

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$549,900

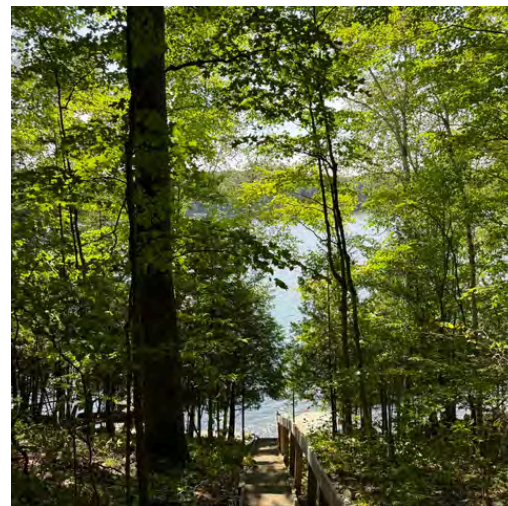
Welcome to 2169 Fred Jones Road

on Drag Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Discover the perfect opportunity to create your dream getaway on beautiful Drag Lake, just a short drive from the village of Haliburton. This older, well-loved cottage features 2 bedrooms and 1 bathroom, brimming with character and ready for your updates and personal style. With 115 feet of waterfront, you'll enjoy peaceful views of the water and the tranquil charm that makes this area so sought after. Situated on a year-round municipal road, the property offers easy access in all seasons. Inside, you'll find a classic cottage layout that invites cozy gatherings and relaxed lakeside living. Just minutes away, the village of Haliburton provides grocery stores, restaurants, local shops, healthcare services, schools, and a vibrant arts and cultural scene—everything you need within reach while enjoying your private escape.

Property Client Full

2169 Fred Jones Road, Dysart, Ontario K0M 1S0

Listing

2169 Fred Jones Rd Dysart

Active / Residential Freehold / Detached

MLS®#: X12345566

List Price: \$549,900

New Listing



Haliburton/Dysart et al/Dysart

Tax Amt/Yr: **\$1,733.55/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 31 CON 6 DYSART; PT LT 31 CON 7 DYSART PT 2, 3 19R5341; DYSART ET AL**

Style: **Bungalow** Rooms Rooms+: **5+0**
Fractional Ownership: **2(2+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **< 700**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres:
Lot Front: **115.00** Fronting On: **N**
Lot Depth: **408.00**
Lot Size Code: **Feet**
Zoning: **WR4**
Dir/Cross St: **ON 118-E to Fred Jones Road**

PIN #: **391680212**
Holdover: **60**
Possession: **Flexible**

ARN #: **462401100048000** Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **No**
Basement: **No/None**
Fireplace/Stv: **Yes**
Fireplace Feat: **Wood Stove**
Interior Feat: **Other**
Heat: **Baseboard, Electric**
A/C: **No/None**
Central Vac: **No**

Exterior: **Vinyl Siding**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **10.00**
Tot Pk Spcs: **10.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

Water: **Other**
Water Supply Type: **Lake/River**
Water Meter:
Waterfront Feat: **Not Applicable**
Waterfront Struc: **Bunkie**
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Property Feat: **Asphalt Shingle**
Roof: **Piers**

Foundation:
Soil Type:
Alternate Power: **None**

Water Name: **Drag Lake**

Waterfront Y/N: **Yes**

Water Struct: **Bunkie**

Water Features: **Not Applicable**

Under Contract:

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

Shoreline: **Clean, Hard Bottom**

Shoreline Road Allowance: **Not Owned**

Docking Type: **Private**

View:

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

Waterfront Frontage (M): **35.05**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Lot Shape:

Channel Name:

Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Discover the perfect opportunity to create your dream getaway on beautiful Drag Lake, just a short drive from the village of Haliburton. This older, well-loved cottage is brimming with character and ready for your updates and personal style. Situated on a year-round municipal road, the property offers easy access in all seasons. Inside, you'll find a classic cottage layout that invites cozy gatherings and lakeside living. Step outside to enjoy your natural surroundings, with peaceful views of the water and the tranquil charm that makes this area so sought after.**

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

Prepared By: TROY AUSTEN, REALTOR Salesperson

Date Prepared: 08/14/2025

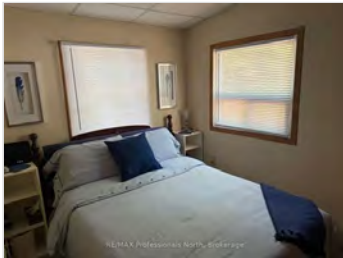
Rooms

MLS®#: X12345566

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	6.24 M X 3.5 M	20.47 Ft x 11.48 Ft		Combined w/Living
Dining Room	Main	5.03 M X 3.53 M	16.50 Ft x 11.58 Ft		
Bedroom	Main	3.44 M X 2.22 M	11.28 Ft x 7.28 Ft		
Bedroom	Main	2.22 M X 2.01 M	7.28 Ft x 6.59 Ft		

MLS®#: X12345566

[2169 Fred Jones Road](#), Dysart, Ontario K0M 1S0



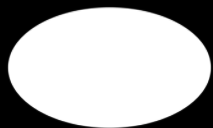
Chattels

Included

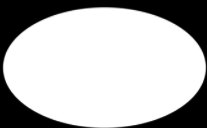
- As viewed other than Excluded items

Excluded

- Personal Items
- Boat and Trailer
- Four Wheeler



Seller



Buyer

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

U P Screen ✓
 Dy-11-96 ✓
 FILE NUMBER :

REPORT

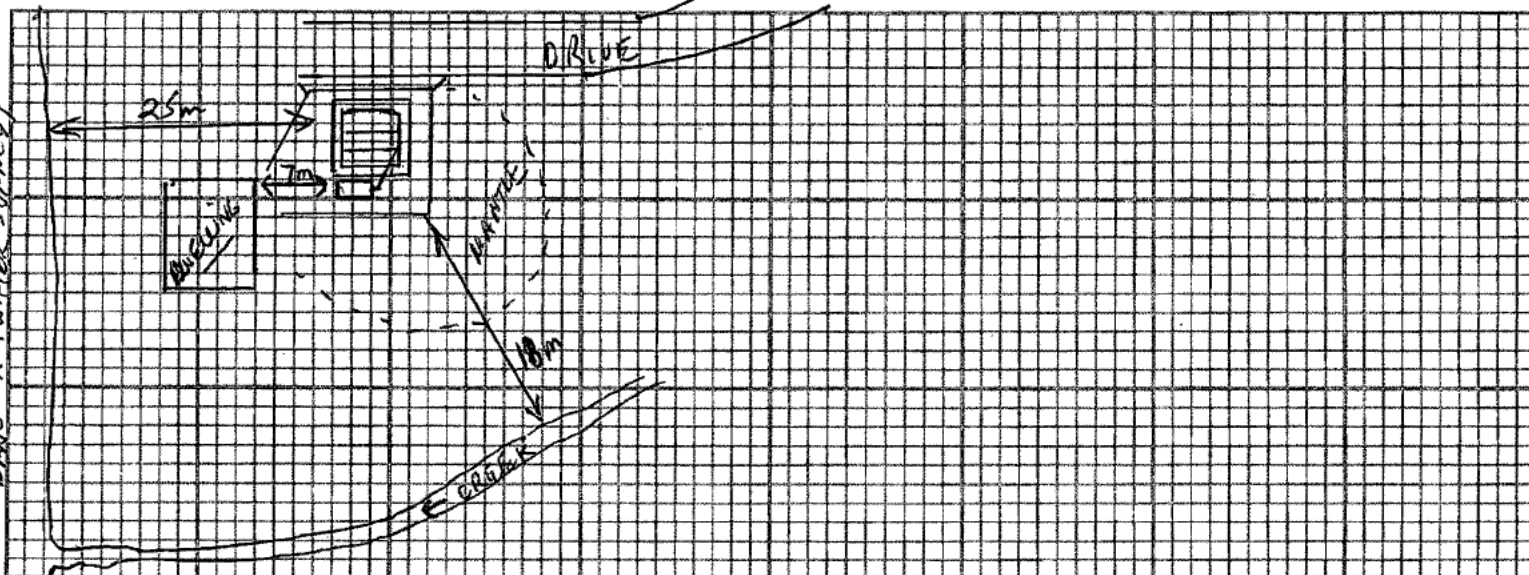
INSTALLED BY. Bruce Johnston / Dale Griffin

DATE July 5/96

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

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/~~concrete~~/fibreglass, Manufacturer BCP
- Distribution Pipe Type _____ . Absorption Trench System ☐
- Filter Bed System ☒ , Filter Bed Area 17 sq m Contact Area 17 sq m.
- Total 20 Lineal Metres in 4 runs of 5 metres and fed by gravity ☒ , Siphon ☐ , or Pump ☐
- Size of System based on 2 bedrooms and/or 9.5 fixture units Commercial details _____
- Other _____

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



SCALE: 1 square equals approx _____ metre

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 ☒

USE PERMIT

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

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # Dy-11-96

such system being located on Lot 31 Conc. 6-7 Plan 19R-5341 Sub. lot pt 2+3

Township/Municipality Essex County Haldimand

Inspected and Recommended by

DATE July 5/96 Issued B. J. MacNeill
(Director)

NOTE. Section 76 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.


**SITE INSPECTION REPORT AND CERTIFICATE
OF APPROVAL FOR A SEWAGE SYSTEM**
DATE: June 20/96

OWNER _____

Lot No. 31 Conc. 6-7

Township/Municipality _____

Plan # 19R-5341 Sub. Lot # PT 2+3**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: 5-10 min./cm. Measured ☐ Estimated ☒ IMPORTED FILL

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 ☐
 c) Owner may wish to consider a Proprietary Aerobic System ☐

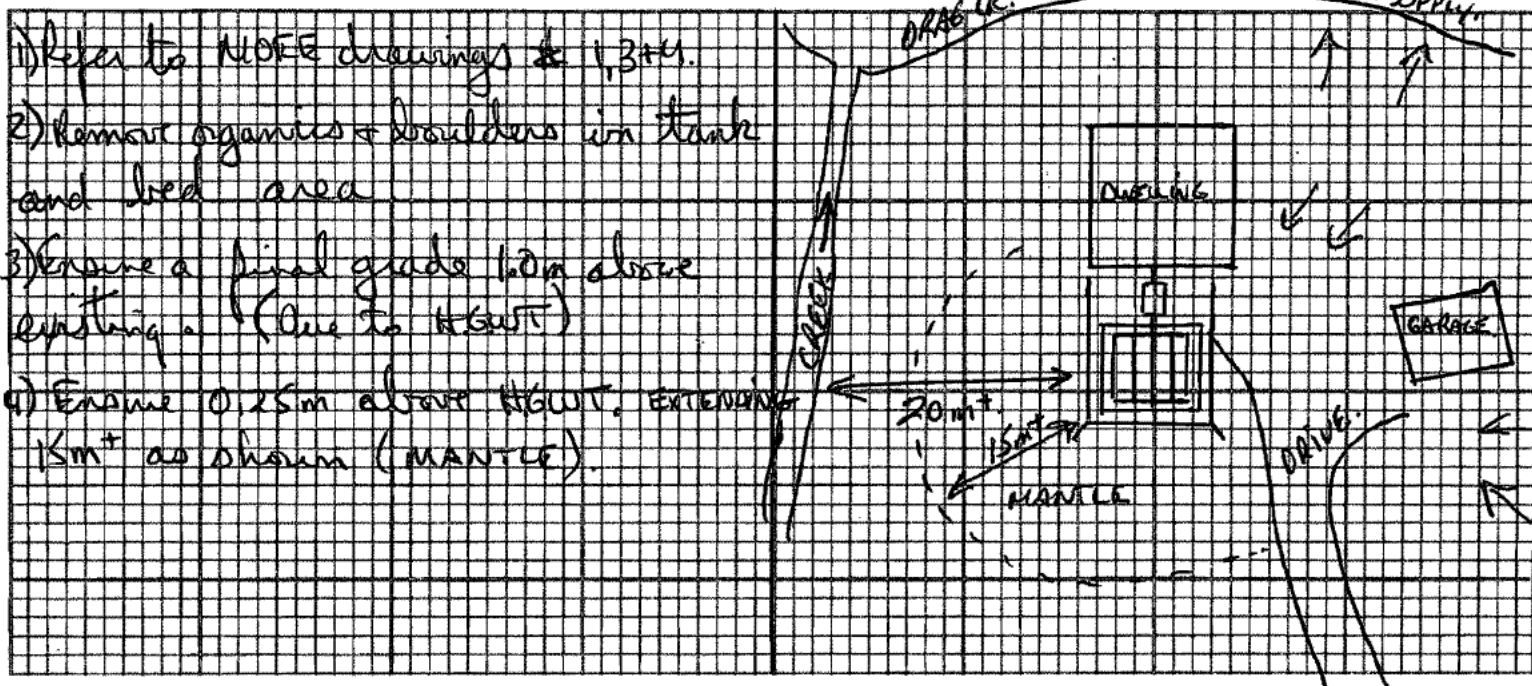
Under Section 139 of the Environmental Protection Act, 1990 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, Suite 502, 112 St. Clair Avenue West, Toronto, Ontario M4V 1N3, within 15 days of receipt of the decision

Soil Condition	
Depth (metres)	Soil Type
0	ORGANICS
0.5	BOULDERS. POORLY SORTED SILTY SAND
1.0	#6WT
1.5	
Show rock elevation <u>1.5m</u>	
Show water table <u>2.5m</u>	

3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 2700 litres Holding Tank: _____ litres
 b) Length of absorption trench required _____ metres. c) Filter bed area 15 sq.m.; contact area 15 sq.m.
 d) Size of system is based on 2 bedrooms and/or 9.5 fixture units. Commercial details _____
 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 WATER SUPPLY



Scale: 1 square equals approx. _____ metre

- 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 under the Environmental Protection Act to use a system without a Use Permit. In order to issue a Use 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

CERTIFICATE

This Certificate of Approval under Section 77 of the Environmental Protection Act 1990 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3, and provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof.

INSPECTED & RECOMMENDED BY _____

DATE _____

June 20/96B. J. MacNaught

Director

OFFICES:

P.O. Box 90, Port Hope, Ontario L1A 3V9
 P.O. Box 449, Campbellford, Ontario K0L 1L0
 P.O. Box 127, Brighton, Ontario K0K 1H0
 P.O. Box 570, Haliburton, Ontario K0M 1S0
 P.O. Box 565, Lindsay, Ontario K9V 4S5

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

96 May 31 Spoke to Mrs. Bowyer re: fee
she will send \$175.00
HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

APPLICATION FOR A CERTIFICATE OF APPROVAL
FOR A SEWAGE SYSTEM

MAY 31 1996

OFFICE USE ONLY

FILE NUMBER
D4-1196

35883
FEE RECEIPT NUMBER

96 06 04
DATE RECEIVED

Personal information contained on this form is collected under the authority of the Environmental Protection Act, 1986, to facilitate the issuance of a Certificate of Approval 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 3V9, (905) 885-9100

1. NAME OF OWNER Tel. No.	2. INSTALLER'S NAME Tel. No.
17 23	BRUCE JOHNSTON 754-3865
Address (No., Street, City, Town, etc.) RR #1 GREEN LAKE RD HALIBURTON ONT K0M 1S0	

3. PROPOSE TO: INSTALL A SEPTIC TANK OR _____
Install or Alter Septic Tank, Holding Tank, Proprietary Aerobic System Other (Privy, Leaching Pit, Etc.)

4. TYPE OF BUILDING SINGLE FAMILY DWELLING
Single Family Dwelling; Apartment Building; Motel; etc.

5. LOCATION - County <u>HALIBURTON</u>		Township, Municipality <u>DYSART</u>		Lot No. <u>631</u>	Conc. No. <u>6-7</u>	Plan No. <u>19R</u>	Sub. Lot No. <u>2</u>	Lot Size <u>.897 Ac</u>			
6 State No of	People	Bedrooms	Showers/Tubs	Dishwashers	Washbasins	Laundry Units	Kitchen Sinks	Garburators	Toilets	Urinals	Whirlpool Baths
	2	2	1	-	1	-	1	-	1	-	-

7. WATER SUPPLY Dug or Bored Well <input type="checkbox"/> Municipal System <input type="checkbox"/> Drilled Well (Depth of Steel Casing _____ Metres) <input type="checkbox"/> Other <u>LAKE</u> Proposed <input type="checkbox"/> or Existing <input type="checkbox"/>	8. RELATIONSHIP TO SEVERANCE if applicable Lot Approval Pending <input type="checkbox"/> Lot Approved <input type="checkbox"/> 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
DA

IMPORTANT INFORMATION!

- A. Please attach a cheque or money order for the required fee (\$175.00) payable to the Haliburton, Kawartha, Pine Ridge District Health Unit. A fee is not applicable to the installation or alteration of a privy, leaching pit or cesspool. A \$350.00 fee is applicable for large commercial systems (more than 4500 litre sewage daily flow).
- B. If the application is for a holding tank, a 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? NO - WILL BE DONE 1
TEST REQUIRED 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!

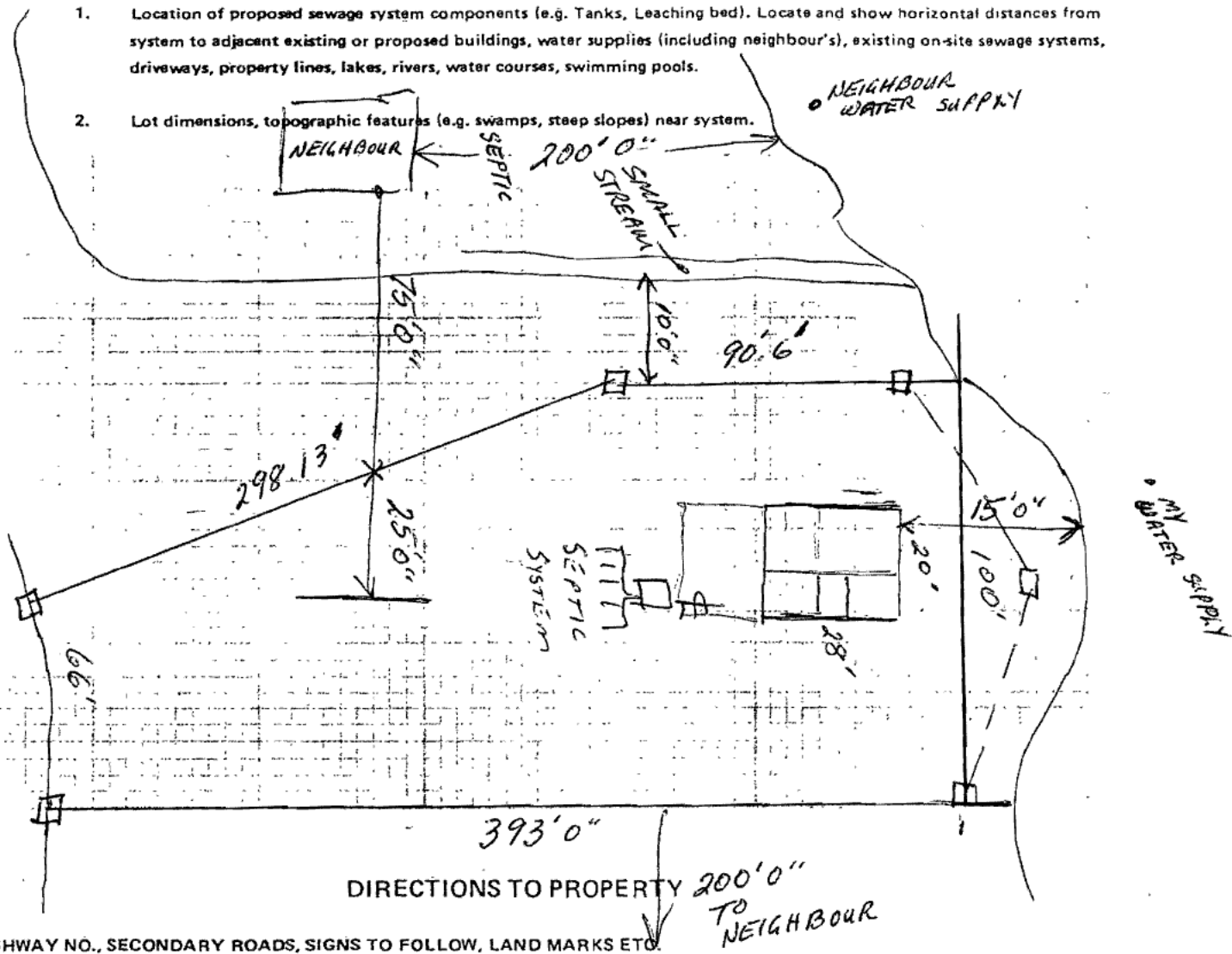
OFFICES: Northumberland County - P.O. Box 90, Port Hope, Ontario L1A 3V9 PHONE (905) 885-9100
- P.O. Box 449, Campbellford, Ontario K0L 1L0 PHONE (705) 653-1550
- P.O. Box 127, Brighton, Ontario K0K 1H0 PHONE (613) 475-0933
Haliburton County - P.O. Box 570, Haliburton, Ontario K0M 1S0 PHONE (705) 457-1391
Victoria County - P.O. Box 565, Lindsay, Ontario K9V 4S5 PHONE (705) 324-3569

LOT DIAGRAM AND SEWAGE SYSTEM PLAN

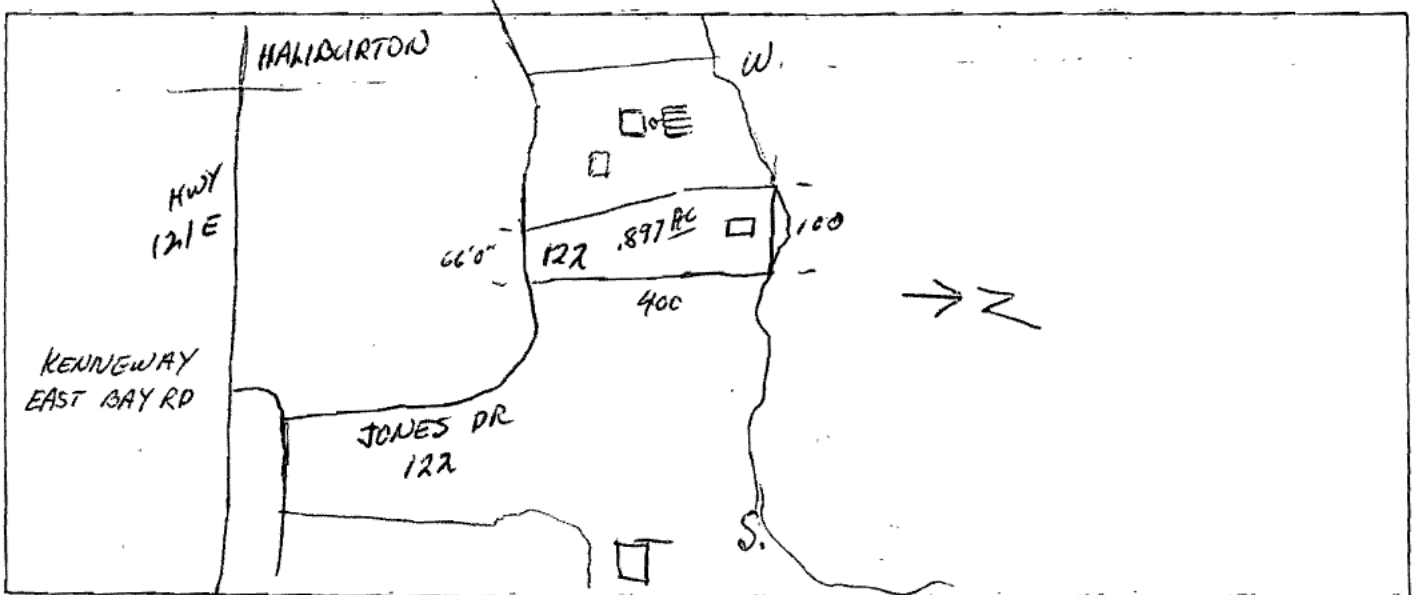
INFORMATION REQUIRED:

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.





Municipality of Dysart et al - Building Department

135 Maple Ave, Haliburton, Ont. K0M 1S0

septic@dysartetal.ca

Inspection Details

Address: 2169 FRED JONES RD

Drag B Lake

Owner:

Roll: 46-24-011-000-48000-0000

Authorized

Representative:

email j

Inspection Date 2023-07-04

Inspector: Des Davies

Occupancy Details

Type: Primary

Private Cabin on site: No

Number of bedrooms in dwelling 2

Total number of Bedrooms:

Finished Basement: No

Water Supply Type: Lake

Class 4 System Inspection

Both lids are accessible: Yes

Last Pumpout: 2008 (approx)

Tank is accessible: Yes

Tank Material: Concrete

Pump chamber is accessible: N/A

Working alarm:

Inlet lid material Concrete

Outlet lid material: Concrete

Inlet lid condition: Good

Outlet lid condition: Good

Inlet baffle condition Good

Outlet baffle condition: Good

Effluent filter present: No

Sludge judge completed Yes

Sludge level: OK

Flow test completed: Yes

Pumpout required:

Pumpout reason:

Tank condition: Good

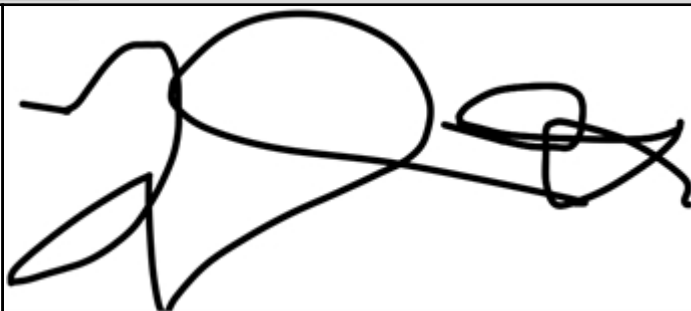
Leaching bed located: Yes

Permit on file: Yes

Leaching bed observations: OK

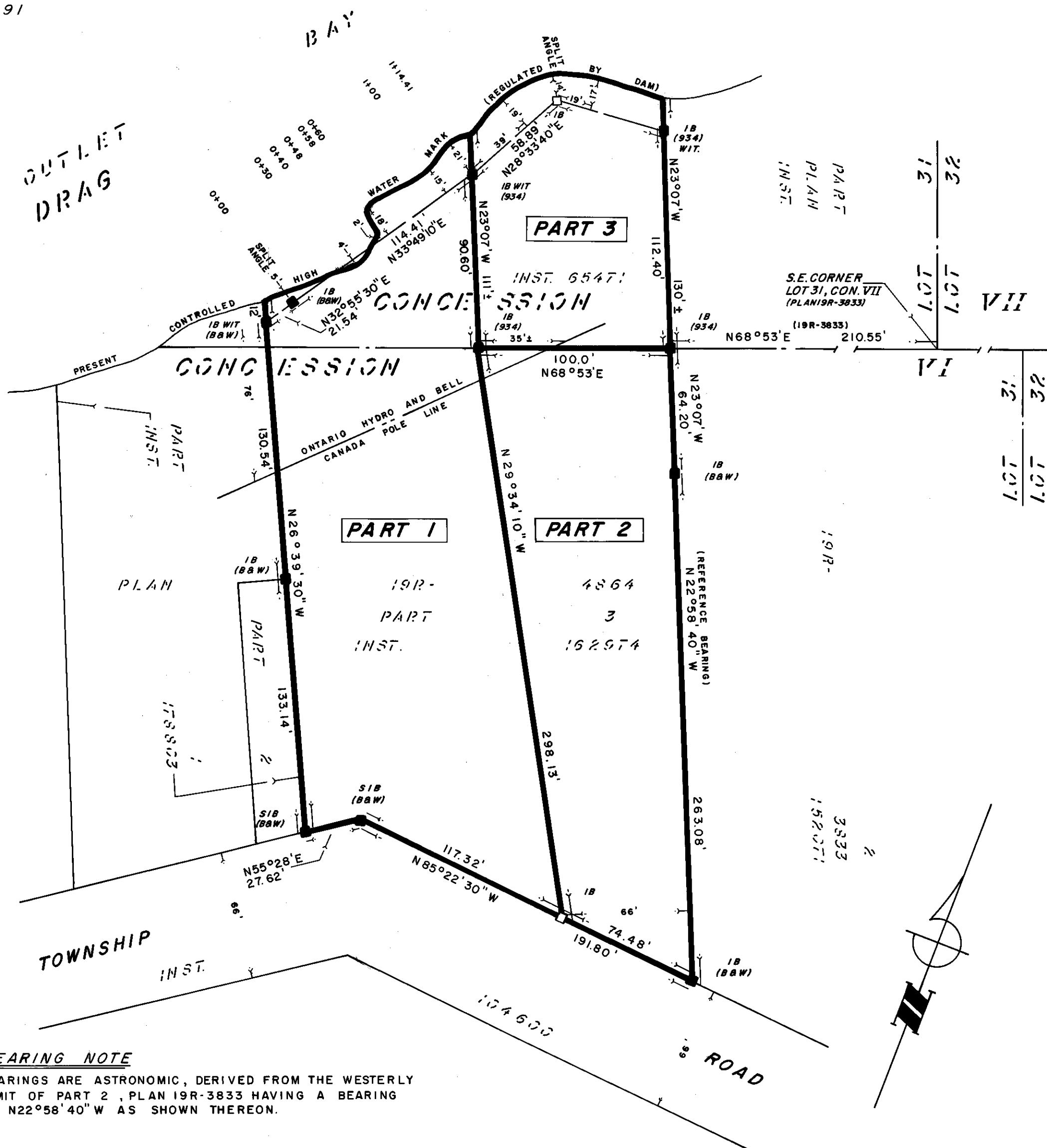
Additional Comments
Owner educated about bed maintenance.

Signatures

A handwritten signature in black ink, appearing to read 'Des Davies', is written across the right-hand section of the signature box. The signature is fluid and cursive, with a large loop for the 'D' and a distinct 'V' at the end.

Des Davies

PLAN OF SURVEY OF
PART OF LOT 31, CONCESSION VI AND VII
TOWNSHIP OF DYSART
COUNTY OF HALIBURTON
SCALE: 1 INCH = 50 FEET
GREG BISHOP O.L.S.
1991



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

OCTOBER 7 1991
DATE PAUL WILSON

CAUTION: THIS PLAN IS NOT A
PLAN OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT.

PLAN 19R-5341
RECEIVED AND DEPOSITED
8th Oct. 1991
Cheryl Howe Dep
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (Nº 19)

SCHEDULE

PART	LOT	CON.	PART OF INST.	AREA
1	31	VI and VII	162974	0.87 Ac. ±
2	31	VI		0.587 Ac.
3	31	VII	65471	0.31 Ac.

NOTE

- THE PRESENT HIGH WATER MARK SHOWN HEREON IS THE
CONTROLLED HIGH WATER MARK OF DRAG LAKE REGULATED
BY A DAM CONSTRUCTED ON THE DRAG RIVER IN LOT 23,
CONCESSION VII, TOWNSHIP OF DYSART.
- SHORE TIES ARE PERPENDICULAR TO THE TRAVERSE LINE
UNLESS INDICATED OTHERWISE.

LEGEND

DISTANCES ARE IN FEET AND DECIMALS THEREOF

- DENOTES PLANTED
- DENOTES FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES 3/4" DIA. ROUND IRON BAR
- IB DENOTES 5/8" SQ. IRON BAR
- IT DENOTES IRON TUBE
- (934) DENOTES H.C. BISHOP O.L.S.
- (755) DENOTES J.B. TREPANIER O.L.S.
- (B&W) DENOTES BISHOP & WILSON O.L.S.
- (M.T.O.) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO.
- WIT DENOTES WITNESS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
REGULATIONS MADE THEREUNDER.
 - THIS SURVEY WAS COMPLETED SEPTEMBER 18, 1991.

HALIBURTON, ONTARIO.
SEPTEMBER 25, 1991.

Greg Bishop
GREG BISHOP
ONTARIO LAND SURVEYOR

BISHOP & WILSON LTD.
ONTARIO LAND SURVEYORS

HEAD OFFICE

BOX 309, HALIBURTON
ONTARIO, KOM 1S0
(705) 457-2811

BRANCH OFFICES

3 KING ST. E. BOX 311, MINDEN
BOBCAYGEON ONTARIO, KOM 2K0
ONTARIO, KOM 1A0 (705) 286-2811
(705) 738-2231

2169 Fred Jones Road, Drag Lake



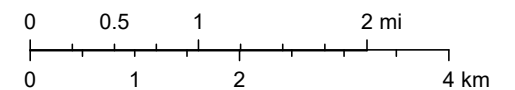
July 8, 2025

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Scale: 1:72,224



2169 Fred Jones Road, Drag Lake



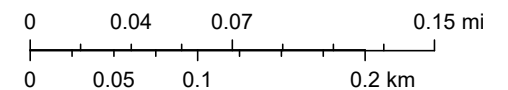
July 8, 2025

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Scale: 1:4,514





Drag Lake

Haliburton County

Dudley and Dysart Townships

Physical Data

Surface Area - 2,477 acres

Perimeter - 26.1 miles

Maximum Depth - 180 ft

Mean Depth - 59 ft

Lake Characteristics

Drag Lake is a fairly large waterbody, the bottom consisting of three basins. Water colour is blue-green and very clear, indicated by the disappearance of the secchi disc from view 21 ft from the surface. Susceptible to acid rain.

Fish Species Present

Lake trout, brook trout, lake herring, smallmouth bass, rock bass, longnose sucker, white sucker, pumpkinseed, fathead minnow, finescale dace, brook stickleback, golden shiner, common shiner.

Drag Lake is predominantly a lake trout - smallmouth bass fishery. Lake trout are taken during the ice fishing period by using minnows and jigging with artificial lures. Trolling is the usual way of catching lake trout during open water season. Small mouth bass are angled by means of still fishing and spin casting, usually along the rocky shoreline and in the shallower bays. Will be open Jan 1/02 for ice fishing. Slot size, check with MNR for current regulations.

Access

Drag Lake is located 8 km east of Haliburton on Hwy 121 and can be reached via Kenneway Rd. Boat launching sites are located at Kenneway Rd.

