

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$449,900

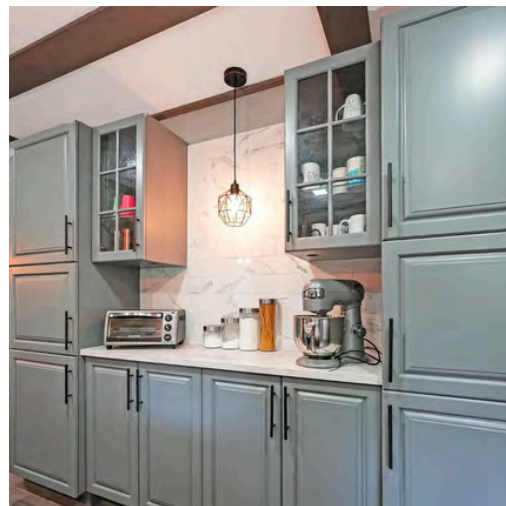
Welcome to

2473 North Shore Road
Algonquin Highlands



Braden Roberts

Broker



CONTACT DETAILS:



705-457-9994



braden@troyausten.ca



705-455-2345



troyausten.ca



Nestled in a peaceful rural setting on a year-round municipal road, this beautifully updated 1,031 sq ft home offers the perfect blend of comfort, convenience, and nature. Just 5 minutes from West Guilford's public beach and shopping center, and only 14 minutes to all amenities in Haliburton — including grocery stores, restaurants, schools, and hospital. The open-concept layout features 2 spacious bedrooms, a full bathroom, and an unfinished basement with a partially finished bedroom and potential to rough in a bathroom—perfect for guests or future expansion. Recent updates include a brand new kitchen and bathroom, plus tasteful refinishing throughout, making this home move-in ready. Constructed with durable vinyl siding and stone accents, the home boasts a metal roof and an oversized 4-bedroom septic system to accommodate growth. Stay cozy year-round with forced air propane heating, complemented by a pellet stove in the basement for added warmth and ambiance. Outside, enjoy a manicured lot with a gravel driveway, lush grass lawn, and a fire pit ideal for relaxing evenings. The paved North Shore Road offers excellent opportunities for walking, jogging, and biking in a great neighborhood with Bell Fibre internet. This property is perfect for first-time home buyers and retirees seeking a low-maintenance lifestyle in a serene, accessible location.

Don't miss this opportunity to own a turnkey home in Algonquin Highlands!

Property Client Full

2473 North Shore Road, Algonquin Highlands, Ontario K0M 1S0

Listing

2473 North Shore Rd Algonquin Highlands

Active / Residential Freehold / Detached

MLS® #: X12197750

List Price: \$449,900

New Listing



Haliburton/Algonquin Highlands/Stanhope

Tax Amt/Yr: **\$1,311.59/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 29 CON 6 STANHOPE AS IN H249870; ALGONQUIN HIGHLANDS**

Style: **Bungalow** Rooms Rooms+: **7+4**
Fractional Ownership: **2(2+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source:
Lot Irreg: Lot Acres:
Lot Front: **100.00** Fronting On: **S**
Lot Depth: **150.00**
Lot Size Code: **Feet**

Zoning: **RR**

Dir/Cross St: **Stanhope Airport Road to North Shore Road**

PIN #: **391300146**

Holdover: **60**

Possession: **Flexible**

ARN #: **462100200087400**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **Yes/Full, Partially Finished**
Basement: **Yes**
Fireplace/Stv: **Pellet Stove**
Fireplace Feat: **Other**
Interior Feat: **Forced Air, Propane**
Heat: **No/None**
A/C: **No**
Central Vac: **No**
Property Feat: **Year Round Living**
Exterior Feat: **Metal**
Roof: **Block**
Foundation: **Block**
Soil Type:

Exterior: **Brick, Vinyl Siding**
Drive: **Pvt Double**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/1.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **5.00**
Pool: **None**
Room Size:
Rural Services: **Electrical, Internet High Speed**
Security Feat:

Water: **Well**
Water Sup Type: **Drilled Well**
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Waterfront Y/N: **No**
Water Struct:
Under Contract: **Hot Water Heater, Propane Tank**

Waterfront:
Easements/Restr:
Dev Charges Paid:

Waterfront Frontage (M):
HST App To SP: **Included In**

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

View: **Trees/Woods**

Lot Shape: **Rectangular**

Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: Nestled in a peaceful rural setting on a year-round municipal road, this beautifully updated 1,031 sq ft home offers the perfect blend of comfort, convenience, and nature. Just 5 minutes from West Guilford's public beach and shopping center, and only 14 minutes to all amenities in Haliburton including grocery stores, restaurants, schools, and hospital. The open-concept layout features 2 spacious bedrooms, a full bathroom, and an unfinished basement with a partially finished bedroom and potential to rough in a bathroom perfect for guests or future expansion. Recent updates include a brand new kitchen and bathroom, plus tasteful refinishing throughout, making this home move-in ready. Constructed with durable vinyl siding and stone accents, the home boasts a metal roof and an oversized 4-bedroom septic system to accommodate growth. Stay cozy year-round with forced air propane heating, complemented by a pellet stove in the basement for added warmth and ambiance. Outside, enjoy a manicured lot with a gravel driveway, lush grass lawn, and a fire pit ideal for relaxing evenings. The paved North Shore Road offers excellent opportunities for walking, jogging, and biking in a great neighborhood with Bell Fibre internet. This property is perfect for first-time home buyers and retirees seeking a low-maintenance lifestyle in a serene, accessible location. Don't miss this opportunity to own a turnkey home in Algonquin Highlands!

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

Prepared By: BRADEN ROBERTS, Broker

Date Prepared: 06/05/2025

Rooms

MLS® #: X12197750

| Room | Level | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features |
|-------------|-------|---------------------|-----------------------|-----------------|----------|
| Living Room | Main | 4.61 M X 4.22 M | 15.12 Ft x 13.84 Ft | | |

| | | | |
|-----------------|------------|-----------------|---------------------|
| Kitchen | Main | 5.16 M X 3.84 M | 16.92 Ft x 12.59 Ft |
| Dining Room | Main | 3.74 M X 3.82 M | 12.27 Ft x 12.53 Ft |
| Primary Bedroom | Main | 2.83 M X 3.15 M | 9.28 Ft x 10.33 Ft |
| Bedroom | Main | 2.91 M X 3.12 M | 9.54 Ft x 10.23 Ft |
| Foyer | In Between | 2.45 M X 3.44 M | 8.03 Ft x 11.28 Ft |
| Other | Basement | 8.69 M X 6.92 M | 28.51 Ft x 22.70 Ft |
| Den | Basement | 2.61 M X 3.31 M | 8.56 Ft x 10.85 Ft |
| Utility Room | Basement | 2.15 M X 3.4 M | 7.05 Ft x 11.15 Ft |
| Cold/Cant | Basement | 4.43 M X 4.05 M | 14.53 Ft x 13.28 Ft |
| Bathroom | Main | | |

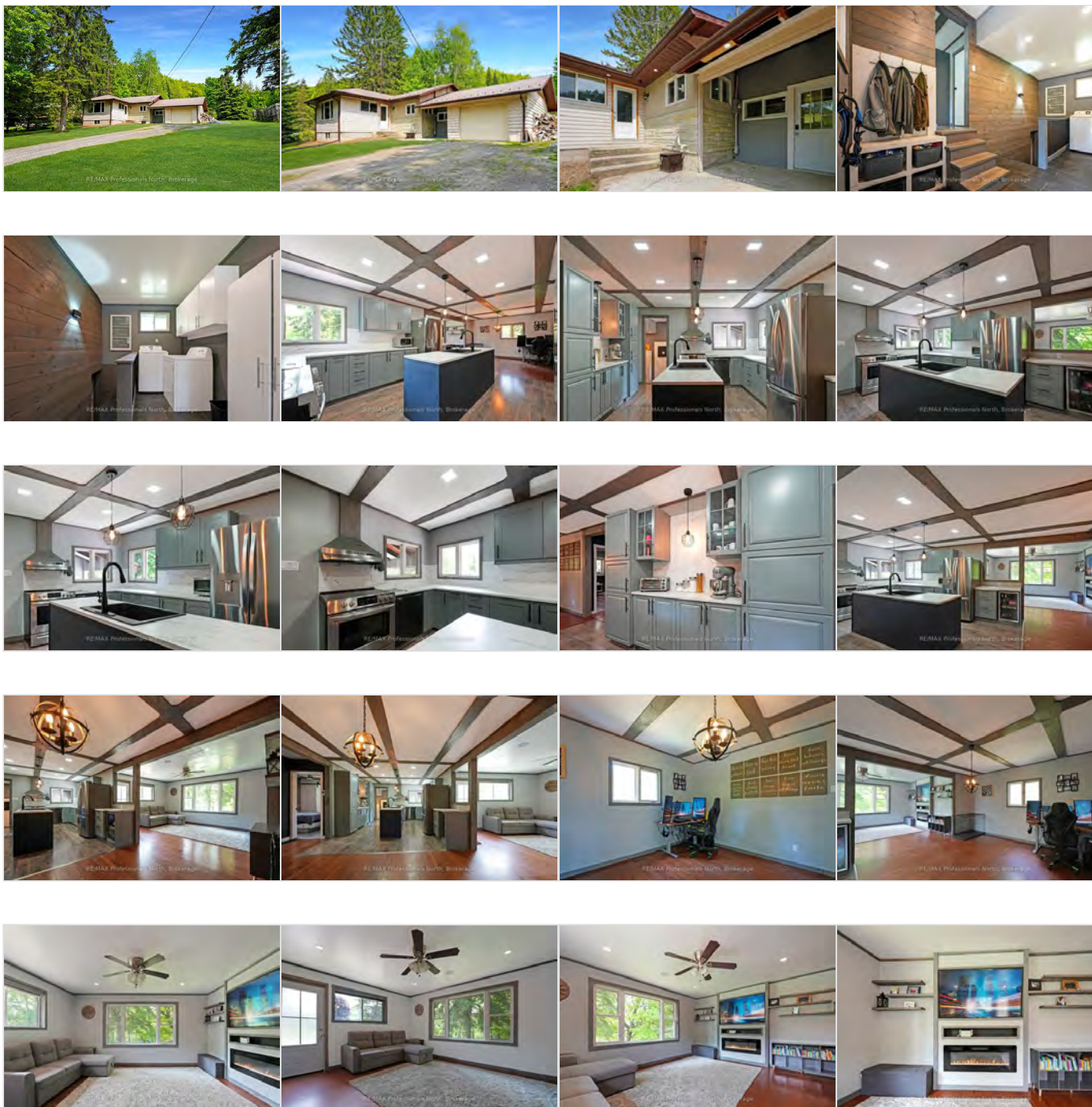
Combined w/Laundry

4

Photos

MLS® #: X12197750

[2473 North Shore Road](#), Algonquin Highlands, Ontario K0M 1S0





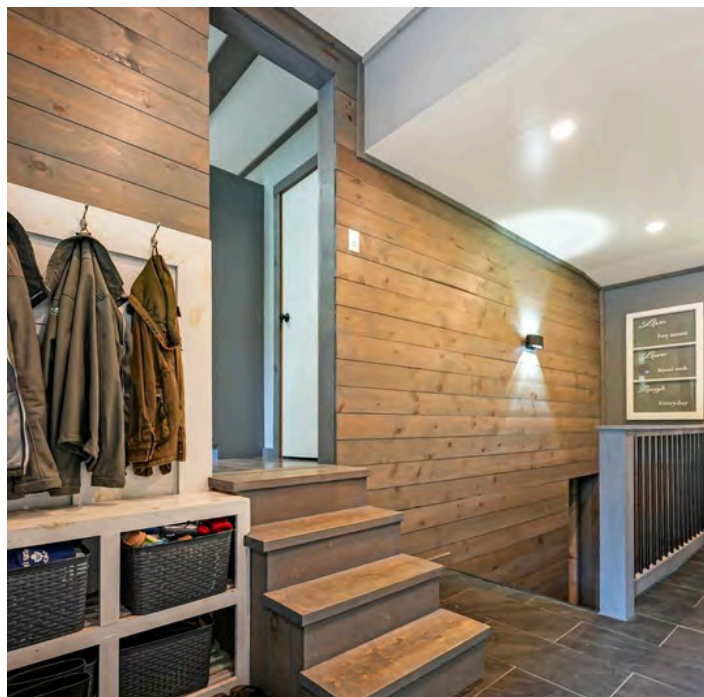
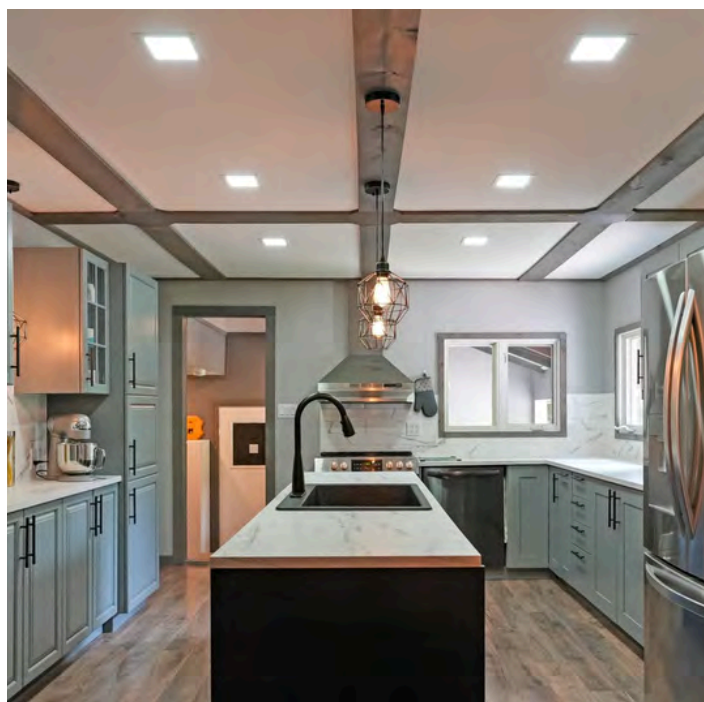
Chattels

Included

- All appliances
- Any wood left
- Pellets for pellet stove

Excluded

- Safe
- Toaster oven
- Stand mixer
- Living room tv
- Bedroom tv
- Invisible fence box and collar
- Chest freezer
- All tools in garage
- All other furniture/personal items



Seller



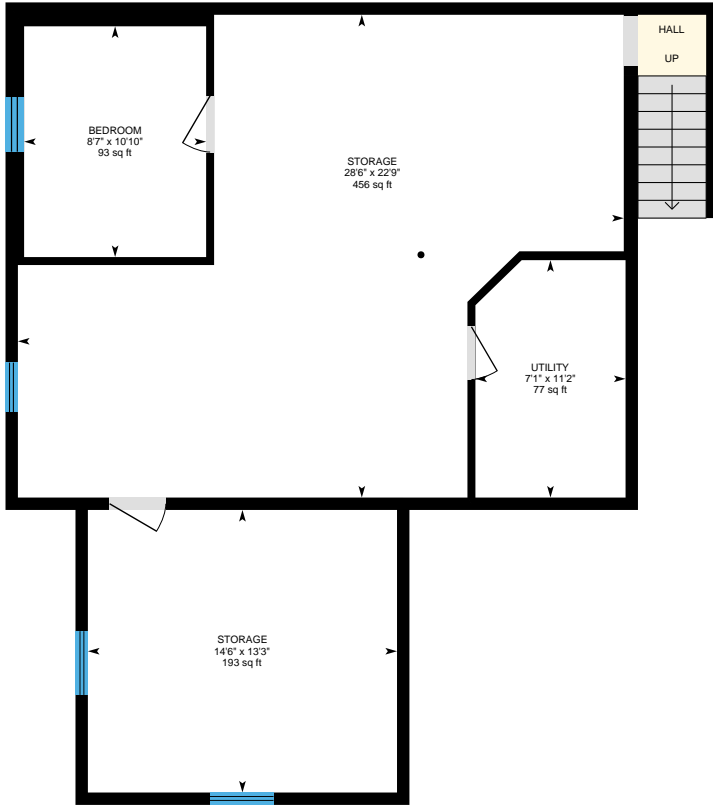
Buyer

Additional Information

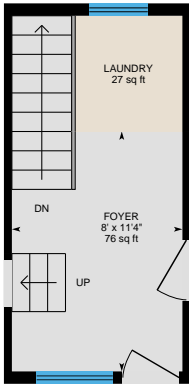
- Hydro Costs per Year: \$1560/yr approx.
- Propane Supplier: Kelly's Fuel
- Rental Equipment: Propane Tanks and Hot Water Heater
- Internet Provider: Bell - Fiber
 - Highspeed available: Yes
- Cell Service: Yes
- Septic Installer: Dale Griffin
 - Installed: 2018
 - Last pumped: 2022
- Winterized: Yes
- Insurance Company: Dumfries Mutual
- Road: Municipal Year Around - School Bus Route

2473 North Shore Road, Algonquin Highlands, ON

Main Building: Total Interior Area Above Grade 1031.18 sq ft



Basement (Below Grade)
Interior Area 37.05 sq ft



Entrance Level
Interior Area 134.18 sq ft



Main Floor
Interior Area 897.00 sq ft

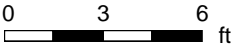
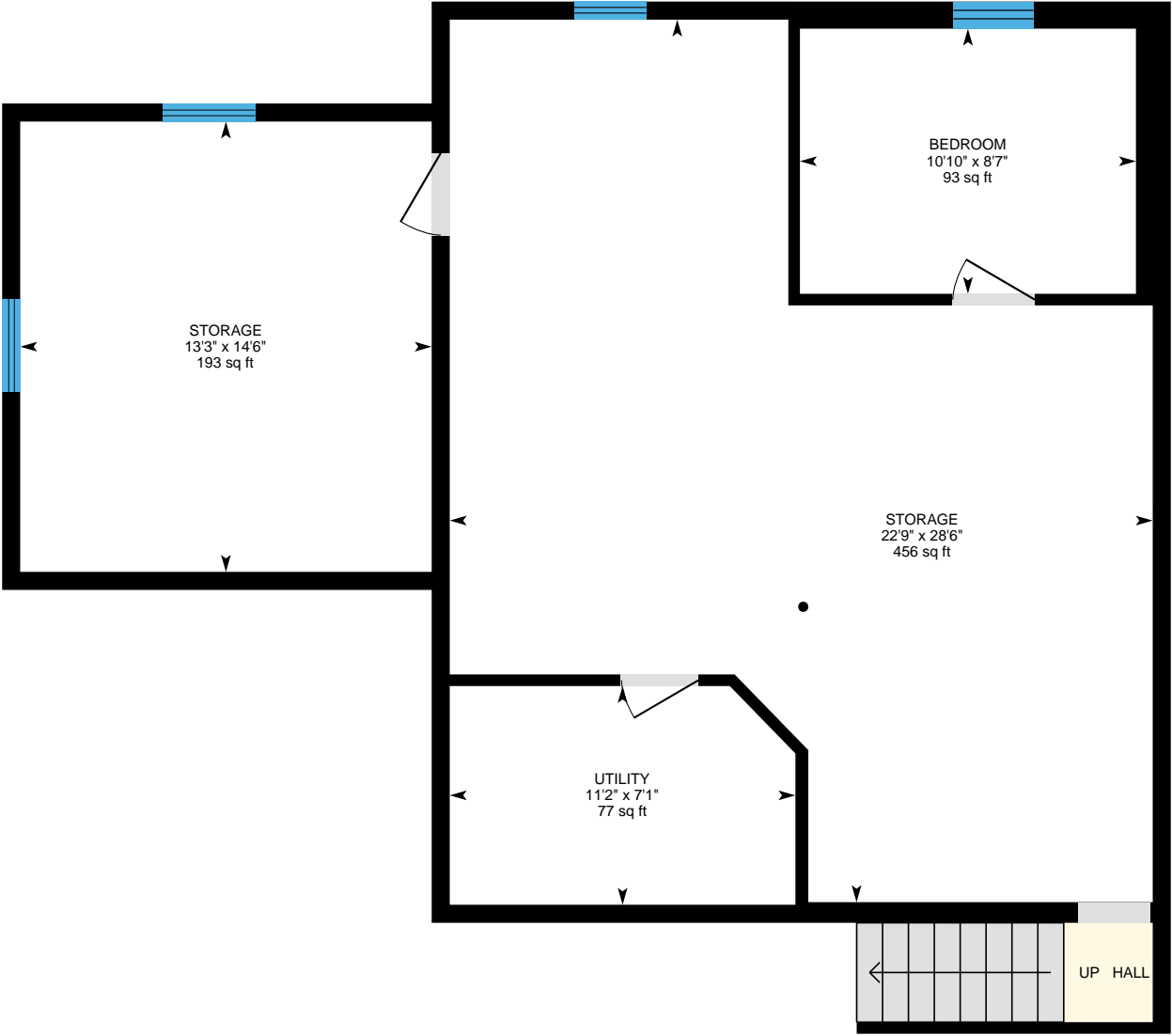
0 4 8
ft



PREPARED: 2025/06/04

2473 North Shore Road, Algonquin Highlands, ON

Basement (Below Grade) Interior Area 37.05 sq ft
Excluded Area 841.95 sq ft

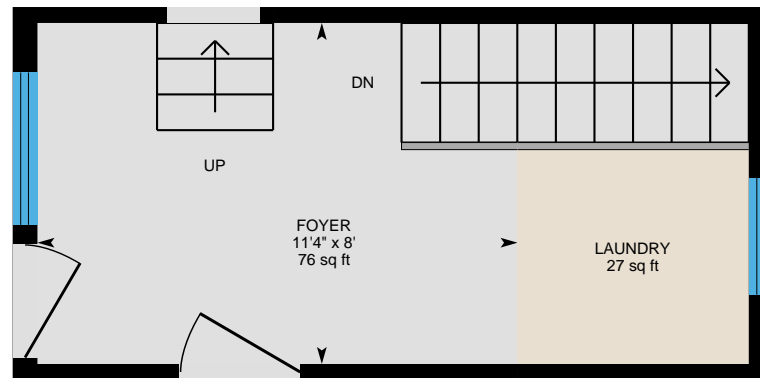


PREPARED: 2025/06/04



2473 North Shore Road, Algonquin Highlands, ON

Entrance Level Interior Area 134.18 sq ft



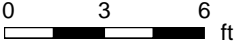
0 2 4 ft

PREPARED: 2025/06/04



2473 North Shore Road, Algonquin Highlands, ON

Main Floor Interior Area 897.00 sq ft



PREPARED: 2025/06/04



2473 North Shore Road, Algonquin Highlands, 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

Bedroom: 8'7" x 10'10" | 93 sq ft

Storage: 14'6" x 13'3" | 193 sq ft

Storage: 28'6" x 22'9" | 456 sq ft

Utility: 7'1" x 11'2" | 77 sq ft

ENTRANCE LEVEL

Foyer: 8' x 11'4" | 76 sq ft

Laundry: 27 sq ft

MAIN FLOOR

4pc Bath: 5'11" x 6'5" | 35 sq ft

Bedroom: 9'3" x 10'4" | 96 sq ft

Dining: 12'3" x 12'7" | 155 sq ft

Kitchen: 16'11" x 12'7" | 213 sq ft

Living: 15'1" x 13'10" | 206 sq ft

Primary: 9'6" x 10'3" | 98 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: 37.05 sq ft

Excluded Area: 841.95 sq ft

ENTRANCE LEVEL

Interior Area: 134.18 sq ft

MAIN FLOOR

Interior Area: 897.00 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1031.18 sq ft

2473 North Shore Road, Algonquin Highlands, 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>



Sewage System Installation Report

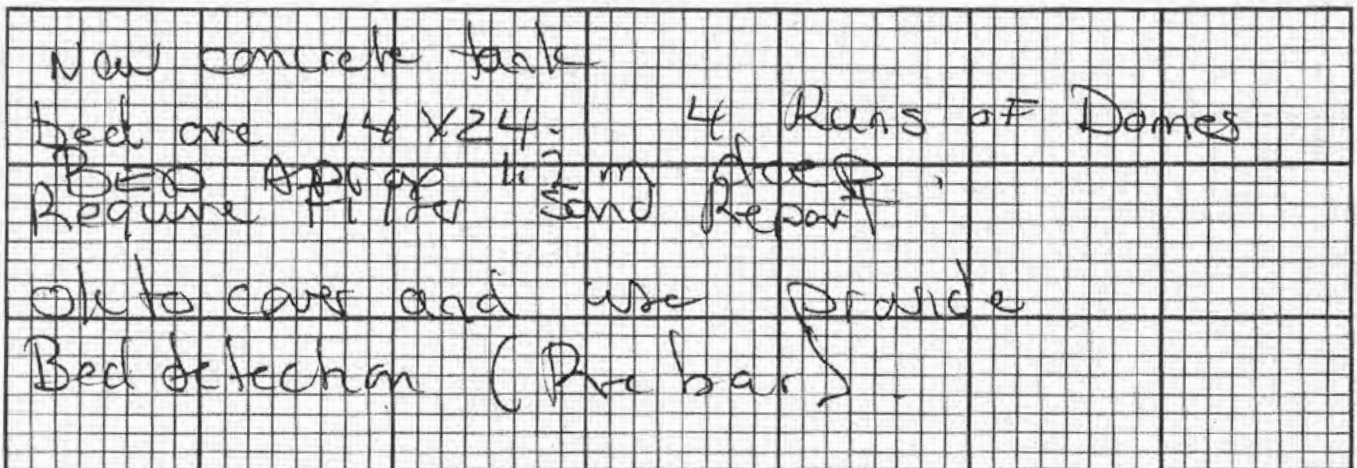
File Number: SP-18-018

Installation by: DALE GRIFFIN Date: JUNE 25/18

Work authorized by Site Inspection Report for Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank/Holding Tank of working capacity of 4500 litres constructed of plastic/concrete/fibreglass
Manufacturer: _____ Model: _____
2. Distribution Pipe: Type: _____ Absorption Trench System _____ Filter Bed System _____
Filter Bed Area 2667 m² Filter Sand Contact Area 2667 m²
Total _____ Linear Metres in _____ runs of _____ metres and fed by: Gravity Siphon or Plump
Loading Rate Area: 200 m² 15 metres constructed mantel provided: Yes / No (circle)
3. Size of System based on 4 bedrooms and/or 14 fixture units. Commercial Details: _____
Area of Building: 1600 m² Total Daily Design Sewage Flow: 2000 litres
4. Other _____

Diagram of Installation as observed by Inspector:



Ensure the following work is completed: 1) Back fill system and sod or seed 2) Stabilize all sloped surfaces 3) Finish grading to shed run-off and divert water around leaching bed 4) If a pump is used after the tank, ensure the weeping tiles are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments: no one present sunny 20°C
1:30 pm

INSTALLATION REPORT

Under the Building Code Act 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 Site Inspection Report #: _____

Such system being located on Lot #: 29 Conc. #: 6 Plan #: _____ Sub Lot #: _____

Civic (Emergency, Fire, 911) #: 2473 Street: NORTH SHORE RD

Roll #: 46-21-002-000-87400-000 Township/County/City: ALGONQUIN HIGHLANDS

Inspected / Recommended by (Appointed Inspector - Part 8) _____ Date: _____

Reviewed (Part 8 Coordinator): Sand Rog Date: JUNE 25/18

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 Sewage System Permit is obtained.

Your account number is:

2002 6101 9691

This statement is issued on:

May 16, 2025

Your Electricity Statement

For the period of: March 26, 2025 - April 25, 2025

What is my balance?

\$0.00

See reverse for a summary

How much did I use?

You powered your home with

**760 kWh**

of electricity this period

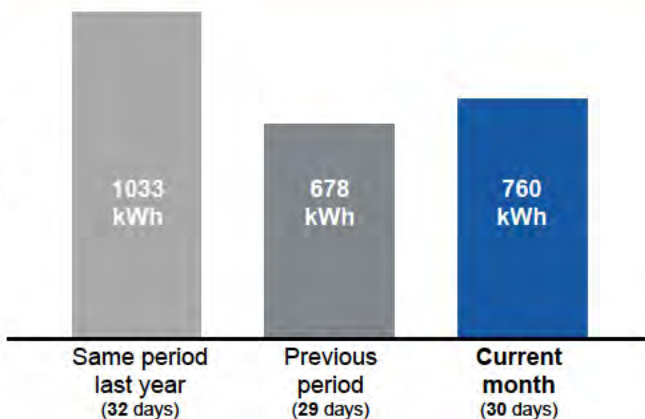
When is it due?

**No Payment
Required**

What does my electricity usage look like?

Your average daily usage has **decreased by 22%** compared to the same period last year.

Find out more by logging into **myAccount** at www.HydroOne.com



What do I need to know?

Total Ontario support: \$48.60. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.

Adjustment of previously billed period from 2025-03-26 to 2025-04-25 includes HST reversal of \$18.80.



For billing, quick answers and much more, visit 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

Please return this slip with your payment.

Your account number: **2002 6101 9691**

Total amount you owe

\$0.00

Amount enclosed

\$

HYDRO ONE NETWORKS INC.
PO BOX 4102 STN A
TORONTO ON M5W 3L3



What am I paying for?

| | |
|--|------------------|
| Balance carried forward from previous statement | -\$144.46 |
| Amount from your previous period | \$129.06 |
| Amount we received on Apr 7/25 | -\$64.53 |
| Amount we received on Apr 23/25 | -\$64.53 |
| Amount we received on May 14/25 | -\$144.46 |
| Your electricity charges | \$144.46 |
| Total amount you owe | \$0.00 |



Powering 2473 NORTH SHORE RD

Point of Delivery: 10791483

Residential - Medium Density

| | |
|--|-----------------|
| Electricity | \$76.29 |
| 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. | |
| Delivery | \$63.15 |
| 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. | |
| Regulatory Charges | \$5.16 |
| 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. | |
| HST (87086-5821-RT0001) | \$18.80 |
| Ontario Electricity Rebate | -\$18.94 |
| Total of your electricity charges | \$144.46 |

Meter reading details



| Meter Number | Current Reading | Previous Reading | Difference | Usage in kWh |
|--------------|----------------------|---------------------|------------|-----------------|
| J3988699 | Apr 25/25 10575.8322 | Mar 26/25 9816.8298 | 759.0024 | (x1) = 759.0024 |

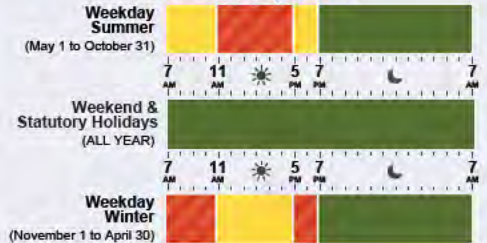
This statement includes adjustments to previous statements.

There is no outstanding balance owing on your account.

What is my Time-of-Use breakdown?

| Mar 26/25 to Apr 25/25 | Usage (kWh) | Rate (¢) | Amount |
|------------------------|-------------|----------|---------|
| TOU On-Peak | 151.0326 | 15.8 | \$23.86 |
| TOU Mid-Peak | 135.2488 | 12.2 | \$16.50 |
| TOU Off-Peak | 472.7210 | 7.6 | \$35.93 |

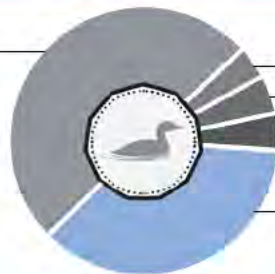
Time-of-Use periods



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

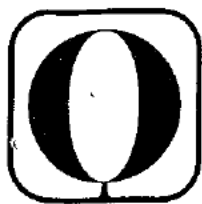
Hydro One's delivery costs

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.





**Kelly's
Fuel**

Peterborough Office

Mailing address:

P.O. Box 1447

Peterborough, ON K9J 7H6

Location: 2085 Whittington Drive

Tel.: 705-745-4629

Toll Free: 888-313-4328

Bancroft Office

Mailing address:

P.O. Box 119, Bancroft, ON K0L 1C0

Location: 174 Hastings Street, North

Tel.: 613-332-2294

Toll Free: 877-395-4328

Technician Scott Nelson

Certificate # 00746983

Employer Crackers Heating

Date of Inspection: Month 04 Day 01 Year 13

☐ 10 Yr. Reinspection

☐ New Installation

☐ New Customer

Date of Installation (If Known) Month 04 Day 01 Year 13

Customer

Address 2473 North Shore Rd.

City Algonquin Highlands Postal Code K0M 1J1

Installation Address 2473 North Shore Rd.

Phone

Overall Evaluation:

☒ Pass

☐ Fail

Comments

Inspection Follow-up:

| Section No. & Item No. | Deficiencies | Follow-Up/Corrective Action | Completion Date |
|---------------------------|--------------|-----------------------------|-----------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Is the installation acceptable? ☒ Yes ☐ No

Inspector's Signature [Signature]

Date 04/01/13

Customer Notification:

Dear Valued Customer:

We value your business and are pleased you have chosen our Company to provide you with products and services. As part of our ongoing service to our customers, we inspect propane-consuming products and related equipment to ensure they are in proper operating condition and meet Company, industry and Provincial installation standards.

Our inspection covers propane-related items visible and accessible to the Company Technician or Authorized Independent Contractor and represents conditions at the date of inspection. However, this inspection does not cover and is not able to reveal: latent or manufacturing defects; the internal working condition of sealed equipment; structural components or; future defects or unforeseeable happenings.

In addition, as part of our GASCheck®, the Company Service Technician or Authorized Independent Contractor has reviewed several items with you to ensure that you are familiar with the operation of the appliances and equipment and all safety features. Please indicate your response to the statements set out below.

Customer Acknowledgement:

- | | | |
|--|------------------------------|-----------------------------|
| 1. The appliance(s) and/or equipment has been inspected to my satisfaction. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. I have been advised on how to operate the propane-consuming product(s). | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. I have been advised how to turn off the supply of propane in case of an emergency. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. I have been advised on the procedures to follow in the event of running out of propane. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. I have been advised how to reorder propane. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. I have smelled propane gas and can detect its odour. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Customer's Signature

Date



Copy 1 - Customer
Copy 2 - Customer File



Responsible Management.™ At work.

SECTION A: PROPANE STORAGE

NAME:

- Are the containers installed with at least the required minimum clearances from property lines, drainage collectors, building openings, air intakes and sources of ignition. Acceptable
☒ Yes ☐ No
- Are the containers adequately protected from physical damage (e.g. vehicle damage)? ☒ Yes ☐ No
- Is the attached protective dome cover in place and in good working order? ☒ Yes ☐ No

- Is the Company identification installed? Acceptable
☒ Yes ☐ No
- Are the container service and filler valves in good operating condition? ☒ Yes ☐ No
- Are relief valve rain caps installed where required? ☒ Yes ☐ No

SECTION B: PROPANE SYSTEM

| Item # | Acceptable | Acceptable |
|---|---|--|
| 1. Are outside regulators properly protected from physical damage and weather conditions? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 4. Have all gas lines been identified (i.e. yellow bands marked and labelled propane as required)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Is the location and venting of the regulators acceptable? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 5. Are dirt pockets/drip tees installed where required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Are piping and tubing free of obstructions or damage and properly supported? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 6. Are appliance shut off valves installed where required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

| Pressure Regulator | Manufacturer | Model | Date of Manufacture |
|--------------------|--------------|-------|---------------------|
| High | | | |
| Low | | | |
| Two Stage | Eisher | | |

PRESSURE TEST:

| New and Changed Installations | Pressure | Duration | New Installation and Ten Year Inspection | 1st Stage | 2nd Stage |
|-------------------------------|----------|------------|---|-----------|-----------|
| High pressure | PSI | minutes | Operating pressure (75% total load minimum) | PSI | inches WC |
| Low pressure | 20 PSI | 20 minutes | Lock-up pressure (all Burners and Pilots off) | PSI | inches WC |

| Type | Size | Serial # | Date of Manufacture | Manufacturer | CRN/NB Tank Registration # |
|---------------|------|----------|---------------------|--------------|----------------------------|
| Cylinder Tank | | | | | |
| 1 | 420 | 1022789 | | | |
| 1 | 420 | 1022866 | | | |
| | | | | | |
| | | | | | |

SECTION C: APPLIANCES

NOTE: Visual Inspection is limited to the observance of components in their operating position through ports or openings provided in the design of the appliance or vent system and does not include dismantling or removing components for inspection.

| | 1st APPLIANCE | 2nd APPLIANCE | 3rd APPLIANCE | 4th APPLIANCE |
|---|---|--|--|--|
| Type of appliance | Furnace | | | |
| Manufacturer | York | | | |
| Model | FL95060 D12N11A | | | |
| Date of manufacture or age in years | 2013 | | | |
| Size (BTU/Hr) | 60,000 | | | |
| Serial # | W1B3484464 | | | |
| 1. Did appliance require Field conversion to propane? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Is appliance approved? SPECIFY: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Does the company own the appliance? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Is appliance installed in accordance with the manufacturer's instructions and the installation code? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5. Is all appliance venting installed in accordance with the manufacturer's instructions and the installation code? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 6. On new installations have the appliance controls been checked for operation and calibration (e.g. high limit controls, fan limit switches, etc)? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Comments: Was this system found to be leak free? ☒ Yes ☐ No

Deliveries 2023

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2023 TO - 31Dec2023 Customer 30671 Page 1

| Invoice | DATE..... | PART | QTY..... | Price..... | Price..... | Discount.. | HST..... | CAT..... | After..... |
|-----------------------|-------------|------|------------|------------|------------|------------|----------|----------|------------|
| | | | litres | | Dollars | Dollars | | | Tax |
| 220008246 | 31 Jan 2023 | 8C | 363.5000 | 0.8490 | 308.61 | 0.00 | 43.78 | 28.13 | 380.52 |
| 114009694 | 28 Feb 2023 | 8C | 372.3000 | 0.8490 | 316.08 | 0.00 | 44.84 | 28.82 | 389.74 |
| 219016509 | 10 Apr 2023 | 8C | 352.3000 | 0.7990 | 281.49 | 0.00 | 41.20 | 35.44 | 358.13 |
| 220010516 | 05 Dec 2023 | 8C | 377.1000 | 0.6990 | 263.59 | 0.00 | 39.20 | 37.94 | 340.73 |
| 8C->CARNARVON PROPANE | | | 1,465.2000 | | 1169.77 | 0.00 | 169.02 | 130.33 | 1,469.12 |

Tank rental 2023

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2023 TO - 31Dec2023 Customer 30671 Page 1

| Invoice | DATE..... | PART. QTY..... | Price..... | Price..... | Discount.. | HST..... | CAT..... | After..... |
|---------|-----------|----------------|------------|------------|------------|----------|----------|------------|
| | | | Dollars | Dollars | | | | Tax |

| | | | | | | | | | |
|---------|-------------|-------|--------|---------|-------|------|-------|------|-------|
| 1005162 | 31 Mar 2023 | 120TR | 1.0000 | 85.0000 | 85.00 | 0.00 | 11.05 | 0.00 | 96.05 |
|---------|-------------|-------|--------|---------|-------|------|-------|------|-------|

120TR->120 GAL PROPANE TANK ANNUAL REN1.

| | | | | | | | | | |
|---------|-------------|------|--------|---------|-------|------|------|------|-------|
| 1005163 | 31 Mar 2023 | ADTR | 1.0000 | 35.0000 | 35.00 | 0.00 | 4.55 | 0.00 | 39.55 |
|---------|-------------|------|--------|---------|-------|------|------|------|-------|

ADTR->ADDITIONAL ANNUAL TANK RENTAL

| | | | | | | | | | |
|--|--|--|--------|--|--------|------|-------|------|--------|
| | | | 2.0000 | | 120.00 | 0.00 | 15.60 | 0.00 | 135.60 |
|--|--|--|--------|--|--------|------|-------|------|--------|

Deliveries 2024

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2024 TO - 31Dec2024 Customer 30671 Page 1

| Invoice | DATE..... | PART. | QTY..... | Price..... | Price..... | Discount.. | HST..... | CAT..... | After..... |
|-----------------------|-------------|-------|------------|------------|------------|------------|----------|----------|------------|
| | | | litres | | Dollars | Dollars | | | Tax |
| 220011100 | 10 Jan 2024 | 8C | 262.9000 | 0.6990 | 183.77 | 0.00 | 27.33 | 26.45 | 237.55 |
| 114011709 | 14 Feb 2024 | 8C | 327.2000 | 0.8290 | 271.25 | 0.00 | 39.54 | 32.92 | 343.71 |
| 114012134 | 26 Mar 2024 | 8C | 289.5000 | 0.8290 | 240.00 | 0.00 | 34.99 | 29.12 | 304.11 |
| 220013245 | 10 Sep 2024 | 8C | 0.0000 | 0.5990 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 114013112 | 26 Nov 2024 | 8C | 343.8000 | 0.6990 | 240.32 | 0.00 | 36.77 | 42.56 | 319.65 |
| 114013497 | 30 Dec 2024 | 8C | 444.4000 | 0.7490 | 332.86 | 0.00 | 50.42 | 55.02 | 438.30 |
| 8C->CARNARVON PROPANE | | | 1,667.8000 | | 1268.20 | 0.00 | 189.05 | 186.07 | 1,643.32 |

Tank rental 2024

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2024 TO - 31Dec2024 Customer 30671 Page 1

| Invoice | DATE..... | PART. QTY..... | Price..... | Price..... | Discount.. | HST..... | CAT..... | After..... |
|---------|-----------|----------------|------------|------------|------------|----------|----------|------------|
| | | | Dollars | Dollars | | | | Tax |

| | | | | | | | | | |
|---------|-------------|-------|--------|---------|-------|------|-------|------|-------|
| 1067669 | 31 Mar 2024 | 120TR | 1.0000 | 85.0000 | 85.00 | 0.00 | 11.05 | 0.00 | 96.05 |
|---------|-------------|-------|--------|---------|-------|------|-------|------|-------|

120TR->120 GAL PROPANE TANK ANNUAL REN1

| | | | | | | | | | |
|---------|-------------|------|--------|---------|-------|------|------|------|-------|
| 1067670 | 31 Mar 2024 | ADTR | 1.0000 | 35.0000 | 35.00 | 0.00 | 4.55 | 0.00 | 39.55 |
|---------|-------------|------|--------|---------|-------|------|------|------|-------|

ADTR->ADDITIONAL ANNUAL TANK RENTAL

| | | | | | | | | | |
|--|--|--|--------|--|--------|------|-------|------|--------|
| | | | 2.0000 | | 120.00 | 0.00 | 15.60 | 0.00 | 135.60 |
|--|--|--|--------|--|--------|------|-------|------|--------|

Deliveries 2025

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2025 TO - 28May2025 Customer 30671 Page 1

| Invoice | DATE..... | PART | QTY..... | Price..... | Price..... | Discount.. | HST..... | CAT..... | After..... |
|-----------------------|-------------|------|----------|------------|------------|------------|----------|----------|------------|
| | | | litres | | Dollars | Dollars | | | Tax |
| 220014851 | 28 Jan 2025 | 8C | 503.3000 | 0.8690 | 437.37 | 0.00 | 64.96 | 62.31 | 564.64 |
| 119005901 | 27 Feb 2025 | 8C | 478.8000 | 0.9290 | 444.81 | 0.00 | 65.53 | 59.28 | 569.62 |
| 8C->CARNARVON PROPANE | | | 982.1000 | | 882.18 | 0.00 | 130.49 | 121.59 | 1,134.26 |

Tank rental 2025

KELLYS FUEL - SALES BY DELIVERY LOCATION FROM 01Jan2025 TO - 28May2025 Customer 30671 Page 1

| Invoice | DATE..... | PART. QTY..... | Price..... | Price..... | Discount.. | HST..... | CAT..... | After..... |
|--|-------------|----------------|------------|------------|------------|----------|----------|------------|
| | | | Dollars | Dollars | | | | Tax |
| 1133115 | 31 Mar 2025 | 120TR | 1.0000 | 85.0000 | 85.00 | 0.00 | 11.05 | 0.00 |
| | | | | | | | | 96.05 |
| 120TR->120 GAL PROPANE TANK ANNUAL REN | | 1.0000 | | 85.00 | 0.00 | 11.05 | 0.00 | 96.05 |
| 1133116 | 31 Mar 2025 | ADTR | 1.0000 | 35.0000 | 35.00 | 0.00 | 4.55 | 0.00 |
| | | | | | | | | 39.55 |
| ADTR->ADDITIONAL ANNUAL TANK RENTAL | | 1.0000 | | 35.00 | 0.00 | 4.55 | 0.00 | 39.55 |
| P | | 2.0000 | | 120.00 | 0.00 | 15.60 | 0.00 | 135.60 |
| | | 2.0000 | | 120.00 | 0.00 | 15.60 | 0.00 | 135.60 |

[405] 2 items listed out of 4 items.

Pumping Test Report

Ministry Well ID Plate Number: _____
Ministry Well Tag Number: _____

Owner Name: _____
Mailing address: _____ Town _____ Prov. _____ Postal _____
Well Location: Address: 911 No: 2473 Street name North Shore RD Town Algonquin Highlands
Description of well location (attach sketch, if nec.): _____

NAD 83: Zone: _____ and UTM Easting: _____ m or Latitude: deg: _____ min: _____ sec: _____
(Datum must be set to NAD83) UTM Northing: _____ m Longitude: deg: _____ min: _____ sec: _____

Ground elevation: _____ (ft) asl Method: ☐ GPS ☐ Differential GPS ☐ Level survey ☐ Other (specify): _____
Class of well (see Table 1): _____ Sub-class of well: _____
Water supply wells: indicate intended water use: ☒ private domestic ☐ water supply system ☐ irrigation ☐ commercial or industrial ☐ other (specify): _____

Pumping Test Summary Information

Type of well pump:
☒ Submersible Jet (end-suction)
☐ Other (specify) _____
Depth of pump setting: _____ ft (btoc)
Type of Pumping Test:
☒ Constant Rate ☐ Step Test ☐ Other (specify) _____
Method of water level measurement:
☒ Water level sounder ☐ Datalogger ☐ Wetted tape
☐ Other (specify) _____
Reference datum for water level measurements:
☒ Top of casing ☐ Ground level ☐ Other (specify) _____
Final stick-up: _____ in
Method of flow measurement:
☐ Flow meter ☐ Orifice ☐ 45-gallon drum ☒ 5-gallon pail
☐ Other (specify) _____
Start date of pumping test: 2020/20/03 (YYYY/MM/DD)
Static water level: 8' ft
Duration of pumping: .5 hrs Duration of recovery: .5 hrs
Well yield estimated from pumping test: 15.5 USgpm
Available drawdown: _____ ft Specific Capacity: _____ USgpm/ft
Method of estimating long-term well yield from pumping test: _____

Pumping test data sheet(s) attached: ☐

Person conducting the pumping test (please print):

Name (first, last): Matt Dantino
Company name: The Pump Shop
Well Technician License Number: T-3659
Consultant (if applicable; please print): Jesse Woodward

* Fill in the registration of the Qualified Well Driller/Pump Installer. If the test was conducted by a driller/pump installer who is not registered, the Qualified Well Driller/Pump Installer who is directly supervising the work should fill in their registration number.

Declaration:

The pumping test has been done in accordance with the requirements in the *Water Act* and the *Ground Water Protection Regulation*.

PLEASE NOTE: The data recorded in this pumping test report reflect conditions at the time of the test. Water levels, well performance, estimated long-term well yield and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities, and condition of the works, which may change over time.

Signature of Person Responsible:

X _____



Township of Algonquin Highlands
1123 North Shore Rd
Algonquin Highlands, Ontario
K0M 1S0

TAX NOTICE

| | |
|--------------|-------------------|
| Interim | 2025 |
| Mailing Date | February 19, 2025 |

| Roll No. 002-000-87400-0000 | | | | Bill No. 259493 | | | | |
|------------------------------------|--------------|----------------------------|----------------|--|-------------|--------------------------------|----------------|----------|
| Mortgage Company | | | | Mortgage No. | | | | |
| Name and Address 1632 | | | | Municipal Address/Legal Description | | | | |
| <div></div> | | | | 2473 NORTH SHORE RD CON 6 PT LOT 29 | | | | |
| Assessment | | | Municipal Levy | | County Levy | | Education Levy | |
| Class | Value | Class/Educ. Support | Tax Rate(%) | Amount | Tax Rate(%) | Amount | Tax Rate(%) | Amount |
| RTEP | \$168,000.00 | Residential Tax Eng Public | 0.00374964 | \$314.97 | 0.00252745 | \$212.31 | 0.00153000 | \$128.52 |
| Sub Totals >>> | | | Municipal Levy | \$314.97 | County Levy | \$212.31 | Education Levy | \$128.52 |
| Special Charges | | | Installments | | Summary | | | |
| By Law # | Description | Amt | Exp Year | Due Date | Amount | | | |
| | | | | 3/21/2025 | \$328.80 | Sub-Total - Tax Levy \$655.80 | | |
| | | | | 5/23/2025 | \$327.00 | Special Charges/Credits \$0.00 | | |
| | | | | | | 2025 Tax Cap Adjustment \$0.00 | | |
| | | | | | | Interim 2025 Levies \$655.80 | | |
| | | | | | | Past Due Taxes/Credit \$0.00 | | |
| Total Special Charges | | \$0.00 | | | | Total Amount Due | | \$655.80 |

2473 North Shore Road, Algonquin Highlands



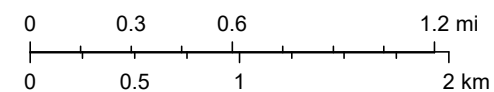
May 28, 2025

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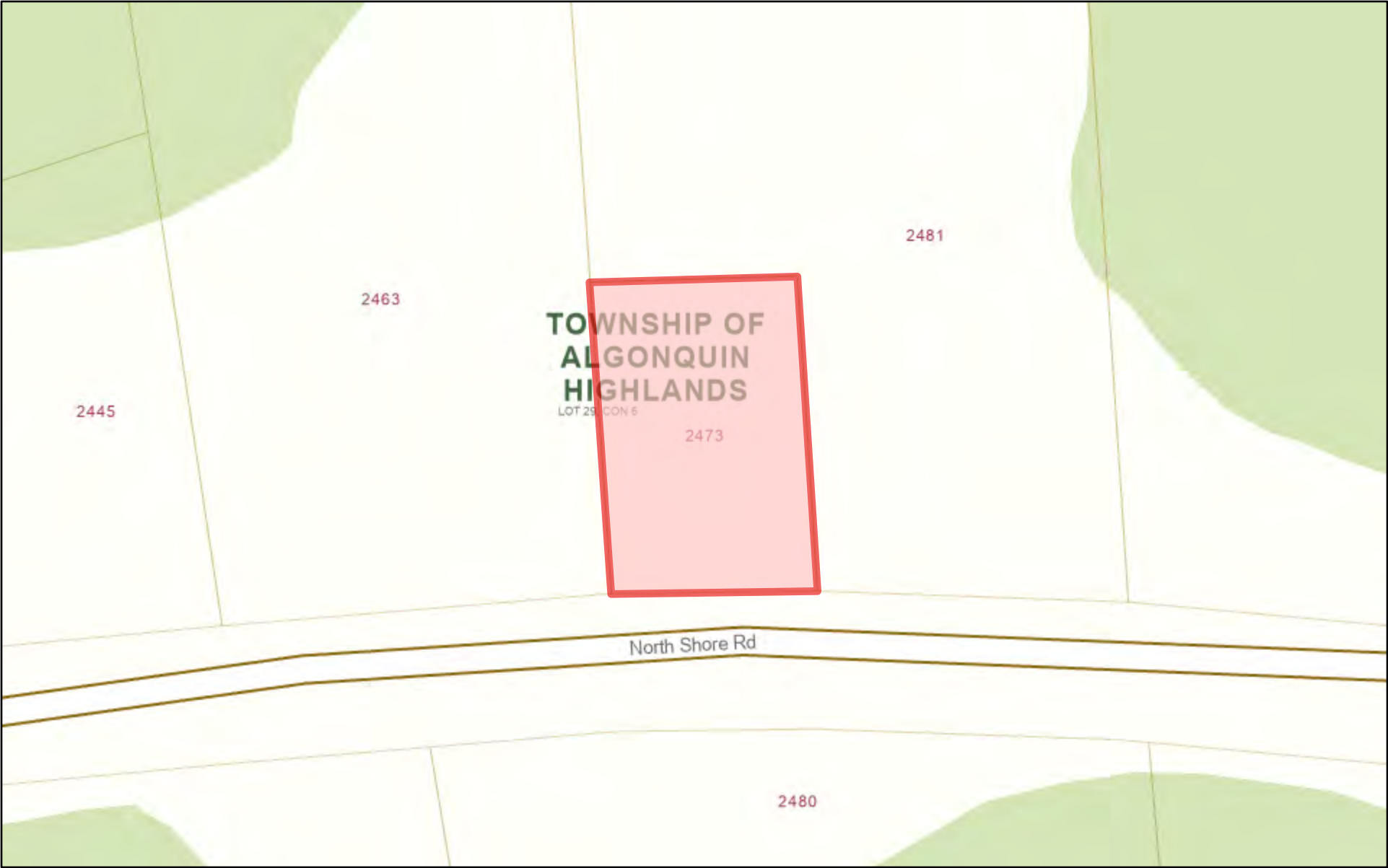
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May 28, 2025

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