

TROY/AUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



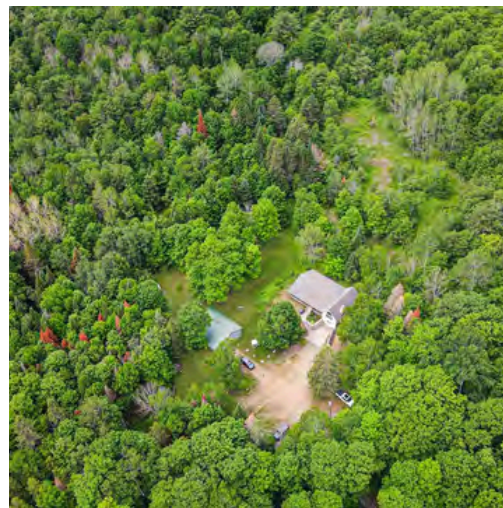
\$739,000

Welcome to 17254 Highway 118
Highlands East



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Set on 46 acres and tucked back from the road down a private, tree-lined laneway, this spacious family home offers the perfect blend of privacy, space, and convenience. With room to grow both inside and out, this property is ideal for families looking to embrace country living without sacrificing access to amenities. Located just 15 minutes from the Village of Haliburton, you'll enjoy easy access to schools, grocery stores, restaurants, healthcare services, local shops, recreation facilities, and year-round community events. Situated on a school bus route, the property is well suited for busy family life.

This raised bungalow offers approximately 1,600 sq ft on each level, providing over 3,200 sq ft of living space to spread out and enjoy. The main floor is designed for gathering, featuring a large open-concept kitchen and dining area that easily becomes the heart of the home. The sunken living room is warm and inviting with a wood-burning fireplace and large windows that fill the space with natural light. Three bedrooms, a bathroom, a laundry room, and access to a 12' x 18' screened porch complete the main level. The walkout lower level adds even more flexibility for growing families. Here you'll find a large open space, a large recreation room complete with a wood stove and bar area, a fourth bedroom, and a 3-piece bathroom-perfect for teenagers, overnight guests, or multi-generational living.

Outside, the possibilities continue with a 30' x 40' detached garage and an 18' x 20' drive-through shed, providing exceptional storage for vehicles, tools, recreational equipment, and hobbies. The 46-acre property itself is a true playground for outdoor enthusiasts. With expansive forested land, there is plenty of room for hiking, hunting, exploring, creating recreational trails, and enjoying nature right in your own backyard. Offering space, privacy, and endless opportunities for family adventures, this is the type of property where memories are made for years to come.

Property Client Full

17254 Highway 118, Highlands East, Ontario K0L 2Y0

Listing

17254 Highway 118 Highlands East

Active / Residential Freehold / Detached

MLS® #: **X13489630**

List Price: **\$739,000**

New Listing



Haliburton/Highlands East/Monmouth

Tax Amt/Yr: **\$2,895.50/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 11 CON 16 MONMOUTH AS IN H191178; HIGHLANDS EAST**

Style: **Bungalow Raised** Rooms Rooms+: **9+6**
 Fractional Ownership: **4(3+1)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **SF Source: LBO Provided**
 Lot Irreg: **Lot Acres: 25 - 49.99**
 Lot Front: **1,478.78** Fronting On: **S**
 Lot Depth: **1,103.45** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **HWY 118 East to #17254**

PIN #: **392320137**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **460160200024500** Contact After Exp: **No**
 Survey Year/Type: **None**
 Possession Date:

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

Exterior: **Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/2.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **12.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**
 Security Feat:

Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers:
 Special Desig:
 Farm Features:
 Winterized: **Fully**

Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 View: **Trees/Woods**

Waterfront: **None**
 Easements/Restr:
 Dev Charges Paid:

Island YN:
 HST App To SP: **Included In**
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Set on 46 acres and tucked back from the road down a private, tree-lined laneway, this spacious family home offers the perfect blend of privacy, space, and convenience. With room to grow both inside and out, this property is ideal for families looking to embrace country living without sacrificing access to amenities. Located just 15 minutes from the Village of Haliburton, you'll enjoy easy access to schools, grocery stores, restaurants, healthcare services, local shops, recreation facilities, and year-round community events. Situated on a school bus route, the property is well suited for busy family life. This raised bungalow offers approximately 1,600 sq ft on each level, providing over 3,200 sq ft of living space to spread out and enjoy. The main floor is designed for gathering, featuring a large open-concept kitchen and dining area that easily becomes the heart of the home. The sunken living room is warm and inviting with a wood-burning fireplace and large windows that fill the space with natural light. Three bedrooms, a bathroom, a laundry room, and access to a 12' x 18' screened porch complete the main level. The walkout lower level adds even more flexibility for growing families. Here you'll find a large open space, a large recreation room complete with a wood stove and bar area, a fourth bedroom, and a 3-piece bathroom-perfect for teenagers, overnight guests, or multi-generational living. Outside, the possibilities continue with a 30' x 40' detached garage and an 18' x 20' drive-through shed, providing exceptional storage for vehicles, tools, recreational equipment, and hobbies. The 46-acre property itself is a true playground for outdoor enthusiasts. With expansive forested land, there is plenty of room for hiking, hunting, exploring, creating recreational trails, and enjoying nature right in your own backyard. Offering space, privacy, and endless opportunities for family adventures, this is the type of property where memories are made for years to come.**

Inclusions: **Appliances**

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

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

Date Prepared: **06/25/2026**

Rooms

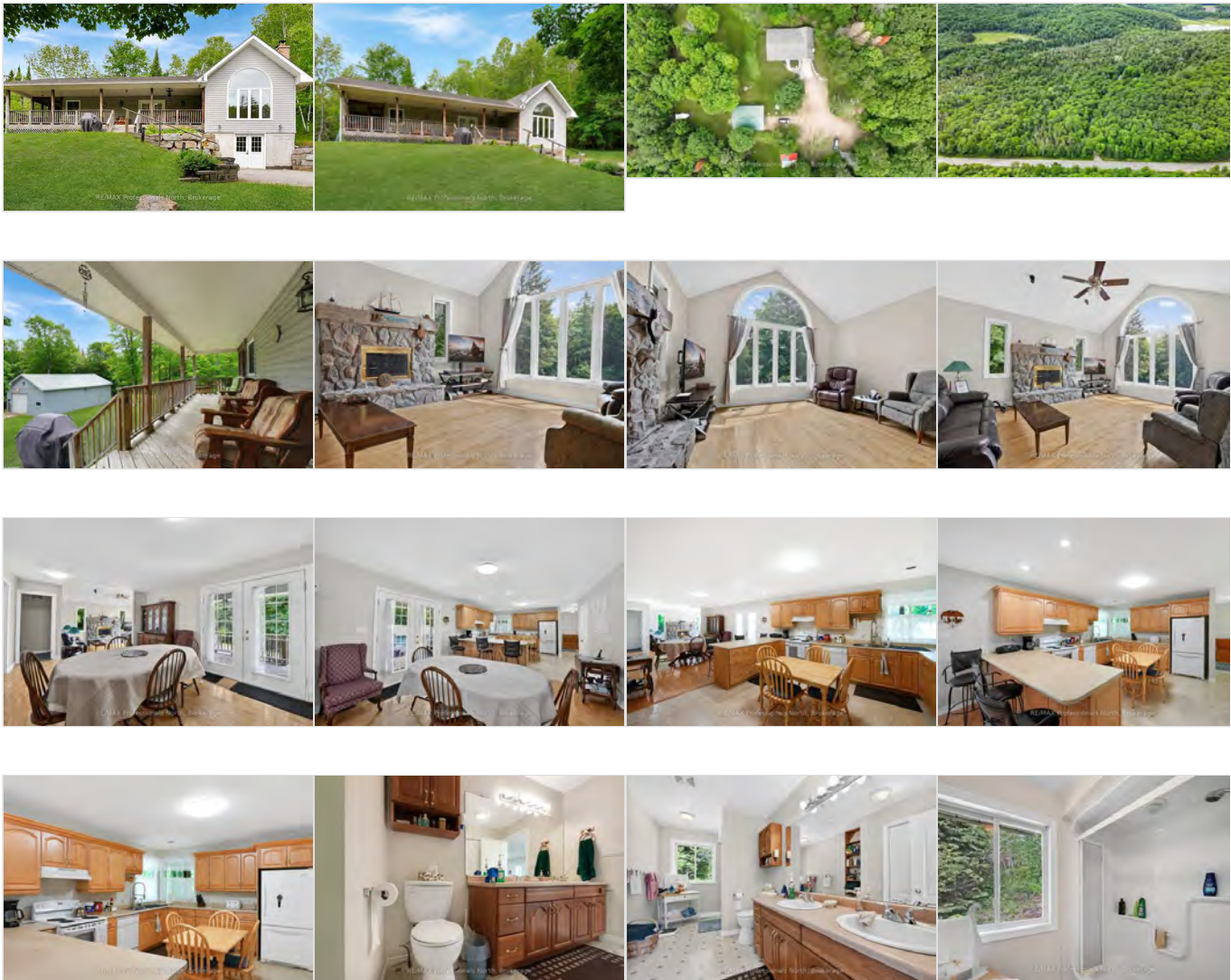
MLS® #: X13489630

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.19 M X 1.52 M	10.47 Ft x 4.99 Ft		
Laundry	Main	2.97 M X 2.95 M	9.74 Ft x 9.68 Ft		
Kitchen	Main	4.65 M X 5.18 M	15.26 Ft x 16.99 Ft		
Dining Room	Main	6.04 M X 5.17 M	19.82 Ft x 16.96 Ft		
Living Room	Main	4.66 M X 5.19 M	15.29 Ft x 17.03 Ft		
Primary Bedroom	Main	3.56 M X 5.42 M	11.68 Ft x 17.78 Ft		
Bedroom	Main	4.17 M X 2.97 M	13.68 Ft x 9.74 Ft		
Bedroom	Main	3.25 M X 2.95 M	10.66 Ft x 9.68 Ft		
Utility Room	Basement	7.75 M X 4.1 M	25.43 Ft x 13.45 Ft		
Other	Basement	9.8 M X 3.17 M	32.15 Ft x 10.40 Ft		
Utility Room	Basement	1.85 M X 2.1 M	6.07 Ft x 6.89 Ft		
Recreation	Basement	6.5 M X 6.27 M	21.33 Ft x 20.57 Ft		
Bedroom	Basement	5.67 M X 3.82 M	18.60 Ft x 12.53 Ft		
Bathroom	Main			5	
Bathroom	Basement			3	

Photos

MLS® #: X13489630

[17254 Highway 118, Highlands East, Ontario K0L 2Y0](#)







PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026

Chattels

Included

- Appliances

Excluded

- BBQ
- Outdoor Furniture
- Personal Belongings



Seller



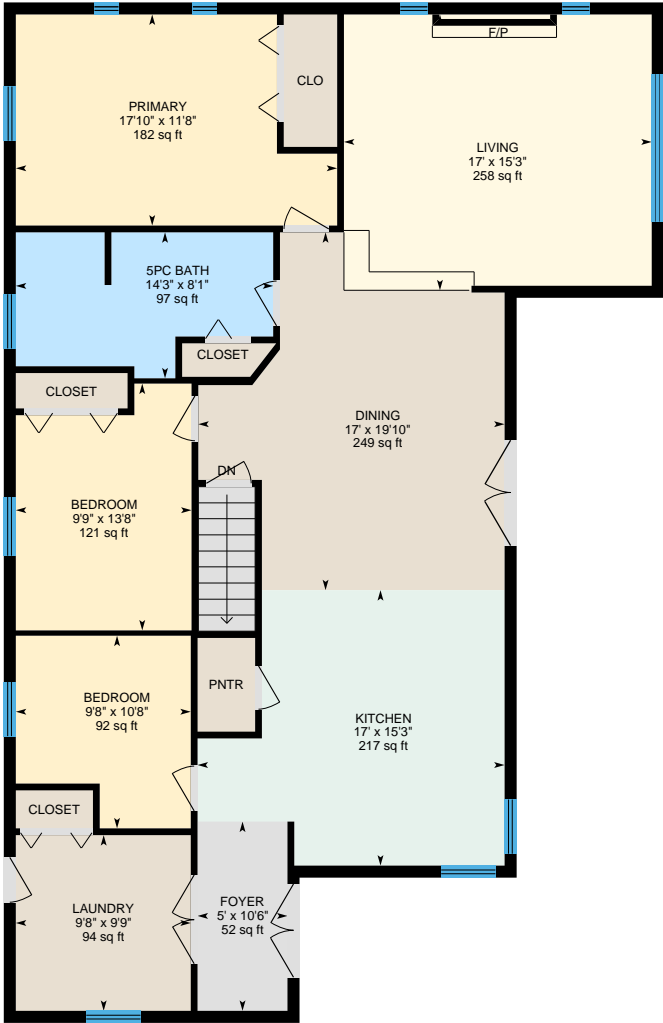
Buyer

Additional Information

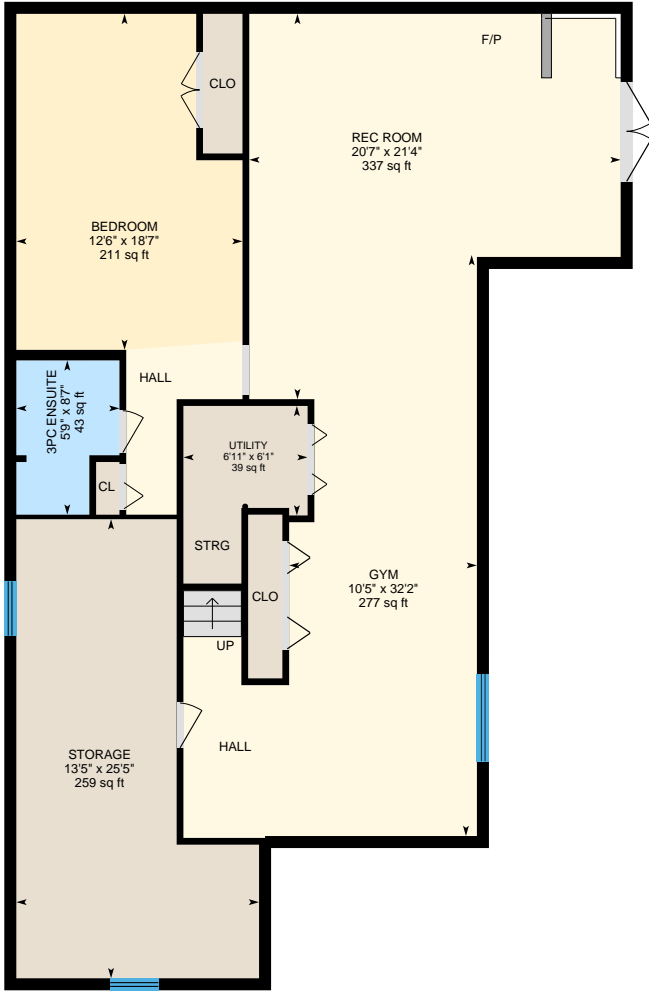
- Hydro Costs: \$125.13/mon approx
- Oil Supplier: Ultramar
 - Serviced Annually
- Oil Costs per Year: \$4000 +/- approx per year
- Satellite Provider: Bell
- Cell Service: Yes
- Septic Installer: Darryl Sisson
 - Year: 1988 +/-
- Well Driller: Deblers
- Water Treatment System: Yes
- Age of Building: 26 Years
- Age of Roof: 10 +/-
- Insurance Company: Bowman & Gibson Ltd
- Road: Year Round Municipal Road
- Driveway Plowing Costs: \$600 in 2024/25 | \$1000 in 2025/26

17254 Highway 118, Highlands East, ON

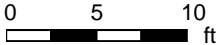
Main Building: Total Exterior Area Above Grade 1640.92 sq ft



Main Floor
Exterior Area 1640.92 sq ft



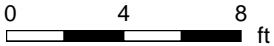
Basement (Below Grade)
Exterior Area 1489.28 sq ft



PREPARED: 2026/06/22

17254 Highway 118, Highlands East, ON

Main Floor Exterior Area 1640.92 sq ft
Interior Area 1518.76 sq ft



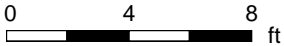
PREPARED: 2026/06/22



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.

17254 Highway 118, Highlands East, ON

Basement (Below Grade) Exterior Area 1489.28 sq ft
Interior Area 1371.82 sq ft



PREPARED: 2026/06/22



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.

17254 Highway 118, 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

5pc Bath: 14'3" x 8'1" | 97 sq ft
Bedroom: 9'9" x 13'8" | 121 sq ft
Bedroom: 9'8" x 10'8" | 92 sq ft
Dining: 17' x 19'10" | 249 sq ft
Foyer: 5' x 10'6" | 52 sq ft
Kitchen: 17' x 15'3" | 217 sq ft
Laundry: 9'8" x 9'9" | 94 sq ft
Living: 17' x 15'3" | 258 sq ft
Primary: 17'10" x 11'8" | 182 sq ft

BASEMENT

3pc Ensuite: 5'9" x 8'7" | 43 sq ft
Bedroom: 12'6" x 18'7" | 211 sq ft
Gym: 10'5" x 32'2" | 277 sq ft
Rec Room: 20'7" x 21'4" | 337 sq ft
Storage: 13'5" x 25'5" | 259 sq ft
Utility: 6'11" x 6'1" | 39 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: 1518.76 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1640.92 sq ft

BASEMENT (Below Grade)

Interior Area: 1371.82 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1489.28 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1518.76 sq ft
Exterior Area: 1640.92 sq ft

17254 Highway 118, 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>



FRENCH SEPTIC PUMPING

(DIVISION OF SHEPHERD ENVIRONMENTAL)

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

Telephone: 705-457-1152 • 705-454-3744

705-887-1503 • 705-286-1178

Fax: 705-454-8700

Mrs.

CUSTOMER:



DIRECTIONS:

17254 HWY #118
(LOON LAKE) -NEAR TRAPPER'S TRAIL
ST IS ON THE LAWN AREA PAST THE
PARKING AREA
ON

INV. NO. 0000112105

DATE: Jul-25-19

CUST. NO. 019267

TERMS: PAYABLE ON RECEIPT
(We accept VISA • M/C • DEBIT)
HST # R104831243

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTIC8-08	PUMPING SEPTIC TANK <i>\$1310 Cash aug 9 / 20 / 23</i>	194.69
		HST 25.31
COMMENTS: Material on site pertaining to this invoice remains the property of French Septic Pumping until paid in full. Work done close to trees, flower beds, patios, sidewalks, etc. done at customer's risk only. 2% INTEREST CHARGED PER MONTH ON ACCOUNTS OVER 30 DAYS.		TOTAL: \$220.00
PAYMENT METHOD: <i>Cash</i>		

PAID

CUSTOMER COPY

INVOICE

DRIVER: *Andrew G.*



FRENCH SEPTIC PUMPING

(DIVISION OF SHEPHERD ENVIRONMENTAL)

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

Telephone: **705-457-1152** • **705-454-3744**

705-887-1503 • **705-286-1178**

Fax: 705-454-8700

CUSTOMER:



DIRECTIONS:

17254 HWY #118
(LOON LAKE) -NEAR TRAPPER'S TRAIL
ST IS ON THE LAWN AREA PAST THE
PARKING AREA
PAYING DRIVER CASH - LEAVE RECEIPT
ON

INV. NO.

0000143975

DATE:

Aug-09-23

CUST. NO.

019267

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

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTIC8-01	PUMPING SEPTIC TANK	274.34
	PAYING DRIVER CASH - LEAVE RECEIPT <i>Aug 9/20/23</i>	
	<i>PAID</i>	
	HST	35.66
TOTAL:		\$310.00
HST# R104831243 Material on site pertaining to this invoice remains the property of French Septic Pumping until paid in full. Work done close to trees, flower beds, patios, sidewalks, etc. done at customer's risk only. 2% INTEREST CHARGED PER MONTH ON ACCOUNTS OVER 30 DAYS.		
PAYMENT METHOD: <i>Cash.</i>		

CUSTOMER COPY

INVOICE

DRIVER: *Andrew G*



FRENCH SEPTIC PUMPING
 (DIVISION OF SHEPHERD ENVIRONMENTAL)

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

Telephone: **705-457-1152 • 705-454-3744**
705-887-1503 • 705-286-1178
 Fax: 705-454-8700

CUSTOMER:



(705) 448-1649 Ext.

DIRECTIONS:

17254 HWY #118
 (LOON LAKE) -NEAR TRAPPER'S TRAIL
 ST IS ON THE LAWN AREA PAST THE
 PARKING AREA

***PAYING DRIVER
 ON **FRIDAY**

INV. NO. 0000085057

DATE: Aug-28-15

CUST. NO. 019267

TERMS: **PAYABLE ON RECEIPT**
 (We accept VISA • M/C • DEBIT)
 HST # R104831243

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTIC8-07	PUMPING SEPTIC TANK	168.14
<p><i>Pd. of</i></p> <p><i>Thank you</i></p> <p><i>Ken</i></p>		
<p>NEW OWNERS!</p>		
<p>HST</p>		21.86
<p>TOTAL:</p>		\$190.00
<p>COMMENTS: Material on site pertaining to this invoice remains the property of French Septic Pumping. Work done close to trees, flower beds, patios, sidewalks, etc. done at customer's risk. 2% INTEREST CHARGED PER MONTH ON ACCOUNTS OVER 30 DAYS.</p>		
<p>Payment Method: <input type="checkbox"/> Cash paid in full.</p>		

CUSTOMER COPY

INVOICE

DRIVER: _____



Municipality of Highlands East

2249 Loop Road
PO 295

Wilberforce Ontario K0L 3C0
(705) 448-2981

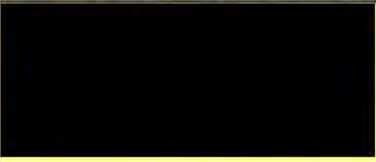
Email: info@highlandseast.ca

Group Code:

highlandseast.ca

TAX NOTICE

Interim	2026
Billing Date	February 6, 2026

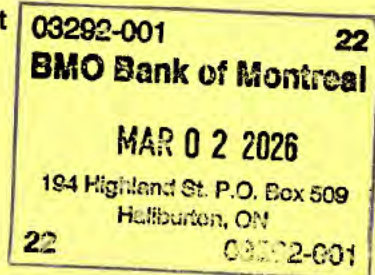
Mortgage Company	Bill No. 230766
Roll No. 602-000-24500-0000	Mortgage No.
Name and Address	Municipal Address/Legal Description
 5119	17254 HIGHWAY 118 CON 16 PT LOT 11 S HWY 121 LESS RP 19R818 FOR HWY

Assessment		Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$273,000.00	Residential English Public	0.00593766	\$810.49	0.00268732	\$366.82	0.00153000	\$208.85


Sub Totals >>>	Municipal Levy \$810.49	County Levy \$366.82	Education Levy \$208.85
--------------------------------	--------------------------------	-----------------------------	--------------------------------

Special Charges			Installments		Summary		
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				3/31/2026	\$693.16	Sub-Total - Tax Levy	\$1,386.16
				5/29/2026	\$693.00	Special Charges/Credits	\$0.00
						2026 Tax Cap Adjustment	\$0.00
						Interim 2026 Levies	\$1,386.16
						Past Due Taxes/Credit	\$0.00
Total Special Charges		\$0.00				Total Amount Due	\$1,386.16

Municipality of Highlands East
2249 Loop Road
PO 295
Wilberforce Ontario K0L 3C0
(705) 448-2981



PLEASE DETACH AND SUBMIT WITH PAYMENT **SECOND INSTALLMENT**
THANK YOU

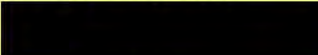
Received from:	
Roll #	602-000-24500-0000
Name	
Address	17254 HWY 118 TORY HILL, ON K0L 2Y0
Due Date	Total Due
May 29, 2026	\$693.00



Municipality of Highlands East
2249 Loop Road
PO 295
Wilberforce Ontario K0L 3C0
(705) 448-2981



PLEASE DETACH AND SUBMIT WITH PAYMENT **FIRST INSTALLMENT**
THANK YOU

Received from:	
Roll #	602-000-24500-0000
Name	
Address	17254 HWY 118 TORY HILL, ON K0L 2Y0
Due Date	Total Due
March 31, 2026	\$693.16



17254 HWY 118
 TORY HILL, ONT.
 KOL 2YO

FUEL OIL DISTRIBUTOR INSPECTIONS

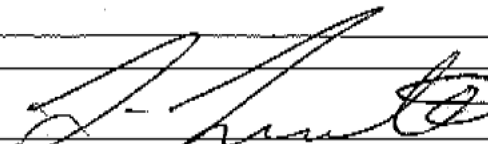
ABOVEGROUND TANKS INSIDE OUTSIDE



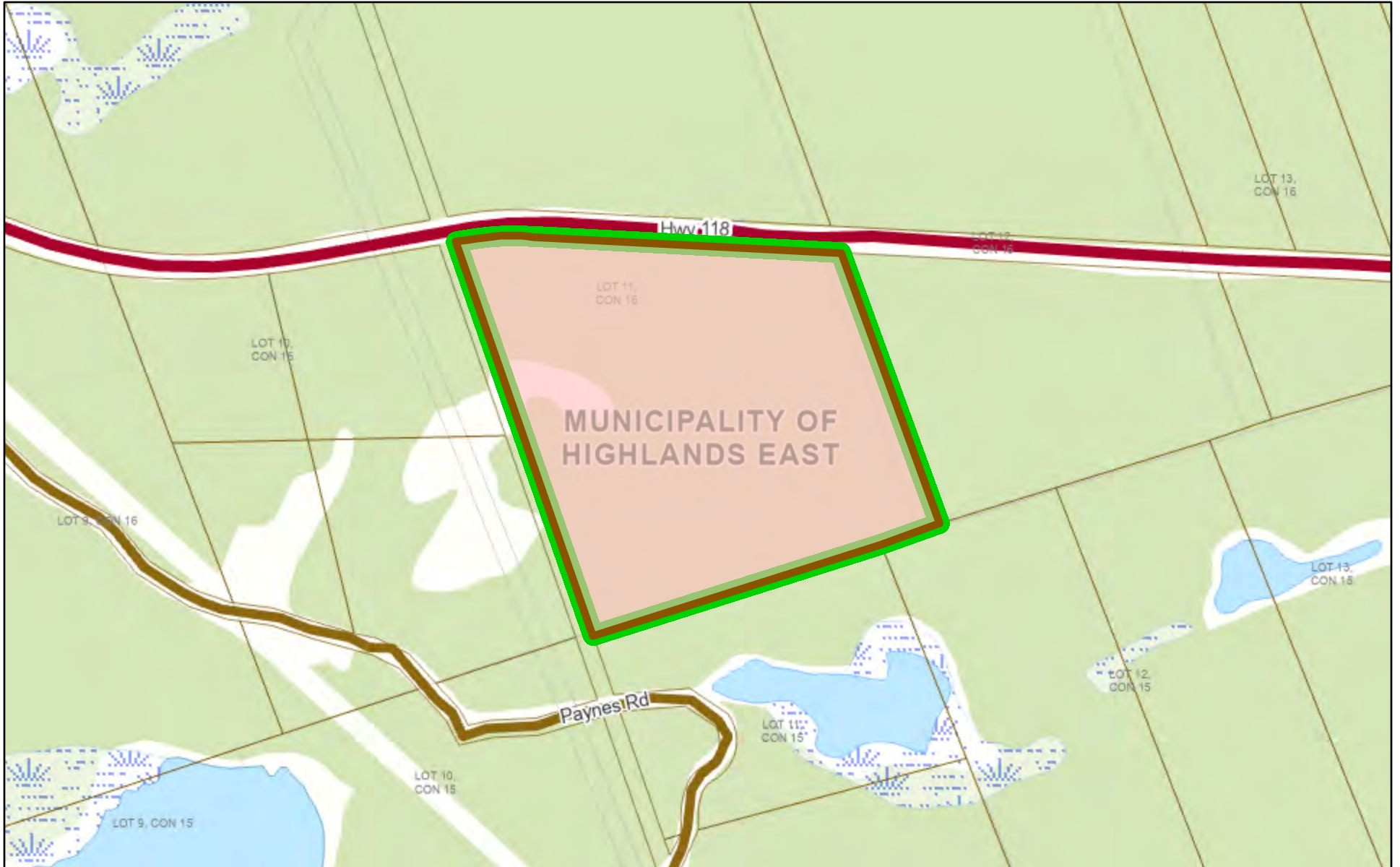
REPORT NUMBER:
 WRI 17 OCT 16

NOTE: Inspection is limited to external observation of tanks and components in their operating position.

	1 st TANK	2 nd TANK
Type of Tank i.e. ULC-S602	S602	
Manufacturer	Gnanby	
Date of Manufacture or Age in Years	2016	
Serial No.	AG1059202	
1. Is the tank approved for its present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the tank appear to have been installed in accordance with the fuel oil code, the certification document and the manufacturer's instructions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Are the tank vent and fill pipes properly installed and terminated?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the tank equipped with a proper fill cap?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the tank equipped with a proper gauge and overflow protection device (whistle)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the tank properly supported on a firm base?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is the tank support system in good condition, non-combustible and stable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. If two tanks are joined, are they installed on a common slab?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
9. If two tanks are bottom connected, are they connected with 2 in. pipe?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
10. Is the system free of leaks or any signs of weepage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Is the tank and piping painted or coated to prevent external corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Are burner supply/return lines free of compression fittings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Are burner supply/return lines installed above grade and protected or underground and chased?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
14. Are burner supply/return lines installed to code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
15. Is an approved shut-off valve installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
16. Is an approved filter installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
17. Is the fill/vent pipe steel or galvanized construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
18. Is the tank located at least 2 feet from the appliance or is the tank protected from the appliance by a fire rated wall. (for inside tank only)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
19. If required is the tank protected from vehicle damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
20. If required is the tank (over 2500L) protected with appropriate secondary containment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged).		
COMMENTS:		

Technician's Signature:  Certificate No.: 0738821 Date: Oct 17/16
 Tim Turcotte

17254 Highway 118, Highlands East



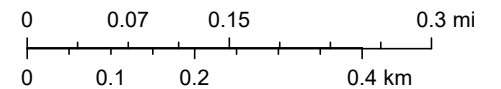
May 29, 2026

Copyright by the County of Haliburton, Minden, Ontario, 2025.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2025.



Scale: 1:9,028



17254 Highway 118, Highlands East



May 29, 2026

Copyright by the County of Haliburton, Minden, Ontario, 2025.
This publication may not be reproduced in any form, in part or in whole, without written permission.

Published by the County of Haliburton, 2025.



Scale: 1:144,448

