

**TROYAUSTEN**

**REAL ESTATE TEAM**

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,350,000**

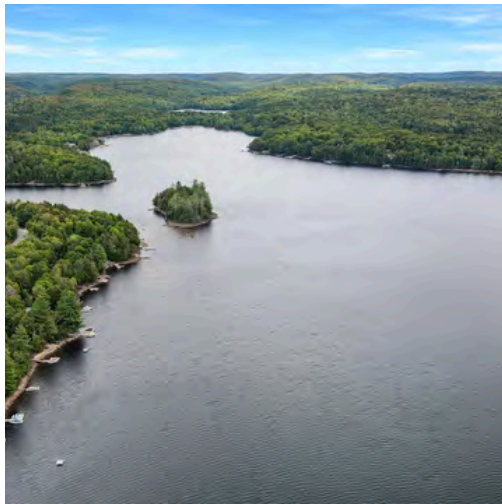
*Welcome to* 2435 Watts Road

on Little Kennisis Lake, Haliburton



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Located on beautiful Little Kennisis Lake, this spacious 4-season family cottage offers approximately 2,700 sq ft of finished living space designed for comfort, gathering, and year-round enjoyment.

The open-concept main floor features soaring cathedral ceilings, a wood-burning fireplace, and large windows that bring in natural light and lake views. The beautifully designed kitchen includes a large island, creating the perfect space for entertaining family and friends. A 27' x 12' sunroom extends the living space and provides a comfortable area to relax throughout the seasons. The main-floor primary suite includes a walk-in closet, 3-piece ensuite with a soaker tub, and walkout access to the lakeside deck. Two additional bedrooms and another 3-piece bathroom complete the main level.

The fully finished lower level offers excellent additional living space with a large family room featuring a propane fireplace and walkout access to the lower deck. This level also includes an additional bedroom, a 3-piece bathroom, a large workshop/storage area, and dedicated wood storage space.

Outside, enjoy a lakeside firepit area perfect for evenings by the water. The dock features stairs into the lake, with a gradual shoreline entry that becomes deep off the dock, ideal for swimming and waterfront enjoyment for all ages. A well-appointed waterfront property in a sought-after Haliburton location, offering the space and layout ideal for family cottage living in every season.

## Property Client Full

# 2435 Watts Road, Dysart, Ontario K0M 1S0

Listing

**2435 Watts Rd Dysart**

**Active / Residential Freehold / Detached**

**MLS®#: X13162700**

**List Price: \$1,350,000**

**New Listing**



### Haliburton/Dysart et al/Havelock

Tax Amt/Yr: **\$4,334.07/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **0/0**  
 Legal Desc: **PT WATTS LITTLE KENNISIS DR PL 513 PT 5 & 6 19R9236 SRO; LT 35 PL 513 SRO; S/T RIGHT IN H56987; SUBJECT TO AN EASEMENT IN GROSS OVER PT 5 19R9236 AS IN HA19179; SUBJECT TO AN EASEMENT IN GROSS OVER PT 5 19R9236 AS IN HA19222 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**

Style: **Bungalow** Rooms Rooms+: **9+4**  
 Fractional Ownership: BR BR+: **4(3+1)**  
 Assignment: Baths (F+H): **3(3+0)**  
 Link: **No** SF Range: **1500-2000**  
 Storeys: **1.0** SF Source: **LBO Provided**  
 Lot Irreg: Lot Acres:  
 Lot Front: **105.00** Fronting On: **S**  
 Lot Depth: **238.00** Builder Name:  
 Lot Size Code: **Feet**

Dir/Cross St: **118W to Kennisis Lake Road to Watts Road and follow to #2435**

PIN #: **391090325**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **462406100008500**  
 Possession Date:

Contact After Exp: **No**  
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **No**  
 Basement: **Yes/Finished, Partial Basement**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Fireplace Insert, Living Room, Wood**  
 Interior Feat: **Primary Bedroom - Main Floor**  
 Parking Feat: **Private**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **/None**  
 Central Vac: **No**  
 Laundry Lev: **Lower**  
 Property Feat:  
 Exterior Feat: **Deck**  
 Roof: **Asphalt Shingle**  
 Foundation: **Block**  
 Soil Type:

Exterior: **Wood**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **4.00**  
 Tot Pk Spcs: **4.00**  
 Pool: **None**  
 Room Size:  
 Rural Services: **Cell Services, Electrical**  
 Security Feat:

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

Alternate Power: **None**  
 Water Name: **Little Kennisis Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Features: **Dock, Stairs to Waterfront**  
 Under Contract: **Propane Tank**  
 Access To Property: **Yr Rnd Municipal Rd**  
 Shoreline: **Clean, Deep, Hard Bottom**  
 Shoreline Road Allowance: **Not Owned**  
 Docking Type: **Private**  
 View: **Lake, Trees/Woods**

Waterfront: **Direct**  
 Easements/Restr: **Unknown**  
 Dev Charges Paid:  
 Shoreline Exposure:  
 Water View: **Direct**  
 Lot Shape:

Island YN: **No**  
 HST App To SP: **Included In**  
 Channel Name:  
 Lot Size Source:

Remarks/Directions

Client Rmks: **Located on beautiful Little Kennisis Lake, this spacious 4-season family cottage offers approximately 2,700 sq ft of finished living space designed for comfort, gathering, and year-round enjoyment. The open-concept main floor features soaring cathedral ceilings, a wood-burning fireplace, and large windows that bring in natural light and lake views. The beautifully designed kitchen includes a large island, creating the perfect space for entertaining family and friends. A 27' x 12' sunroom extends the living space and provides a comfortable area to relax throughout the seasons. The main-floor primary suite includes a walk-in closet, 3-piece ensuite with a soaker tub, and walkout access to the lakeside deck. Two additional bedrooms and another 3-piece bathroom complete the main level. The fully finished lower level offers excellent additional**

living space with a large family room featuring a propane fireplace and walkout access to the lower deck. This level also includes an additional bedroom, a 3-piece bathroom, a large workshop/storage area, and dedicated wood storage space. Outside, enjoy a lakeside firepit area perfect for evenings by the water. The dock features stairs into the lake, with a gradual shoreline entry that becomes deep off the dock, ideal for swimming and waterfront enjoyment for all ages. A well-appointed waterfront property in a sought-after Haliburton location, offering the space and layout ideal for family cottage living in every season.

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

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

Date Prepared: **05/22/2026**

Rooms

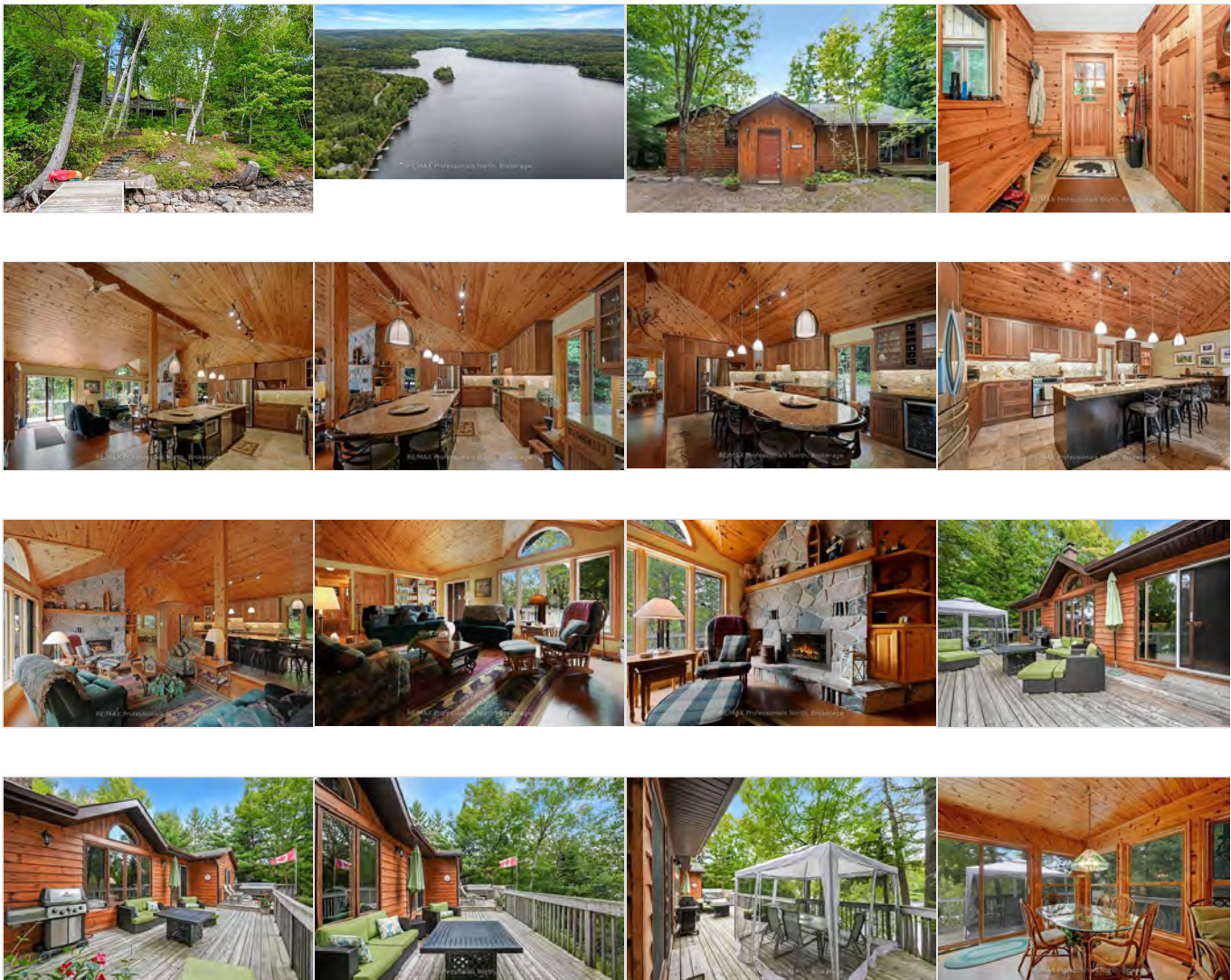
**MLS®#: X13162700**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.42 M X 2.95 M	7.93 Ft x 9.67 Ft		
Kitchen	Main	7.15 M X 3.57 M	23.45 Ft x 11.71 Ft		
Living Room	Main	7.57 M X 4.55 M	24.83 Ft x 14.92 Ft		
Sunroom	Main	3.56 M X 8.1 M	11.67 Ft x 26.57 Ft		
Primary Bedroom	Main	3.97 M X 3.77 M	13.02 Ft x 12.36 Ft		
Bedroom	Main	3.29 M X 3.51 M	10.79 Ft x 11.51 Ft		
Bedroom	Main	2.52 M X 3.52 M	8.26 Ft x 11.54 Ft		
Workshop	Basement	4.2 M X 6.92 M	13.77 Ft x 22.70 Ft		
Family Room	Basement	5.93 M X 3.87 M	19.45 Ft x 12.69 Ft		
Laundry	Basement	3.34 M X 1.11 M	10.95 Ft x 3.64 Ft		
Bedroom	Basement	4.3 M X 3.87 M	14.10 Ft x 12.69 Ft		
Bathroom	Main			3	
Bathroom	Main			3	
Bathroom	Lower			3	

Photos

**MLS®#: X13162700**

**[2435 Watts Road, Dysart, Ontario K0M 1S0](#)**







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# Chattels

## Excluded

- Contents of Side board buffet
- Griddle
- Clay cook tray
- Weigh scale table
- 4 paintings above large buffet
- Sunroom 3 stain glass
- Bedroom paintings/wall picture
- Log splitter
- Chain saw
- Sea Doo
- Sunroom tv
- 1 kayak on deck
- Primary 3 lamps
- Weed trimmer



Seller



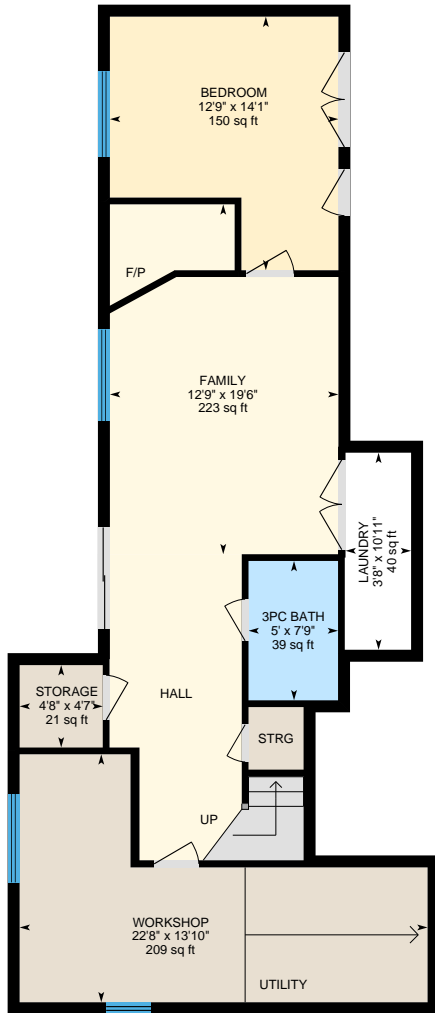
Buyer

# Additional Information

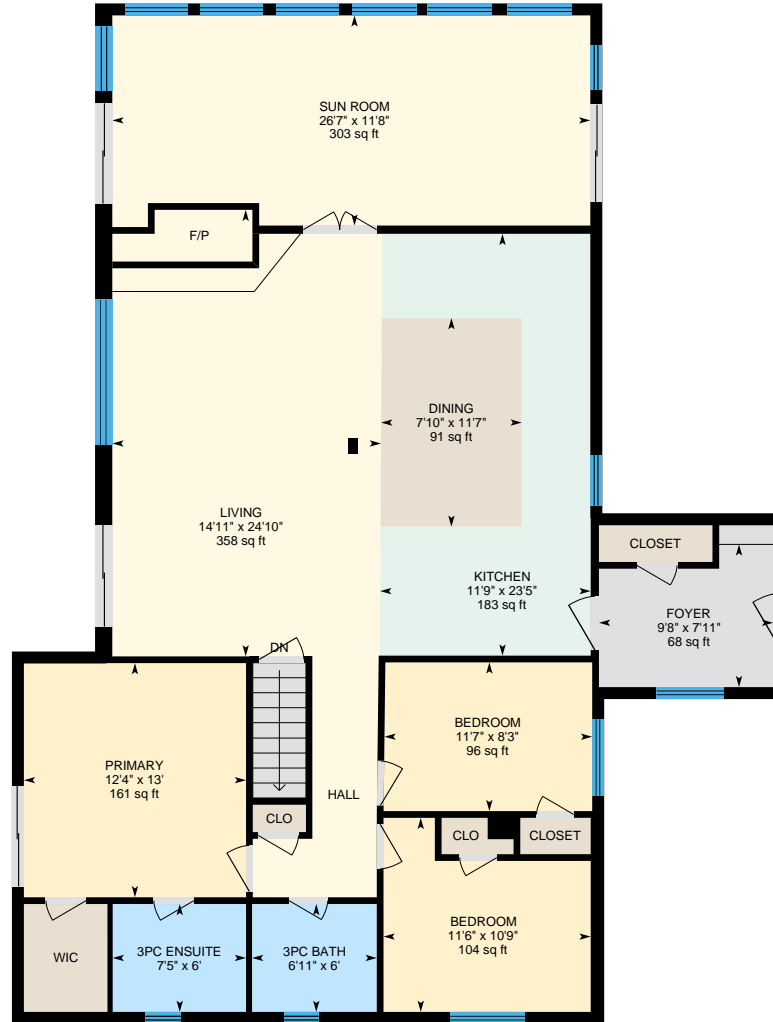
- Hydro Cost Per Year: \$1865/yr approx
- Propane Supplier: Avenir Energy
- Propane Cost Per Year: \$2754/yr approx
- Wood Supplier: Trees on Property
- Internet Provider: Bell Fibe
  - Highspeed: Yes
- Cell Service: Yes
- Septic Re-Inspection: 2019
- Septic Last Pumped by: Shepherd Enviro.
  - Date Pumped: 14/08/2024
- Water Treatment System: Yes
- Winterized: Yes
- Age of Roof: 14 years
- Insurance Company: TD Insurance
- Road Type: Year Round Municipal
- Driveway Plowing Costs: \$500
- Lake Association Fees: \$50

# 2435 Watts road, Haliburton, ON

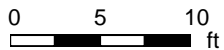
Main Building: Total Exterior Area Above Grade 1792.21 sq ft



**Basement (Below Grade)**  
Exterior Area 927.27 sq ft

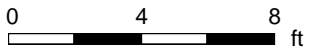
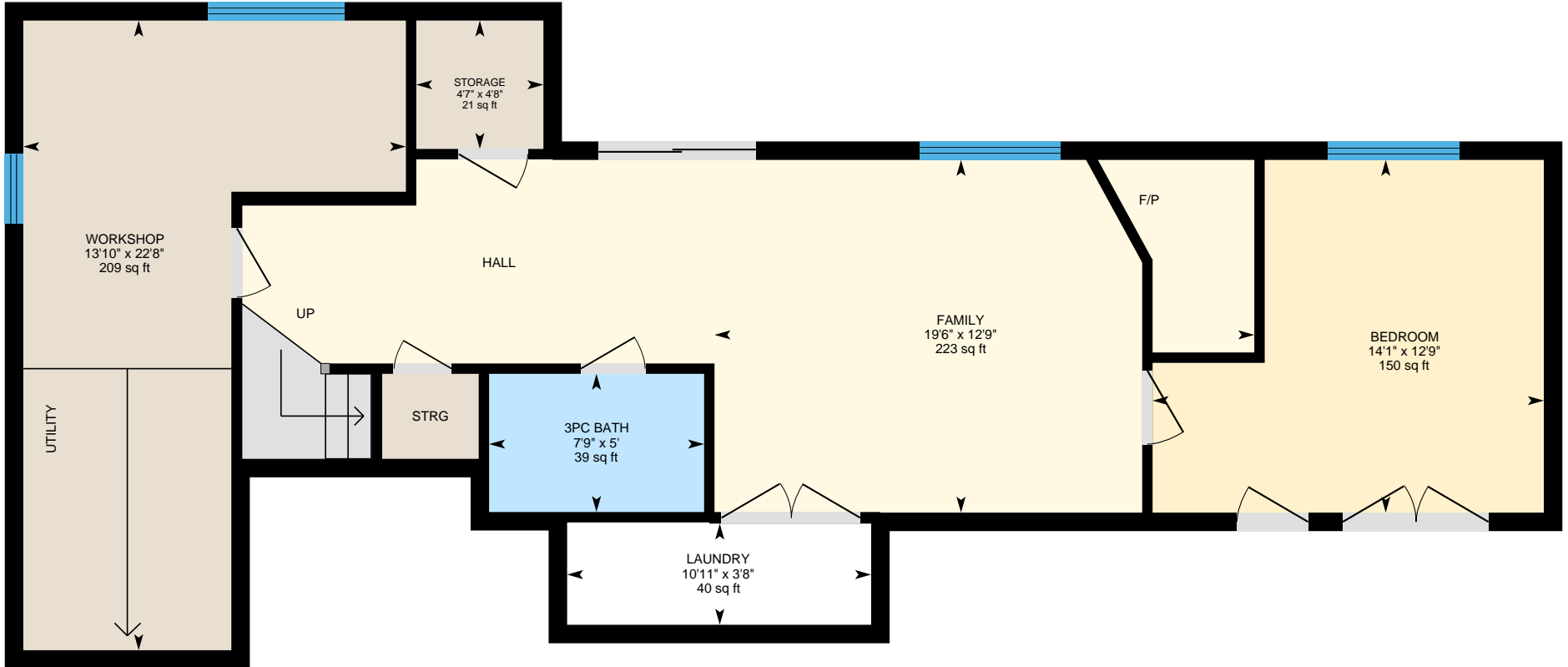


**Main Floor**  
Exterior Area 1792.21 sq ft



# 2435 Watts road, Haliburton, ON

**Basement (Below Grade)** Exterior Area 927.27 sq ft  
Interior Area 814.25 sq ft  
Excluded Area 40.17 sq ft



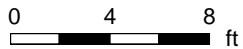
PREPARED: 2026/05/21



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.

# 2435 Watts road, Haliburton, ON

Main Floor Exterior Area 1792.21 sq ft  
Interior Area 1661.12 sq ft



PREPARED: 2026/05/21



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.

# 2435 Watts road, Haliburton, 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

##### BASEMENT

3pc Bath: 5' x 7'9" | 39 sq ft  
Bedroom: 12'9" x 14'1" | 150 sq ft  
Family: 12'9" x 19'6" | 223 sq ft  
Laundry: 3'8" x 10'11" | 40 sq ft  
Storage: 4'8" x 4'7" | 21 sq ft  
Workshop: 22'8" x 13'10" | 209 sq ft

##### MAIN FLOOR

3pc Bath: 6'11" x 6' | 42 sq ft  
3pc Ensuite: 7'5" x 6' | 44 sq ft  
Bedroom: 11'6" x 10'9" | 104 sq ft  
Bedroom: 11'7" x 8'3" | 96 sq ft  
Dining: 7'10" x 11'7" | 91 sq ft  
Foyer: 9'8" x 7'11" | 68 sq ft  
Kitchen: 11'9" x 23'5" | 183 sq ft  
Living: 14'11" x 24'10" | 358 sq ft  
Primary: 12'4" x 13' | 161 sq ft  
Sun Room: 26'7" x 11'8" | 303 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

##### BASEMENT (Below Grade)

Interior Area: 814.25 sq ft  
Excluded Area: 40.17 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 927.27 sq ft

##### MAIN FLOOR

Interior Area: 1661.12 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1792.21 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1661.12 sq ft  
Exterior Area: 1792.21 sq ft

# 2435 Watts road, Haliburton, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

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

### More Information About the Standards

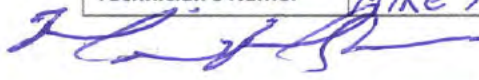
**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

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



Septic System Re-Inspection Report

PROPERTY INFORMATION			
Owners Name:			
Municipal Address:	2435 WATTS RD. LITTLE KENHISIS LAKE		
Type of Building(s) present: (select all that apply)			
<input type="checkbox"/> Primary Residence	<input checked="" type="checkbox"/> Seasonal Dwelling	<input type="checkbox"/> Private Cabin	<input type="checkbox"/> Apartment or Duplex
Number of Bedrooms:	Main Building <u>3</u>	Private Cabin	
SEPTIC TANK INFORMATION			
Type of System:	<input checked="" type="checkbox"/> Class 4	<input type="checkbox"/> Treatment Unit	<input type="checkbox"/> Holding Tank
Tank Accessible?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, why?	
Number of Chambers:	<u>2 (TWO)</u>		
Tank Pumped?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, why?	
Tank Size:	<u>3,600 Litres</u>		
Tank Material:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Plastic	<input type="checkbox"/> Steel <input type="checkbox"/> Other
Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Requires remedial measures	<input type="checkbox"/> Recommend Replacement
Inlet Condition	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Requires remedial measures	
Outlet Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Requires remedial measures	
Effluent Filter:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Condition:	<input type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures
Pump Chamber:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition:	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Requires remedial measures
TILE FIELD INFORMATION			
Approx. location determined?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, why?	
Visual evidence of seepage or failure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, where?	
Clearance to structures driveway, parking area	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Requires remedial measures	
Clearance to nearest Lake, River or Pond	<u>OVER 100</u> ft	Clearance to nearest creek or stream (seasonal or permanent)	<u>/</u> ft
Other Observations:			
REPORT COMPLETED BY:			
Company Name:	<u>MIKE MARSHALL</u>		
Company Address:	<u>1266 Sumcot Rd. PO BOX 176 Wilberforce, Ont. K0L3C0</u>		
Technician's Name:	<u>MIKE MARSHALL</u>	BCIN:	<u>46404</u>

  
Signature of Technician

06 / 20 / 2019  
Date (MM/DD/YYYY)

I certify that I have not participated in, or been employed by a company that designed or constructed this septic system and I have no professional or financial interest in the design, construction or improvement of this septic system.

# Your Electricity Statement

For the period of: **March 10, 2026 - April 10, 2026**

Your account number is: 2000 5123 5569  
 This statement is issued on:


**2000 5123 5569**  
**April 16, 2026**

**What do I owe?**

**\$156.<sup>00</sup>**  
 See reverse for a summary of your charges

**How much did I use?**

You powered your home with



**415 kWh**  
of electricity this period

**When will my payment be withdrawn?**

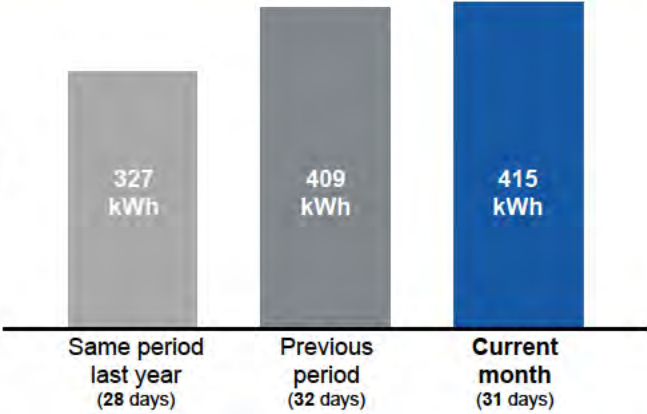
\$156.00 will be withdrawn on

**May 6, 2026**

**What does my electricity usage look like?**


Your average daily usage has **increased by 15%** compared to the same period last year.


Find out more by logging into **myAccount** at [www.HydroOne.com](http://www.HydroOne.com)




Period	Usage (kWh)
Same period last year (28 days)	327
Previous period (32 days)	409
Current month (31 days)	415


**What do I need to know?**

 **NOTICE:** We're updating our Conditions of Service, which describes how we do business with our customers. Please visit [HydroOne.com/COS](http://HydroOne.com/COS) to review the changes. If you wish to provide comments you may do so until July 17, 2026.

 For billing, quick answers and much more, visit [www.HydroOne.com](http://www.HydroOne.com)

 For emergencies or reporting outages **1-800-434-1235 (24 hrs)**

 For service inquiries and payment **1-888-664-9376**  
 Mon to Fri 7:30 a.m. - 8 p.m.

 Hydro One Networks Inc.  
 PO Box 5700  
 Markham, ON L3R 1C8

Your account number: **2000 5123 5569**



## What am I paying for?

<b>Balance carried forward from previous statement</b>	<b>\$0.00</b>
Amount from your previous period	\$156.00
Amount we received on Apr 7/26	-\$156.00
<b>Your Budget Billing Plan amount</b>	<b>\$156.00</b>
<b>Total amount to be withdrawn on May 6/26</b>	<b>\$156.00</b>



## Powering 2435 WATTS RD

Point of Delivery: 10385706

Residential - Medium Density

<b>Electricity</b> .....	<b>\$52.54</b>
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
<b>Delivery</b> .....	<b>\$84.21</b>
This is the cost of ensuring you have reliable power when you need it. Hydro One collects this money to build, maintain and operate the electricity infrastructure, which includes power lines, steel towers and wood poles covering 960,000 sq. km. A portion of this cost is fixed and a portion varies depending on the amount of electricity used.	
<b>Regulatory Charges</b> .....	<b>\$2.62</b>
The Independent Electricity System Operator (IESO) uses this money to manage electricity supply and demand in the province, which is necessary to ensure that there is enough electricity to meet Ontario's needs at all times.	
<b>HST (87086-5821-RT0001)</b> .....	<b>\$18.12</b>
<b>Ontario Electricity Rebate</b> .....	<b>-\$32.75</b>
<b>Total of your electricity charges</b> .....	<b>\$124.74</b>
<b>Your Budget Billing Plan amount from Mar 10/26 to Apr 10/26....</b>	<b>\$156.00</b>

Starting on your next bill we have adjusted your Budget Billing Plan amount to \$176.00 to help keep your payments in line with your actual charges.



## Your Budget Billing Plan Summary

Actual charges billed to date (including this bill)	\$956.55
Budget Billing Plan amounts billed (including this bill)	<u>-\$936.00</u>
Balance remaining in your plan after you have paid this bill	\$20.55

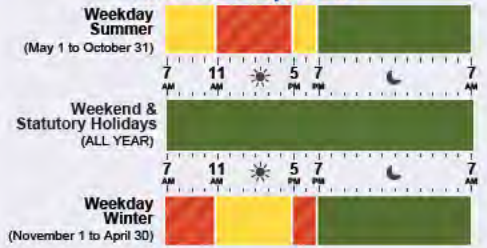
Continued on page 3

You are currently enrolled on Pre-Authorized Payment.

## What is my Time-of-Use breakdown?

Mar 10/26 to Apr 10/26	Usage (kWh)	Rate (\$)	Amount
TOU On-Peak	73.9907	20.3	\$15.02
TOU Mid-Peak	70.2280	15.7	\$11.03
TOU Off-Peak	270.2770	9.8	\$26.49

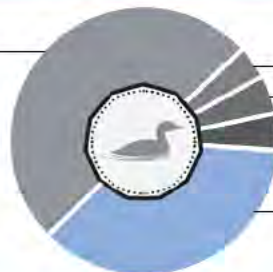
### Time-of-Use periods



## Shedding light on your electricity statement

### To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



- Regulatory costs
- Taxes
- Other delivery costs
- Hydro One's delivery costs

## Energy Saving Tip

### Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.





# Municipality of Dysart et al

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

# TAX NOTICE

Group Code:

<b>Final</b>	<b>2025</b>
<b>Billing Date</b>	<b>May 5, 2025</b>

<b>Mortgage Company</b>	<b>Bill No.</b> 518082
<b>Roll No.</b> 061-000-08500-0000	<b>Mortgage No.</b>
<b>Name and Address</b> 0397	<b>Municipal Address/Legal Description</b>
	2435 WATTS RD PLAN 513 LOT 35 PT WATTS LITTLE KENNISIS DR AND RP 19R9236 PARTS 5 AND 6

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 536,000.00	Res/Farm Tx:Full - EPubSup	0.00352175	\$ 1,887.66	0.00268732	\$ 1,440.40	0.00153000	\$ 820.08

**Sub Totals >>>**      **Municipal Levy** \$ 1,887.66      **County Levy** \$ 1,440.40      **Education Levy** \$ 820.08

Special Charges			Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount	
				7/9/2025	\$ 1,079.75	Sub-Total - Tax Levy \$ 4,148.14
				9/10/2025	\$ 1,079.00	Special Charges/Credits \$ 0.00
						2025 Tax Cap Adjustment \$ 0.00
						<b>Final 2025 Levies \$ 4,148.14</b>
						Less Interim Tax Notice \$ 1,989.39
						Past Due Taxes/Credit \$ 0.00
<b>Total Special Charges</b>		\$ 0.00				<b>Total Amount Due \$ 2,158.75</b>

### Schedule 2

#### Explanation of Tax Changes 2024 to 2025

Final 2024 Levies	Final 2025 Levies	Total Year Over Year Change
\$ 3,978.77	\$ 4,148.14	\$ 169.37

Final 2024 Levies	\$ 3,978.77
* 2024 Annualized Taxes	\$ 3,978.77
2025 Local Municipal Levy Change	\$ 83.68
2025 County Levy Change	\$ 85.69
2025 Provincial Education Levy Change	
2025 Tax Change Due to Reassessment	
** Final 2025 Levies	\$ 4,148.14

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

### Schedule 3

#### Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2025 CVA Taxes			
* 2024 Annualized Taxes			
2025 Tax Cap Amount			
2025 Provincial Education Levy Change			
2025 Municipal Levy Change			
** 2025 Adjusted Taxes			

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

## Municipality of Dysart et al

P.O. Box 389  
135 Maple Ave  
Haliburton ON K0M 1S0  
(705) 457-1740

4/7/25

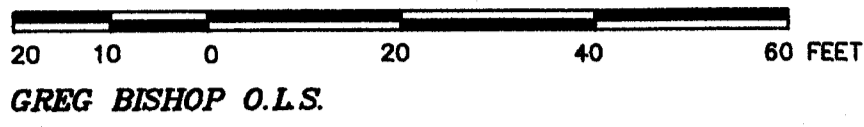
### SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT      THANK YOU

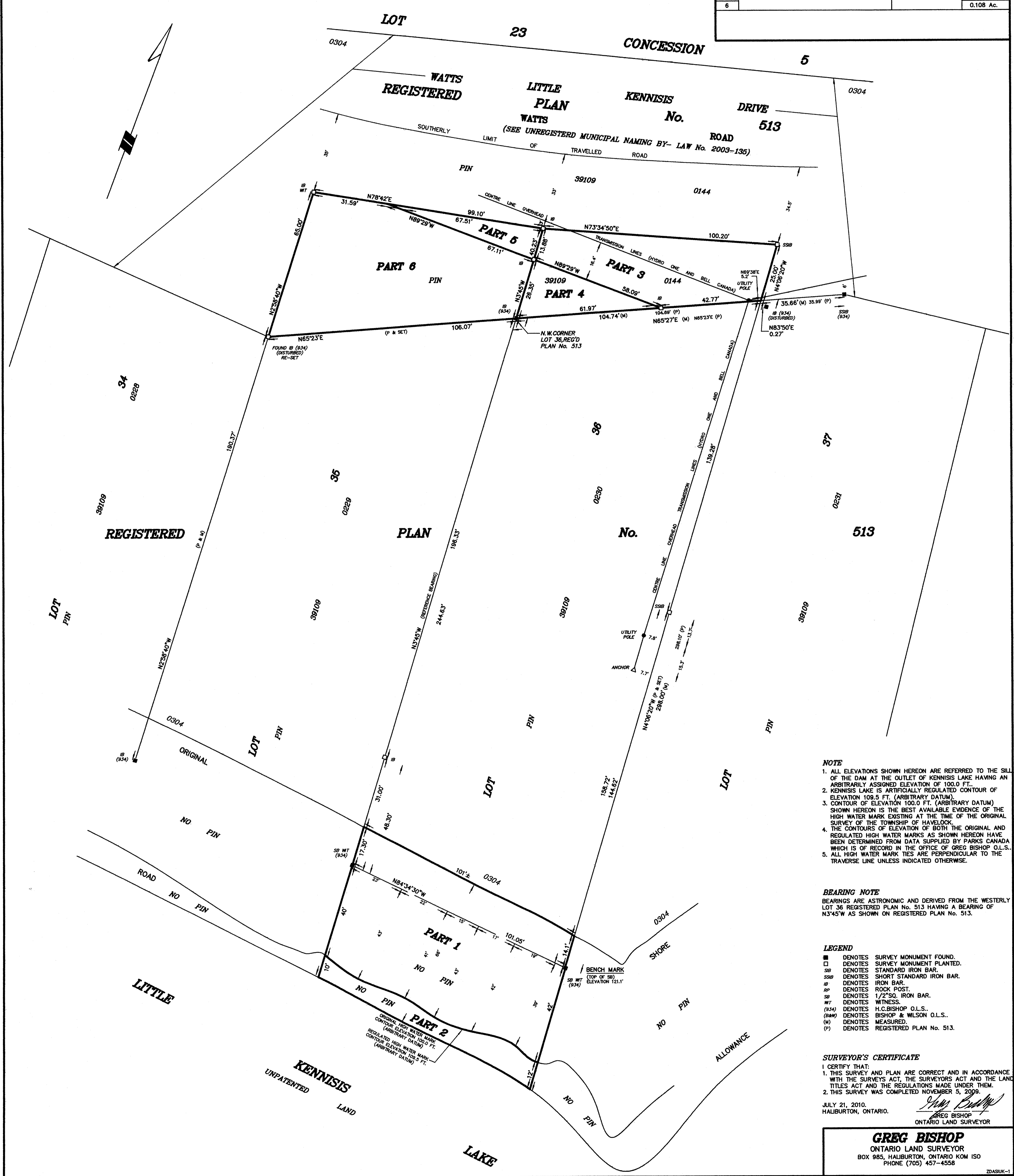
<b>Received from:</b>	
<b>Roll #</b>	061-000-08500-0000
<b>Name</b>	
<b>Address</b>	
<b>Due Date</b>	<b>Total Due</b>
September 10, 2025	\$ 1,079.00



PLAN OF SURVEY OF  
 PART OF THE ORIGINAL SHORE ROAD ALLOWANCE  
 IN FRONT OF LOT 23, CONCESSION 5  
 PART OF WATTS LITTLE KENNIS DRIVE,  
 REGISTERED PLAN No. 513  
**GEOGRAPHIC TOWNSHIP OF HAVELOCK**  
 TOWNSHIP OF DYSART et al  
 COUNTY OF HALIBURTON  
 SCALE : 1 INCH = 20 FEET



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		<b>PLAN19R- 9236</b>	
DATE: <i>Dec 21, 10</i> GREG BISHOP		RECEIVED AND DEPOSITED JAN. 5, 2011	
IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.		K. Roberts, A. DEP. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALIBURTON (No. 19)	
SCHEDULE			
PART	LOCATION	REGISTRATION	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE	NO PIN	0.13 Ac.±
2	IN FRONT OF LOT 23, CONCESSION 5		0.02 Ac.±
3			0.056 Ac.
4	PART OF WATTS LITTLE KENNIS DRIVE REGISTERED PLAN No. 513	PART OF PIN	0.017 Ac.
5		39109 0144	0.011 Ac.
6			0.108 Ac.



**NOTE**

- ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF KENNIS LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FT..
- KENNIS LAKE IS ARTIFICIALLY REGULATED CONTOUR OF ELEVATION 109.5 FT. (ARBITRARY DATUM).
- CONTOUR OF ELEVATION 100.0 FT. (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF HAVELOCK.
- THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICE OF GREG BISHOP O.L.S..
- ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

**BEARING NOTE**  
 BEARINGS ARE ASTROMOMIC AND DERIVED FROM THE WESTERLY LOT 36 REGISTERED PLAN No. 513 HAVING A BEARING OF N3°45'W AS SHOWN ON REGISTERED PLAN No. 513.

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND.
- DENOTES SURVEY MONUMENT PLANTED.
- SB DENOTES STANDARD IRON BAR.
- SSB DENOTES SHORT STANDARD IRON BAR.
- IB DENOTES IRON BAR.
- RP DENOTES ROCK POST.
- SP DENOTES 1/2" SQ. IRON BAR.
- WT DENOTES WITNESS.
- (934) DENOTES H.C. BISHOP O.L.S.
- (944) DENOTES BISHOP & WILSON O.L.S.
- (M) DENOTES MEASURED.
- (P) DENOTES REGISTERED PLAN No. 513.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THIS SURVEY WAS COMPLETED NOVEMBER 5, 2009.

JULY 21, 2010.  
 HALIBURTON, ONTARIO.

*Greg Bishop*  
 GREG BISHOP  
 ONTARIO LAND SURVEYOR

**GREG BISHOP**  
 ONTARIO LAND SURVEYOR  
 BOX 985, HALIBURTON, ONTARIO K0M 1S0  
 PHONE (705) 457-4558

# 2435 Watts Road, Little Kennisis Lake



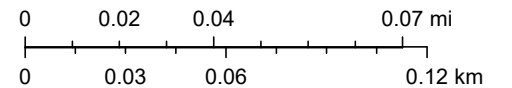
August 7, 2025

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Scale: 1:2,257



# 2435 Watts Road, Little Kennisis Lake



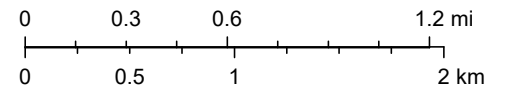
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Scale: 1:36,112





Watts Rd

Watts Rd

Watts Rd

Watts Rd

Watts Rd

Forget Me Not Ln

Forget Me Not Ln

Tracy Dr

Tracy Dr

1015

1007

1005

2443

2435

2429

1029

1015

1017

1011

1005

98.15ft

269.44ft

238.30ft

102.57ft



Watts Rd

Tra

2443

2435

2429

1108

1101

- WR3L
- WR3L-1
- WR3L-3
- WR3L-4
- WR3L-5
- WR4**
- WR4-4
- WR4-8
- WR4L
- WR4L-2
- WR4L-4
- WR4L-6

## LITTLE KENNISIS LAKE



LOCATION	
Alternate Name	
Municipality	Dysart et al
Latitude (DMS)	451515
Longitude (DMS)	783557
Watershed	Gull

DEVELOPMENT	
Number of Properties	280
Capacity Status (2016)	Not at Capacity
Lake Association	Kennisis Lake Cottage Owners' Association
Lake Partner Program	Yes
CHA Member	Yes

MORPHOMETRIC FEATURES	
Surface Area (ha)	231
Watershed Area (ha)	6530
Shoreline Length (km)	14.83
Maximum Depth (m)	43.9
Mean Depth (m)	15.1
Total Lake Volume (10 <sup>6</sup> m <sup>3</sup> )	34.87



FISH STOCKING	
FISH SPECIES	
Black Crappie	
Brook Trout	
Brown Bullhead	
Brown Trout	
Burbot	
Cisco	
Lake Trout	✓
Lake Whitefish	
Largemouth Bass	✓
Muskellunge	
Northern Pike	
Pumpkinseed	
Rainbow Smelt	
Rainbow Trout	
Rock Bass	
Round Whitefish	
Smallmouth Bass	✓
Splake	
Walleye	
White Sucker	
Yellow Perch	

WATER QUALITY – MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS

Total Phosphorus (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend	Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
Euphotic Zone (Surface)						Hypolimnetic Zone (Metre Over Bottom)					
1	< 0.01	0.009	0.005			1	< 0.01	0.005	0.006		
2	< 0.01	0.009	0.006			2	< 0.01	0.011	0.020		
Total	< 0.01	0.009	0.005			Total	< 0.01	0.007	0.012		

Mean-Volume Weighted Hypolimnetic Dissolved Oxygen (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 7	8.98	7.49		
2	> 7	8.13	6.34		

Water Clarity (m)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 1.2	4.6	4.6		
2	> 1.2	3.8	4.0		

Calcium (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	> 2	2.0	2.0		
2	> 2	1.9	2.0		

Nitrate (mg/L)

Basin	Target	Average 2001-2009	Average 2014-2016	Current Status	Trend
1	< 3	0.117	0.085		
2	< 3	0.067	0.094		

Ph (no units)

Basin	Target	Average 2001 - 2009	Average 2014 - 2016	Current Status
Lake (average all basins)	6.5 - 8.5	6.6	6.5	