

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**

Foundation: **Concrete Block**
 Driveway Spaces: **6.0**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft):
 Lot Irregularities:

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** FP Stove Op:
 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**
 Legal Desc: **LT 11 PL 617; DYSART ET AL**
 Zoning: **WR4L**
 Assess Val/Year: **\$563,000/2024**
 PIN: **391680155**
 ROLL: **462401200068930**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Boundary Only/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **min 5%**

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
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Rooms

Listing ID: 40556548

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
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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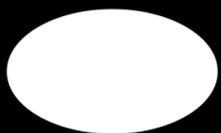
Chattels

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.*



Health Unit

SEWAGE SYSTEM INSTALLATION REPORT

File Number Dy-38-03

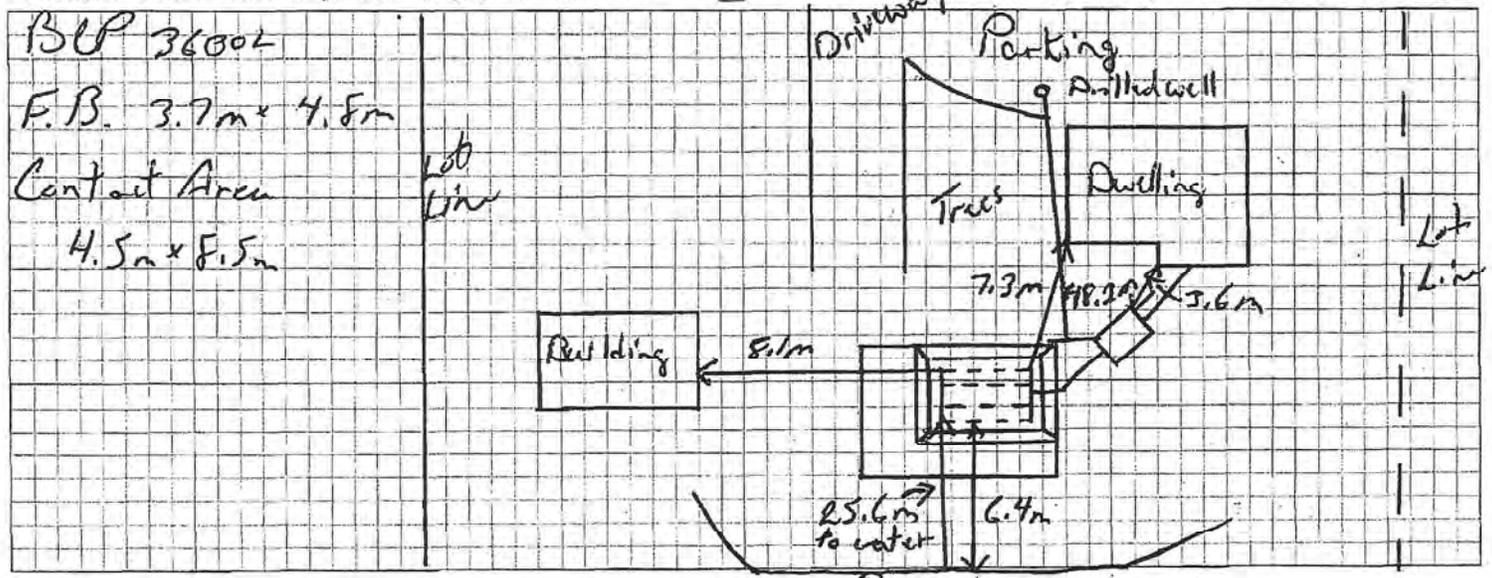
Installation by: Hawk River Construction

Date: 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 Linear 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. Greavette

For 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 0000

Township/County/City Dysart Emergency #911 _____

Inspected and Recommended by Shawn Elz
(Appointed Inspector - Part 8)
Date May 7/04

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

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, unless a Site Inspection Report is obtained.

NO Sew/ Sub r
match



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

APPLICATION FOR A SEWAGE SYSTEM PERMIT

Ontario regulation 403 / 97

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

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

1. NAME OF OWNER Diane M. Greavette	Tel. No. 905-945-1543	2. INSTALLER'S NAME AND OBC LIC. NO. WATFIELD Inc. Htg.	Tel. No. 705-477-1077
Address (No., Street, City, Town, etc.) 155 Main St. E, Ste. 128 Grimsby, Ontario L3M 1P2		Address (No., Street, City, Town, etc.) Box 528 Haliburton Ont K0M 1R0 1998-0061	

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: 1800 m²

5. LOCATION - County Haliburton	Township, Municipality Dysart	Lot No. Part 33	Conc. No. 8	Plan No. 617	Sub. Lot No. 11	Lot size 1.06 acre	Roll # 46-24-012-000-6898-0000	Emergency # 911
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State the number of:	People	Bedrooms	Showers & Bathubs	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
	2	2	2 Showers 1 Bathub	2	1	2	1				

7. WATER SUPPLY
 Dug or Bored Well Municipal System
 Depth of Steel Casing (Metres)
 Other lake water
 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 528~~, Haliburton, Ontario K0M 1S0 1 YORK LANE PHONE (705) 457-1391
 City of Kawartha Lakes - 108 Angeline Street S., Lindsay, Ontario K9V 3L5 Box 570 PHONE (705) 324-3569

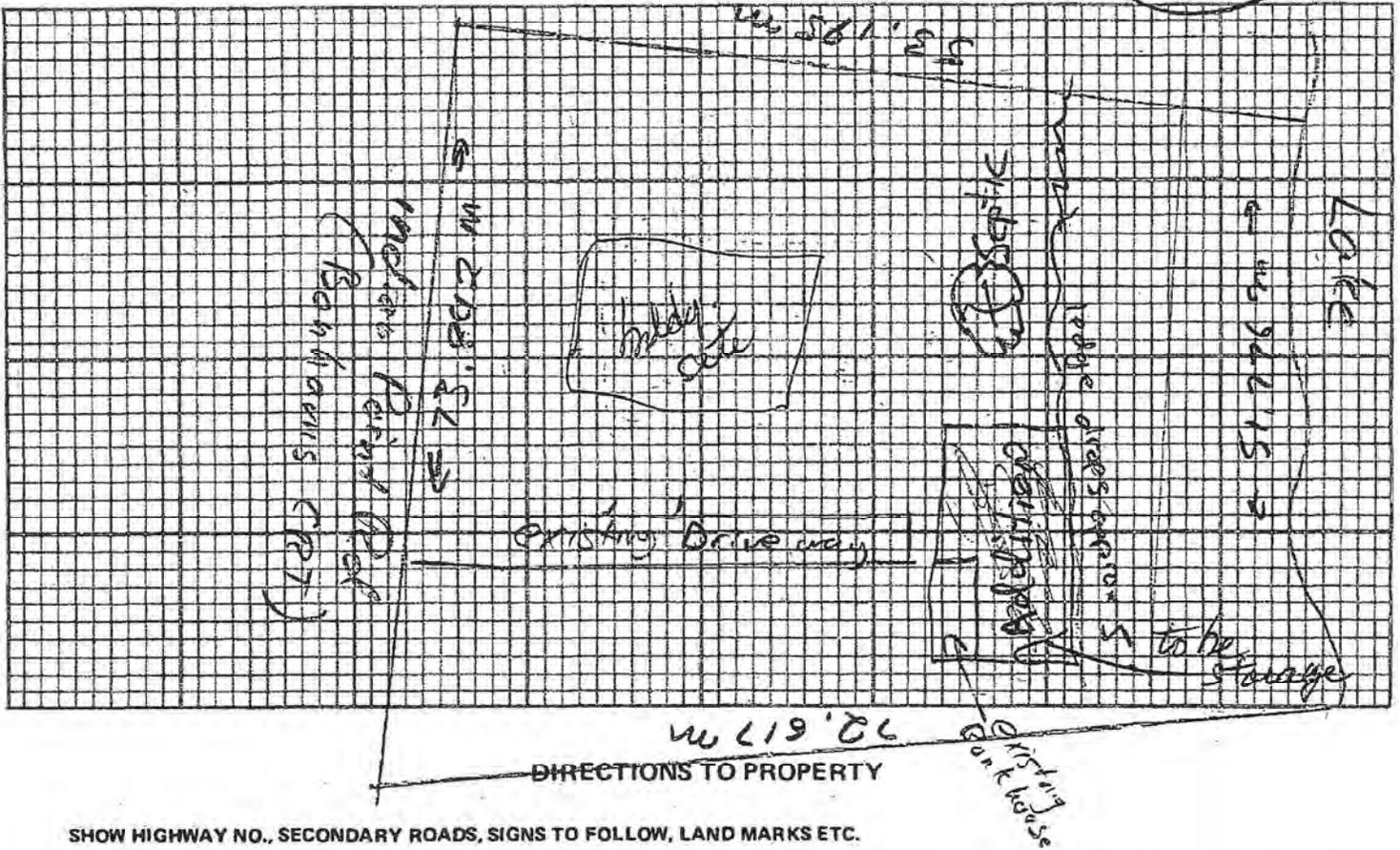
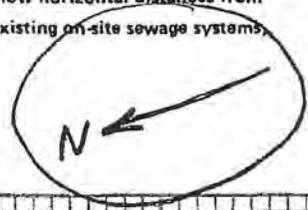
EH-LC-130-02

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.



From Haliburton
 Take 118 to Harburn Rd. Harburn Rd to
 Indiano Point Rd turn R follow past unassumed
 Rd. You'll see sign that says Bonham Cr. 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.
 Emt # 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 # 017 Sub Lot # 11 Roll # 4624012 Emergency # 911
00068980000

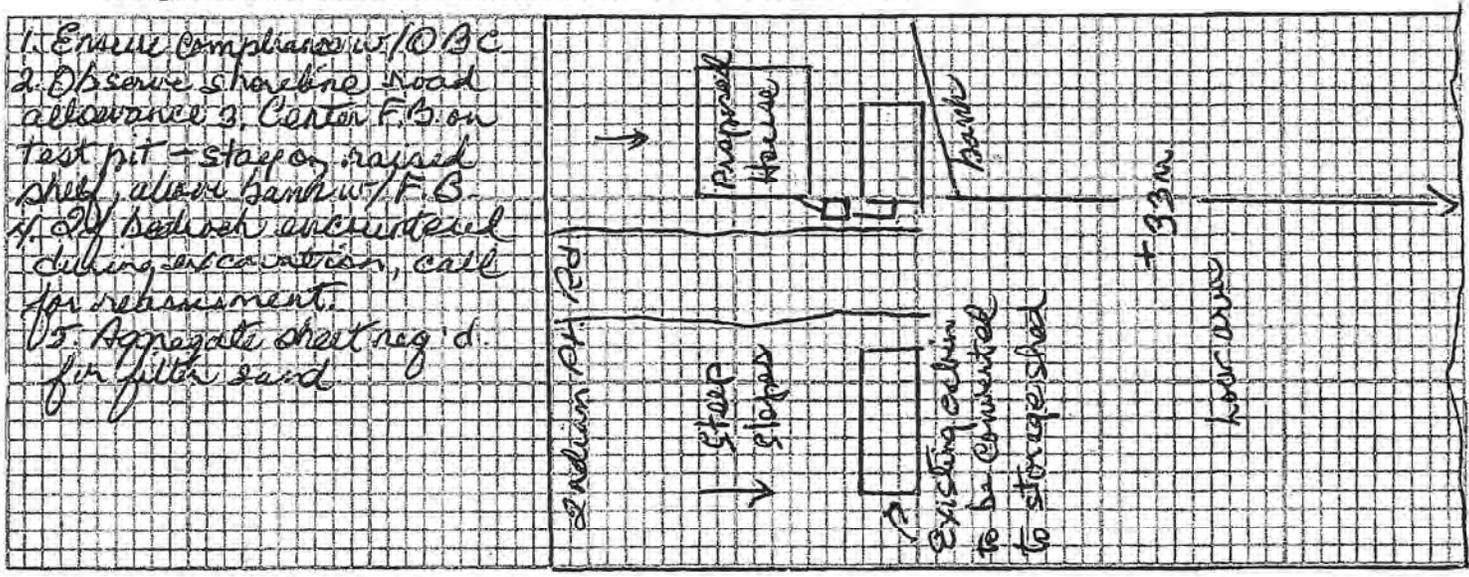
- Assessment of Property
 - Surface drainage: good fair poor
 - Slope of ground: level gradual steep
 - Clearances (horiz.): satisfactory unsatisfactory
 - Percolation rate: 25-30 min./cm. Measured Estimated
- Decision: On the basis of your application the property is:
 - Acceptable if system is installed as outlined in item 3 below
 - Not acceptable; Reason recorded under item 3

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

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

- Requirements of Sewage System:
 - Working capacity of Septic Tank: 3600 litres Holding Tank: N/A litres
 - Length of absorption trench required _____ metres. c) Filter bed area 14.6 sq.m.; contact area 35.7 sq.m.
 - Size of system is based on 2 bedrooms and / or 200 fixture units. Commercial details N/A.
Area of Building: 158 m²
 - 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
- 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)



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. 477614	
Roll No. 012-000-68930-0000		Bill No.	
Name and Address: 2024		Municipal Address/Legal Description	
[REDACTED]		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(%)	
RTEP	\$ 563,000.00	Res/Farm Tx/Fyl - EPubSup	0.00316071	\$ 186.74	0.00235833	\$ 963.87	0.00153000	\$ 430.70
Sub Totals >>>		Municipal Levy	\$ 859.74	County Levy	\$ 663.87	Education Levy	\$ 430.70	
Special Charges		Installments		Summary				
By Law #	Description	Amt	Exp Year	Due Date	Amount	Summary	Amount	
				3/13/2024	\$ 1,199.15	Sub-Total - Tax Levy	\$ 1,984.31	
				4/10/2024	\$ 992.00	Special Charges/Credits	\$ 0.00	
						2024 Tax Cap Adjustment	\$ 0.00	
						Interim 2024 Levies	\$ 1,984.31	
						Past Due Taxes/Credit	\$ 206.84	
Total Special Charges		\$ 0.00				Total Amount Due	\$ 2,191.15	

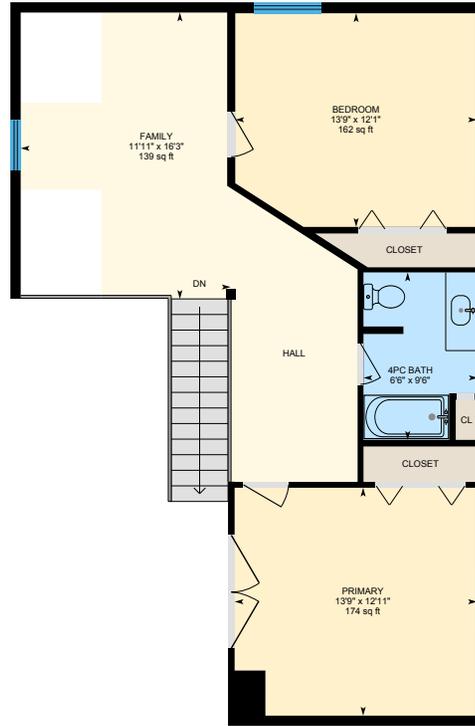
The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

2115 Indian Point Rd, Dysart Et Al, ON

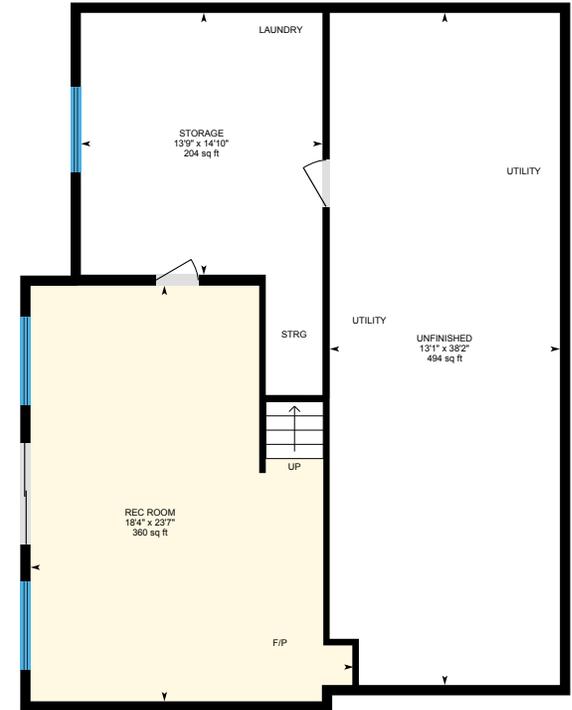
Main Building: Total Exterior Area Above Grade 2074.55 sq ft



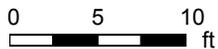
Main Floor
 Exterior Area 1266.41 sq ft



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

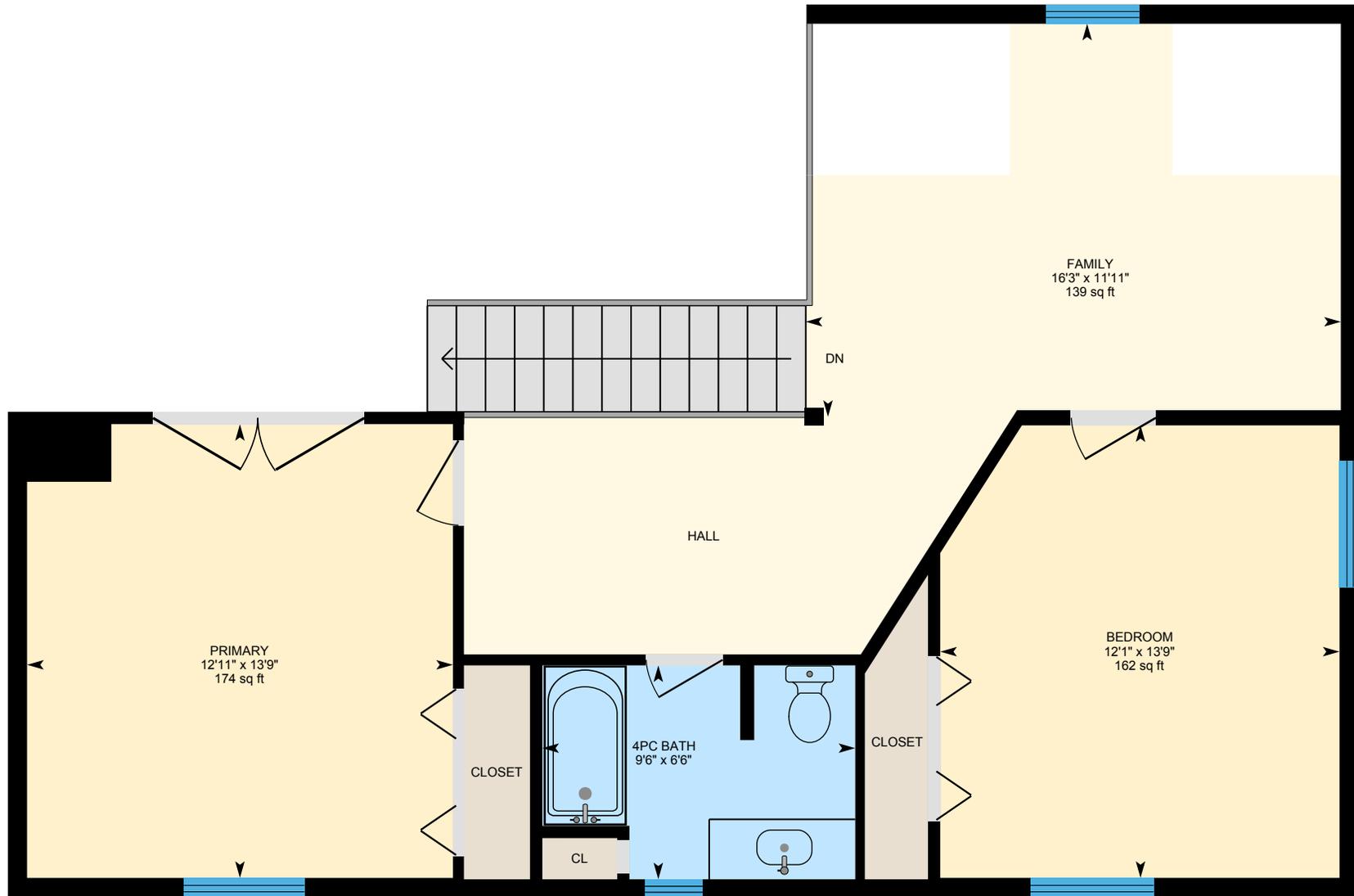


PREPARED: 2023/09/26



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



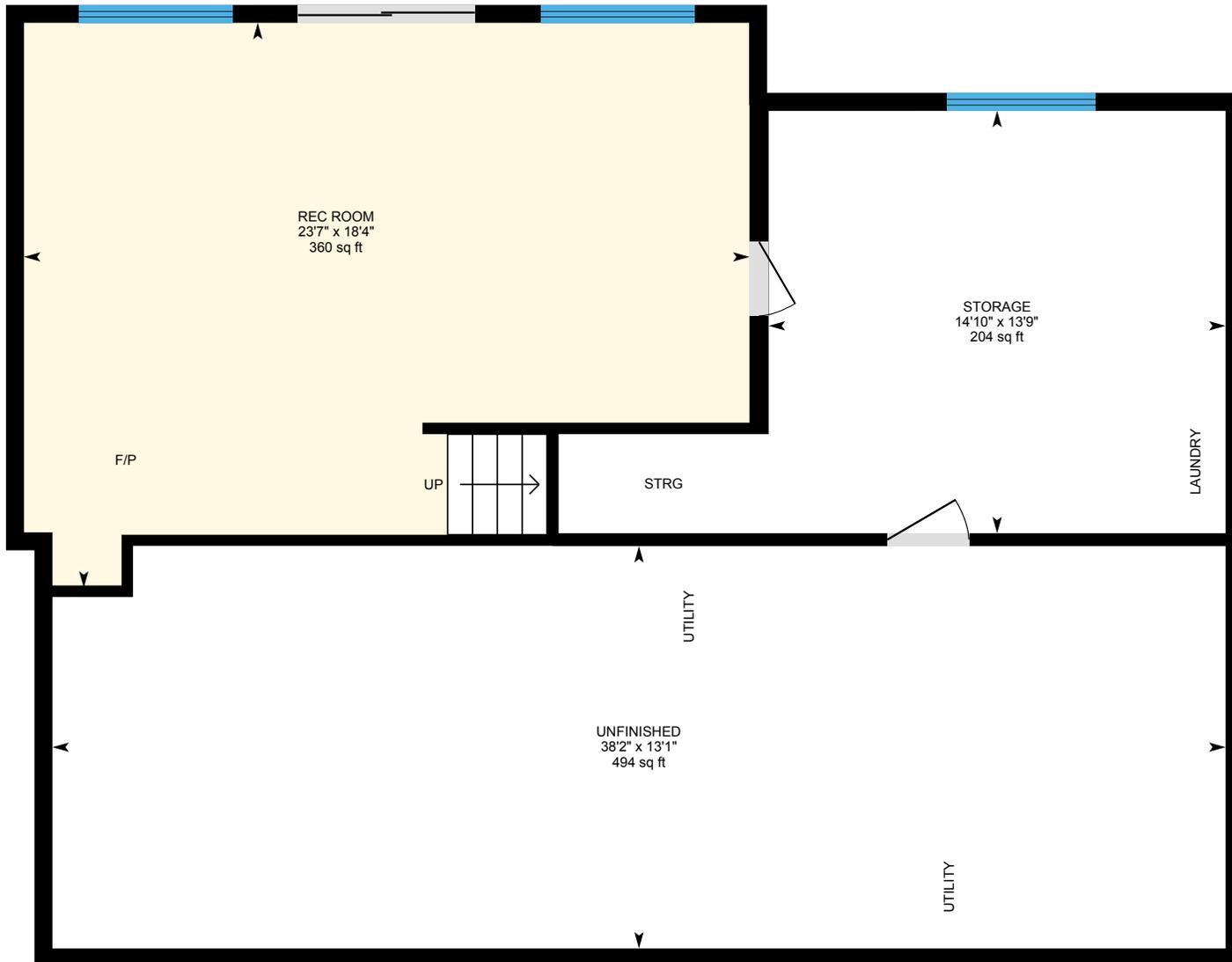
PREPARED: 2023/09/26



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

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



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.

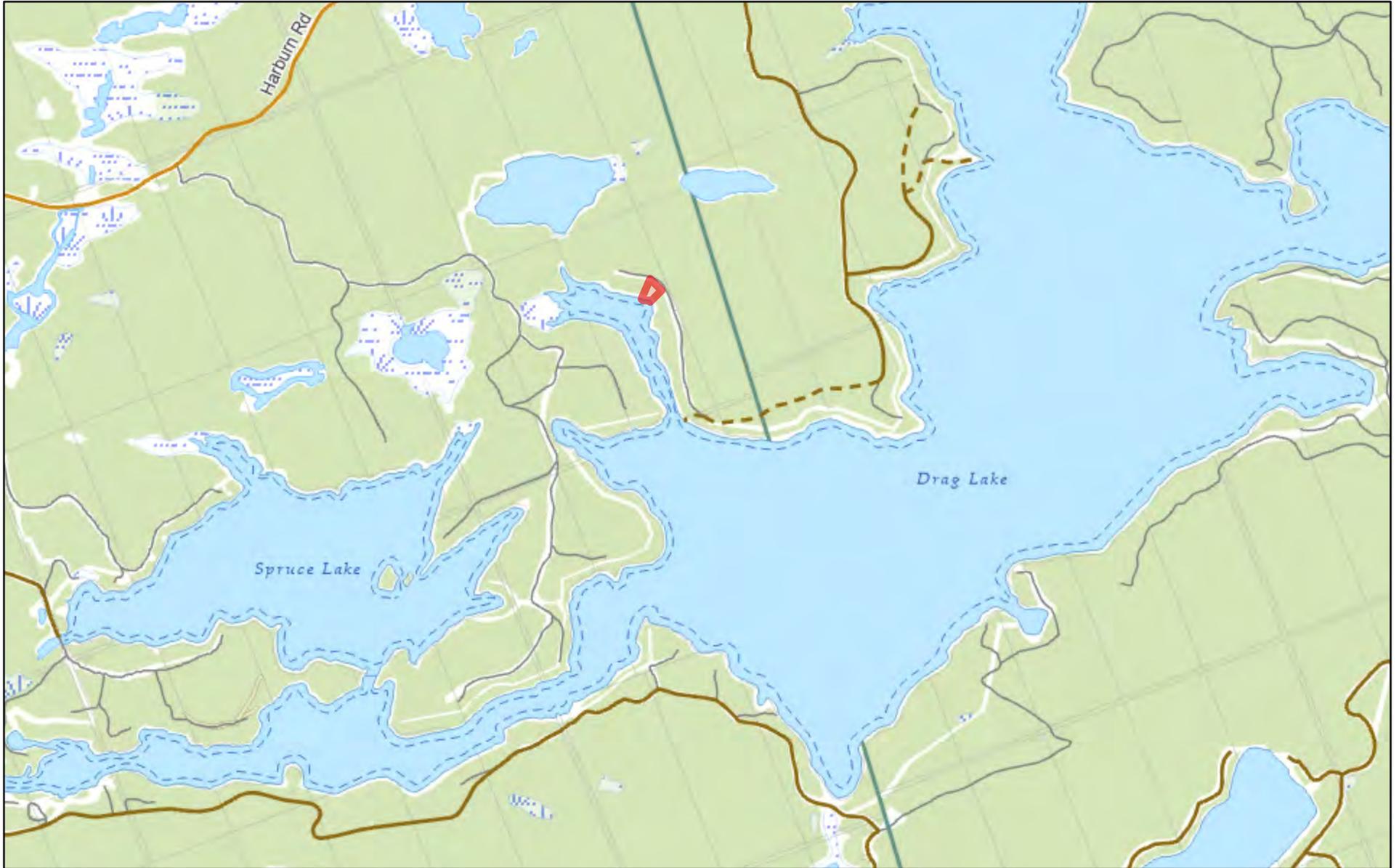
B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

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>

2115 Indian Point Road, Drag Lake

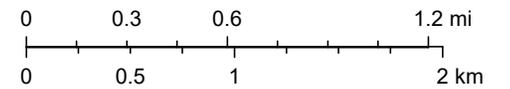


March 18, 2024

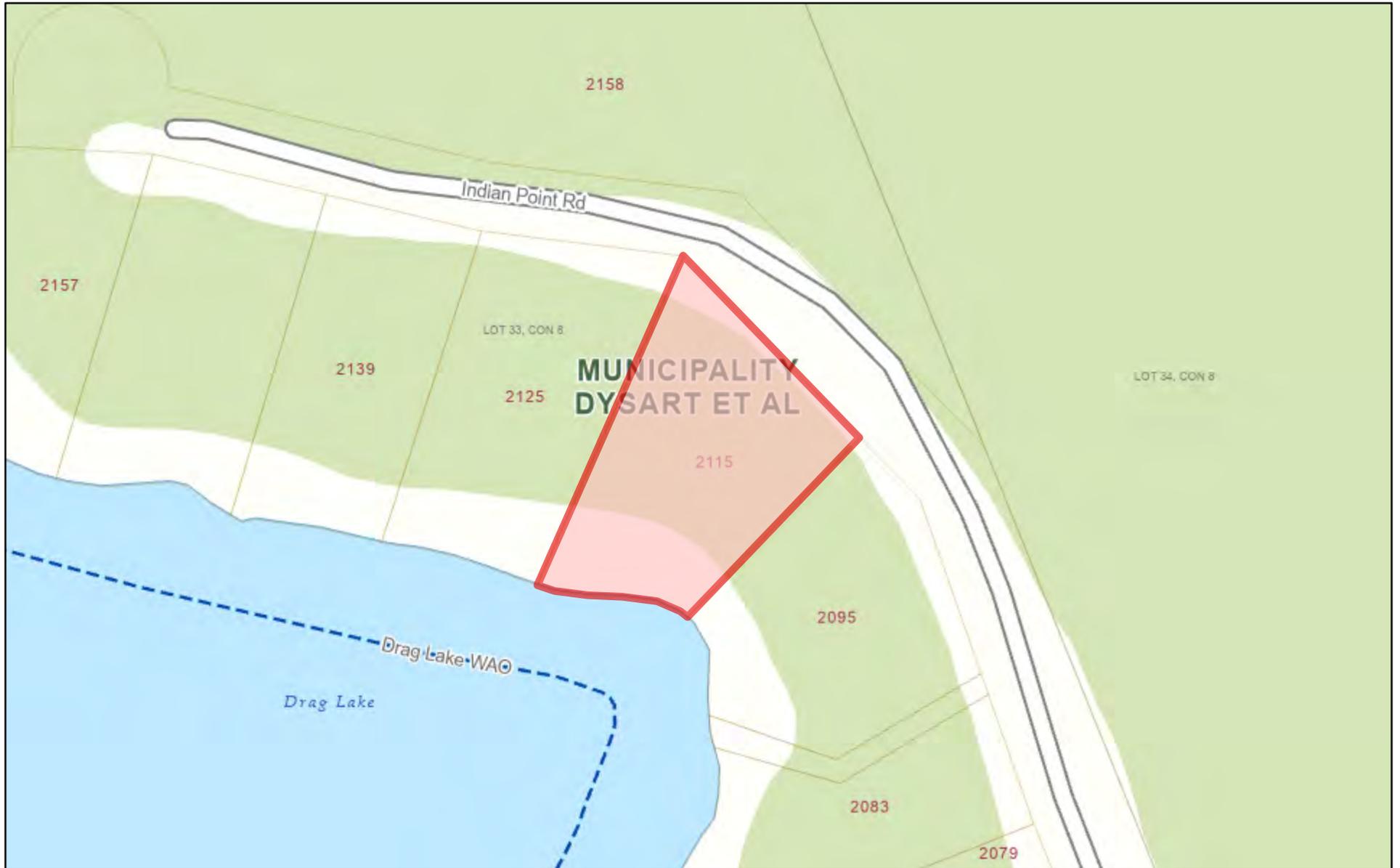
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Scale: 1:36,112



2115 Indian Point Road, Drag Lake

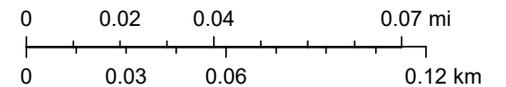


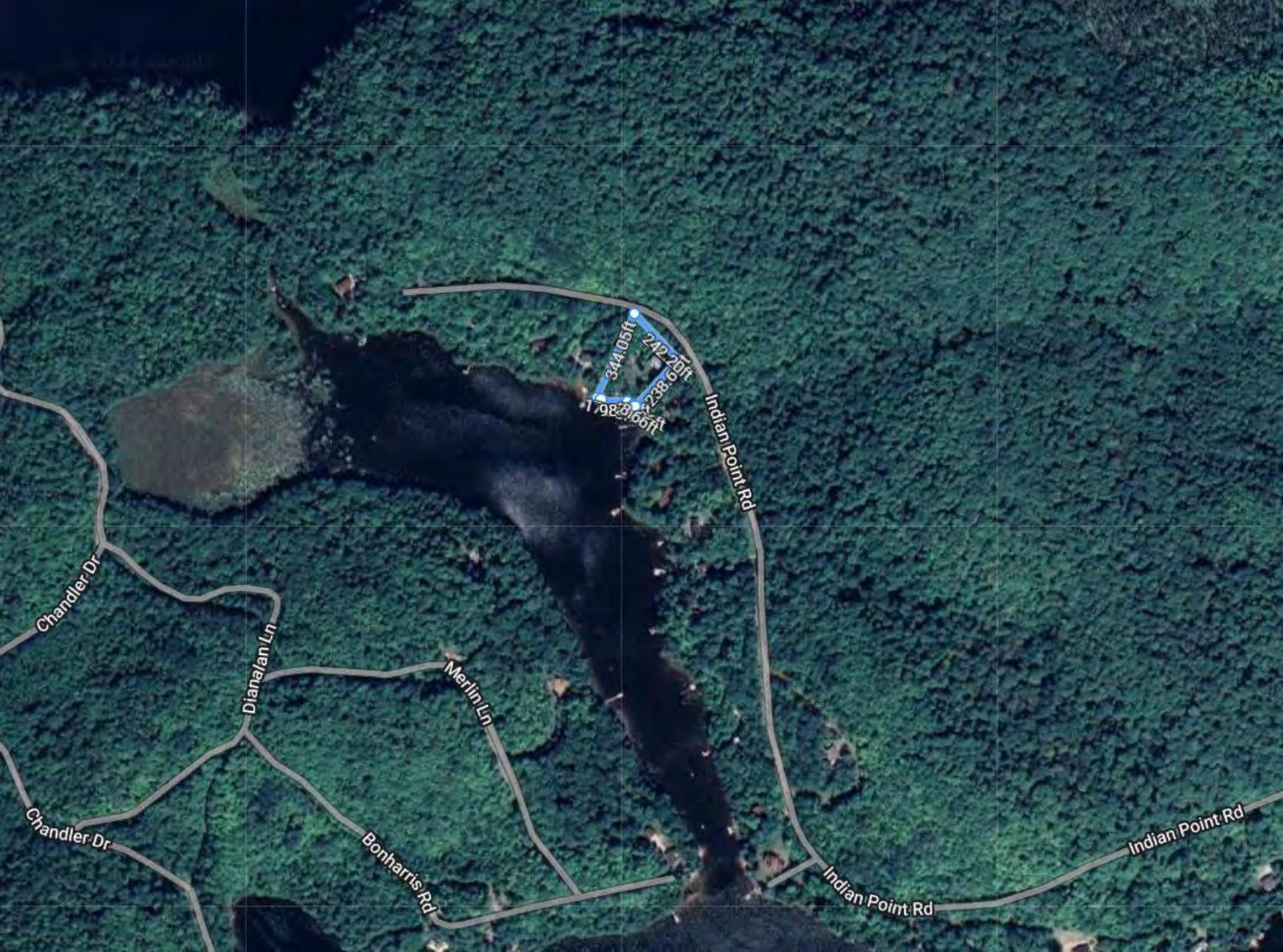
March 18, 2024

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Scale: 1:2,257





344.05ft
242.20ft
238.16ft
198.66ft
179.66ft

Chandler Dr

Dianajan Ln

Merlin Ln

Bonharris Rd

Indian Point Rd

Chandler Dr

Indian Point Rd

Indian Point Rd

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



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

