

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$1,350,000

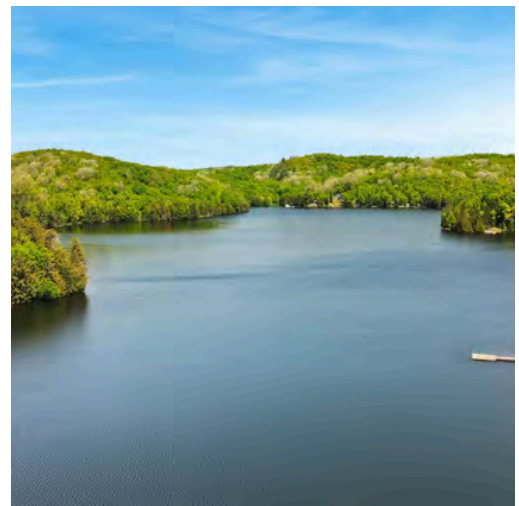
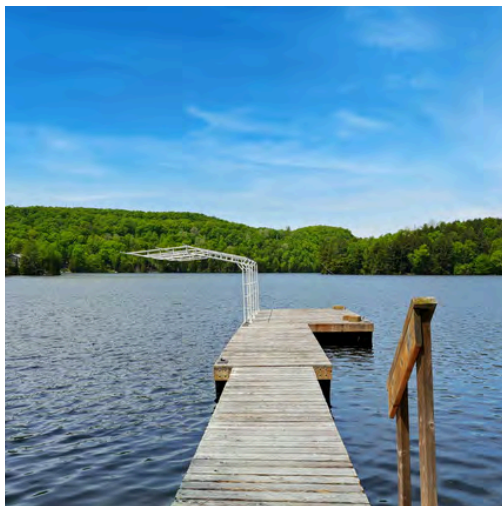
Welcome to 1943 Essonville Line

on Esson Lake, Highlands East



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Tucked away on beautiful Esson Lake, this private four-level backsplit offers deep water off the dock, incredible lake trout fishing, and several miles of clean, navigable shoreline to explore. This deep, clean lake is a true gem for those seeking peace, water recreation, and nature at their doorstep.

The main level features a bright, open-concept layout with soaring cathedral ceilings, an upgraded kitchen, and wall-to-wall windows showcasing stunning full lake views. A cozy wood stove adds warmth and character, and there is direct access to a lakeside outdoor kitchen perfect for entertaining. Upstairs, you'll find a spacious primary suite with ensuite, a second bedroom, and a convenient 2-piece bath. The lower level includes another guest bedroom, office space, a 3-piece bath with laundry, and a utility room. The walkout basement offers a full rec room with pellet stove and opens directly to the hot tub deck overlooking the water. Enjoy evenings in the screened gazebo with panoramic lake views.

An oversized two-car garage with workshop adds year-round functionality, and the finished loft above is ideal for a gym, art space, or yoga studio. Located just minutes from Wilberforce for essentials like groceries, LCBO, gas, and dining, and only 20 minutes from the Village of Haliburton where you'll find additional amenities including healthcare services, restaurants, shops, and schools.

This is a rare opportunity to enjoy complete privacy and comfort on one of Haliburton County's most desirable lakes.

Property Client Full

1943 Essonville Line, Highlands East, Ontario K0L 2Y0

Listing

1943 Essonville Line Highlands East

Active / Residential Freehold / Detached

MLS®#: X12202418

List Price: \$1,350,000

New Listing

Haliburton/Highlands East/Monmouth



Tax Amt/Yr: **\$5,835.47/2024** Transaction: **Sale**
SPIS: **No** DOM: **3**
Legal Desc: **PT LT 26 CON 14 MONMOUTH PT 1 TO 4 19R4443 T/W H164509 & H204823; HIGHLANDS EAST**

Style: **Backsplit** Rooms Rooms+: **7+5**
Fractional Ownership: **BR BR+: 3(2+1)**
Assignment: **Baths (F+H): 3(2+1)**
Link: **No** SF Range: **1100-1500**
Storeys: **SF Source:**
Lot Irreg: **2 - 4.99**
Lot Front: **410.00** Fronting On: **N**
Lot Depth: **238.96**
Lot Size Code: **Feet**

Zoning: **LSR**

Dir/Cross St: **ON-118 E to Essonville Line**

PIN #: **392750103**

Holdover: **60**

Possession: **Flexible**

ARN #: **460160200004315**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **Yes/Crawl Space**
Basement: **Yes**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Pellet Stove, Rec Room, Wood Stove**

Interior Feat: **Generator - Full**
Heat: **Electric, Forced Air**
A/C: **No/None**
Central Vac: **No**

Property Feat: **Deck, Year Round Living**
Exterior Feat: **Asphalt Shingle**
Roof: **Other, Wood**

Water Name: **Esson Lake**

Waterfront Y/N: **Yes**

Water Struct:

Water Features: **Dock, Stairs to Waterfront, Winterized**

Under Contract:

Access To Property: **Yr Rnd Municipal Rd**

Shoreline: **Deep**

Shoreline Road Allowance: **Not Owned**

Docking Type: **Private**

View: **Lake, Trees/Woods**

Exterior: **Wood**
Drive: **Private**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/2.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **6.00**
Pool: **None**
Room Size:
Energy Gener: **Generator-Wired**
Rural Services: **Electrical**
Security Feat:

Water: **Well**
Water Sup Type: **Drilled Well**
Water Meter:
Waterfront Feat: **Dock, Stairs to Waterfront, Winterized**
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Waterfront: **Direct**
Easements/Restr: **Unknown**

Waterfront Frontage (M): **125.00**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
Lot Shape: **Irregular**

Channel Name:
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Tucked away on beautiful Esson Lake, this private four-level backsplit offers deep water off the dock, incredible lake trout fishing, and several miles of clean, navigable shoreline to explore. This deep, clean lake is a true gem for those seeking peace, water recreation, and nature at their doorstep. The main level features a bright, open-concept layout with soaring cathedral ceilings, an upgraded kitchen, and wall-to-wall windows showcasing stunning full lake views. A cozy wood stove adds warmth and character, and there is direct access to a lakeside outdoor kitchen perfect for entertaining. Upstairs, you'll find a spacious primary suite with ensuite, a second bedroom, and a convenient 2-piece bath. The lower level includes another guest bedroom, office space, a 3-piece bath with laundry, and a utility room. The walkout basement offers a full rec room with pellet stove and opens directly to the hot tub deck overlooking the water. Enjoy evenings in the screened gazebo with panoramic lake views. An oversized two-car garage with workshop adds year-round functionality, and the finished loft above is ideal for a gym, art space, or yoga studio. Located just minutes from Wilberforce for essentials like groceries, LCBO, gas, and dining, and only 20 minutes from the Village of Haliburton where you'll find additional amenities including healthcare services, restaurants, shops, and schools. This is a rare opportunity to enjoy complete privacy and comfort on one of Haliburton County's most desirable lakes.**

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

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

Date Prepared: **06/09/2025**

Rooms

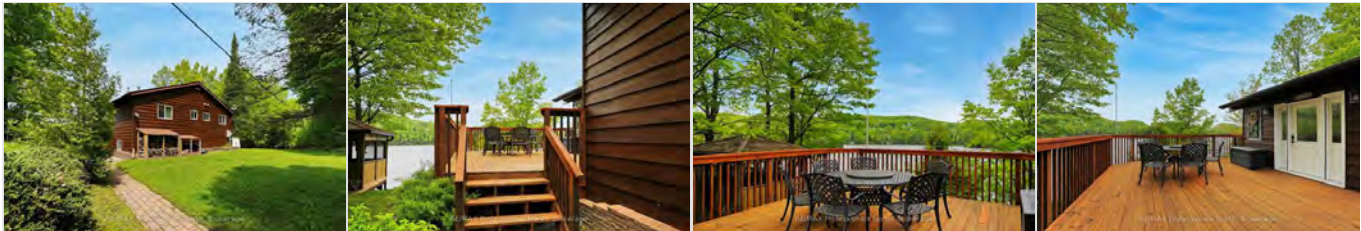
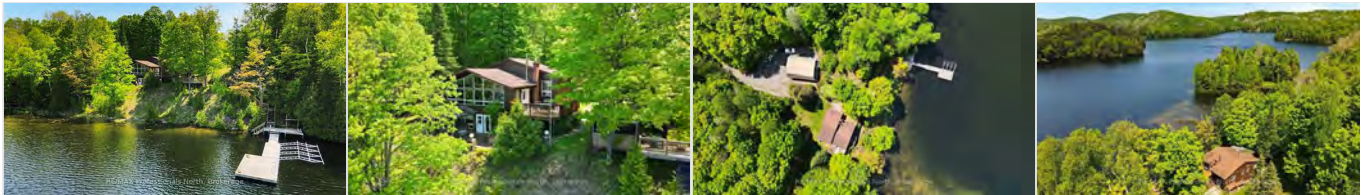
MLS® #: X12202418

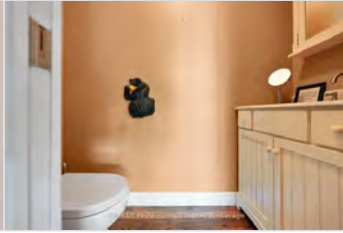
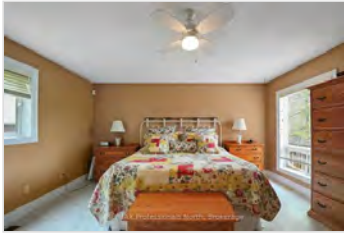
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.86 M X 5.31 M	19.22 Ft x 17.42 Ft		
Dining Room	Main	3.63 M X 2.38 M	11.90 Ft x 7.80 Ft		
Kitchen	Main	3.63 M X 2.93 M	11.90 Ft x 9.61 Ft		
Primary Bedroom	Second	4.55 M X 4.6 M	14.92 Ft x 15.09 Ft		W/I Closet
Bedroom	Second	3.65 M X 3.91 M	11.97 Ft x 12.82 Ft		
Office	Sub-Basement	4.42 M X 4.81 M	14.50 Ft x 15.78 Ft		
Bedroom	Sub-Basement	3.83 M X 4.62 M	12.56 Ft x 15.15 Ft		
Utility Room	Sub-Basement	3.48 M X 2.55 M	11.41 Ft x 8.36 Ft		
Recreation	Lower	9.47 M X 5.36 M	31.06 Ft x 17.58 Ft		
Bathroom	Second			2	
Bathroom	Second			3	
Bathroom	Sub-Basement			3	

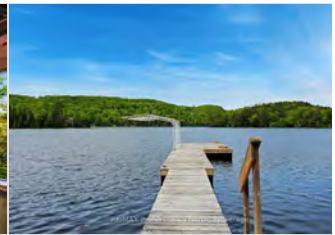
Photos

MLS® #: X12202418

1943 Essonville Line, Highlands East, Ontario K0L 2Y0







Chattels

Included

- As viewed except for noted exclusions

Excluded

- Personal Items
- Everything in the garage



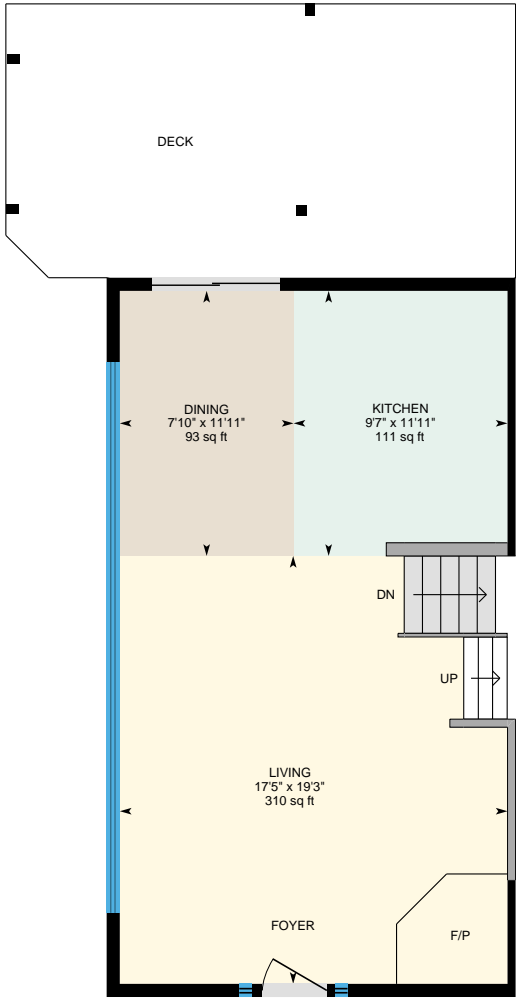
Seller



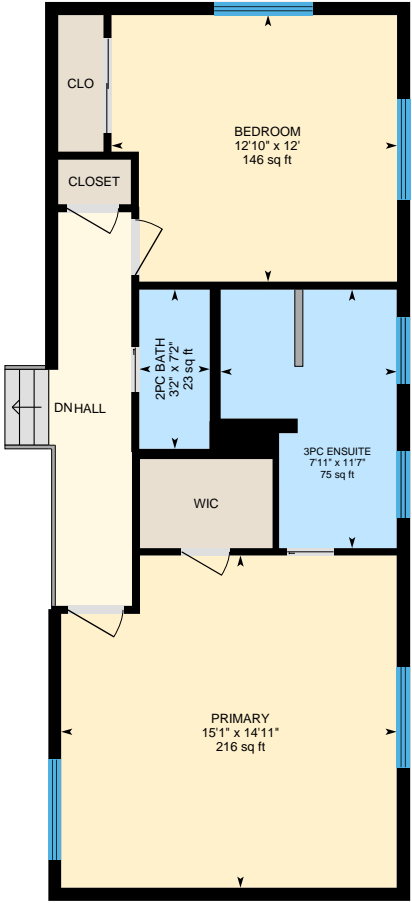
Buyer

1943 Essonville Line, Tory Hill, ON

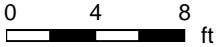
Main Building: Total Interior Area Above Grade 1686.33 sq ft



Main Floor
Interior Area 536.91 sq ft



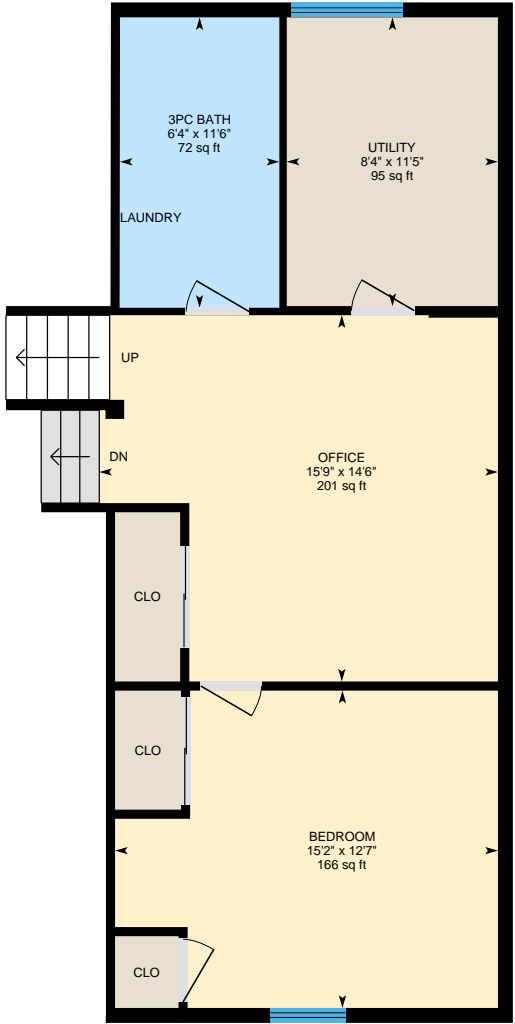
2nd Floor
Interior Area 603.90 sq ft



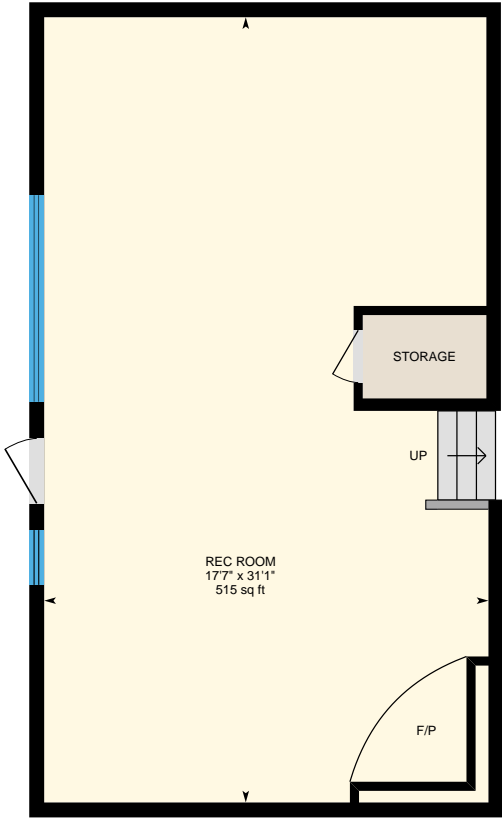
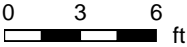
PREPARED: 2025/06/02

1943 Essonville Line, Tory Hill, ON

Main Building: Total Interior Area Above Grade 1686.33 sq ft



Basement (Below Grade)
Interior Area 609.11 sq ft



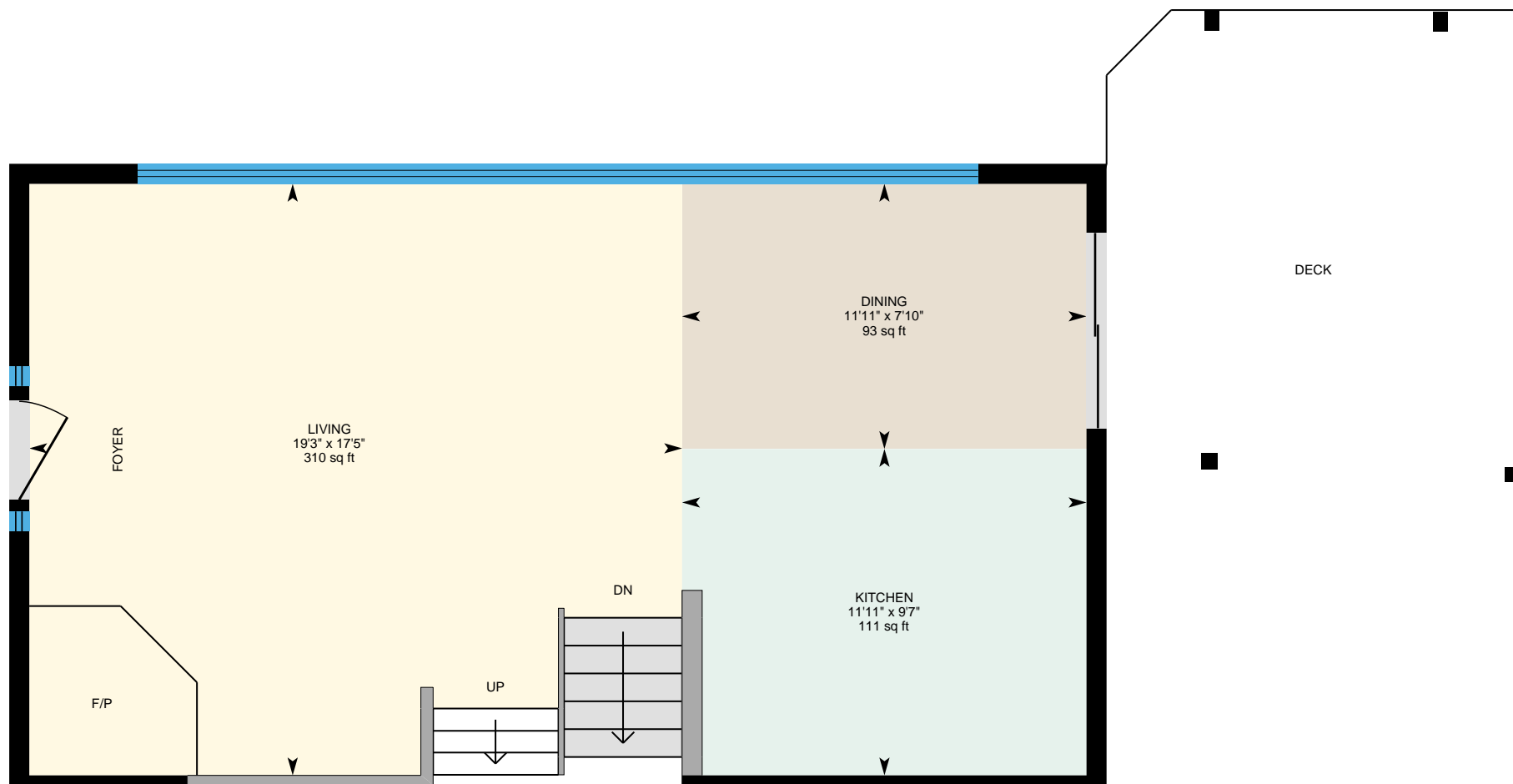
Lower
Interior Area 545.52 sq ft



PREPARED: 2025/06/02

1943 Essonville Line, Tory Hill, ON

Main Floor Interior Area 536.91 sq ft



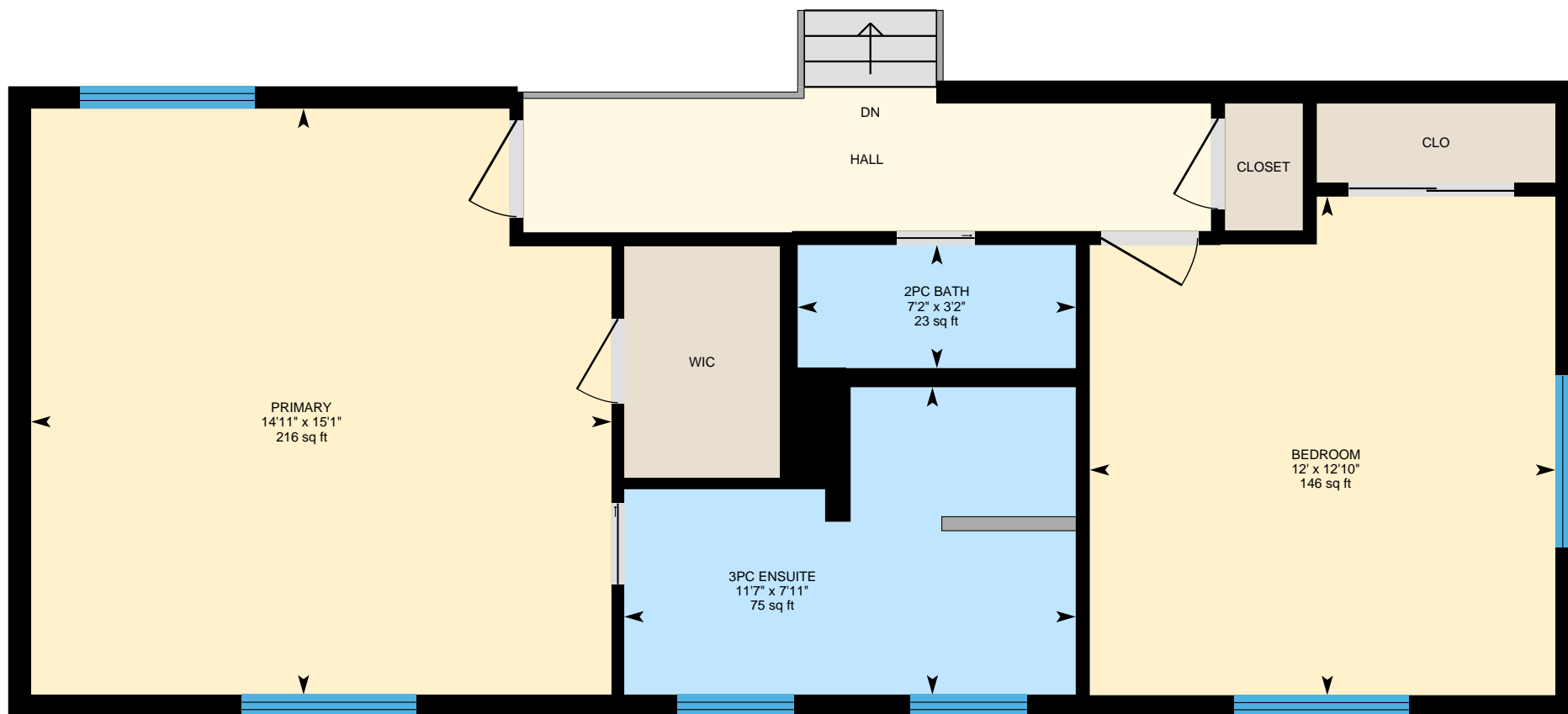
PREPARED: 2025/06/02



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.

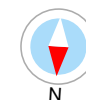
1943 Essonville Line, Tory Hill, ON

2nd Floor Interior Area 603.90 sq ft



0 3 6 ft

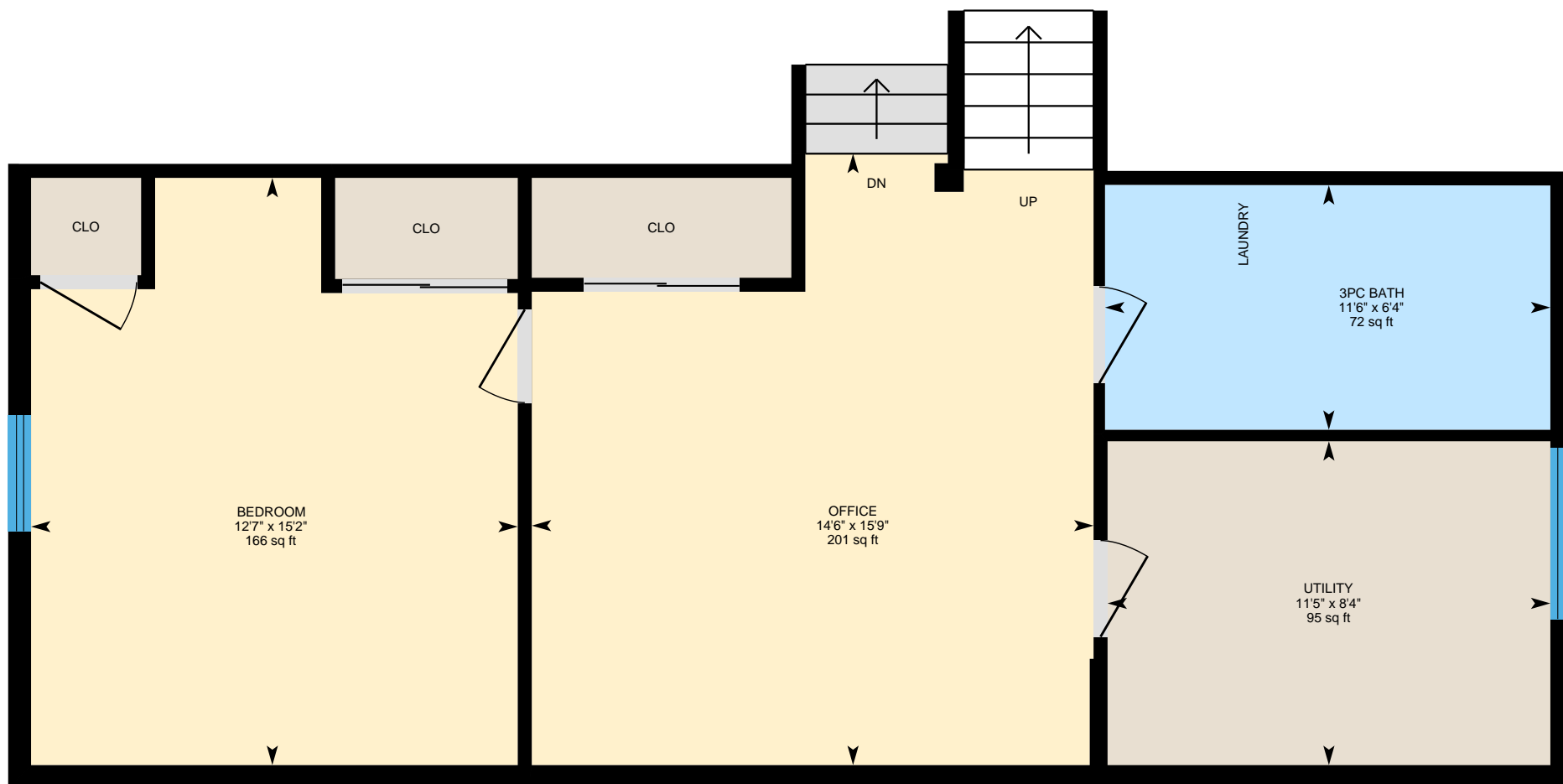
PREPARED: 2025/06/02



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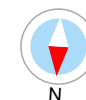
1943 Essonville Line, Tory Hill, ON

Basement (Below Grade) Interior Area 609.11 sq ft



0 3 6 ft

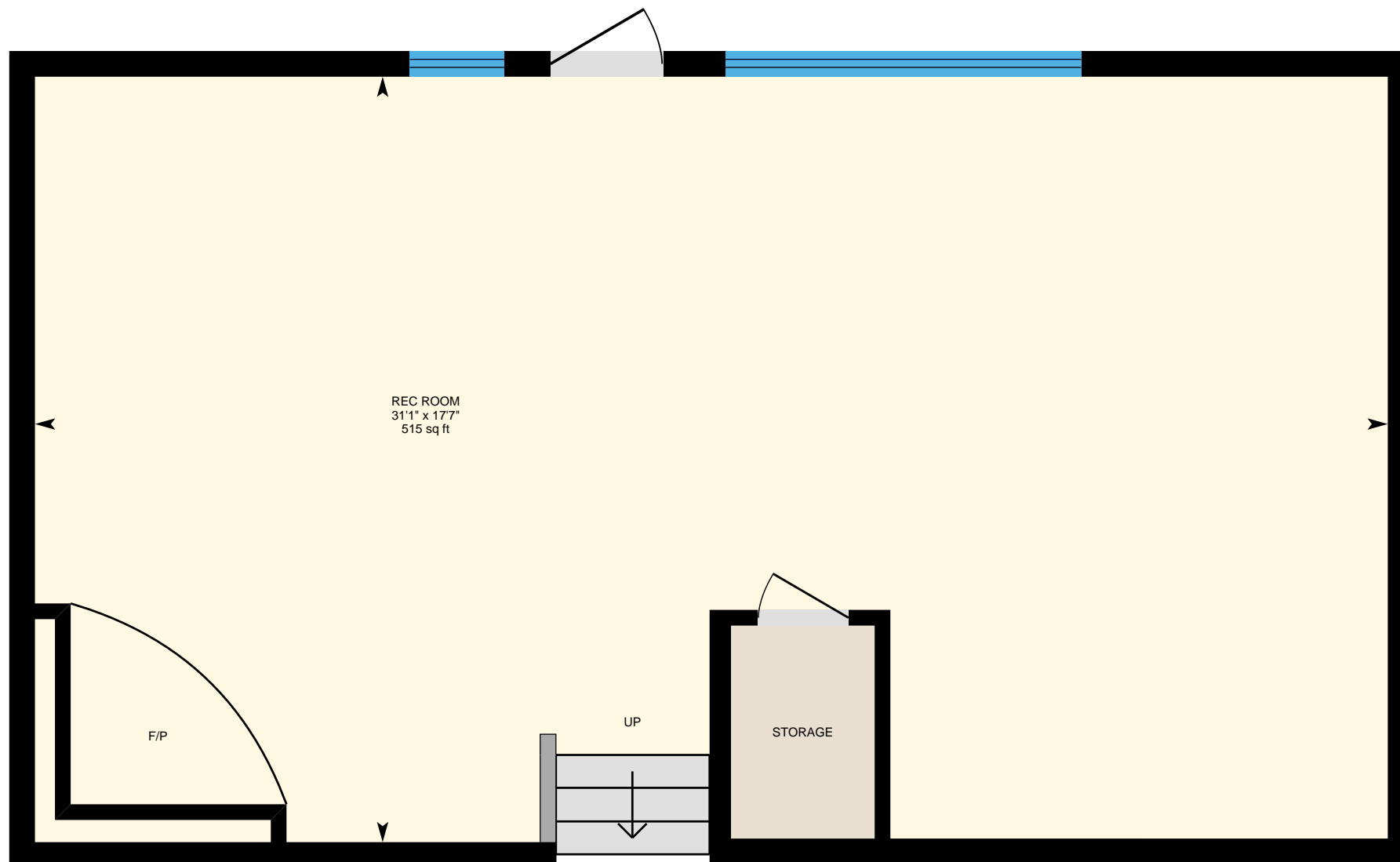
PREPARED: 2025/06/02



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.

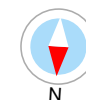
1943 Essonville Line, Tory Hill, ON

Lower Interior Area 545.52 sq ft



0 3 6 ft

PREPARED: 2025/06/02



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.

1943 Essonville Line, Tory Hill, 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

Dining: 7'10" x 11'11" | 93 sq ft

Kitchen: 9'7" x 11'11" | 111 sq ft

Living: 17'5" x 19'3" | 310 sq ft

2ND FLOOR

2pc Bath: 3'2" x 7'2" | 23 sq ft

3pc Ensuite: 7'11" x 11'7" | 75 sq ft

Bedroom: 12'10" x 12' | 146 sq ft

Primary: 15'1" x 14'11" | 216 sq ft

BASEMENT

3pc Bath: 6'4" x 11'6" | 72 sq ft

Bedroom: 15'2" x 12'7" | 166 sq ft

Office: 15'9" x 14'6" | 201 sq ft

Utility: 8'4" x 11'5" | 95 sq ft

LOWER

Rec Room: 17'7" x 31'1" | 515 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: 536.91 sq ft

2ND FLOOR

Interior Area: 603.90 sq ft

BASEMENT (Below Grade)

Interior Area: 609.11 sq ft

LOWER

Interior Area: 545.52 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1686.33 sq ft

1943 Essonville Line, Tory Hill, 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>



Haliburton, Kawartha, Pine Ridge District

Health Unit

April 9, 2008

RECEIVED
APR 1 2008

**Part Lot 26, Conc. 14, Parts 1, 2, 3 and 4, Plan 19R-4443
Township of Monmouth, Our File No: MON-25-90**

In response to your letter dated April 4, 2008, please be advised that a search of our records was performed and no outstanding work orders under Part 8 of the Ontario Building Code Act were found to be registered against the above-mentioned property.

Based on the information your office has provided it would seem reasonable that the attached copy of the sewage system installation report applies to the private sewage disposal system located on the above-mentioned property. The issuance of a sewage system installation report indicates that the sewage disposal system was inspected and approved by one of our public health inspectors at the time of installation.

Under normal circumstances, when a system is installed in accordance with provincial standards, the system should function properly for some time. However, you should be aware that the length of time that a system operates problem-free will depend on many factors. These factors include, but are not restricted to:

- i.) the type of use the system receives
- ii.) the type of soil in which the system is installed
- iii.) the maintenance the system receives such as pumping and cleaning of the tank at regular intervals.

An application form is available from our office. Once the inspection is complete, a site inspection report for a sewage system will be issued to the applicant. This document will advise the applicant of his options should the existing sewage disposal system fail.

/2

YOUR HEALTH PARTNER FOR LIFE!



MAIN OFFICE

200 Rose Glen Road
Port Hope, Ontario L1A 3V6
(905) 885-9100
Fax: (905) 885-9551

E-mail: info@hkpr.on.ca



BRIGHTON

Box 127
35 Alice Street
Brighton, Ontario K0K 1H0
(613) 475-0933
Fax: (613) 475-1455



CAMPBELLFORD

Box 449
22 Daxsee Avenue South
Campbellford, Ontario K0L 1L0
(705) 653-1550
Fax: (705) 653-3114



HALIBURTON

Box 570
191 Highland Street, Unit 301
Haliburton, Ontario K0M 1S0
(705) 457-1391
Fax: (705) 457-1336



LINDSAY

108 Angeline Street South
Lindsay, Ontario K9V 3L5
(705) 324-3569
Fax: (705) 324-0455

Website: www.hkpr.on.ca

Toll-free 1-866-888-HKPR (4577)

David A.P. Shapiera
April 9, 2006
Page 2

As of April 6, 1998 all matters relating to private sewage disposal is covered under the Building Code Act, 1997.

If information is required, please feel free to contact this office.

Yours truly

BOARD OF HEALTH FOR THE HALIBURTON,
KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT



Tom Reddering, B.A., C.P.H.I. (C)
Public Health Inspector, Part 8 Co-Ordinator

TR:cm
Encl.

RECORDS SEARCHED	
SITE INSPECTION REPORT - Current Database	X
SITE INSPECTION REPORT - Historical Database	X
SEWAGE SYSTEM INSTALLATION REPORT	X
COMPLAINTS	X
OUTSTANDING WORK ORDERS	X
SEVERANCES	N/a
SUBDIVISIONS	N/a
Call required for more information	



SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

41P 20000
MON-25-90
FILE NUMBER

H-7288 REVISED

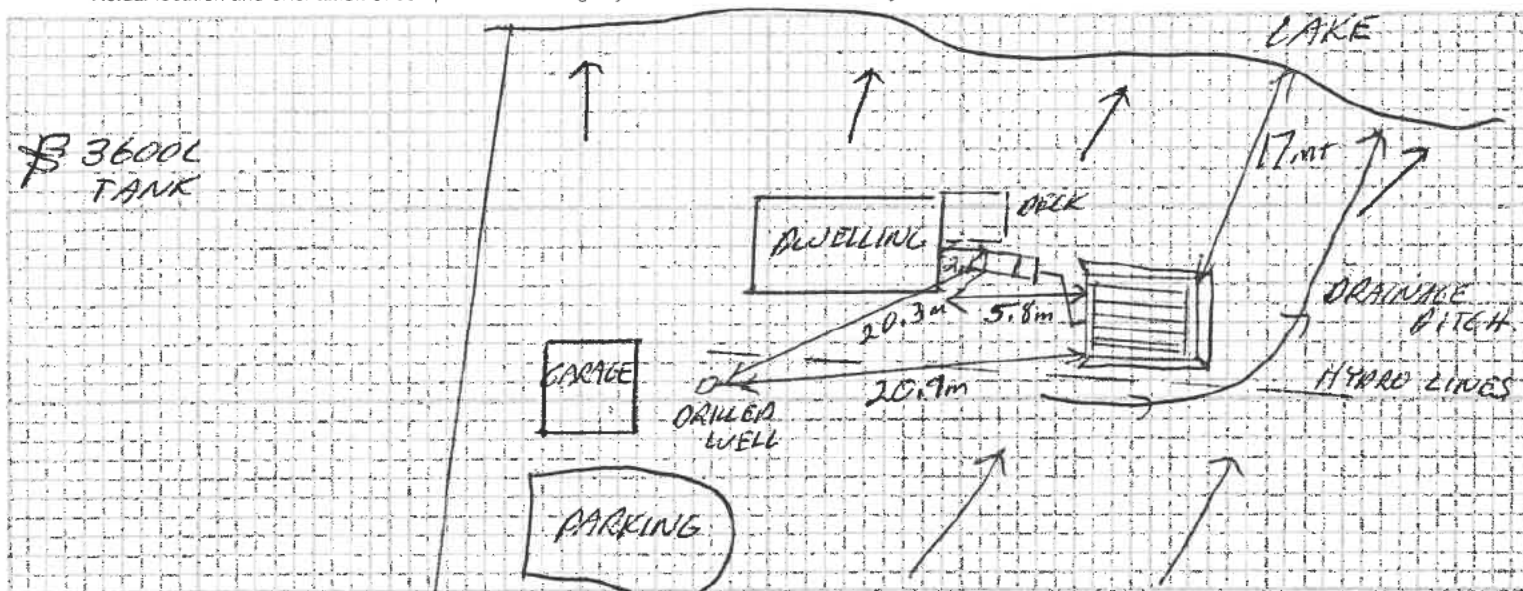
REPORT

DATE 97-06-11

INSTALLED BY: SCHWANOT AGGREGATE

Work authorized by certificate of approval has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass; Manufacturer BROOKLIN
- Distribution Pipe: Type PVL : Absorption Trench System ☐
- Filter Bed System ☒; Filter Bed Area 26 sq. m.; Contact Area 26 sq. m.
- Total 27 Lineal Metres in 6 runs of 4.5 metres and fed by gravity ☒; Siphon ☐; or Pump ☐
- Size of System based on 3 bedrooms and/or fixture units. Commercial details N/A.
- Other

Actual location and orientation of components of sewage system are as shown hereunder ☒ or as outlined on the Certificate of Approval form ☒

The following work remains to be completed: Backfill system and sod or seed ☒; Stabilize all sloped surfaces ☒; Finish grading to shed run-off and divert water around leaching bed ☒; Other ① PROVIDE DRAINAGE DITCH / COMPLETED.

USE PERMIT

Under section 78 of the Environmental Protection Act, 1990 and regulations and subject to the limitations thereof, a permit is hereby issued to

ROBERT PARKS

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # MON-25-90

such system being located on Lot 30 Conc. 15 Plan 19R-4443 Sub. lot 344

Township/Municipality MORIMONTH County HALIBURTON

Inspected and Recommended by J. Kadwell

DATE 97-06-24 Issued B. J. MacDonald (Director)

NOTE: Section 76 of the Act provides that 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, unless a Certificate of Approval is obtained.



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:

1943 ESSONVILLE LINE

WILBERFORCE

PLEASE DO AN INSPECTION

INV. NO.

0000156836

DATE:

May-07-25

CUST. NO.

025601

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTIC8-01	PUMPING SEPTIC TANK	340.71
<div><div><div>PAID</div><div>MAY 08 2025</div><div>VISA</div></div><div><div>ITEM</div><div>CONDITION</div><div>INLET BAFFLE:</div><div>GOOD</div><div>POOR</div><div>OUTLET BAFFLE:</div><div>GOOD</div><div>POOR</div><div>SEWAGE LEVEL:</div><div>GOOD</div><div>TOO HIGH</div><div>MANHOLE CONDITION:</div><div>GOOD</div><div>POOR</div><div>SIGNATURE: <i>Kew</i></div></div></div>		
HST		44.29
TOTAL:		\$385.00

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%

CL

SHEPHERD ENVIRONMENTAL
6798 HWY 35
COBOCONK, ON K0M1K0
705-454-3744

SALE
PHONE ORDER

MID: 5674622
TD: 006
Batch #: 428001
05/08/25
REF#: 00000011
RRN: 00000011
1159 11
CVD: 00
ORDER#: 25601
APPR CODE: 073845
VISA
*****7539
Manual Cmp

AMOUNT \$385.00

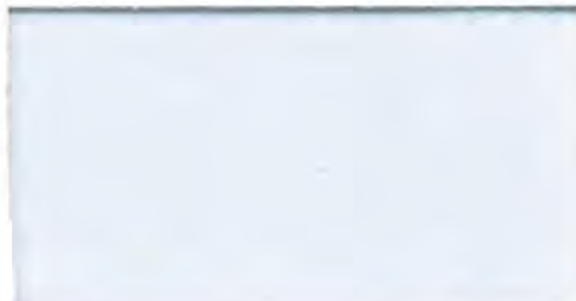
APPROVED

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

THANK YOU / MERCE

CUSTOMER COPY

DRIVER: _____





Ministry
of the
Environment
Ontario

The Ontario Water Resources Act

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

2704526

MUNICIP.

27019

CON.

CON.

14

COUNTY OR DISTRICT

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

CON. BLOCK, TRACT, SURVEY, ETC.

LOT

25-27

DATE COMPLETED

48-53

DAY 17

MO 10

YR 92

Wilberforce Ont

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	Topsoil	Stones	Loose	0'	2'
White	Granite	Quartz	MEDIUM	2'	270'
Red/Black	Granite		MEDIUM	270'	290'
White	Granite		MEDIUM	290'	302'

31

32

41

WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
10-13	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERALS	14
2	2 <input type="checkbox"/> SALTY	6 <input type="checkbox"/> GAS		
15-18	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERALS	19
2	2 <input type="checkbox"/> SALTY	6 <input type="checkbox"/> GAS		
20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERALS	24
2	2 <input type="checkbox"/> SALTY	6 <input type="checkbox"/> GAS		
25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERALS	29
2	2 <input type="checkbox"/> SALTY	6 <input type="checkbox"/> GAS		
30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR	4 <input type="checkbox"/> MINERALS	34
2	2 <input type="checkbox"/> SALTY	6 <input type="checkbox"/> GAS		

CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-11	1 <input checked="" type="checkbox"/> STEEL	12	0'	22'
6 1/4	2 <input type="checkbox"/> GALVANIZED			
	3 <input type="checkbox"/> CONCRETE			
	4 <input type="checkbox"/> OPEN HOLE			
	5 <input type="checkbox"/> PLASTIC			
17-18	1 <input type="checkbox"/> STEEL	19		20-23
	2 <input type="checkbox"/> GALVANIZED			
	3 <input type="checkbox"/> CONCRETE			
	4 <input type="checkbox"/> OPEN HOLE			
	5 <input type="checkbox"/> PLASTIC			
24-25	1 <input type="checkbox"/> STEEL	26		27-30
	2 <input type="checkbox"/> GALVANIZED			
	3 <input type="checkbox"/> CONCRETE			
	4 <input type="checkbox"/> OPEN HOLE			
	5 <input type="checkbox"/> PLASTIC			

SCREEN

SIZE (S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
31-33	34-36	39-40
	INCHES	FEET
MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN
		41-44
		FEET

PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE (CEMENT GROUT, LEAD PACKER, ETC.)	
FROM	TO	
0	20'	Benseal
18-21	22-25	
26-29	30-33	80

71

PUMPING TEST

71	PUMPING TEST METHOD	10	PUMPING RATE	11-14	DURATION OF PUMPING
	1 <input type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER		5	GPM	1 15-16 HOURS 0 17-18 MINS.
	STATIC LEVEL	WATER LEVEL END OF PUMPING	25 WATER LEVELS DURING		1 <input type="checkbox"/> PUMPING 2 <input checked="" type="checkbox"/> RECOVERY
	19-21	22-24	15 MINUTES	30 MINUTES	45 MINUTES 60 MINUTES
	75 FEET	302 FEET	225 ²⁵⁻²⁸ FEET	150 ²⁹⁻³¹ FEET	75 ³²⁻³⁴ FEET 76 ³⁵⁻³⁷ FEET
	IF FLOWING GIVE RATE		PUMP INTAKE SET AT		WATER AT END OF TEST
	38-41		42		
	GPM		285 FEET		1 <input checked="" type="checkbox"/> CLEAR 2 <input type="checkbox"/> CLOUDY
	RECOMMENDED PUMP TYPE		RECOMMENDED PUMP SETTING	43-45	RECOMMENDED PUMPING RATE
	1 <input type="checkbox"/> SHALLOW 2 <input checked="" type="checkbox"/> DEEP		285 FEET	5	GPM

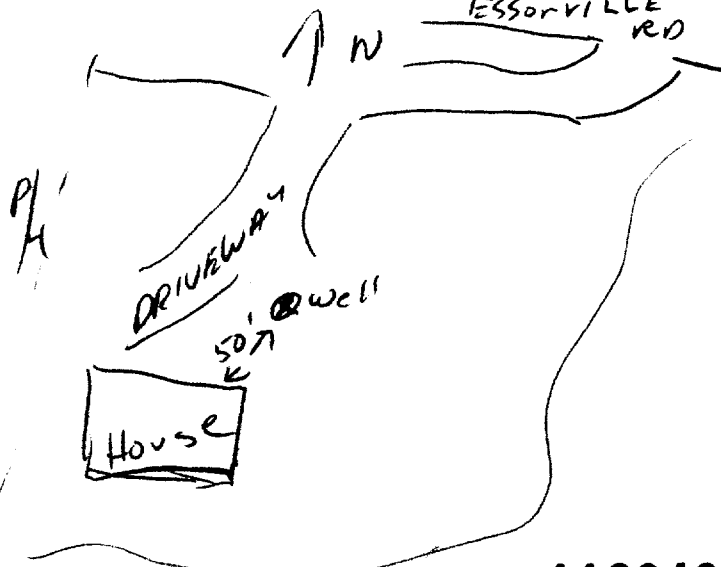
50-53

71

FINAL STATUS OF WELL	1 <input checked="" type="checkbox"/> WATER SUPPLY				5 <input type="checkbox"/> ABANDONED, INSUFFICIENT SUPPLY			
	2 <input type="checkbox"/> OBSERVATION WELL	3 <input type="checkbox"/> TEST HOLE	4 <input type="checkbox"/> RECHARGE WELL		6 <input type="checkbox"/> ABANDONED, POOR QUALITY	7 <input type="checkbox"/> UNFINISHED	8 <input type="checkbox"/> DEWATERING	
WATER USE	1 <input checked="" type="checkbox"/> DOMESTIC				5 <input type="checkbox"/> COMMERCIAL			
	2 <input type="checkbox"/> STOCK	3 <input type="checkbox"/> IRRIGATION	4 <input type="checkbox"/> INDUSTRIAL	5 <input type="checkbox"/> OTHER	6 <input type="checkbox"/> MUNICIPAL	7 <input type="checkbox"/> PUBLIC SUPPLY	8 <input type="checkbox"/> COOLING OR AIR CONDITIONING	9 <input type="checkbox"/> NOT USED
METHOD OF CONSTRUCTION	1 <input type="checkbox"/> CABLE TOOL				6 <input type="checkbox"/> BORING			
	2 <input type="checkbox"/> ROTARY (CONVENTIONAL)	3 <input type="checkbox"/> ROTARY (REVERSE)	4 <input type="checkbox"/> ROTARY (AIR)	5 <input checked="" type="checkbox"/> AIR PERCUSSION	7 <input type="checkbox"/> DIAMOND	8 <input type="checkbox"/> JETTING	9 <input type="checkbox"/> DRIVING	10 <input type="checkbox"/> DIGGING

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



DRILLERS REMARKS

LAKE 116242

CONTRACTOR

NAME OF WELL CONTRACTOR	WELL CONTRACTOR'S LICENCE NUMBER	
	5020	
ADDRESS	WELL TECHNICIAN'S LICENCE NUMBER	
	70412	
SIGNATURE OF TECHNICIAN/CONTRACTOR		SUBMISSION DATE
[Signature]		DAY 30 MO 10 YR 92

OFFICE USE ONLY

DATA SOURCE	58 CONTRACTOR 5020	59-62 DATE RECEIVED DEC 03 1992	63-68 63-68
DATE OF INSPECTION		INSPECTOR	
REMARKS			
CSS ES			

CSS/ES

MINISTRY OF THE ENVIRONMENT COPY

FORM NO: 0506 (11/86) FORM 9



Your account number is: **2000 3776 0855**
 This statement is issued on: **November 4, 2024**

Your Electricity Statement

For the period of: **July 27, 2024 - October 29, 2024**

What do I owe?

\$504.76

See reverse for a summary of your charges

How much did I use?

You powered your home with



1,930 kWh
of electricity this period

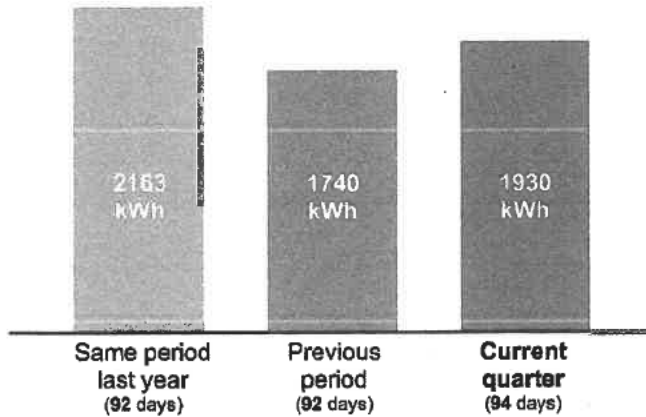
When is it due?

Nov 24, 2024

What does my electricity usage look like?

Your average daily usage has **decreased by 13%** compared to the same period last year.

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



What do I need to know?

Learn about our programs to help you save money and energy at home and at work. Go to www.HydroOne.com/saving-money-and-energy.



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: **2000 3776 0855**



Total amount you owe

\$504.76

Amount enclosed

\$

000049

PAID
41 Nov 24
ONLINE
RBC

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

2000377608550000504765

1031200000

96



MR. DAVID JOHN SKINNER

Your account number is:

2000 3776 0855

This statement is issued on:

August 2, 2024

Your Electricity Statement

For the period of: April 26, 2024 - July 27, 2024

What do I owe?

\$474.³⁴

See reverse for a summary of your charges

How much did I use?

You powered your home with


1,740 kWh
of electricity this period

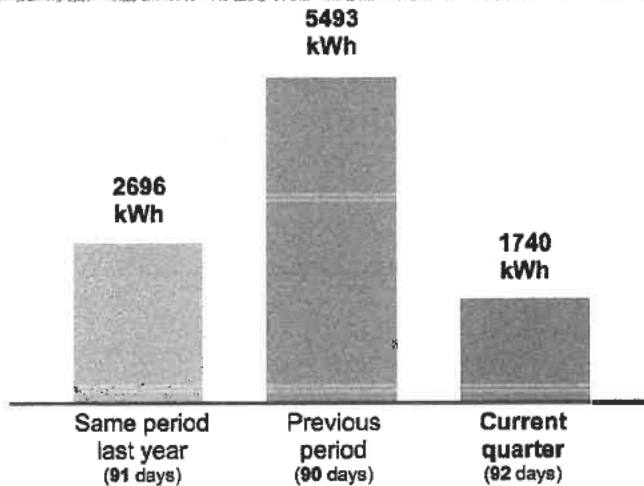
When is it due?

Aug 22, 2024

What does my electricity usage look like?

Your average daily usage has **decreased by 36%** compared to the same period last year.

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



What do I need to know?

The OEB has approved an adjustment to your current charges that will be applied July 1, 2024 to June 30, 2025. To learn more about this charge and the impact to your bill, visit HydroOne.com/2024rates.

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: **2000 3776 0855**

Total amount you owe

\$474.34

Amount enclosed

\$

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

2000377608550000474345

103120000

96



Your account number is: 2000 3776 0855
This statement is issued on: May 2, 2024

Your Electricity Statement

For the period of: **January 27, 2024 - April 26, 2024**

What do I owe?

\$1,040.⁷⁷

See reverse for a summary of your charges

How much did I use?

You powered your home with



5,493 kWh
of electricity this period

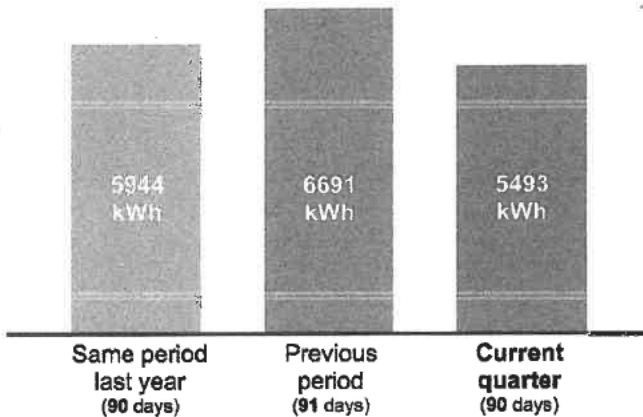
When is it due?

May 22, 2024

What does my electricity usage look like?

Your average daily usage has **decreased by 8%** compared to the same period last year.

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



What do I need to know?

Learn about our programs to help you save money and energy at home and at work. Go to www.HydroOne.com/saving-money-and-energy.

- 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: **2000 3776 0855**



Total amount you owe

\$1,040.77

Amount enclosed

\$

PAID
08 MAY 24
ON HSE
RBC

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

2000377608550001040774

10312 9000

96



Your account number is:

2000 3776 0855

This statement is issued on:

February 5, 2024

Your Electricity Statement

For the period of: October 28, 2023 - January 27, 2024

What do I owe?

\$1,225.26

See reverse for a summary of your charges

How much did I use?

You powered your home with


6,691 kWh
of electricity this period

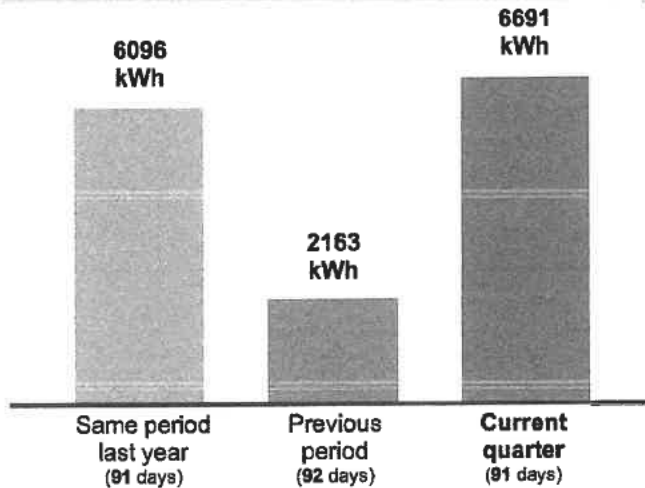
When is it due?

Feb 25, 2024

What does my electricity usage look like?

Your average daily usage has **increased by 10%** compared to the same period last year.

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



What do I need to know?

Important update: 2024 delivery rates are now in effect and are reflected on this bill. To learn more, visit HydroOne.com/2024Rates.

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: 2000 3776 0855



Total amount you owe

\$1,225.26

Amount enclosed

\$

PAID
15 MAR 24
ON LINE
RBC

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

2000377608550001225263

10312 9001

96

/SEL 2/

P004973/C010780-1/2-VJP-A004973



LAVERNE E. BOYLE

January 22, 2011

Re:

To Whom It May Concern:

We, at Northern Comfort (Bancroft), have installed a certified Pacific Energy Alderlea wood stove on a slate hearth protection, a certified ICC Excel chimney system, and a certified ICC Ultrablack double wall pipe system, in his cottage at #1843 Essonville Line, on Esson Lake, near Wilberforce, Ontario. Completion date was January 18, 2011. On this date, in my opinion as a WETT certified systems advisor, this installation appears to meet or exceed all present code requirements and regulations of the "Solid Fuel Installation Code - CSA B365-01", along with the National Building Code as adopted by the Province of Ontario.

Sincerely,

Laverne Boyle
Northern Comfort (Bancroft)
WETT # 3800



Municipality of Highlands East

2249 Loop Road

PO 295

Wilberforce Ontario K0L 3C0

(705) 448-2981

Email: info@highlandseast.ca

Group Code:

highlandseast.ca

DO NOT PAY - ACCOUNT ENROLLED IN PAP

TAX NOTICE

Final	2024
Billing Date	July 26, 2024

Mortgage Company				Bill No. 216466				
Roll No. 602-000-04315-0000				Mortgage No.				
Name and Address 0401				Municipal Address/Legal Description				
				1943 ESSONVILLE LINE CON 14 PT LOT 26 RP 19R4443 PARTS 1 TO 4				
Assessment		Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$604,000.00	Residential English Public	0.00560392	\$3,384.77	0.00252745	\$1,526.58	0.00153000	\$924.12
Sub Totals >>>			Municipal Levy	\$3,384.77	County Levy	\$1,526.58	Education Levy	\$924.12
Special Charges		Installments		Summary				
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				9/27/2024	\$3,216.12	Sub-Total - Tax Levy		\$5,835.47
						Special Charges/Credits		\$0.00
						2024 Tax Cap Adjustment		\$0.00
						Final 2024 Levies		\$5,835.47
						Less Interim Tax Notice		\$2,619.34
						Past Due Taxes/Credit		-\$0.01
Total Special Charges		\$0.00			Total Amount Due			\$3,216.12

Schedule 2

Explanation of Tax Changes 2023 to 2024

Final 2023 Levies	Final 2024 Levies	Total Year Over Year Change
\$5,238.68	\$5,835.47	\$596.79

Final 2023 Levies	\$5,238.68
* 2023 Annualized Taxes	\$5,238.68
2024 Local Municipal Levy Change	\$211.22
2024 County Levy Change	\$102.15
2024 Provincial Education Levy Change	
2024 Tax Change Due to Reassessment	\$283.42
** Final 2024 Levies	\$5,835.47

** Adjusted and final tax amounts apply only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

Schedule 3

Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2024 CVA Taxes			
* 2023 Annualized Taxes			
2024 Tax Cap Amount			
2024 Provincial Education Levy Change			
2024 Municipal Levy Change			
** 2024 Adjusted Taxes			

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments the annualized taxes should equal the Final tax amount listed above.

Municipality of Highlands East

2249 Loop Road

PO 295

Wilberforce Ontario K0L 3C0

(705) 448-2981

DO NOT PAY - ACCOUNT ENROLLED IN PAP

Payment will be automatically withdrawn from your bank account.

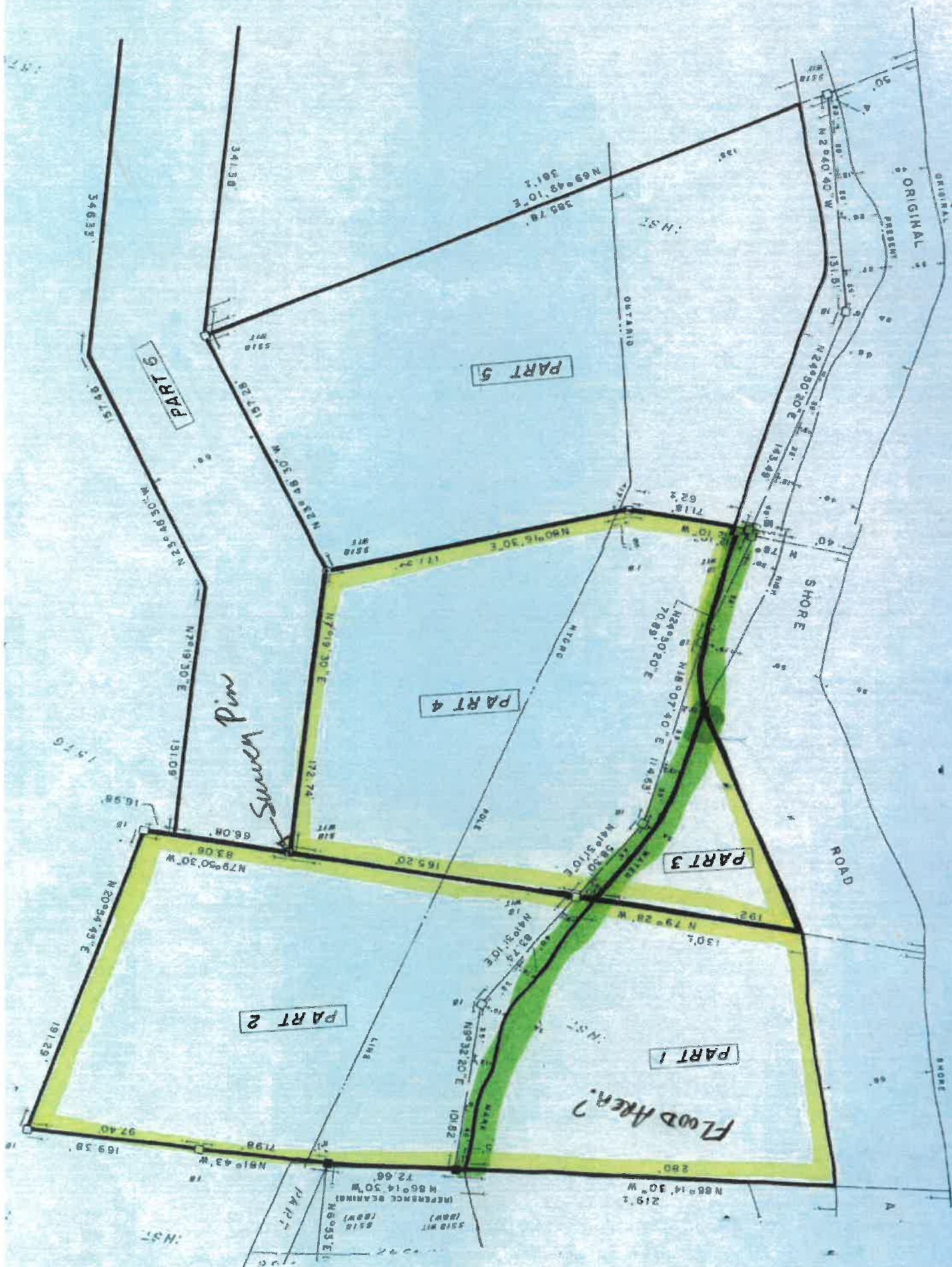
SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

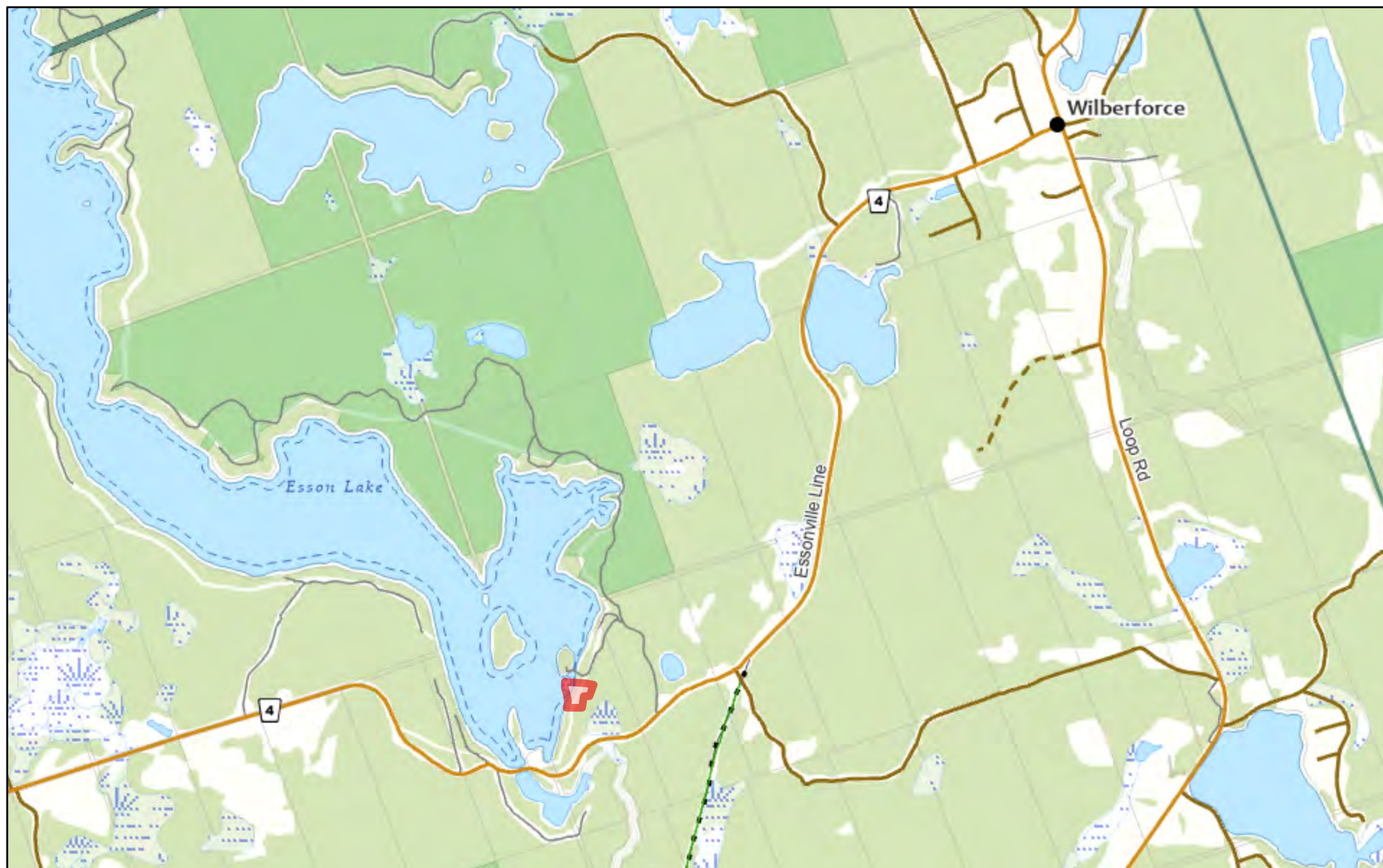
THANK YOU

Received from:	
Roll #	602-000-04315-0000
Name	
Address	
Due Date	Total Due
0, 0	\$0.00





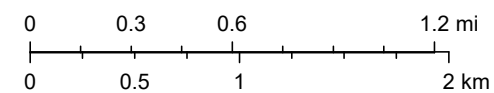
1943 Essonville Line, Esson Lake



May 2, 2025



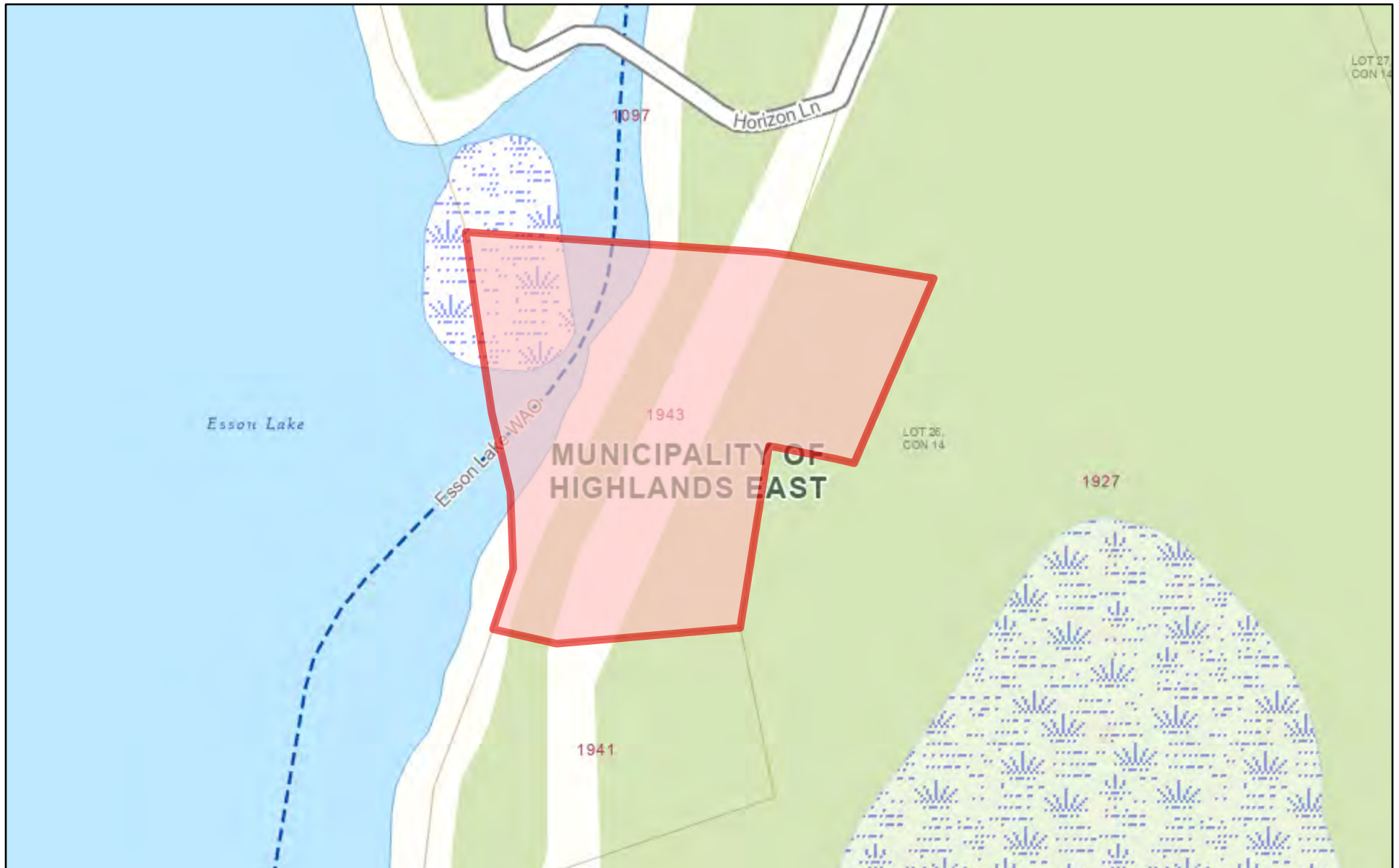
Scale: 1:36,112



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Published by the County of Haliburton, 2024.

1943 Essonville Line, Esson Lake



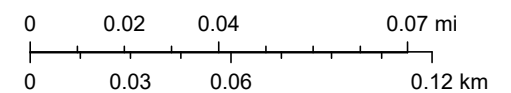
May 2, 2025

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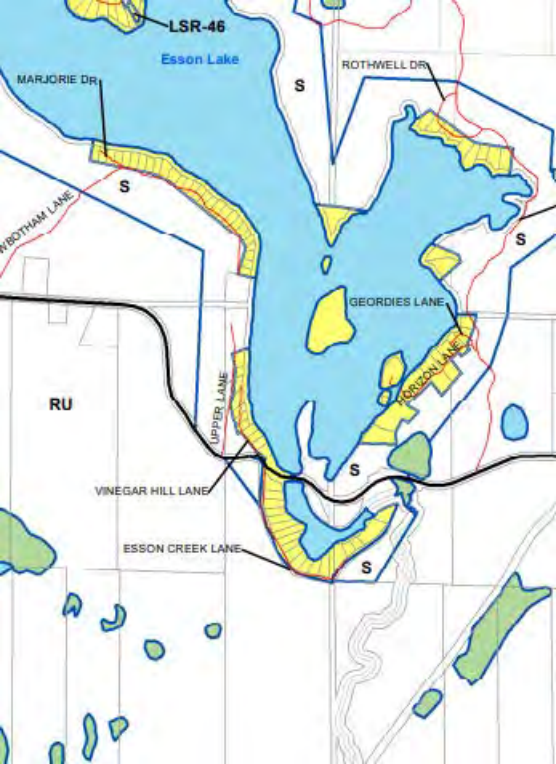
Published by the County of Haliburton, 2024.



Scale: 1:2,257







Esson Lake

(known locally as Otter)

Haliburton County

Dudley & Monmouth Townships

Physical Data

Latitude - 45°01'

Longitude - 75°16'

Surface Area - 592 acres

Maximum Depth - 100 ft

Volume - 21,261 acre ft

Perimeter - 10.4 miles

Mean Depth - 35.9 ft

Height Above Sea Level - 1,400 ft

Lake Characteristics

A moderately productive lake of glacial origin in the pre-Cambrian shield area. The basin shape provides a large amount of shoreline and suitable habitat for aquatic plants and warm water species. Fluctuations up to 8 ft are controlled by a Trent Canal System Dam. The lake is subject to continual flushing. The water is well stratified, cooling rapidly below 15 ft. Oxygen levels are high at all depths.

Fish Species Present

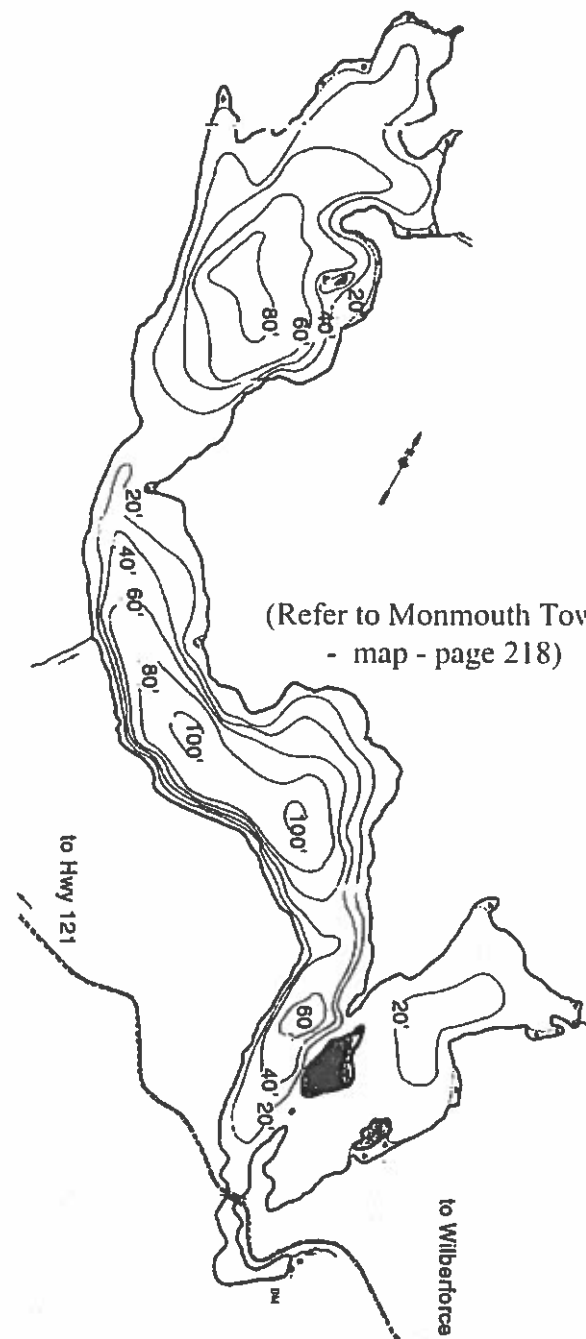
Lake trout, smallmouth bass, white sucker, yellow perch.

Fishing

Lake trout catches are good, mostly in the 3-5 lb range. Fishing pressure is moderate, mainly from local cottagers.

Access and Facilities

Follow Highway 121 east from Haliburton 16 miles to County Rd 4. (Essonville Line). Turn left and follow this road to the access point on the southern end of the lake.



(Refer to Monmouth Township
- map - page 218)