

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$2,995,000**

*Welcome to* 2043 Watts Road

on Little Kennisis Lake, Haliburton



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Nestled along the pristine shores of Little Kennisis Lake, this custom-built property offers the epitome of luxury living. Boasting 5,500sq ft of meticulously crafted living space, this exceptional property showcases unparalleled comfort and sophistication. Upon entering, you are greeted by cathedral ceilings, accentuating the expansive open-concept layout. A striking stone propane fireplace serves as the focal point of the living area, creating a cozy ambiance for gatherings with family and friends. The heart of the home is the gourmet kitchen, meticulously designed, and featuring a section of heated countertops. Entertainment seamlessly flows outdoors to the expansive deck, where breathtaking views of the lake await. This property is equipped with an array of upgrades designed to enhance comfort and efficiency, including 400amp service, UV windows, and smart home automation. In-floor radiant heat throughout, including in the garage, ensures warmth and comfort year-round. The fully finished basement offers additional living space, complete with a games area. An attached three-car garage with loft provides ample storage for vehicles and outdoor gear, while a detached two-car garage offers further convenience. Outside, the gentle sloping lot leads to 147ft of clean, deep shoreline. Stone steps provide easy access to the water, where a sandy beach emerges later in the season, perfect for swimming and waterfront activities. Lush landscaping adds to the curb appeal, while a lakeside firepit area offers the ideal spot for gathering under the stars. With southwest exposure, you can enjoy breathtaking sunsets. Located in a prime position across from the Haliburton Forest, offering endless opportunities for outdoor adventure, including hiking, ATV, and snowmobile trails. The community of Little Kennisis Lake boasts a marina with a restaurant, pickleball courts, and summer entertainment, ensuring a vibrant and fulfilling lifestyle year-round.

# 2043 WATTS Road, Haliburton, Ontario K0M 1S0

Listing

Client Full  
**Active / Residential**

**2043 WATTS Rd Haliburton**

Listing ID: 40581172

Price: \$2,995,000



## Haliburton/Dysart et al/Havelock Bungalow/House



Water Body: **Little Kennisis Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	3	1	
Main	1	2	1

Beds (AG+BG): **4 (1 + 3)**  
Baths (F+H): **3 (2 + 1)**  
SF Fin Total: **5,500**  
AG Fin SF Range: **3001 to 4000**  
AG Fin SF: **3,300/Owner**  
BG Fin SF: **2,200/Owner**  
DOM: **84**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$9,769.97/2023**

## Remarks/Directions

**Public Rmks:** Nestled along the pristine shores of Little Kennisis Lake, this custom-built property offers the epitome of luxury living. Boasting 5,500sq ft of meticulously crafted living space, this exceptional property showcases unparalleled comfort and sophistication. Upon entering, you are greeted by cathedral ceilings, accentuating the expansive open-concept layout. A striking stone propane fireplace serves as the focal point of the living area, creating a cozy ambiance for gatherings with family and friends. The heart of the home is the gourmet kitchen, meticulously designed, and featuring a section of heated countertops. Entertainment seamlessly flows outdoors to the expansive deck, where breathtaking views of the lake await. This property is equipped with an array of upgrades designed to enhance comfort and efficiency, including 400amp service, UV windows, and smart home automation. In-floor radiant heat throughout, including in the garage, ensures warmth and comfort year-round. The fully finished basement offers additional living space, complete with a games area. An attached three-car garage with loft provides ample storage for vehicles and outdoor gear, while a detached two-car garage offers further convenience. Outside, the gentle sloping lot leads to 147ft of clean, deep shoreline. Stone steps provide easy access to the water, where a sandy beach emerges later in the season, perfect for swimming and waterfront activities. Lush landscaping adds to the curb appeal, while a lakeside firepit area offers the ideal spot for gathering under the stars. With southwest exposure, you can enjoy breathtaking sunsets. Located in a prime position across from the Haliburton Forest, offering endless opportunities for outdoor adventure, including hiking, ATV, and snowmobile trails. The community of Little Kennisis Lake boasts a marina with a restaurant, pickleball courts, and summer entertainment, ensuring a vibrant and fulfilling lifestyle year-round.

**Directions:** **ON-118W to Kennisis Lake Road/Haliburton County Rd 7 to Watts Road follow to signs**

## Waterfront

Waterfront Type: **Direct Waterfront**  
Waterfront Features: **Beach Front**  
Dock Type: **Private Docking**  
Shoreline: **Clean, Deep, Rocky, Sandy**  
Shore Rd Allow: **Owned**  
Channel Name:

Water View: **Direct Water View**  
Boat House:  
Frontage: **145.00**  
Exposure: **South, West**  
Island Y/N: **No**

## Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped**  
Construct. Material: **Stone, Wood**  
Shingles Replaced:  
Year/Desc/Source: **//**  
Property Access: **Municipal Road, Year Round Road**  
Other Structures: **Workshop**  
Garage & Parking: **Attached Garage, Detached Garage//Outside/Surface/Open//**  
Parking Spaces: **11**  
Services: **Cell Service, Electricity, High Speed Internet Avail**

Foundation: **ICF**

Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **6-15 Years**  
Rd Acc Fee:  
Winterized: **Fully Winterized**  
Gravel Driveway  
Garage Spaces: **5.0**

Water Source: **Lake/River**  
Water Tmnt: **Heated Water Line, Sediment Filter, UV System, Water Softener**  
Lot Size Area/Units: **/**  
Lot Front (Ft): **147.00**  
Location: **Rural**  
Area Influences: **Beach, Lake Access, Lake/Pond, Marina, Open Spaces**  
View: **Lake**  
Topography: **Sloping**  
School District: **Trillium Lakelands District School Board**

Acres Range: **0.50-1.99**  
Lot Depth (Ft):  
Lot Irregularities:

Sewer: **Septic**  
Acres Rent:  
Lot Shape:  
Land Lse Fee:

Retire Com:  
Fronting On: **South**

## Interior

Interior Feat: **Other**

Basement: **Full Basement**      Basement Fin: **Fully Finished**  
 Basement Feat: **Walk-Out**  
 Cooling: **Central Air**  
 Heating: **In-Floor, Propane, Radiant**  
 Fireplace: **3/Propane**      FP Stove Op: **Yes**  
 Inclusions: **Other**  
 Add Inclusions: **All appliances and furnishings**  
 Exclusions: **All personal artwork, bsmt couch/2 chairs/coffee table, King Bed in MBR, Water Cooler, 3 red vases, personal kitchen items, 2 blanket boxes in bsmt, 3 wood carvings, old dresser & table in front bsmt BR, 2 rocking chairs in MBR, butter churn bucket.**

### Property Information

Common Elem Fee: **No**      Local Improvements Fee:  
 Legal Desc: **LT 5 PL 540 SRO; S/T INTEREST IN H62608; DYSART ET AL**  
 Zoning: **WR4**      Survey: **Available/**  
 Assess Val/Year: **\$1,386,000/2024**      Hold Over Days:  
 PIN: **391090140**      Occupant Type: **Owner**  
 ROLL: **462406100015800**  
 Possession/Date: **Other/**      Deposit: **min 5%**

### Brokerage Information

List Date: **05/10/2024**  
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Troy Austen, Salesperson  
 Date Prepared: 08/02/2024

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### Rooms

#### Listing ID: 40581172

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bedroom Primary	Main	15' 5" X 20' 0"	4.70 X 6.10	5+ Piece, Ensuite, Walk-in Closet
Bathroom	Main	15' 5" X 12' 4"	4.70 X 3.76	
Living Room	Main	29' 4" X 22' 9"	8.94 X 6.93	
Kitchen	Main	16' 11" X 26' 0"	5.16 X 7.92	
Dining Room	Main	14' 0" X 15' 0"	4.27 X 4.57	
Sunroom	Main	13' 3" X 11' 3"	4.04 X 3.43	2-Piece
Bathroom	Main	6' 0" X 5' 0"	1.83 X 1.52	
Foyer	Main	11' 0" X 7' 0"	3.35 X 2.13	
Laundry	Main	9' 0" X 6' 0"	2.74 X 1.83	
Loft	Second	37' 0" X 19' 10"	11.28 X 6.05	
Recreation Room	Lower	31' 0" X 28' 5"	9.45 X 8.66	3-Piece
Bedroom	Lower	18' 0" X 15' 0"	5.49 X 4.57	
Desc: Bunk Bed Room				
Bedroom	Lower	14' 6" X 13' 5"	4.42 X 4.09	
Foyer	Lower	15' 0" X 18' 2"	4.57 X 5.54	
Bathroom	Lower	11' 7" X 5' 5"	3.53 X 1.65	
Bedroom	Lower	15' 0" X 10' 7"	4.57 X 3.23	
Utility Room	Lower	14' 10" X 5' 5"	4.52 X 1.65	

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# Chattels

## Included

- All Appliances
- All Furnishings

## Excluded

- Personal Items
- All Personal Artwork
- Basement couch/2 chairs/coffee table
- King Bed in Master
- Water Cooler
- 3 red vases
- Personal kitchen contents
- 2 blanket boxes in the basement
- 3 wood carvings
- Old dresser and table in front bedroom in basement
- Two old rocking chairs in primary bedroom
- Butter churn bucket with flowers in it
- 4 Gray chairs and two tables
- High table on the top deck



Seller



Buyer



# Additional Information

- Hydro cost per year - \$4000/yr approx
- Propane Supplier - Kelly's Propane
- Propane cost per year - \$4000-\$5000
- Satellite provider - Bell
- Internet provider - Bell
  - Highspeed available - yes
- Cell service - yes
- Septic installer - Lance Stinson
  - Installed in 2017
  - Last pumped by Shepperds
  - Last pumped in 2023
- Well installer - Haliburton Well
  - Installed in 2016
  - Water treatment system - yes
- Winterized - yes
- Age of building - 7 years
- Age of roof - 7 years
- Insurance company - Economical
- Road - municipal year round
- Lake assoc. dues - \$50/yr



"The Heart of the Highlands"

Municipality of Dysart et al  
P.O. Box 389, 135 Maple Avenue  
Haliburton, Ontario K0M 1S0  
705-457-1740  
Fax: 705-457-1964  
[www.dysartetal.ca](http://www.dysartetal.ca)

## BUILDING DEPARTMENT

### SITE INSPECTION REPORT AND SEWAGE SYSTEM PERMIT

Septic Permit Number:

2015-105-2nd Amendment

Owner:

HARRIS LARRY ROSS HARRIS CAROL JOY

Municipal Roll Number:

46-24-061-000-15800-0000

Legal Description:

CON 5 PT LOT 27 PLAN 540 LOT 5

Address:

2043 WATTS RD

Date:

September 21, 2016

#### 1. Assessment of Property

a) Surface drainage	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
b) Slope of ground:	<input checked="" type="checkbox"/> level	<input type="checkbox"/> gradual	<input type="checkbox"/> steep
c) Clearances (horizontal):	<input checked="" type="checkbox"/> satisfactory	<input type="checkbox"/> unsatisfactory	
d) Percolation rate:	<input type="text" value="10-15"/> min/cm	<input type="checkbox"/> measured	<input checked="" type="checkbox"/> estimated

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

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

An applicant may appeal a decision in writing to:  
The Building Code Commission  
777 Bay Street, 2nd Floor  
Toronto, Ontario M5G 2E5

#### TEST PIT SOIL CONDITIONS

Depth (metres)	Soil Type
0.0	
0.5	ORGANICS
1.0	SILTY SANDS
1.5	
Show rock elevation	
Show water table	

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

a) Working capacity of septic tank:	<input type="text" value="7000"/> litres	Holding tank:	<input type="text"/> litres
b) Length of absorption trench required:	<input type="text"/> metres		
c) Filter bed area:	<input type="text" value="50"/> sq. m	Filter sand contact area:	<input type="text" value="50"/> sq. m.
d) Loading rate area:	<input type="text" value="350"/> sq. m	15 metre constructed mantle required:	<input type="text"/>
e) Size of system is based on:	<input type="text" value="5"/> bedrooms and/or	<input type="text" value="22.5"/> fixture units	
Area of building:	<input type="text" value="315"/> sq. m	Commercial details	<input type="text"/>
Total daily design sewage flow:	<input type="text" value="3500"/> litres		

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

Comments: INCLUDES DWELLING AND GARAGE WITHOUT PLUMBING. ANY INCREASE OVER 22.5 FU WILL REQUIRE A REVIEW OF ENTIRE SYSTEM.

NOTE: It is an offence to use a system without a Sewage System 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.

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 by: Greg Cherniak

Date: September 21, 2016

Issued by:

*Dan Sayers*

Chief Building Official, Dan Sayers

Date: Sept 21, 2016



**A104970**

Address of Well Location (Street Number/Name) 2043 WATTS TRAIL				Township Havelock <del>SHERBOURNE</del>		Lot <del>PT</del> 27		Concession 5			
County/District/Municipality HALIBURTON				City/Town/Village HALIBURTON				Province Ontario		Postal Code K6H1S0	
UTM Coordinates		Zone	Easting	Northing		Municipal Plan and Sublot Number				Other	
NAD 83		17	691015	5014630							

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

[illegible]

Annular Space				Results of Well Yield Testing				
Depth Set at (m/ft)		Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	After test of well yield, water was: <input checked="" type="checkbox"/> Clear and sand free <input type="checkbox"/> Other, specify _____	Draw Down		Recovery	
From	To				Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
0	20	BENTONITE		If pumping discontinued, give reason:	Static Level	17		
					1	20	1	23
					2	22	2	20
				Pump intake set at (m/ft) 60				

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"/> Driving	<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 type="checkbox"/> Other, <i>specify</i> _____		<input type="checkbox"/> Other, <i>specify</i> _____		

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned,
			From	To	
6 1/4	STEEL	188	+2	20	

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

Insufficient Supply

☐ Abandoned, Poor Water Quality

☐ Abandoned, other, specify

☐ Other, specify

Water Details		Hole Diameter		
Water found at Depth 22 (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	Depth (m/ft)		Diameter (cm/in)
		From	To	
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	0	20	10
Water found at Depth (m/ft) <input type="checkbox"/> Gas	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Other, specify _____	10	105	6

Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
J. BURTON ARTESIAN WELL DRILLERS		6 0 1 6	
Business Address (Street Number/Name)		Municipality	
BOX 423		HALIBURTON	
Province	Postal Code	Business E-mail Address	

1) WTT		K0M150	
s. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
054572636		Rick Rutting	
# Technician's Licence No.		Signature of Technician and/or Contractor	
T112		Rick Rutting	
		Date Submitted	
		2016/06/28	

Results of Well Yield Testing				
After test of well yield, water was:	Draw Down		Recovery	
<input checked="" type="checkbox"/> Clear and sand free	Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
<input type="checkbox"/> Other, specify _____	Static Level	17		
If pumping discontinued, give reason:	1	20	1	23
Pump intake set at (m/ft)	2	22	2	20
60	3	24	3	18
Pumping rate (l/min / GPM)	4	25	4	17
5	5	30	5	1
Duration of pumping	10	1	10	1
1 hrs + min	15		15	
Final water level end of pumping (m/ft)	20		20	
30	25		25	
If flowing give rate (l/min / GPM)	30		30	
Recommended pump depth (m/ft)	40	40		
80	50	50		
Recommended pump rate (l/min / GPM)	60	30	60	17
10				
Well production (l/min / GPM)				
50+				
Disinfected?				
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

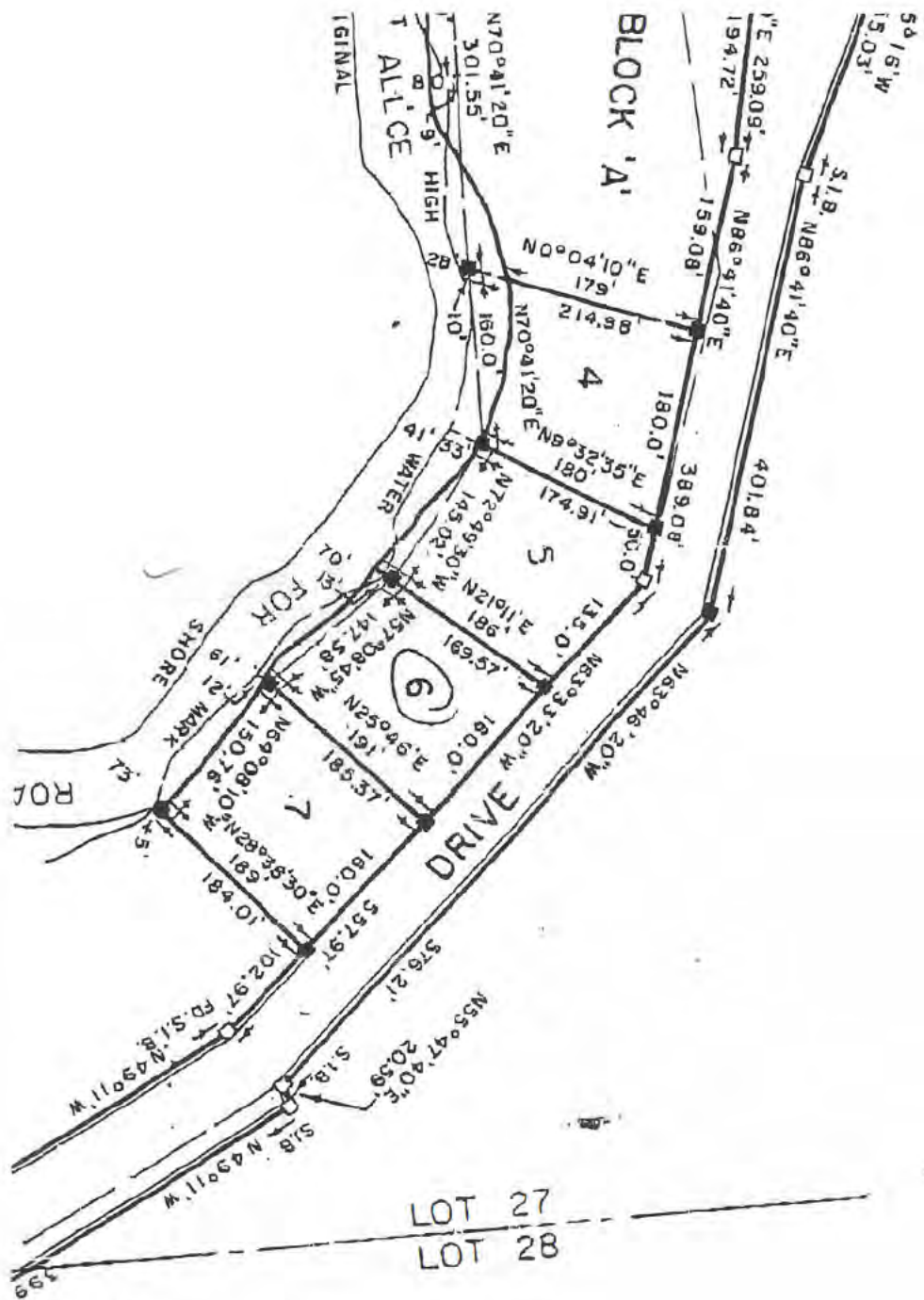
**Map of Well Location**

Please provide a map below following instructions on the back.

The map is a hand-drawn sketch on lined paper. At the top, it is titled 'Map of Well Location'. Below the title, a line of text reads 'Please provide a map below following instructions on the back.' The map itself shows a winding road labeled 'WATTS TRAIL' with an arrow pointing to it. To the left of the trail, there is a small square with an 'X' inside, labeled 'WELL'. Further down the trail, it turns right and is labeled 'KENNISIS LK RD' with an arrow pointing to it. Below this road, the area is labeled 'WEST GUILFORD'. At the bottom of the map, a horizontal line is labeled 'HIWAY 118'. A north arrow, consisting of a circle with 'N' inside and an arrow pointing towards the top right, is located in the upper right quadrant of the map.

Comments:									
Well owner's information package delivered	Date Package Delivered								
<input checked="" type="checkbox"/> Yes	20160628								
<input type="checkbox"/> No	Date Work Completed								
	20160628								
<table border="1"> <tr> <th colspan="2">Ministry Use Only</th> </tr> <tr> <td>Audit No.</td> <td>2238544</td> </tr> <tr> <td colspan="2">JUL 29 2016</td> </tr> <tr> <td>Received</td> <td></td> </tr> </table>		Ministry Use Only		Audit No.	2238544	JUL 29 2016		Received	
Ministry Use Only									
Audit No.	2238544								
JUL 29 2016									
Received									











# 2043 Watts Road, Little Kennisis Lake



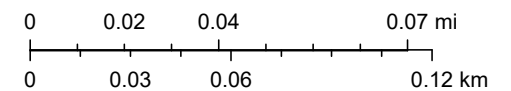
October 9, 2023

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Scale: 1:2,257



# 2043 Watts Road, Little Kennisis Lake



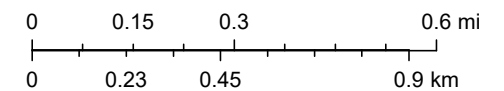
October 9, 2023

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Scale: 1:18,056

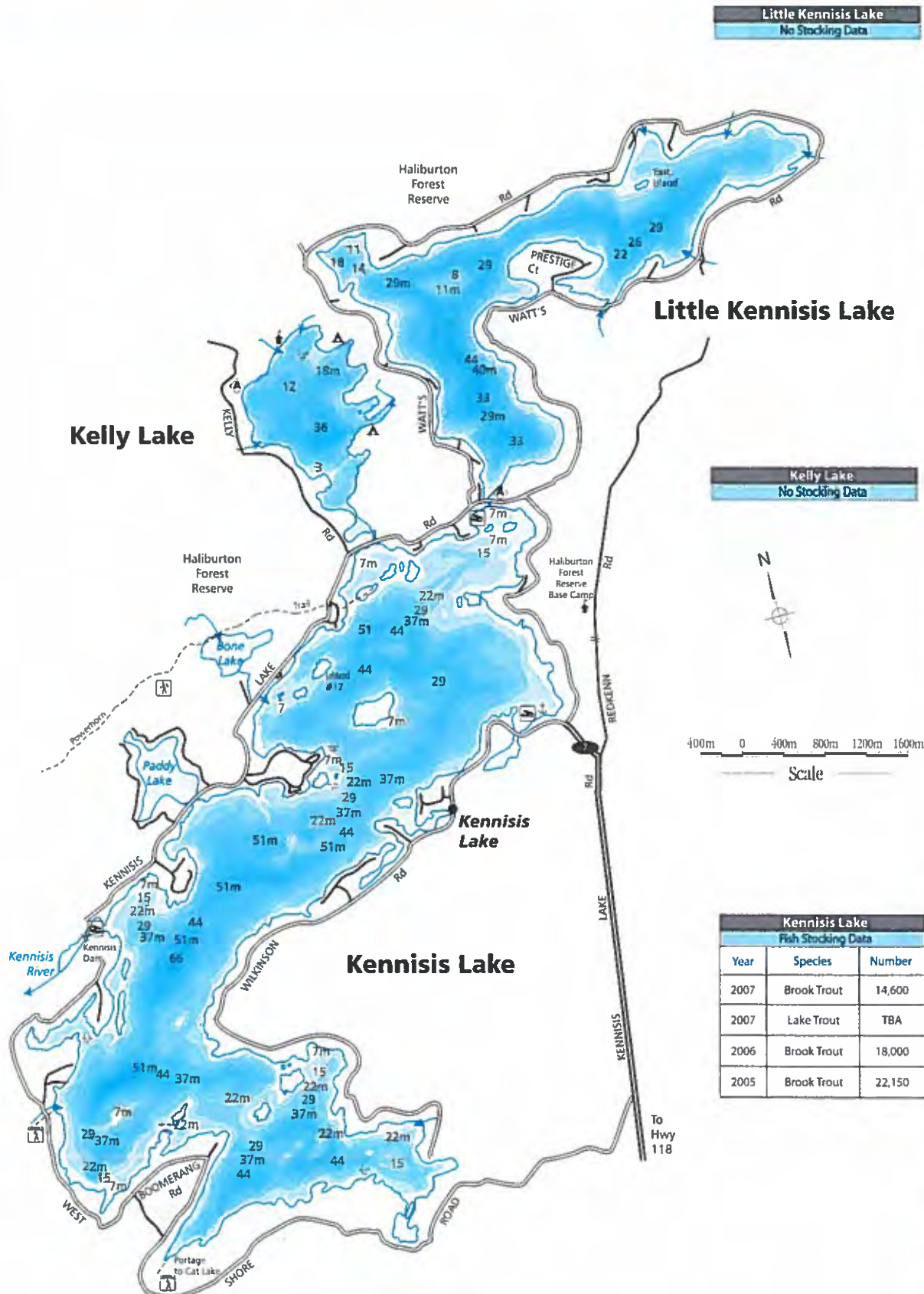








# Kennisis & Kelly Lakes



**Little Kennisis Lake**  
No Stocking Data

Elevation: 374 m (1,227 ft)  
Surface Area: 18 ha (44.5 ac)  
Mean Depth: 18.3 m (60 ft)  
Max Depth: 43.9 m (144 ft)  
Way Point: 78° 36' 00" Lon - W 45° 15' 00" Lat - N

**Little Kennisis Lake**

**Kelly Lake**  
No Stocking Data

Elevation: 369 m (1,213 ft)  
Surface Area: 99 ha (244 ft)  
Mean Depth: 10.8 m (36.2 ft)  
Max Depth: 35.1 m (117 ft)  
Way Point: 78° 37' 00" Lon - W 45° 15' 00" Lat - N

**Kelly Lake**



400m 0 400m 800m 1200m 1600m  
Scale

**Kennisis Lake**  
Fish Stocking Data

Year	Species	Number
2007	Brook Trout	14,600
2007	Lake Trout	TBA
2006	Brook Trout	18,000
2005	Brook Trout	22,150

Elevation: 364 m (1,213 ft)  
Surface Area: 1,417 ha (3,502 ft)  
Mean Depth: 23.1 m (77.1 ft)  
Max Depth: 66.9 m (223 ft)  
Way Point: 78° 38' 00" Lon - W 45° 13' 00" Lat - N

**Kennisis Lake**





# Kennisis & Kelly Lakes

## Area Indicator



## Directions

Kennisis Lake is one of the larger lakes in the region and sits in a corner between the Leslie M Frost Centre and the Haliburton Forest Reserve. From Haliburton, follow Highway 118 west to the Kennisis Lake Road (County Road 7). Kennisis Lake Road leads to the southern shore of the lake where the first of the three boat launch areas can be found. The second launch site lies along the northeast end of the lake and an additional access can be found at the Kennisis Lake Dam on the northwest shore of the lake.

To the north, Kelly Lake can be accessed off Kelly Road from North Kennisis Drive. North Kennisis Drive branches off the Kennisis Lake Road (County Road 7) near the Haliburton Forest Reserve front gate. Permits are required to access the lake and can be picked up at the gate.

To reach Little Kennisis Lake, take the Kennisis Lake Road (County Road 7) north to the Haliburton Forest Reserve main gate. The gatehouse attendant can direct you to the lake.

## Facilities

Along with the three access areas, there are a number of rental cottages and other privately run accommodations available on Kennisis Lake. Kelly lake is much more rustic, with a cartop boat launch and rustic hike-in or boat access camping areas are found on the east side of the lake. For more plush accommodations, the reserve does rent cabins on the lake. Little Kennisis also lies in the reserve but is home to many private cottages that may be available for rent.

The Haliburton Forest Reserve is a year round outdoor recreation area that includes a main lodge and cabin accommodations, a general store and rustic camping. Drive-in access camping is available in a number of areas around the reserve. Check out [www.haliburtonforest.com](http://www.haliburtonforest.com) for more information on the Haliburton Forest.

## Fishing

Kennisis Lake is a big lake that forms the hub of a series of great fishing and recreational lakes in and around the Haliburton Forest Reserve. On the north end of the big lake, both Kelly and Little Kennisis are connected by short channels. Of the three, Kennisis is the most popular with a number of camps and cottages dotting the shoreline.

Kennisis Lake is a deep lake that provide great habitat for lake trout. These naturally reproducing fish have been known to reach up to 75 cm (30 in). Ice fishing is quite popular and is perhaps the most successful lake trout angling method on this lake. During the open water season, success drops significantly, although trolling over one of the many mid water humps can produce results.

In recent years, brook trout have been heavily stocked into the lake. For added success, springtime or late fall can definitely increase your catch rates for brook trout. Brookies have been known to be quite aggressive at these times of year and can be readily caught by casting towards shore with small spinners or flies. Bobber fishing with a hook and worm can also work well.

Fishing success on Kennisis is fair for smallmouth bass that average 0.5–1 kg (1–2 lbs) in size and can be found larger. Working shoreline structure is the best method to find smallmouth bass. However, in the summer smallmouth can be found around the 7 m (23 ft) shoals that are found around the lake.

Nearby Kelly Lake is like stepping into a different world. It is much less developed and provides a more secluded fishing experience. The lake is remarkably clear, with visibility up to 9 m (29 ft), and home to lake trout, as well as bass. The bulk of the lake trout action occurs as soon as the season opens in mid May. Trolling with bright coloured spoons or spinners seems to work quite well for the lake trout in both lakes.

During the summer months, lake trout are very difficult to find and fishing is much better for smallmouth bass. Anglers should focus their efforts along shore structure, especially off rocky points. In the northeastern end of the lake, there is a rock pile that regularly attracts smallmouth.

Little Kennisis Lake is one of the more popular and developed lakes within the Haliburton Forest, although the fishing remains steady. For consistent action, anglers are best to focus their attention on smallmouth bass. Smallmouth provide fair fishing much of the time for average sized bass. The shoreline weed areas and rock structure provide good habitat for bass in the spring and for smaller bass year round.

However, larger smallmouth tend to head for deeper water in the summer and the shallow area in the northwest part of the lake is the better fishing areas for the bigger fish. Try working jigs and deep running spinners to find these scrappy fish. Trolling with the aid of a downrigger is a different way of fishing for big smallmouth. While it is not the most popular means of fishing, it is catching on, especially as more and more people are having success snagging bigger fish. The lake has a rather steep drop-off, which means that you will probably have good success trolling around the edge of the lake, too. A fish finder is very helpful in finding the transient smallmouth.

A natural population of lake trout also remains in Little Kennisis Lake, and they can reach some nice sizes. Lakers can be found up to 75 cm (30 in) on occasion, but average much smaller. While winter and spring fishing is more productive, open water trolling is the most popular method of angling for these trout. Flashy spoons, trolled in the deeper portions of the lake should increase the chance of hooking into one of these lake trout in the summer months.

In order to protect lake trout stocks, Kelly Lake is part of the winter/spring fishing sanctuary period. Please practice catch and release for these highly sought after sportfish.

## Other Options

**Cat Lake** and **Blackcat Lake** are two scenic Frost Centre Lakes can be found via portage from the southwestern shore of Kennisis Lake. Both smaller lakes offer interior rustic camping and are stocked periodically with brook trout.

Next to Little Kennisis Lake, **Wolf Lake** and **Dog Lake** are fine alternatives on slow days. Wolf Lake has been stocked with splake and is home to a population of smallmouth bass. Dog Lake is a more remote lake than Wolf Lake and is stocked periodically with brook trout.



MID-SUMMER 2018

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PARRY SOUND MUSKOKA HUNTSVILLE HALIBURTON

## WOODLAND *Chic*

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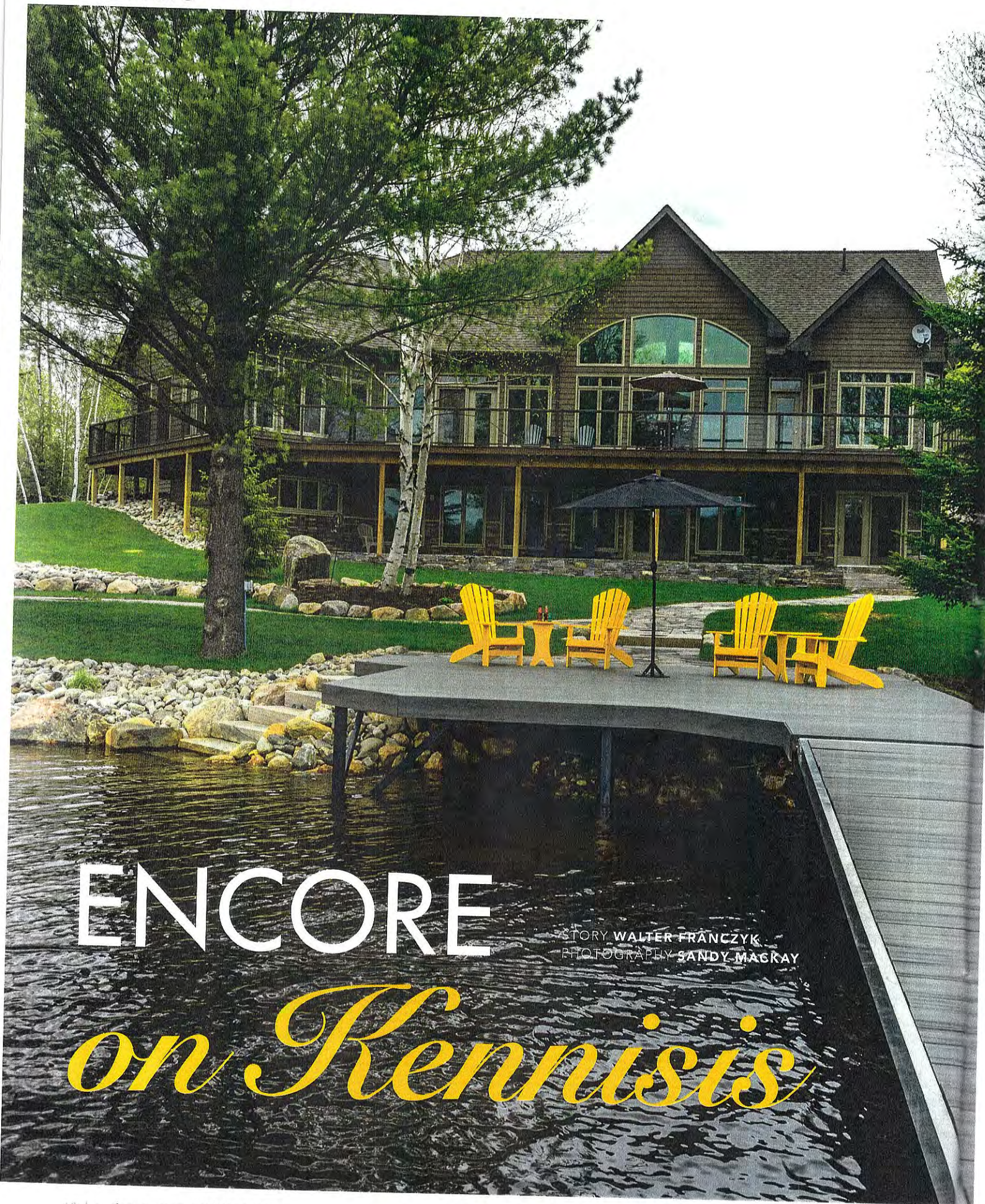
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ENCORE

STORY WALTER FRĄCZYK  
PHOTOGRAPHY SANDY MAGRAY

*on Kennisis*



Larry and Carol (Paterson) Harris didn't have to think long or hard when choosing someone to build their new Haliburton home. They asked their original builder, **Barry Miscio Contracting**, for an encore.

Twelve years earlier, **Barry Miscio** built their cottage on Kennisis Lake. When they decided to build their permanent home on Little Kennisis Lake, there was no question who would do it.

"He's the most conscientious builder I've ever known," says Larry. "You will not find a more honest, trustworthy gentleman," Carol agrees. "He's a man of his word. His workmanship is phenomenal." After Miscio built their original cottage a dozen years ago, the couple recommended him to at least six other people. "He got every one of those jobs," says Larry. "Recently, after doing this place, he has two or three more jobs lined up on the lake, just because people have seen what he's done here."

The couple's spacious new four-bedroom home sits on gently-sloping land at the east end of Little Kennisis, one of Ontario's cleanest water bodies. "It's just a beautiful lake," says Carol. She describes the property as "grandchildren friendly." At their cottage, water was 15-feet deep at the end of their dock, potentially dangerous for grandchildren, she explains. At their new home, grandchildren Cooper, Aubrey, Owen and Lincoln can wade into the lake. "We're fortunate to have a nice lot," Carol says. Little Kennisis is sheltered, calmer and less windy than the big lake. *Continued on page 63*

A glass-sided deck hems three sides of the newly-built Harris home on Little Kennisis Lake.



Unlike its larger namesake, Little Kennisis Lake is calm and sheltered









**TOP LEFT:** The great room bar and matching fireplace are finished in dry-stack cultured stone. **ABOVE:** Lardale Construction Inc. furnished the shapely kitchen island and dining bar, the kitchen cabinetry and tile backsplash. **LEFT:** A wine cooler inhabits one end of the dining bar.



*The six-burner range includes a grill and griddle*

In planning their new home, the couple wanted a modern lake house, more of a home than a cottage. "We wanted open concept," says Larry. "We wanted lots of windows and a good view of the lake." Using his drafting skills, he designed the home in sketches and a floor plan. With Miscio, they decided where to position the home, then enlisted **Tony Sheffee** of **Haliburton Timber Mart** to prepare drawings and the technical design.

On the main floor, the great room, kitchen and dining room span almost the entire width of the house. A dry-stack, cultured stone

fireplace anchors one end of the living space. A nearby wet bar is finished in stone matching the fireplace. At the other end of the home, red leather parsons chairs flank a live-edge, wooden dinner table, crafted by the **Haliburton Forest Woodshop**. In between, white cabinetry, custom-built by **Lardale Construction Inc.**, furnishes the family kitchen. Marbled quartz covers the counters and the large kitchen island. Natural light, filtered through a wall of energy efficient, triple-pane hybrid windows, washes over the entire space. *Continued on page 65*



## feature

Red leather parsons chairs flank the live-edge maple dinner table, crafted by the Haliburton Forest Woodshop. Ceilings are finished in pickled pine.





**Sassy Digs** supplied an LED-lit chandelier in the dining room and pendant lamps above the island. Sassy Digs owner, **Shawn Smandych** also provided helpful decorating advice. "I gave him a couple of ideas of what I wanted, as far as basic colours, and Shawn picked out the paint," says Carol. "He helped me decide what colour the cupboards should be." **Benjamin**

**Moore** Rockford Gray, from **Cordell Carpet**, colours the main floor walls. **Jim Hearn** installed, finished and expertly painted the drywall, his precise lines separating colours at the rounded corners. "What a wonderful, professional job he did," says Carol. "Not only does Jim have great skills, he's patient and a wonderful mentor to any new or young staff." *Continued on page 66*



**LEFT:** The three-season sunroom features sliding plastic windows by K Enterprises. **TOP:** Interior handrails are made from de-barked trees by the Haliburton Forest Woodshop. **ABOVE:** Granite flagstone covers the porch floor at the main entrance. **BELOW:** Homeowners Carol and Larry Harris.





## feature

Barn board sheaths one wall of the main-floor master bedroom, where a floor-to-ceiling bay window overlooks the deck, front yard and the lake. A built-in contemporary fireplace faces the bed. A private entrance leads to the outdoor deck that skirts the house on three sides. In the en suite, charcoal wall panels, made by Mr. Marble, cover the walls of the glass-fronted shower. The same material surrounds matching sinks in the bathroom vanity.

Just off the dining room, a three-season Haliburton room, furnished with woven furniture and surrounded by sliding windows from **K Enterprises**, occupies the northern corner of the home. It also opens to the exterior deck and stairs to the yard. Art by **Shelley Beach, Joyce Sumara** and **Wilf McOstrich** is hung throughout the home.

*Continued on page 68*

*Charcoal wall panels in the en suite shower complement the grey vanity.*



Behind the king-size bed, salvaged barn board lends a rural, rustic look to the large master bedroom.





The downstairs recreation room is Larry's favourite spot. It offers leather recliners and a sofa facing a fireplace and a large screen television. A shuffleboard table invites friendly competition. There's a Pottery Barn pool table and a matching bar. In one corner sits a Jack Daniels whiskey barrel table and chairs. On the wall above the pub table are large photos of Ebony and Manitou, wolves of the Haliburton Forest and Wild Life Reserve. In front of the fire is a live-edge coffee table with a wolf motif that Carol bought in memory of her parents Blanche and Mervin Harper. Radiating from this large recreation room are three guest rooms, including a family bedroom with a big bed for adults and double bunks for children.

Above the attached three-car garage is a large, open romper room where the grandchildren can play. Three deep dormers, one containing a small office, provide lots of natural light.

The home was designed to be as energy-efficient as possible, says Larry. Insulated concrete forms encase the basement. A geothermal system, installed by **Aaron Tomlinson of Tomlinson Mechanical and Geothermal**, uses a 2,000-foot coil submerged in the lake to help heat and cool the home. **Ryan Griffin** installed plumbing while **Dan Allison of Daniel E. Electric** wired the home. *Continued on page 70*

A dormer in the large open room above the garage holds a small office. The open space doubles as a romper room for grandchildren. **ABOVE:** The carpeted ground floor family room offers shuffleboard and billiards as well as a bar. Cordell Carpet supplied the floor covering.







**TOP:** Everitt's Enterprises Ltd. landscaping includes a rock seawall to protect the shoreline. **ABOVE:** Dry-stack rock work puts a finished look on the upland porch.

Outside, **Everitt's Enterprises Ltd.** landscaped the house to look like it's always been there. Everitt's used boulders and river rock to build a seawall on the shoreline. The crew used hand-split, two-inch granite to build footpaths and patios, including a large gathering spot around a lakeside fire pit. Stone stairs descend into the lake. Landscapers planted trees, sod and, on one side of the front yard, a flower garden. They installed the driveway and dry-stack rock work on the patio and driveway entrance. **Mick Chonko** installed the dock.

The lake house is a year-round venue for fun and relaxation. Carol and Larry and their five children are avid snowmobilers. They often ride the 300 kilometres of groomed snowmobile trails offered by the nearby Haliburton Forest and Wild Life Reserve.

Love of life at the lake is rooted in Larry's boyhood. "As a child, my grandparents had a cottage in Port Sydney. I spent a lot of time there and had fond memories of going to the cottage." With this new home, Carol and Larry are ensuring their grandchildren find the same joys and make fond, lifelong memories. **OH**

## SOURCE GUIDE

- Barry Miscio Contracting • Cordell Carpet • Daniel E. Electric • Everitt's Enterprises Ltd. • Haliburton Timber Mart
- Joyce Sumara • Lardale Construction Inc. • Mark Thompson
- Merrill Barry Co. Ltd. • Mick Chonko • Northern Expressions
- Premier Smart Homes • Ryan Griffin Plumbing • Sassy Digs
- Shelley Beach • The Pump Shop • Tomlinson Mechanical and Geothermal • Tony Sheffee • Wilf McOstrich