

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

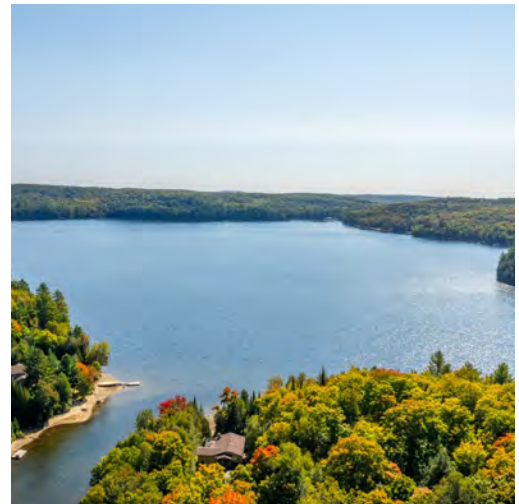


\$1,195,000

Welcome to 2115 Indian Point Road
on Drag Lake, Haliburton



Troy Austen
Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca





Welcome to your family's ultimate lakeside retreat, where every day feels like a vacation and cherished memories are waiting to be made. This versatile property offers the perfect combination of cottage charm and modern convenience, ensuring endless opportunities for relaxation and outdoor fun.

Step inside and be greeted by an inviting open concept main floor, featuring soaring cathedral ceilings in the living room that create a sense of spaciousness and warmth. Natural light floods the space, offering breathtaking views of the lake and setting the scene for quality family time. The updated kitchen, complete with quartz countertops, is a hub of activity where delicious meals are prepared and shared. With two bedrooms and a 4-piece bathroom on the main floor, there's plenty of room for the whole family to unwind after a day of adventure. Upstairs, the loft area awaits with two additional bedrooms, including a master bedroom boasting impressive views, a 4-piece bathroom, and a convenient office area perfect for homework or remote work. The partially finished walkout basement provides extra space for indoor play on rainy days or storage for all your outdoor gear.

Situated on a spacious 1-acre lot along a year-round privately plowed road, this property enjoys coveted southern exposure and 167 feet of gradual entrance waterfront, making it ideal for families.

For guests or older children seeking privacy, an insulated oversize guest bunkie offers cozy accommodations. Located on a two-lake chain, families will love exploring the endless opportunities for boating, swimming, and fishing right at their doorstep. And with the Village of Haliburton just a short 20-minute drive away, all the essentials are easily accessible. Don't miss out on the chance to create lifelong memories with your family in this lakeside setting.



Interior Home Features

Four bedrooms

Two bathrooms

inviting open concept main floor, featuring soaring cathedral ceilings in the living room

Natural light floods the space, offering breathtaking views of the lake

Updated kitchen, complete with quartz countertops

Primary bedroom boasting impressive views

Partially finished walkout basement provides extra space

Exterior Features

167 feet of gradual entrance waterfront

Property enjoys coveted southern exposure

An insulated oversize guest bunkie offers cozy accommodations

Situated on a spacious 1-acre lot

Located on a two-lake chain, families will love exploring the endless opportunities

Fully winterized for year-round enjoyment, along a year-round privately plowed road

Just a 20-minute drive to both the Village of Haliburton



2115 INDIAN POINT Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

2115 INDIAN POINT Rd Haliburton

Listing ID: 40556548
Price: **\$1,195,000**



Haliburton/Dysart et al/Dysart 1.5 Storey/House



Water Body: **Drag Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1
Second	2	1	

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **2,434**
AG Fin SF Range: **2001 to 3000**
AG Fin SF: **2,074/LBO provide**
BG Fin SF: **360/Other**
DOM: **3**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,969.00/2023**

Remarks/Directions

Public Rmks: **Welcome to your family's ultimate lakeside retreat, where every day feels like a vacation and cherished memories are waiting to be made. This versatile property offers the perfect combination of cottage charm and modern convenience, ensuring endless opportunities for relaxation and outdoor fun. Step inside and be greeted by an inviting open concept main floor, featuring soaring cathedral ceilings in the living room that create a sense of spaciousness and warmth. Natural light floods the space, offering breathtaking views of the lake and setting the scene for quality family time. The updated kitchen, complete with quartz countertops, is a hub of activity where delicious meals are prepared and shared. With two bedrooms and a 4-piece bathroom on the main floor, there's plenty of room for the whole family to unwind after a day of adventure. Upstairs, the loft area awaits with two additional bedrooms, including a master bedroom boasting impressive views, a 4-piece bathroom, and a convenient office area perfect for homework or remote work. The partially finished walkout basement provides extra space for indoor play on rainy days or storage for all your outdoor gear. Situated on a spacious 1-acre lot along a year-round privately plowed road, this property enjoys coveted southern exposure and 167 feet of gradual entrance waterfront, making it ideal for families. For guests or older children seeking privacy, an insulated oversize guest bunkie offers cozy accommodations. Located on a two-lake chain, families will love exploring the endless opportunities for boating, swimming, and fishing right at their doorstep. And with the Village of Haliburton just a short 20-minute drive away, all the essentials are easily accessible. Don't miss out on the chance to create lifelong memories with your family in this lakeside setting. Welcome home to your own slice of paradise!**

Directions: **Harburn Rd to Indian Point Rd stay to the right #2115.**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline: **Shallow**
Shore Rd Allow: **Not Owned**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **167.00**
Exposure: **South**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Year Round Living**
Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Private Road, Year Round Road**
Other Structures: **Other**
Garage & Parking: **Private Drive Single Wide**
Parking Spaces: **6**
Services: **Cell Service, Electricity, High Speed Internet Avail**
Water Source: **Drilled Well**
Lot Size Area/Units: **1.060/Acres**
Lot Front (Ft): **167.00**
Location: **Rural**
Area Influences: **Lake/Pond, Shopping Nearby, Skiing, Trails**
View: **Lake**
Topography: **Wooded/Treed**
Restrictions:
School District: **Trillium Lakelands District School Board**

Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Fronting On: **South**
Exposure: **South**

Interior

Interior Feat: **Bar Fridge, Built-In Appliances**
Basement: **Partial Basement**
Basement Feat: **Walk-Out**
Cooling: **None**
Basement Fin: **Partially Finished**

Heating: **Forced Air-Propane, Woodstove**
 Fireplace: **/Rec Room, Wood Stove**
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings, Wine Cooler**
 Add Inclusions: **Dock, Some furniture may be negotiable**
 Exclusions: **Personal items, Artwork, Glass table in living room, poker table in basement and Persian rug on main level**

Property Information		
Common Elem Fee: No	Local Improvements Fee:	
Legal Desc: LT 11 PL 617; DYSART ET AL	Survey: Boundary Only/	
Zoning: WR4L	Hold Over Days:	
Assess Val/Year: \$563,000/2024	Occupant Type: Owner	
PIN: 391680155	Deposit: min 5%	
ROLL: 462401200068930		
Possession/Date: Flexible/		

Brokerage Information	
List Date: 03/22/2024	
List Brokerage: RE/MAX Professionals North, Brokerage, Haliburton (Maple Ave)	
Source Board: The Lakelands Association of REALTORS®	
Prepared By: Troy Austen, Salesperson	
Date Prepared: 03/25/2024	
Information deemed reliable but not guaranteed. CoreLogic Matrix POWERED by itsorealestate.ca . All rights reserved.	

Rooms

Listing ID: 40556548

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	23' 2" X 16' 4"	7.06 X 4.98	
Living Room	Main	16' 7" X 23' 7"	5.05 X 7.19	
Foyer	Main	4' 9" X 10' 0"	1.45 X 3.05	
Bathroom	Main			4-Piece
Bedroom	Main	10' 11" X 9' 7"	3.33 X 2.92	
Bedroom	Main	13' 10" X 11' 6"	4.22 X 3.51	
Bathroom	Second			4-Piece
Office	Second	11' 11" X 16' 3"	3.63 X 4.95	
Bedroom Primary	Second	13' 9" X 12' 11"	4.19 X 3.94	
Bedroom	Second	13' 9" X 12' 1"	4.19 X 3.68	
Recreation Room	Basement	18' 4" X 23' 7"	5.59 X 7.19	
Storage	Lower	13' 9" X 14' 10"	4.19 X 4.52	Laundry
Utility Room	Basement	13' 1" X 38' 2"	3.99 X 11.63	

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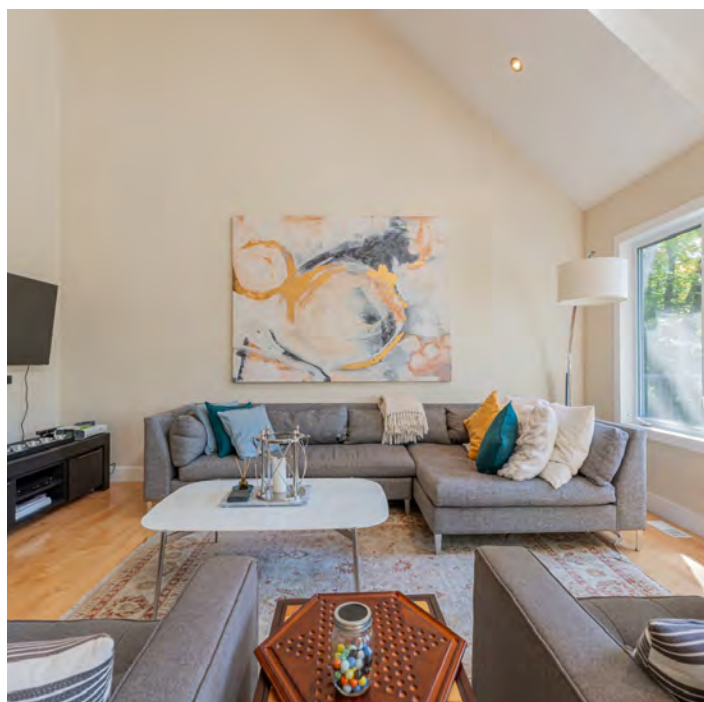
Chattels

Included

- Dishwasher
- Dryer
- Microwave
- Refrigerator
- Stove
- Washer
- Window Coverings
- Wine Cooler
- Dock
- Some other furnishings - Negotiable

Excluded

- Personal Items
- Artwork
- Glass table in living room
- Poker table in basement
- Persian rug on main level



Seller



Buyer

Additional Information

- Hydro costs per year - \$1200-\$1600
- Propane Supplier - Budget propane
- Propane costs per year - \$2000 - \$27500 (depending on use)
- Septic last pumped on June 22, 2023 by French Septic Pumping
- Furnace installed 2 years ago, Condensate pump last year
- New Water tank last year
- Built 2005, initial renovations in 2012
- Kitchen and trim done 2 years ago - new appliances
- Municipal road then leads to Private road cost \$300 annual dues
- Internet provider - Bell

*Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.*



Haliburton, Kawartha, Pine Ridge District

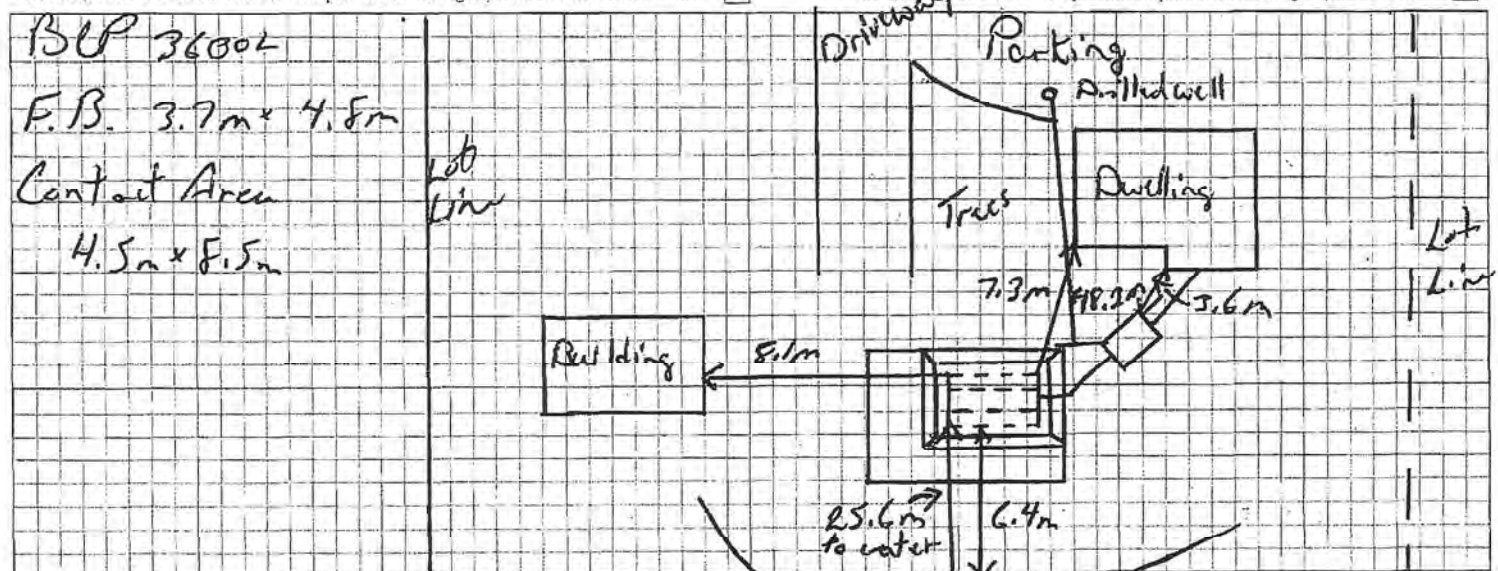
Health Unit

SEWAGE SYSTEM INSTALLATION REPORT

File Number Dy-38-03Installation by: Hawk River ConstructionDate: May 7/04

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

1. Septic Tank Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass Manufacturer: BEP
2. Distribution Pipe: Type PVC Absorption Trench System ☐
Filter Bed System ☒ Filter Bed Area 17.7 sq.m. Contact Area 38.3 sq.m.
Total 16.4 Lineal Metres in 4 runs of 4.1 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐
3. Size of System based on 2 bedrooms and/or 15 fixture units. Commercial details: _____
Area of Building: 158 m² Total Daily Design Sewage Flow: 1100 litres
4. Other _____

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined of the Site Inspection Report For A Sewage System 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: Divert eavestrough drains; Establish water supply. Done May 17/04

INSTALLATION REPORT

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

Diane M. GreavetteFor the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report #Such system being located on Lot 33 Conc. 8 Plan 617 Sub. lot 11 Roll No. 4624012 000
68980 0000Township/County/City Dysart

Emergency #911

Inspected and Recommended by Shawn Elz

(Appointed Inspector - Part 8)

Date May 7/04

Issued

Tom Ullrich
(Designated Sewage Inspector - Part 8)

NO Sew/ Sub r
match

HKPR



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

APPLICATION FOR A SEWAGE SYSTEM PERMIT

Ontario regulation 403 / 97

Personal information contained on this form is collected under the authority of the Building Code Act 1992, Part 8. It is used to facilitate the issuance of a Sewage System Permit as prescribed in section 77 of the Act. Questions about this collection should be addressed to the Medical Officer of Health, 200 Rose Glen Road, Port Hope, Ontario, L1A 3V5 (905) 885-9100

OFFICE USE ONLY	
D4-38-03	
FILE NUMBER	
9326	
FEE RECEIPT NUMBER	
03 Sept. 12	
DATE RECEIVED	

1. NAME OF OWNER <u>Diane M. Greavette</u>	Tel. No. <u>905-945-1543</u>	2. INSTALLER'S NAME AND OBC LIC. NO. <u>WATFIELD Inc. 1179</u>	Tel. No. <u>705-477-1077</u>
Address (No., Street, City, Town, etc.) <u>155 Main St. E, Ste. 128</u> <u>Grimsby, Ontario L3M 1P2</u>		Address (No., Street, City, Town, etc.) <u>Box 588 Haliburton ON K0M 1S0</u> <u>1998-0061</u>	

3. PROPOSE TO: Install A Filter Bed OR Other (Privy, Greywater System) If other than a privy, specify the make and model number

4. TYPE OF BUILDING Regulated under Ontario New Home Warranties Plan Act YES ☐ NO ☒
Single Family Dwelling, Apartment Building, Motel, etc. Area of Building: 1400 m²

5. LOCATION - County	Township, Municipality	Lot No.	Conc. No.	Plan No.	Sub. Lot No.	Lot size	Roll #	Emergency # 911
<u>Haliburton</u>	<u>Dysart</u>	<u>Part of 33</u>	<u>8</u>	<u>617</u>	<u>11</u>	<u>1.06 acre</u>	<u>46-24-012-000-6398-0000</u>	

State the number of:	People	Bedrooms	Showers & Bathtubs	Wash basins	Laundry units	Toilets	Kitchen sinks	Hot Tubs *	Swimming pools *	Water softeners *	* Note: these items should not drain water to a sewage disposal system
	<u>2</u>	<u>2</u>	<u>2 Showers</u> <u>1- Bathtub</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	

7. WATER SUPPLY
Dug or Bored Well ☐ Municipal System ☐
Other Lake water Depth of Steel Casing Metres ☐
Proposed ☒ or Existing ☐

8. RELATIONSHIP TO SEVERANCE if applicable
Lot Approval Pending ☐
Lot Approved ☒
Under Severance Application No. _____

9. NAME OF APPLICANT (IF OTHER THAN OWNER)
Address
(No., Street, City, Town, etc.)

10. I CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT AND THAT, IF APPROVED, THE WORK WILL CONFORM WITH PROVINCIAL REQUIREMENTS FOR SEWAGE SYSTEMS AND LOCAL MUNICIPAL BY-LAWS.
SIGNATURE OF OWNER (MUST BE PROVIDED)
X Diane Greavette

SIGNATURE OF APPLICANT
Diane Greavette
TEL. NO. 905 945-1543

DATE OF APPLICATION

IMPORTANT INFORMATION!

- A. Please attach a cheque or money order for the required fee, payable to the Haliburton, Kawartha, Pine Ridge District Health Unit.
Application for Sewage Disposal System (Class 4) \$340.00
Application for Leaching Pit (Class 2) \$125.00
 - B. If the application is for a holding tank, a signed pump-out contract must be attached.
 - C. To determine the type and depth of soil in the proposed disposal field, a TEST PIT must be excavated to a MINIMUM DEPTH of 1.5 metres (or at least to rock or water) prior to inspection. Please advise when test hole is ready. It is suggested that a protective cover be placed over the hole.
 - D. Post the completed Lot Identification Card where it can be seen from the point of access to your lot.
- NOTE: IS THE TEST HOLE READY? Yes The inspection of the property will not be made until you notify us that a Test Hole has been provided.

THE REVERSE SIDE OF THIS APPLICATION MUST BE COMPLETED!

OFFICES: Northumberland County - 200 Rose Glen Rd., Port Hope, Ontario L1A 3V6 PHONE (905) 885-9100
- 22 Doxsee Ave. S., Campbellford, Ontario K0L 1L0 PHONE (705) 653-1550
- 35 Alice St., Brighton, Ontario K0K 1H0 PHONE (613) 475-0933
Haliburton County Box 570, Haliburton, Ontario K0M 1S0 1 YORK LANE PHONE (705) 457-1391
City of Kawartha Lakes - 108 Angeline Street S., Lindsay, Ontario K9V 3L5 PHONE (705) 324-3569

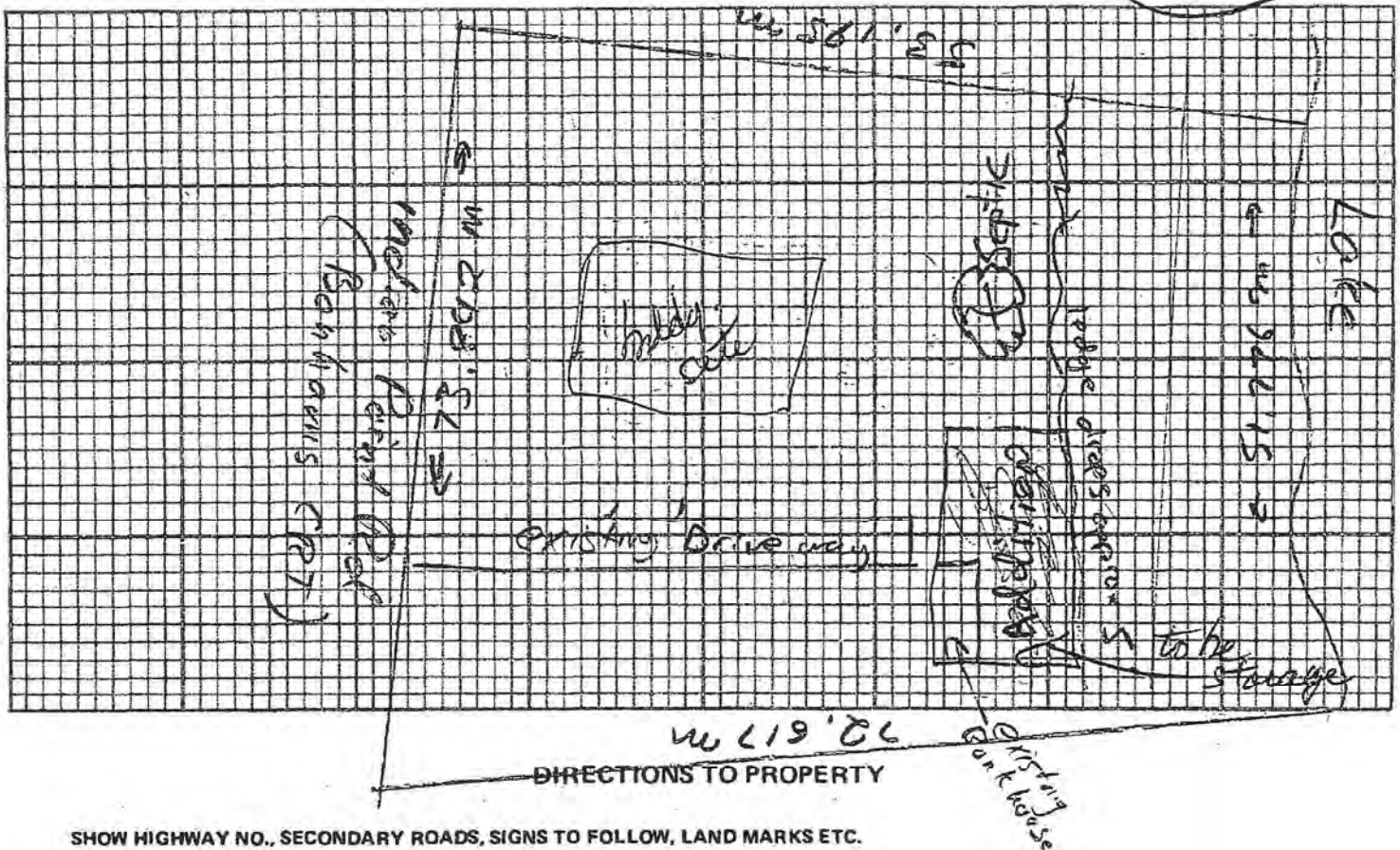
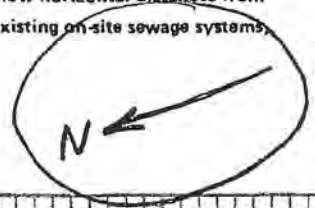
EH-LC-130-02

LOT DIAGRAM AND SEWAGE SYSTEM PLAN

INFORMATION REQUIRED:

INDICATE NORTH POINT AND SHOW:

1. Location of proposed sewage system components (e.g. Tanks, Leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbour's), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
2. Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.



SHOW HIGHWAY NO., SECONDARY ROADS, SIGNS TO FOLLOW, LAND MARKS ETC.

From Haliburton
 Take 118 to Harburn Rd. Harburn Rd to
 Indian Point Rd turn R follow past unassumed
 Rd. You'll see sign that says Bonham Crs. keep
 going straight, you will pass lot on left marked
 840 then 841 - We are lot 842. If hit
 danger sign on R, gone to far. Driveway
 on left just before that Danger Sign.
 Lot Identification card will be posted
 By Driveway.
 Em # 1135



SITE INSPECTION REPORT FOR A SEWAGE SYSTEM PERMIT

Screen
FILE NUMBER
04-38-03 ✓

Owner Diane M. Breauvette Date Sept. 16/03
County/City/Twp. Aycart Lot# A. Lot 33 Conc.# 8
Plan # 617 Sub Lot # 11 Roll # 4624012 Emergency # 911 00068980000


1. Assessment of Property

- a) Surface drainage: good fair poor
- b) Slope of ground: level gradual steep
- c) Clearances (horiz.): satisfactory unsatisfactory
- d) Percolation rate: 25-30 min./cm. Measured ☐ 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 by writing to:
The Building Code Commission
777 Bay St. 2nd Floor, Toronto, Ontario, M5G 2E5

Soil Condition	
Depth (metres)	Soil Type
0	organics
0.5	mixed pockets of silty, clayey fine sand & silty fine sand
1.0	
1.5	
Show rock elevation 	
Show water table <u>W</u>	

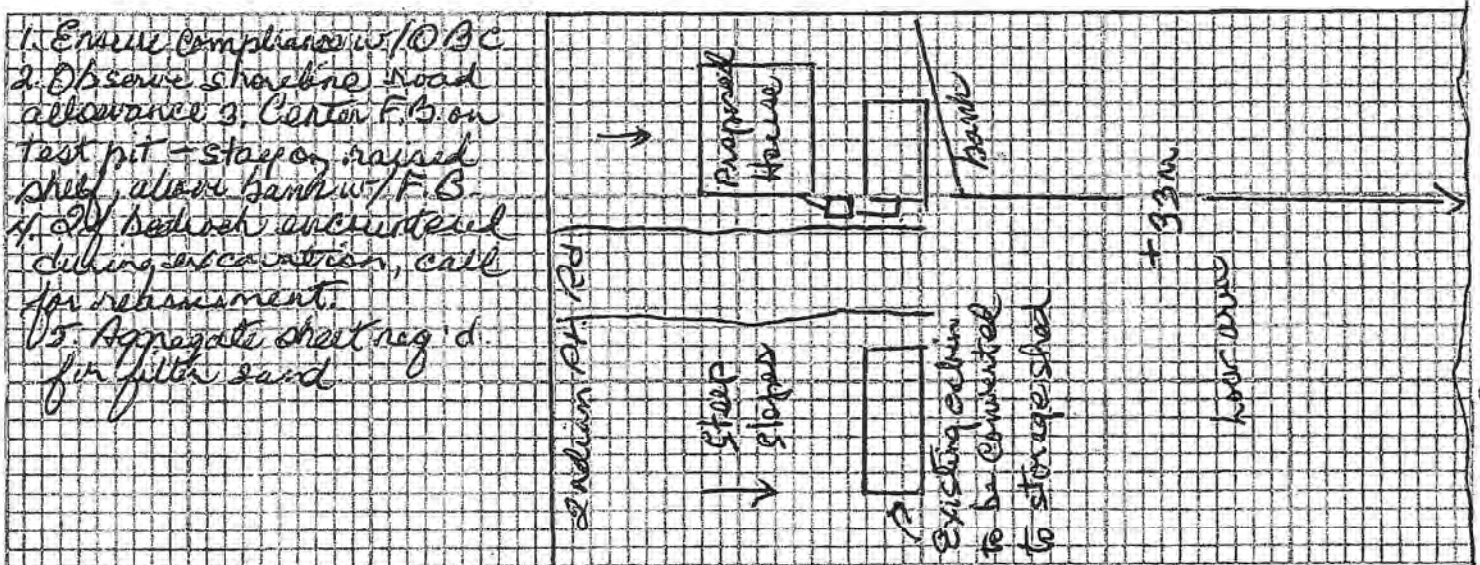
3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 3600 litres Holding Tank: N/A litres
- b) Length of absorption trench required metres. c) Filter bed area 14.6 sq.m.; contact area 35.7 sq.m.
- d) Size of system is based on 2 bedrooms and / or 220 fixture units. Commercial details N/A.
Area of Building: 158 m²

- e) Proposed layout of sewage system, as below ☒ or, as per attached drawing(s) ☐

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

- 4. Registered under Ontario New Home Warranties Plan Act. - YES ☐ NO ☐



NOTES: 1) If a reserve area is indicated in the above-mentioned comments / drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required.
2) It is an offence to use a system without a Permit. In order to issue a 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 as may be amended by the above requirements in item 3.

Inspected and Recommended by B. Colpitts
(Appointed Inspector - Part 8)

Date Sept. 16/03

Issued [Signature]
(Designated Sewage Inspector - Part 8)

OFFICES:
200 Rose Glen Rd., Port Hope, Ontario L1A 3V6
22 Duxsee Ave. S., Campbellford, Ontario K0L 1L0
35 Alice St., Brighton, Ontario K0K 1H0
108 Angeline St. S., Lindsay, Ontario K9V 3L5

PHONE (905) 885-9100 ☐
PHONE (705) 653-1550 ☐
PHONE (613) 475-0933 ☐
PHONE (705) 457-1391 ☐
PHONE (705) 324-3569 ☐
1 YORK LANE



Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetal.ca

Group Code:

TAX NOTICE

Interim	2024
Billing Date	January 11, 2024

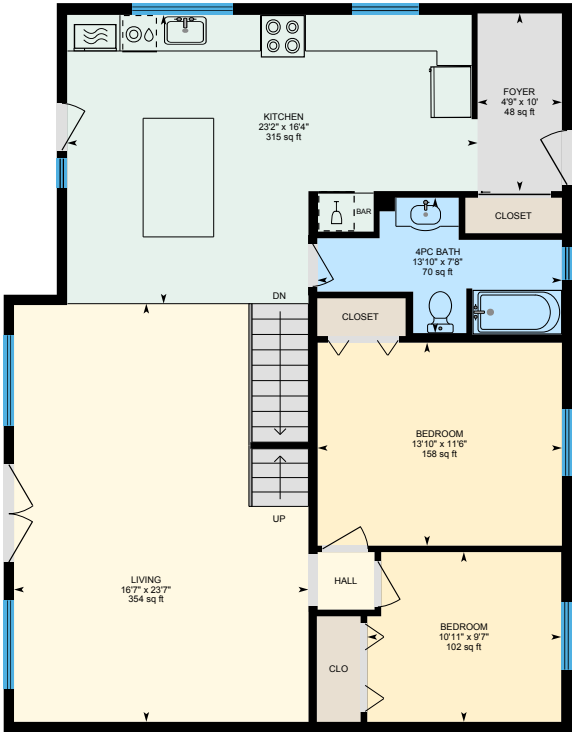
Mortgage Company	Mortgage No.	Bill No.
Roll No. 012-000-68930-0000		477614
Name and Address: 2045	Municipal Address/Legal Description	
	2115 INDIAN POINT RD PLAN 617 LOT 11	

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 563,000.00	Res/Farm Tx/Fyfl - EPubSup	0.00316073	\$ 178.74	0.00235833	\$ 131.87	0.00150000	\$ 84.45
Sub Totals >>>			Municipal Levy	\$ 178.74	County Levy	\$ 131.87	Education Levy	\$ 84.45
Special Charges			Installments		Summary			
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				3/13/2024	\$ 1,199.15	Sub-Total - Tax Levy		
				4/10/2024	\$ 992.00	Special Charges/Credits		
						2024 Tax Cap Adjustment		
						Interim 2024 Levies		
						Past Due Taxes/Credit		
Total Special Charges			\$ 0.00			Total Amount Due		\$ 2,191.15

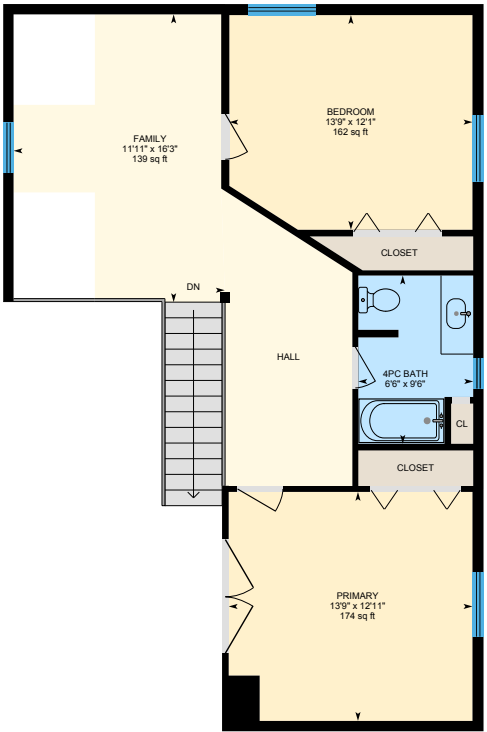
The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

2115 Indian Point Rd, Dysart Et Al, ON

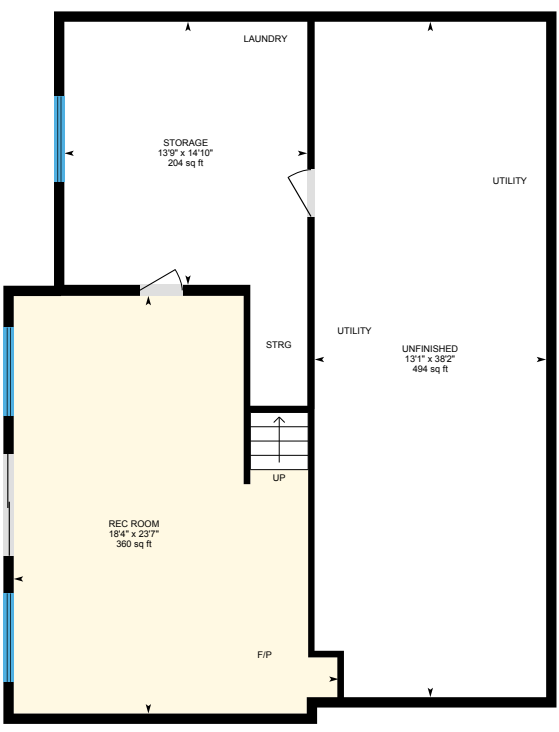
Main Building: Total Exterior Area Above Grade 2074.55 sq ft



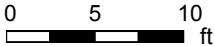
Main Floor
Exterior Area 1266.41 sq ft



2nd Floor
Exterior Area 808.14 sq ft



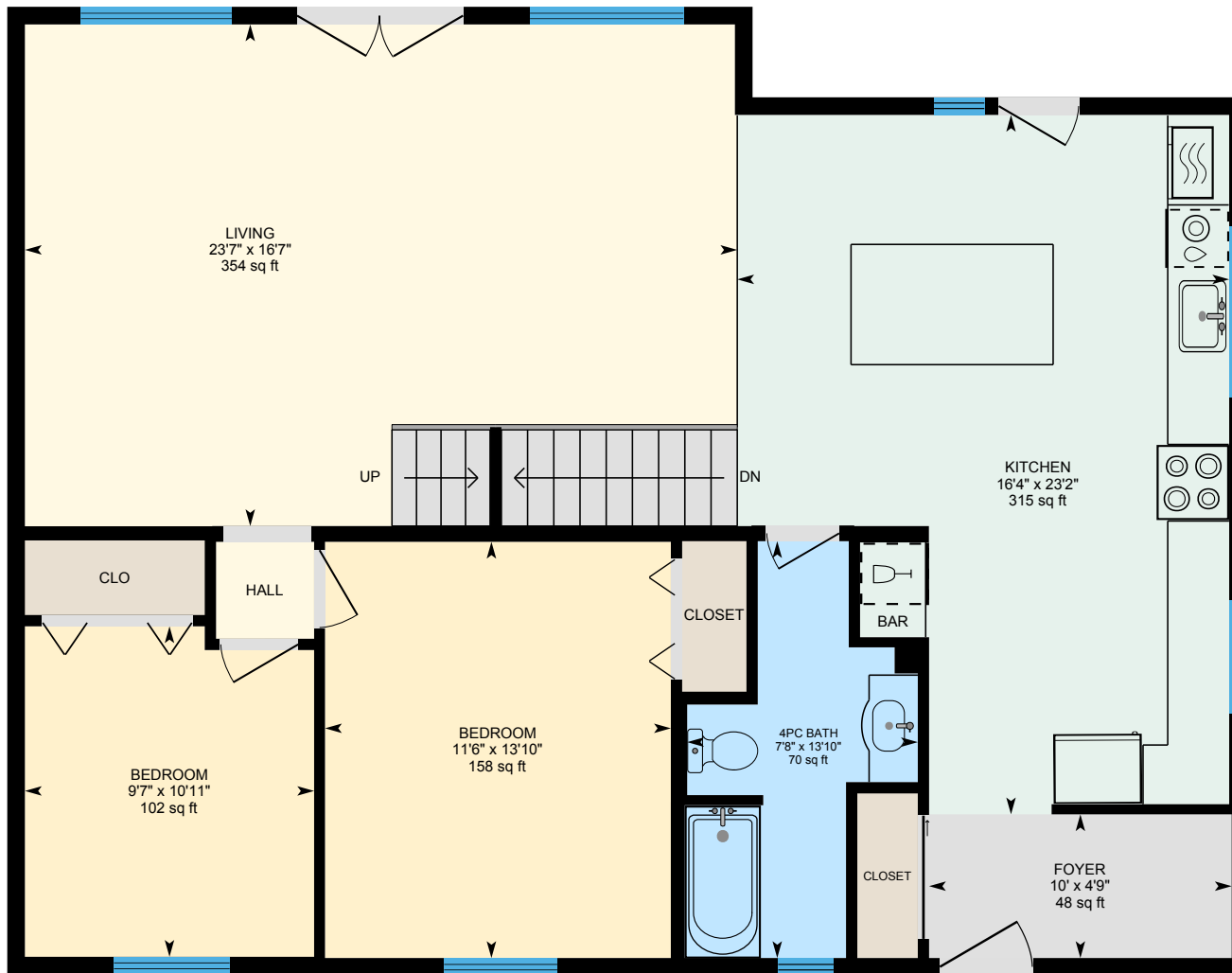
Basement (Below Grade)
Exterior Area 453.83 sq ft



PREPARED: 2023/09/26

2115 Indian Point Rd, Dysart Et Al, ON

Main Floor Exterior Area 1266.41 sq ft
Interior Area 1186.06 sq ft



0 3 6
ft

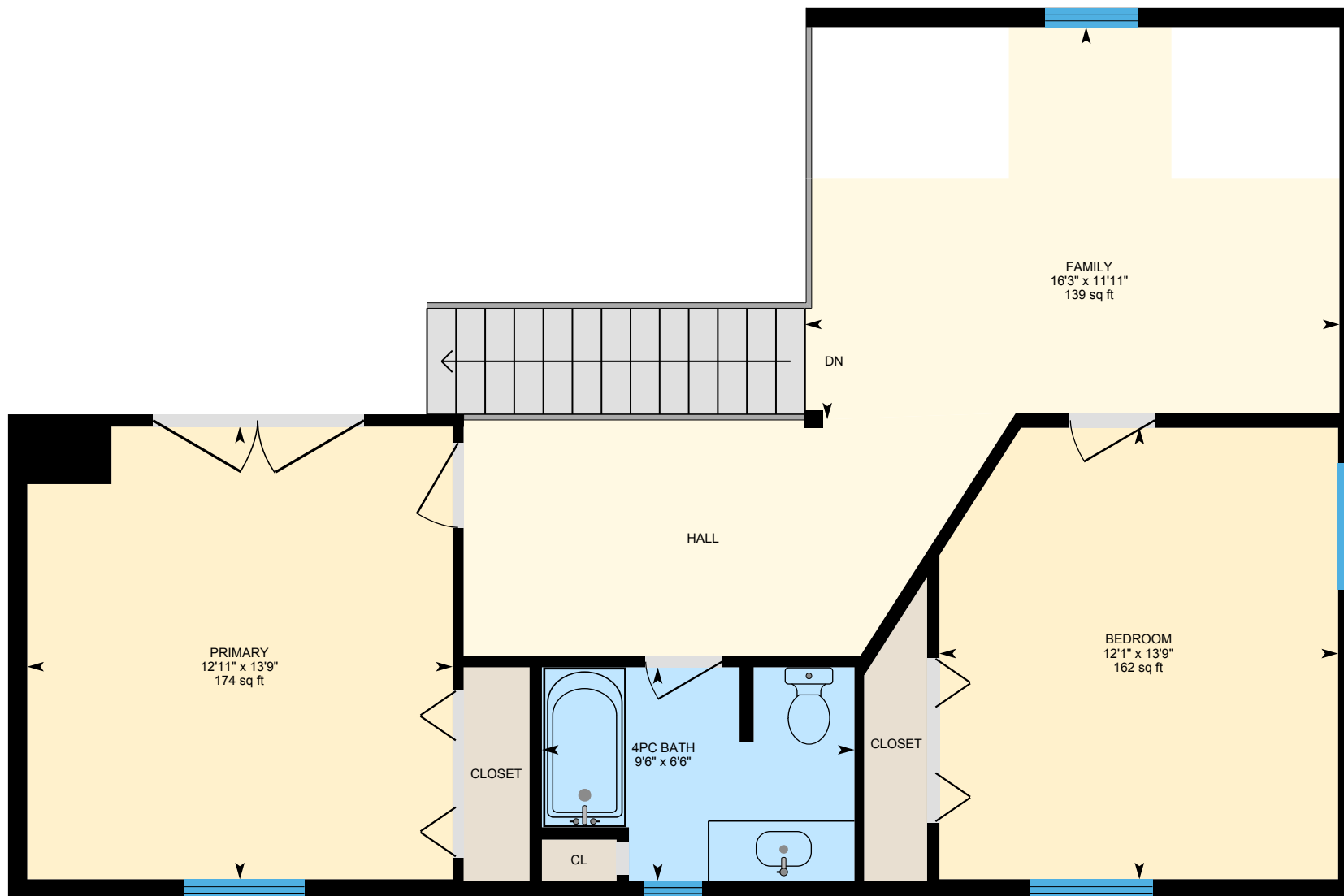
PREPARED: 2023/09/26



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.

2115 Indian Point Rd, Dysart Et Al, ON

2nd Floor Exterior Area 808.14 sq ft
Interior Area 735.40 sq ft
Excluded Area 51.02 sq ft



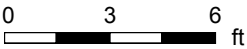
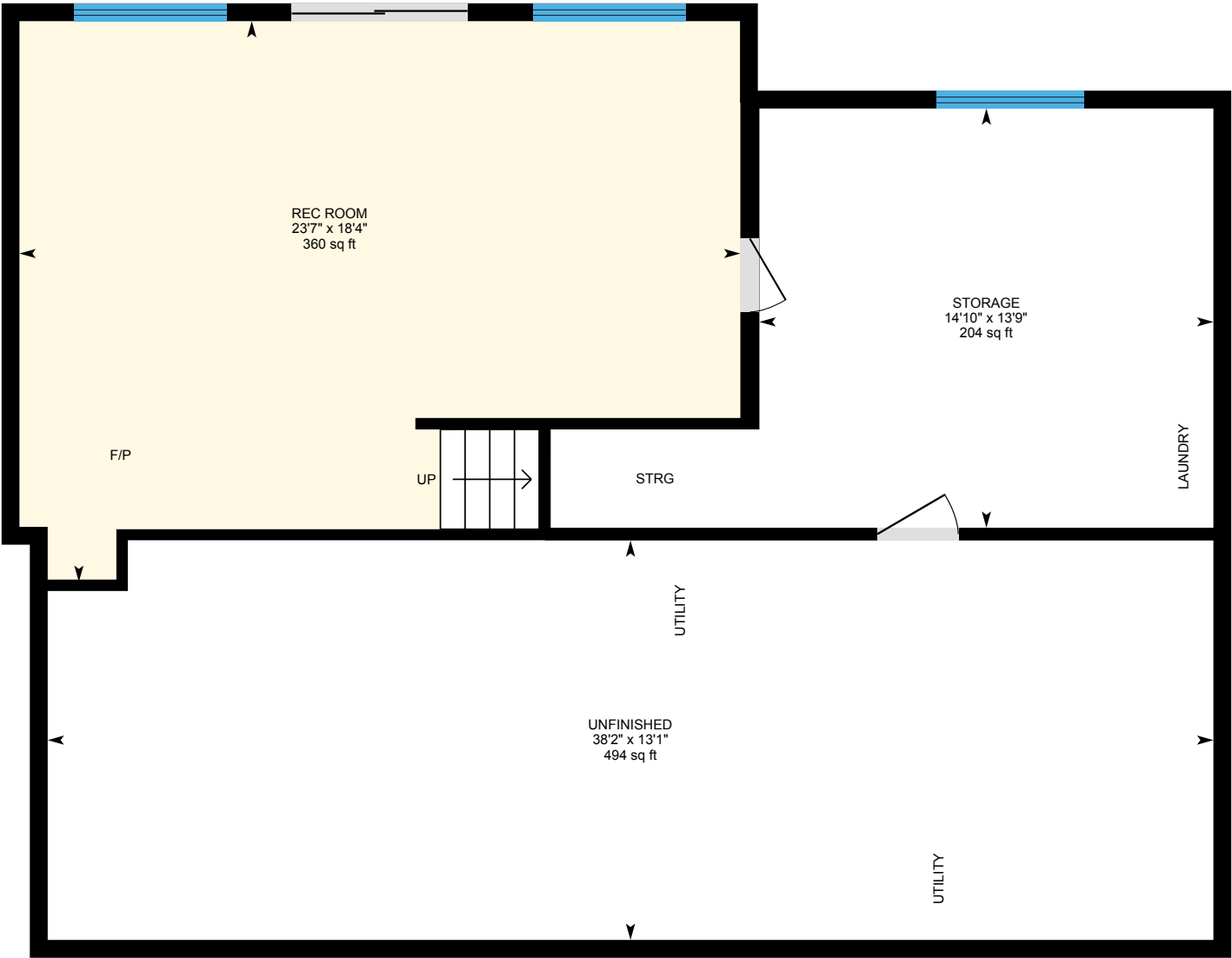
0 3 6 ft

PREPARED: 2023/09/26



2115 Indian Point Rd, Dysart Et Al, ON

Basement (Below Grade) Exterior Area 453.83 sq ft
Interior Area 375.59 sq ft
Excluded Area 742.26 sq ft



PREPARED: 2023/09/26



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.

2115 Indian Point Rd, Dysart Et Al, 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

- 4pc Bath: 13'10" x 7'8" | 70 sq ft
- Bedroom: 10'11" x 9'7" | 102 sq ft
- Bedroom: 13'10" x 11'6" | 158 sq ft
- Foyer: 4'9" x 10' | 48 sq ft
- Kitchen: 23'2" x 16'4" | 315 sq ft
- Living: 16'7" x 23'7" | 354 sq ft

2ND FLOOR

- 4pc Bath: 6'6" x 9'6" | 56 sq ft
- Bedroom: 13'9" x 12'1" | 162 sq ft
- Family: 11'11" x 16'3" | 139 sq ft
- Primary: 13'9" x 12'11" | 174 sq ft

BASEMENT

- Rec Room: 18'4" x 23'7" | 360 sq ft
- Storage: 13'9" x 14'10" | 204 sq ft
- Unfinished: 13'1" x 38'2" | 494 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: 1186.06 sq ft
- Perimeter Wall Thickness: 6.7 in
- Exterior Area: 1266.41 sq ft

2ND FLOOR

- Interior Area: 735.40 sq ft
- Excluded Area: 51.02 sq ft
- Perimeter Wall Thickness: 6.7 in
- Exterior Area: 808.14 sq ft

BASEMENT (Below Grade)

- Interior Area: 375.59 sq ft
- Excluded Area: 742.26 sq ft
- Perimeter Wall Thickness: 6.7 in
- Exterior Area: 453.83 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1921.46 sq ft
- Excluded Area: 51.02 sq ft
- Exterior Area: 2074.55 sq ft

2115 Indian Point Rd, Dysart Et Al, 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 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

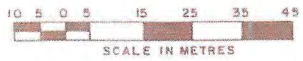
B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

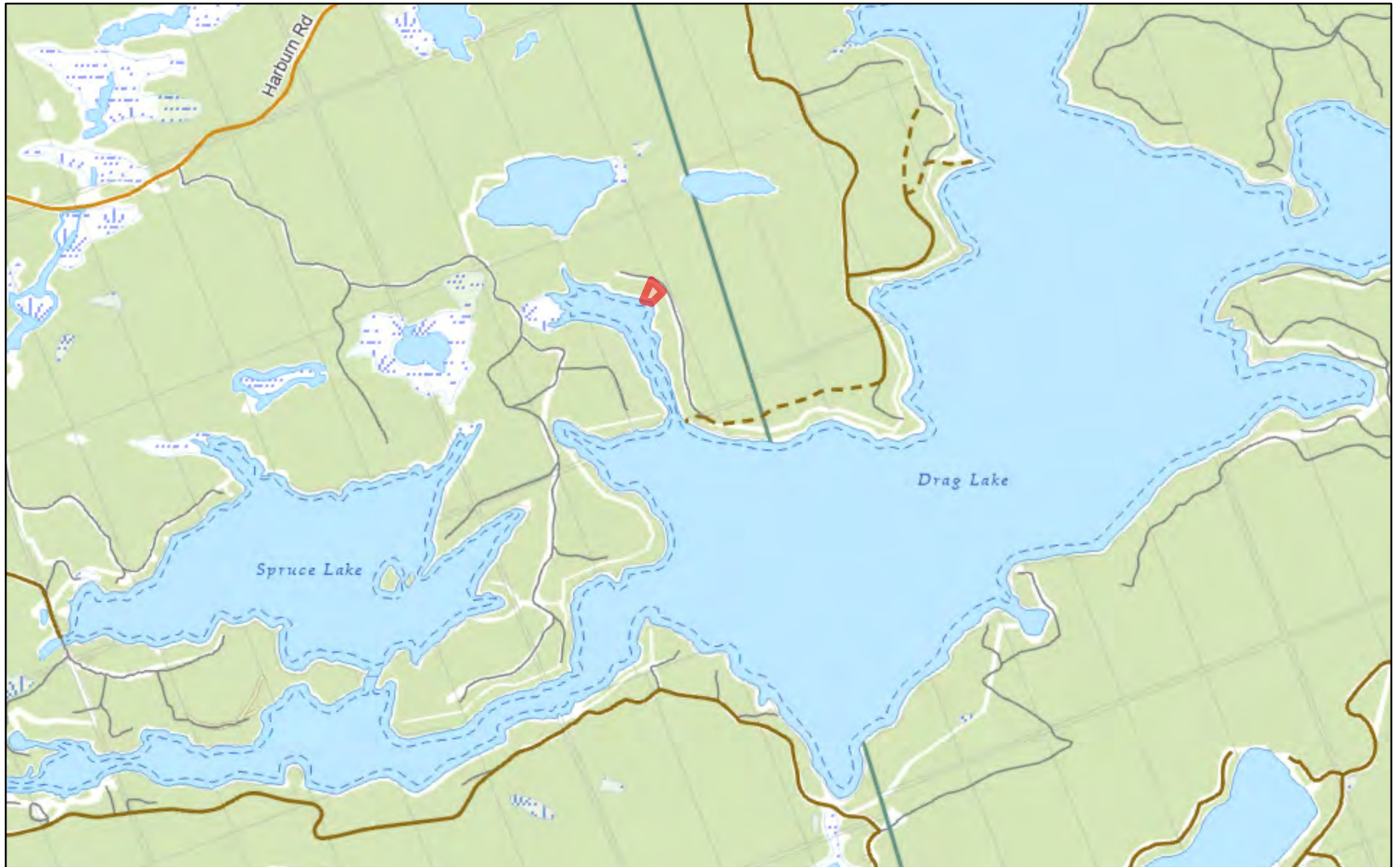
A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

1984



2115 Indian Point Road, Drag Lake

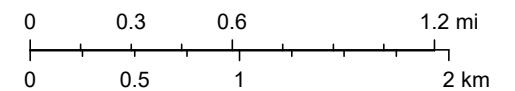


March 18, 2024

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2115 Indian Point Road, Drag Lake



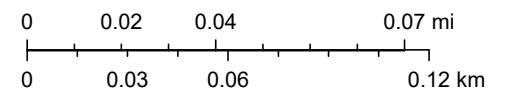
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Scale: 1:2,257





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344.05ft
242.20ft
238.60ft
198.66ft

Chandler Dr

Dianalan Ln

Merlin Ln

Bonharris Rd

Indian Point Rd

Chandler Dr

Indian Point Rd

Indian Point Rd



Drag Lake

Location: 6 km (3.5 mi) east of Haliburton
 Elevation: 348 m (1,161 ft)
 Surface Area: 1,003 ha (2,508 ft)
 Mean Depth: 17.7m (59 ft)
 Max Depth: 55m (180 ft)
 Way Point: 78° 24' 00" Lon - W 45° 05' 00" Lat - N



ZONE 15

Drag Lake

Fishing



Drag Lake is one of the more popular lakes in the Haliburton area and is a busy cottage destination lake during the summer months. This clear lake is extremely deep, and the crisp cool nature of the lake is prime habitat for lake trout. Because of the abundance of baitfish in Drag Lake, the resident lake trout can grow to good sizes and fish in the 65 cm (26 in) range are caught on occasion. The rocky shoreline structure of Drag Lake is also fantastic smallmouth bass habitat.

Fishing success for the naturally reproducing lake trout is definitely better in the winter months and just after ice off. The most productive way to fish the lake in winter is to determine the best places to fish (off points, around weed beds, drop offs, sunken islands and flats), usually by scouting the area in summer or fall. While some locations are obvious (points, islands), others (sunken islands) are not. Marking the locations with a portable GPS unit can help you find an area again.

Once the ice is solid enough for fishing, drill a series of holes that will cover a variety of depths and structural elements around your chosen spot. A flasher depth finder is a real boon when ice fishing. Using a baited leadhead or an unbaited spoon are two popular techniques. If you don't get a bite in one location, move on to the next hole after a pre-determined time (ten minutes to half an hour). This is the best way to determine where the fish are holding.

Smallmouth can be found in good numbers around the lake and can exceed 1.5 kg (3.5 lbs) on occasion. Due to the clear nature of the water, it is a challenge to entice smallmouth up to the top for surface lures and flies. Rather, spincasters should try jigs and spinners, while fly casters can have great results with crayfish or leech patterns when worked deeper around shoreline structure.

In order to protect the long term viability of the lake trout population, slot size and winter ice fishing regulations have been established. Be sure to check your regulations for details.

Other Options



A few fishing alternatives found near Drag Lake are **Cranberry Lake** and **Boyne Lake**. Both lakes can be accessed not far off the west side of the Harburn Road (County Road 19) and offer fishing opportunities for decent sized smallmouth bass.

Directions



This large lake lies minutes east of Haliburton and can be accessed from its southern or northwestern shore. The northwestern access is easiest to find and can be reached by taking Harburn Road (County Road 19) north from Haliburton to Indian Point Road. Head east on Indian Point Road and watch for boat launch signs leading along Dardanelles Road.

Facilities



Along with the main access areas, there are a few resorts and a picnic area available on Drag Lake. Alternatively, the nearby town of Haliburton offers amenities such as accommodations, restaurants and an array of retailers to service most needs.

Area Indicator

