main	2.95 M X 3.94 M	9.67 Ft x 12.92 Ft		
Bathroom	Main			3	

Photos

MLS® #: **X12159078**

[1596 Paynes Road](#), Highlands East, Ontario K0L 2Y0





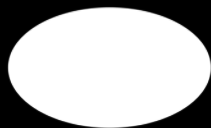
# Chattels

## Included

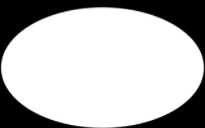
- Property being sold as is

## Excluded

- Personal items



Seller



Buyer

# Sewage System Installation Report

Installation by: STOUGHTON ELECTRIC LTD

File Number: SP-19-069

Date: JULY 29, 2020

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 4141 litres constructed of plastic/concrete/fiberglass  
Manufacturer: INFILTRATOR Model: IM-1000
2. Distribution Pipe: Type: PVC Absorption Trench System ☐ Filter Bed System ☒  
Filter Bed Area: 29.28 m<sup>2</sup> Filter Sand Contact Area 29.28 m<sup>2</sup>  
Total 30.5 Lineal Metres in 5 runs of 6.1 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐  
Loading Rate Area: 200 m<sup>2</sup>
3. Size of System based on 4 bedrooms and/or 9 fixture units. Commercial details: \_\_\_\_\_  
Area of Building 47 m<sup>2</sup> Total Daily Design Sewage Flow: 2000 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

\* 4 BEDROOM SYSTEM INSTALLED, DWELLING CURRENTLY 2 BEDROOMS  
\* RE-BAR IN BED CORNERS FOR FUTURE BED LOCATION DETECTION  
\* GRASS SEED OR OTHER SUITABLE METHOD OF EROSION CONTROL AFTER BACKFILL.

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

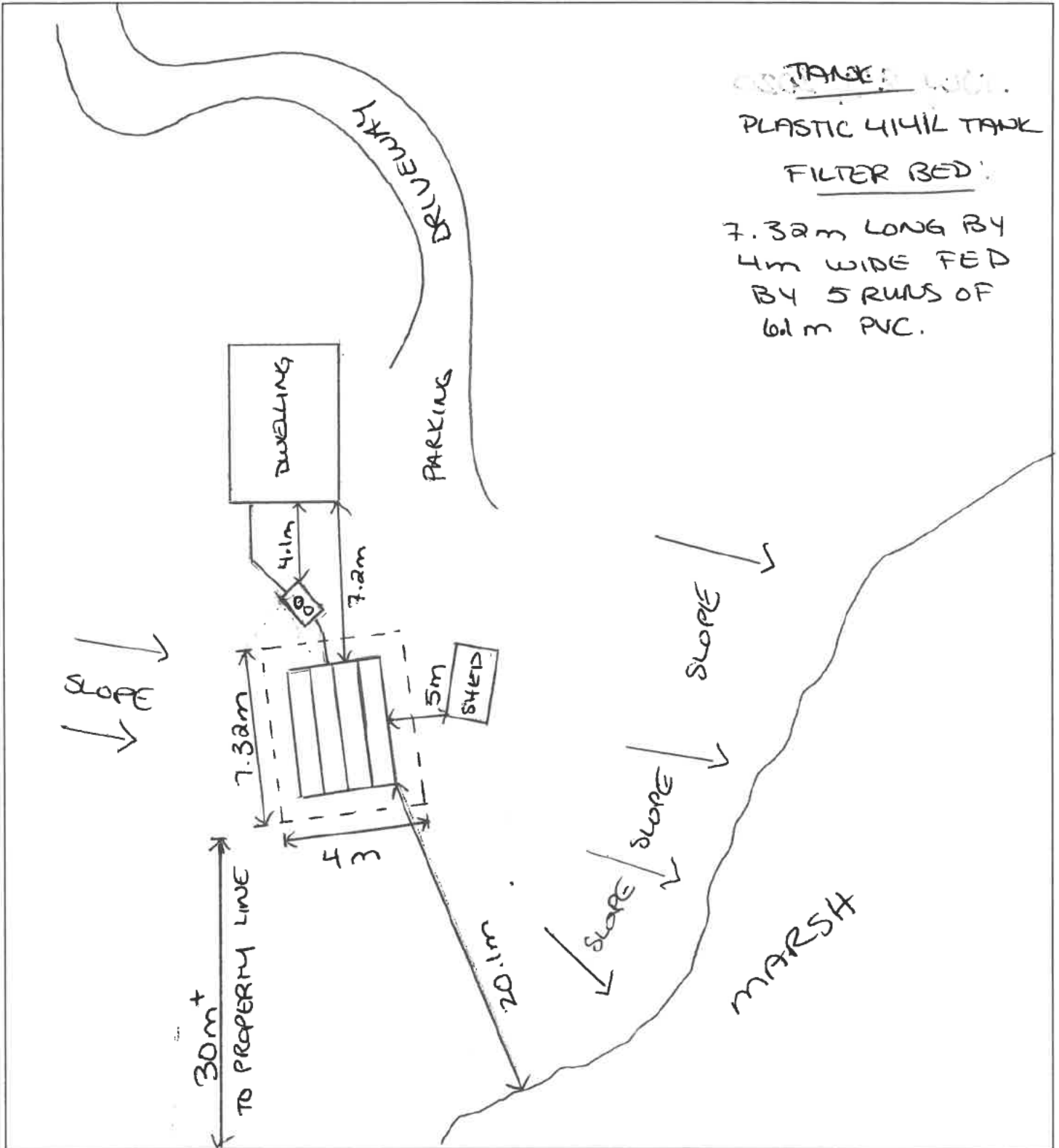
Under the Building Code Act and regulations and subject to the limitations thereof a permit is hereby issued to:

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # SP-19-069

Civic (Emergency, Fire, 911) # 15916 Street: PAYNES RD

Roll # 4601-602-000-13000-0000

Inspected & Recommended by (Appointed Inspector- Part 8): Raune Davelin Date: JULY 29/20



Raune Devolin

Approved by:

July 29, 2020

Date:



Municipality of Highlands East c/o Building Department  
Box 22, Gooderham, ON K0M 1R0  
Telephone: 705-447-0051 Fax: 705-447-0553

## Site Inspection Report and Sewage System Permit

File Number:

SP-19-069

Owner: \_\_\_\_\_

Date: NOV. 27, 2019

County/City/Twp.: MONMOUTH

Lot #: 11

Conc. #: 15

Plan #: \_\_\_\_\_ Sub Lot#: \_\_\_\_\_

Civic (Emergency, Fire, 911) #: 1596 PAYNE'S RD

Roll #: 4601-602-000-1300-0000

### 1. Assessment of Property: (circle one)

- a) Surface drainage: ☐ good ☒ fair ☐ poor  
b) Slope of ground: ☒ level ☐ gradual ☐ steep  
c) Clearances (horiz): ☐ satisfactory ☐ unsatisfactory  
d) Percolation rate: 12 min/cm ☐ measured ☒ estimated

### 2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outline in item 3 below ☒  
b) Not acceptable; Reason recorded under item 3 ☐

An applicant may appeal a decision by writing to:

The Building Code Commission  
777 Bay Street, 2<sup>nd</sup> Floor, Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0	<u>ORGANIC</u> ↓ <u>ROCK VARIES</u> * * * * *
0.5	
1.0	
1.5	
2.0	
Show rock elevation <u>2.0</u> m	
Show water table <u>Spring HWT</u>	

### 3. Approved Design of the sewage system includes:

- a) Working capacity of Septic Tank: 4012 litres Holding tank: \_\_\_\_\_ litres  
b) Length of absorption trench required \_\_\_\_\_ meters  
c) Filter bed area: 27 m<sup>2</sup> Filter sand Contact area: 28.2 m<sup>2</sup>  
d) Loading Rate Area: 200 m<sup>2</sup> 15 metre constructed mantle required: Yes/No (circle)  
e) Size of system is based on 4 bedrooms and/or 9 fixture units  
Area of building: 47 m<sup>2</sup> Commercial details: \_\_\_\_\_  
Total Daily Design Sewage Flow: 2000 Litres

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: \* INSTALLATION TO COMPLY WITH OBC PART 8

\* BOTH RIMTIDED ON SITE TO BE USED FOR INSTALL (AS PER OWNER REQUEST)

\* MAINTAIN HORIZONTAL CLEARANCES AS PER OBC PART 8

\* SWALE TO BE INSTALLED BETWEEN HILL & PROPOSED LOCATION TO PREVENT SATURATION OF BED.

NOTE: It is an offence to use a system without a Sewage Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done. Permits to Install a sewage system require review after 2 years from date of issue.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected & Recommended by:

Rauna Dewlin

Date:

NOV. 27, 2019





Tag#: A408498

Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

## Well Owner's Information

## Well Location

Address of Well Location (Street Number/Name)

1596 Payne Road

Township

Highlands East

Lot

P+11

Concession

15

County/District/Municipality

Haliburton

City/Town/Village

Haliburton - Tory Hill

Province

Ontario

Postal Code

K0L 2Y0

UTM Coordinates Zone Easting

NAD 83

177103274987147

Northing

Municipal Plan and Sublot Number

## 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	Overburden	Gravel	Soft	0	4	
Green/Grey	Gneiss		Soft	4	56	
White	Dolomite		Soft	56	85	
			voids @ 23, 45			

Annular Space				Results of Well Yield Testing			
Depth Set at (m/ft)	Type of Sealant Used	Volume Placed		Draw Down		Recovery	
From	(Material and Type)	(m <sup>3</sup> /ft <sup>3</sup> )		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
0	20 Bentonite	6		Static Level	28.2		37.2
				1	30.2	1	35.3
				2	30.8	2	34.3
				3	31.2	3	33.6
				4	31.6	4	33.1
				5	32.0	5	32.6
				10	33.3	10	31.3
				15	34.3	15	30.7
				20	35.0	20	30.2
				25	35.5	25	29.8
				30	35.9	30	29.5
				40	36.5	40	29.2
				50	36.9	50	29.0
				60	37.2	60	28.9

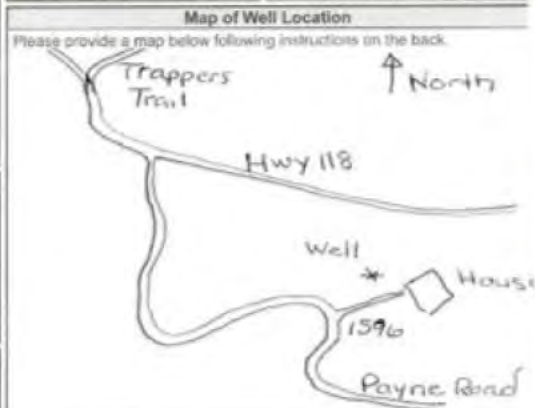
Method of Construction				Well Use			
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used			
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Municipal	<input type="checkbox"/> Dewatering			
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Drilling	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole	<input type="checkbox"/> Monitoring			
<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 checked="" type="checkbox"/> Other, specify Dual Rotary		<input type="checkbox"/> Other, specify					

Construction Record - Casing				Status of Well			
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Well Thickness (cm/in)	Depth (m/ft)	<input checked="" type="checkbox"/> Water Supply			
From	To	From	To	<input type="checkbox"/> Replacement Well			
6 1/4	Steel	0.188	12 20	<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	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)				
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	From	To				
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested	0	20	10			
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	20	85	6 1/8			
Water found at Depth (m/ft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested						
	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify						

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
Haliburton Artesian Well Drillers Inc.		7 8 3 8	
Business Address (Street Number/Name)		Municipality	
1129 Nila Rd		Dysart et al	
Province	Postal Code	Business E-mail Address	
ON	K0M 1S0	haliburton.artesian@gmail.com	
Bus. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
705 457 2686		Walker, Dave	
Well Technician's Licence No.		Signature of Technician and/or Contractor Date Submitted	
3542 Dave Walker		2024 09 20	



Comments:	
Well owner's information package delivered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 2024 09 16
Date Work Completed 2024 09 16	Ministry Use Only
Audit No. 2432010	Received

PLAN OF SURVEY OF  
PART OF LOT 11, CONCESSION 15  
GEOGRAPHIC TOWNSHIP OF MONMOUTH  
MUNICIPALITY OF HIGHLANDS EAST  
COUNTY OF HALIBURTON

SCALE 1 : 500 METRIC



RODNEY GEYER O.L.S.

THE INTENDED PLOT SIZE OF THE PLAN IS 457mm WIDTH  
BY 790mm HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

SCHEDULE				
PART	LOT	CON./ R.P.	PIN	AREA
1	PART OF LOT 11	CONCESSION 15	PART OF 39232 - 0167 (LT)	0.566 Ha.
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.				

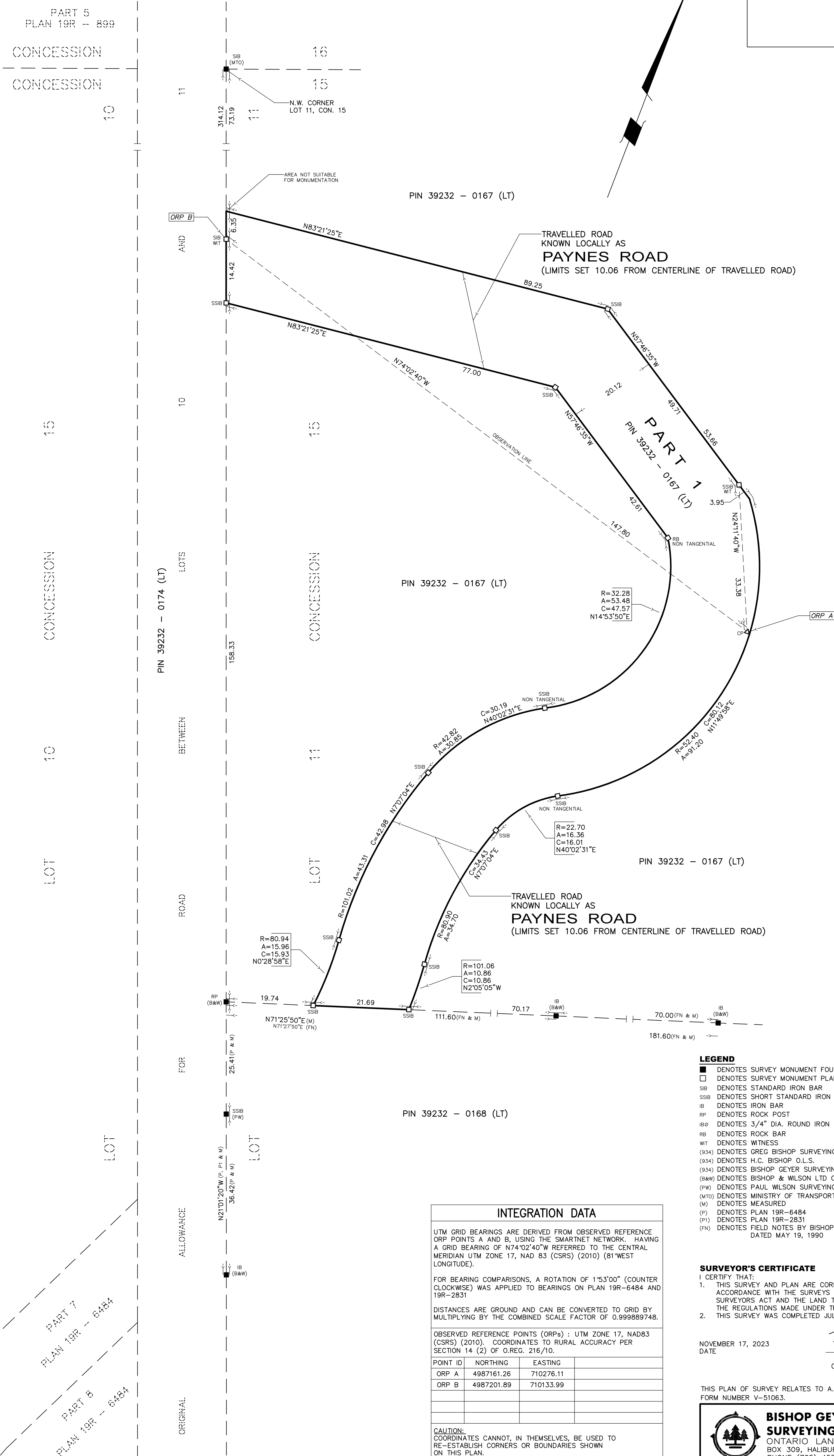
PLAN 19R-10914

Received and deposited

January 18<sup>th</sup>, 2024

Jayden Kruc

Representative for the  
Land Registrar for the  
Land Titles Division of  
Haliburton (No.19)



LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
RP	DENOTES ROCK POST
IBØ	DENOTES 3/4" DIA. ROUND IRON BAR
RB	DENOTES ROCK BAR
WIT	DENOTES WITNESS
(934)	DENOTES GREG BISHOP SURVEYING and CONSULTING LTD.
(934)	DENOTES H.C. BISHOP O.L.S.
(934)	DENOTES BISHOP GEYER SURVEYING INC.
(B&W)	DENOTES BISHOP & WILSON LTD O.L.S.
(PW)	DENOTES PAUL WILSON SURVEYING O.L.S.
(WTO)	DENOTES MINISTRY OF TRANSPORTATION ONTARIO
(M)	DENOTES MEASURED
(P)	DENOTES PLAN 19R-6484
(P1)	DENOTES PLAN 19R-2831
(FN)	DENOTES FIELD NOTES BY BISHOP & WILSON LTD. DATED MAY 19, 1990

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. 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.  
2. THIS SURVEY WAS COMPLETED JULY 5, 2023.

NOVEMBER 17, 2023  
DATE  
RODNEY GEYER  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION  
FORM NUMBER V-51063.



**BISHOP GEYER  
SURVEYING INC.**  
ONTARIO LAND SURVEYOR  
BOX 309, HALIBURTON, ONTARIO, K0M1S0  
PHONE (705) 457 - 2811

CHECKED BY:	DRAWN BY:	REV. DATE	W.O.	REV.
RG	AW	NOVEMBER 17, 2023	2023-21-R1	A

INTEGRATION DATA			
UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE ORP POINTS A AND B, USING THE SMARTNET NETWORK. HAVING A GRID BEARING OF N74°02'40"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2010) (81°WEST LONGITUDE).			
FOR BEARING COMPARISONS, A ROTATION OF 1°53'00" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON PLAN 19R-6484 AND 19R-2831			
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999889748.			
OBSERVED REFERENCE POINTS (ORPs) : UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.			
POINT ID	NORTHING	EASTING	
ORP A	4987161.26	710276.11	
ORP B	4987201.89	710133.99	
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			



# 1596 Paynes Road, Tory Hill



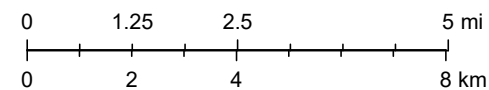
July 2, 2024

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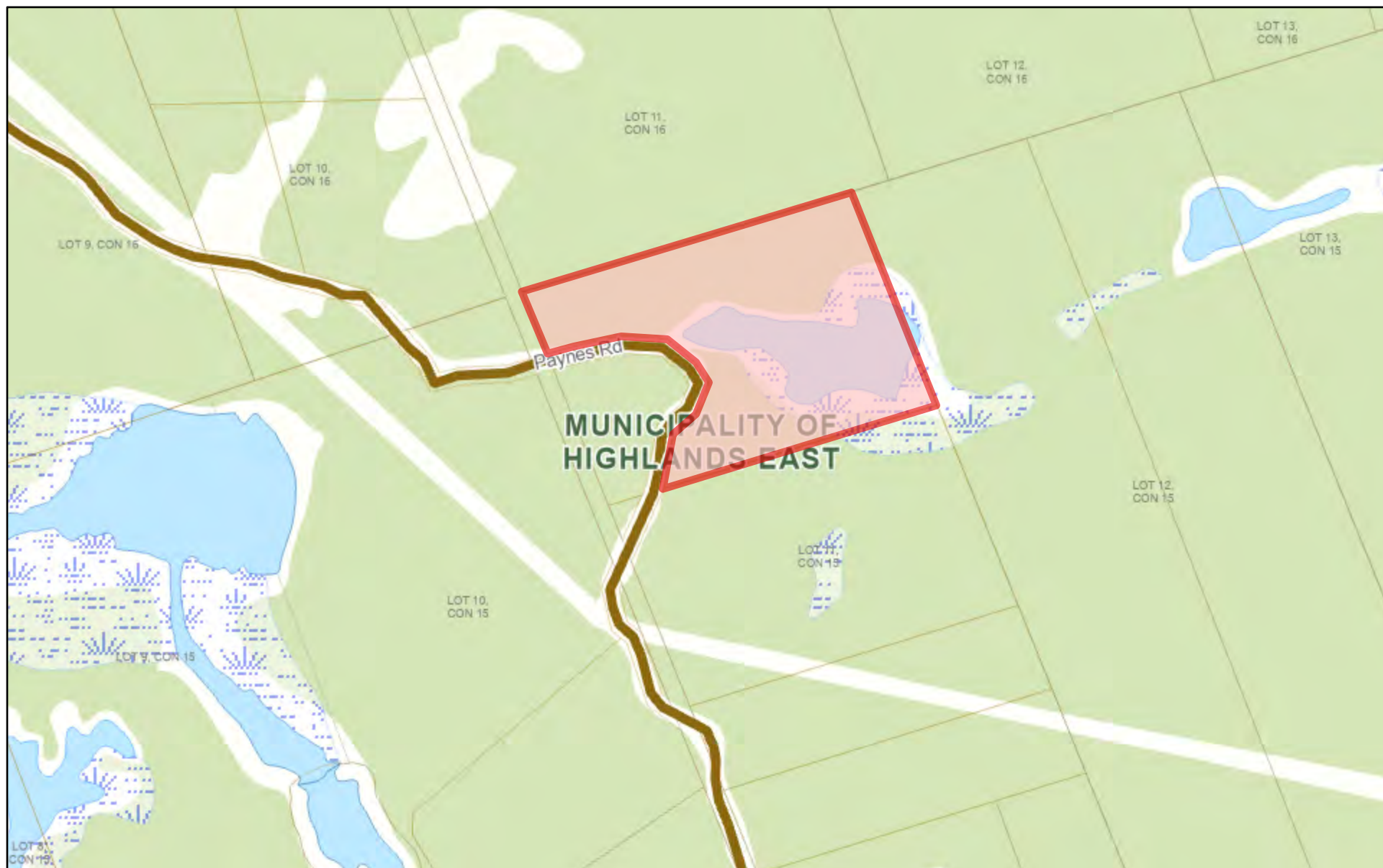
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Scale: 1:144,448



# 1596 Paynes Road, Tory Hill



July 2, 2024

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