



\$574,900

Welcome to

2612 Wilkinson Road
on Kennisis Lake, Haliburton



Troy Austen

Sales Representative

Build-ready waterfront lot on Kennisis Lake! This prime property features 114 feet of clean shoreline with deep water off the dock, a stone retaining wall, and a marine rail system. Site prep is complete with a driveway in place and hydro available. Enjoy southern exposure, crystal-clear waters, and access to boating, fishing, a marina, hiking trails, and Haliburton Forest. A rare opportunity to create your dream retreat on one of Haliburton's top lakes.

CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca

Property Client Full

2612 Wilkinson Road, Dysart, Ontario K0M 1S0

Listing

[2612 Wilkinson Rd Dysart](#)**Active / Residential Freehold / Vacant Land**MLS®#: **X13781432**List Price: **\$574,900**

New Listing

**Haliburton/Dysart et al/Havelock**

Tax Amt/Yr: **\$2,247.89/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 21 PL 386; S/T EXECUTION 07-0000179, IF ENFORCEABLE; DYSART ET AL**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Front: **114.00** Fronting On: **S**
 Lot Depth: **252.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **WR4**
 Dir/Cross St: **Kennisis Lake Road turn left on to Wilkinson Road and follow to #2612**

PIN #: **391370168**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **462404100080800**
 Possession Date:

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

Kitch Kitch + **0 (0+)**
 Interior Feat: **None**
 Heat Source:
 Central Vac: **No**
 Property Feat:
 Soil Type:
 Alternate Power: **None**

Garage: **No**
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **No Gas, Hydro Available**
No Sewers, No Cable, No Telephone
 Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat: **Dock, Marine Rail**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **None**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Kennisis Lake**
 Waterfront Y/N: **Yes**
 Water Struc: **Not Applicable**
 Water Frontage: **34.74**
 Water Features: **Dock, Marine Rail**
 Under Contract:
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**

Channel Name:

Remarks/Directions

Client Rmks: **Build your dream retreat on one of Haliburton's most sought-after lakes. This exceptional waterfront lot on Kennisis Lake is ready for your vision, with site preparation already completed, a driveway installed, and hydro available-offering a seamless start to your build. Enjoy 114 feet of clean shoreline with deep water off the dock, ideal for swimming, boating, and lakeside relaxation. A beautifully crafted stone retaining wall and marine rail system add both function and character to the waterfront. With desirable southern exposure, you'll experience sun-filled days and stunning views across the lake. Renowned for its crystal-clear waters and vibrant cottaging community, Kennisis Lake offers endless opportunities for recreation, from boating and fishing to exploring nearby trails and the Haliburton Forest. A rare chance to secure a turn-key waterfront lot in an unbeatable location-ready for you to create the cottage you've always imagined.**

Listing Contracted With: **RE/MAX Professionals North**

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

Date Prepared: **09/14/2026**

Photos

MLS®#: **X13781432**[2612 Wilkinson Road, Dysart, Ontario K0M 1S0](#)



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HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

HAV-44-85
E-42-84.5

SITE INSPECTION REPORT FOR CERTIFICATE OF APPROVAL

DATE: 85/11/07

OWNER MIKE PERDOTO

Lot No. _____ Conc. _____

Township/Municipality HAVELOCK

Plan # 386

Sub. Lot # 81 (#232 S. KINESIS)

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: 10 min./cm. Measured ☐ Estimated ☒

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below ☒
b) Not acceptable; Reason recorded under item 3 ☐
c) Owner may wish to consider a Proprietary Aerobic System ☐

Under Section 121 of the Environmental Protection Act, 1980 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 1 St. Clair Avenue West, Toronto, Ontario M4V 1K7, within 15 days of receipt of the decision.

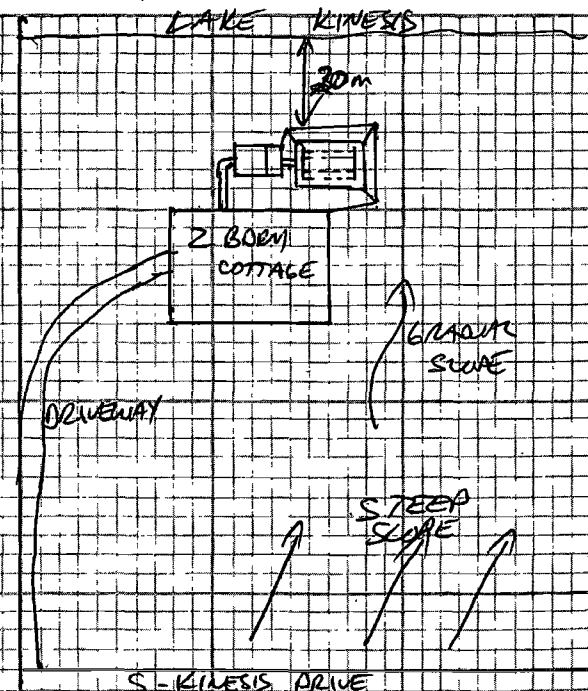
Soil Condition	
Depth (metres)	Soil Type
0	ORGANIC TOP SOIL
0.5	RED-BROWN SILTY SAND
1.0	BECKON VARIES
1.5	
Show rock elevation <u>NE/NW/SE/SW</u>	
Show water table <u>W</u>	

3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 3600 Litres Holding Tank: _____ litres
b) Length of Absorption Trench Required _____ metres. c) Filter Bed Area 22 sq. m; Contact Area 22 sq. m.
d) Proposed Layout of Sewage System, As Below ☒ as per attached drawing(s) ☐

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

- ① TO BE CONSTRUCTED TO M.O.E. STANDARDS AND SET-BACKS AS PER ATTACHED DIAGRAMS #1 & #4.
② AGGREGATE SURFACE STEPS TO BE FILLED OUT FOR FINAL USE PERMIT INSPECTION (ATTACHED)
③ FILL WILL BE REQUIRED TO SURROUND FILTER BED.



Scale: 1 square equals approx. _____ metre

NOTE: 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 your responsibility to ensure that this is done.

CERTIFICATE

This Certificate of Approval under Section 65 of the Environmental Protection Act 1980 is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3. Approval EXPIRES 12 months from date of issue.

INSPECTED & RECOMMENDED BY [Signature]

DATE

85/11/07

[Signature]
Director

OFFICES:

P.O. Box 337, Cobourg, Ontario K9A 4K8
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 (416) 372-0175 ☐
PHONE (705) 653-1550 ☐
PHONE (613) 475-0933 ☐
PHONE (705) 457-1391 ☐
PHONE (705) 324-3569 ☐

REF HAU-21-78

GV-54-85

~~HAU-44-85~~
FILE NUMBER

APPLICATION FOR A CERTIFICATE OF APPROVAL

OWNER M Perrotto TELEPHONE _____ DATE Nov 4/85
 ADDRESS 23 Cranbrook Cres Welland Ont
 (number) (street) (city, town, etc.) (postal code)
 PURCHASER _____ TELEPHONE _____
 ADDRESS _____
 TOWNSHIP LOT NUMBER 21 CONCESSION _____ TOWNSHIP Welland
 PLAN NO. 386 SUB LOT NUMBER 232 LOT SIZE 125-225
 TYPE OF BUILDING _____ NO. OF BEDROOMS 3
 SINGLE FAMILY DWELLING: SEASONAL DWELLING: TYPE OF BUSINESS
 WATER SUPPLY: EXISTING ☐ PROPOSED ☐ DRILLED WELL (Depth of Casing _____ metres) ☐
 DUG OR BORED WELL ☐ OTHER SOURCE LAKE
 PROPOSE TO: Install or Alter A Septic Tank, Holding Tank, Proprietary Aerobic System OR _____
 * Other (Privy, Leaching Pit, Etc.)
 IS SEVERANCE OF PROPERTY PENDING? ☐ GRANTED? ☐ SEVERANCE FILE NO. _____

IMPORTANT INFORMATION!

- A. Please attach a cheque or money order for the required fee (\$60.00) 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.
- B. If the application is for a holding tank, a pump-out contract must be attached.
- C. To determine 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? _____ 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!

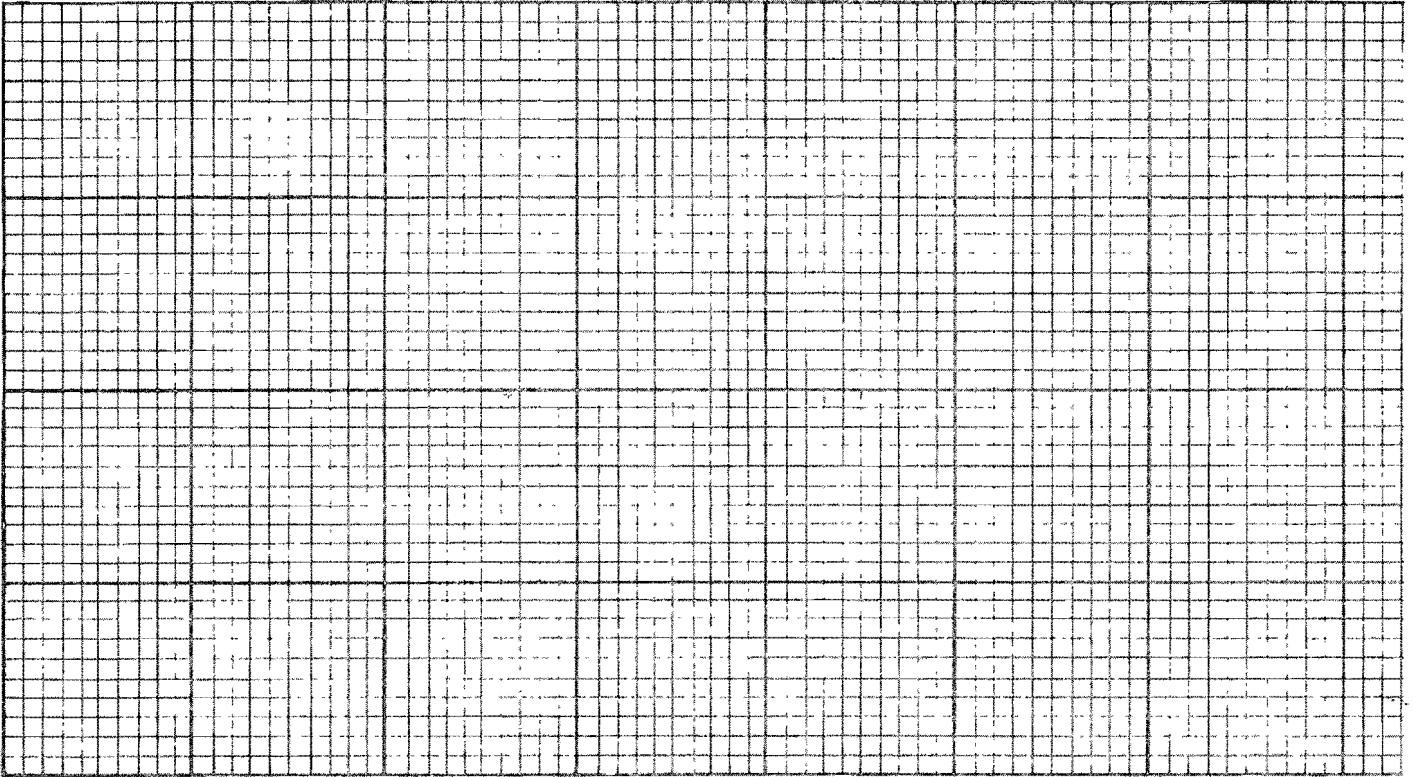
OFFICES: Northumberland County - P.O. Box 337, Cobourg, Ontario K9A 4K8 PHONE (416) 372-0175 ☐
 - P.O. Box 449, Campbellford, Ontario K0L 1L0 PHONE (705) 653-1550 ☐
 - P.O. Box 127, Brighton, Ontario K0K 1H0 PHONE (613) 475-0933 ☐
 Haliburton County - P.O. Box 570, Haliburton, Ontario K0M 1S0 PHONE (705) 457-1391 ☐
 Victoria County - P.O. Box 565, Lindsay, Ontario K9V 4S5 PHONE (705) 324-3569 ☐

LOT DIAGRAM AND SEWAGE SYSTEM PLAN

INFORMATION REQUIRED:

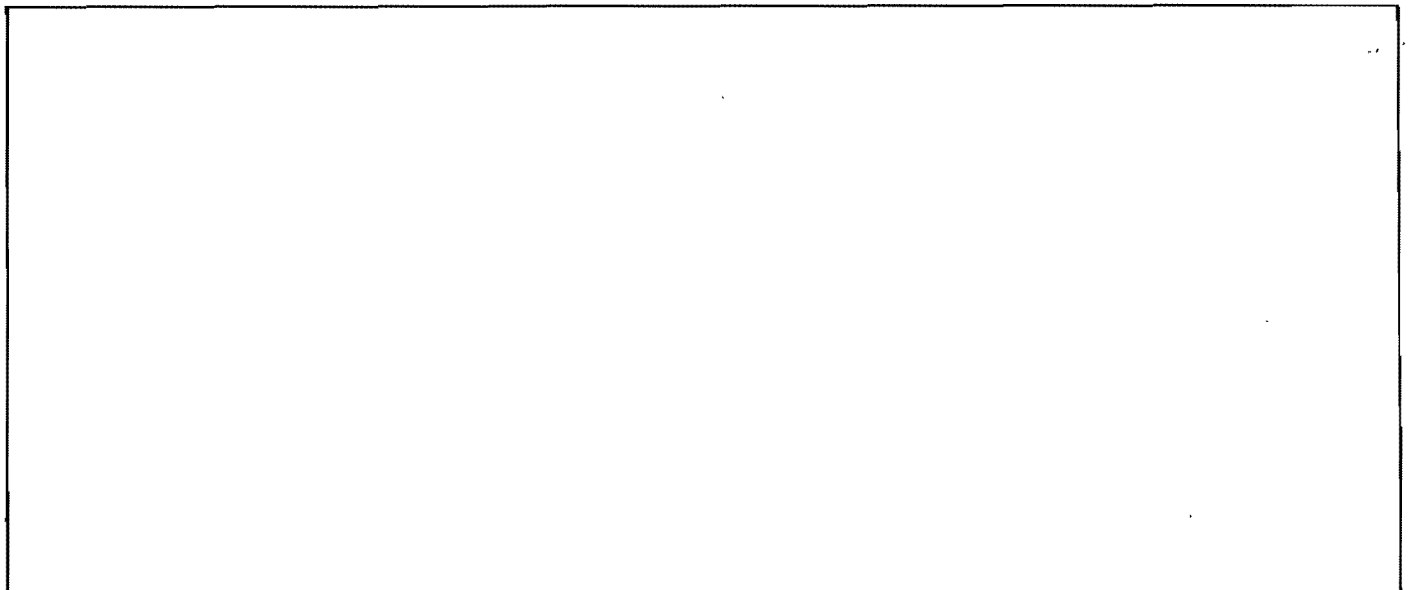
INDICATE NORTH POINT AND SHOW:

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.



DIRECTIONS TO PROPERTY

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



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT 457 2651

APPLICATION for the INSPECTION of
an EXISTING SEWAGE DISPOSAL SYSTEM

File Number

64-54-85

OWNER Mike Perotto PHONE 416-8924662 DATE Nov 4/41

ADDRESS 24 Viewmont Dr. Fonthill. LOS 1E0
(number) (street) (city, town, etc.) (postal code)

TOWNSHIP LOT NUMBER 8-9 CONCESSION 13 TOWNSHIP Shallford

PLAN NO. 386 SUBLOT 21 LOT SIZE 114 x 281

TYPE OF BUILDING Garage & 2 bedroom bunkers exists
(Single Family Dwelling, Seasonal Dwelling, Type of Business)

WATER SUPPLY: Drilled Well (Depth of Casing _____ metres),
Dug or Bored Well _____ Other Lake

REASON for INSPECTION

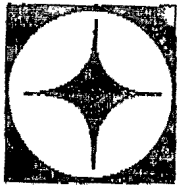
BUILDING PERMIT _____ ADDITION TO DWELLING 16 x 30

MINOR VARIANCE _____ OTHER (Please specify) building permit dependent on health permit build for 54-55

EXISTING SEWAGE DISPOSAL SYSTEM

WHAT YEAR WAS SYSTEM INSTALLED? 85 OWNER AT TIME Perotto

W
P22



EXOLON-ESK

THE EXOLON-ESK COMPANY OF CANADA, LTD.

MANUFACTURERS OF FUSED PRODUCTS AND SILICON CARBIDE

181 QUEEN STREET SOUTH
THOROLD, ONTARIO, CANADA L2V 5A9
TELEPHONE (416) 227-1161
FAX (416) 227-1166F A C S I M I L E T R A N S M I S S I O N S H E E T

OFFICE FAX #: (416) 227-1166

PLANT FAX #: (416) 227-1567

DATE: Nov 18/91

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: Vince

LOCATION: _____

TOTAL NUMBER OF PAGES INCLUDING THIS COVER SHEET: 2NOTES: _____

_____AS DISCUSSED ☒ FOR YOUR INFO. ☐ PER YOUR REQUEST

THIS FAX IS YOUR CONFIRMATION COPY, IF ORIGINAL IS NEEDED PLEASE INFORM US.

SENT BY: Michael Perrotto

TIME SENT: _____

HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

GU-52-88

FILE NUMBER

REPORT

DATE: 88-10-13

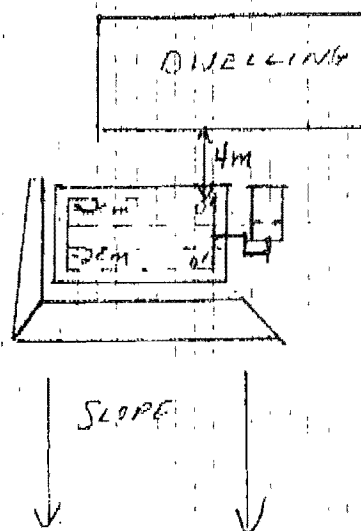
INSTALLED BY: JIM CANNONIAN CONTRACTING

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

- A. Seal Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☒ to serve 2 bedrooms
- B. Distribution Pipe: Type - PVC ☐ Clay Tile ☐ Other _____; Absorption Trench System ☐; Filter Bed System ☐; Total 21.2 linear meters in 4 runs of 5.3 meters and fed by gravity ☒ Siphon ☐ or Pump ☐.
- C. Other Details _____

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

B 3600 L
P 51" I.D.
Filter Bed Area
6.0m x 3.7m
22m²
LAKE WATER SUPPLY



KENNEDY LAKE

SCALE: 1 square equals approx. _____ metres

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 AGRICULTURE SHED AT 2:1

88-10-20 RECEIVED

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

MIKE PERROTTI

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # GU-52-88such system being located on Lot 9 Conc. 13 Plan _____ Sub. lot 232Township/Municipality GUILFORDCounty HALIBURTONInspected and Recommended by J. J. [Signature]DATE 88-10-20Issued [Signature]

(Director)

NOTE: Section 64 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, written approval of the Health Unit is required.

PLAN OF SUBDIVISION PART OF LOTS 8, 9 & 10, CON XIII TOWNSHIP OF GUILFORD PROVISIONAL COUNTY OF HALIBURTON

SCALE 1 INCH = 100 FEET

CERTIFIED TO BE A TRUE COPY OF PLAN
REGISTERED IN THE REGISTRY OFFICE FOR THE
REGISTRY DIVISION OF

DATE REGISTRAR

Approved under Section 26 of
THE PLANNING ACT, 1953,
this 28th day of July 1958
[Signature]
MINISTER OF PLANNING & DEVELOPMENT

LEGEND

- 1 Bearings are astronomic and derived from observation
- 2 Distances are in feet and decimals thereof
- 3 Road Allowance along the shore was established from low water mark Oct 9, 1957 and superimposed upon this survey.
- 4 Iron Pins are indicated thus: 
- 5 Iron Bars 

FIELD NOTES

I hereby certify that this plan represents a true copy of the field notes taken in connection with the survey thereof

[Signature]
Ontario Land Surveyor

AFFIDAVIT

I, K. J. JONES of the CITY OF PETERBOROUGH in the COUNTY OF PETERBOROUGH make oath and say:
1. That I was personally present and did see this plan and duplicate signed by JAMES E. QUINN and by EDITH SUCC
2. That the said plan and duplicates were signed by the said parties at PETERBOROUGH, ONT.
3. That I know the said parties.
4. That I am a subscribing witness to the said signing
Subscribed before me at PETERBOROUGH, ONT.
this 18th day of July 1958

[Signature]
Commissioner (CPL)

[Signature]
Lot 8

SURVEYORS CERTIFICATE

1. H. C. Bishop an Ontario Land Surveyor certify that:
(a) I was present at and did personally supervise the survey represented by this plan;
(b) This plan accurately shows the manner in which the lands (shaded in red) have been surveyed and subdivided by me;
(c) Every angle of the exterior boundary of this plan is defined in the survey thereof by a monument and a monument is placed at one angle of each street intersection shown on the plan;
(d) I have indicated on the plan the position and form of each of the monuments;
(e) The monuments conform in all respects to the requirements of Section 12 of the Surveyors Act;
(f) The survey was made by me between the 15th day of September 1957 and the 27th day of June 1958; and
(g) The survey has been accurately made in accordance with all the provisions of the Surveyors Act and Registry Act related thereto.

Dated at Haliburton the 27th day of June 1958

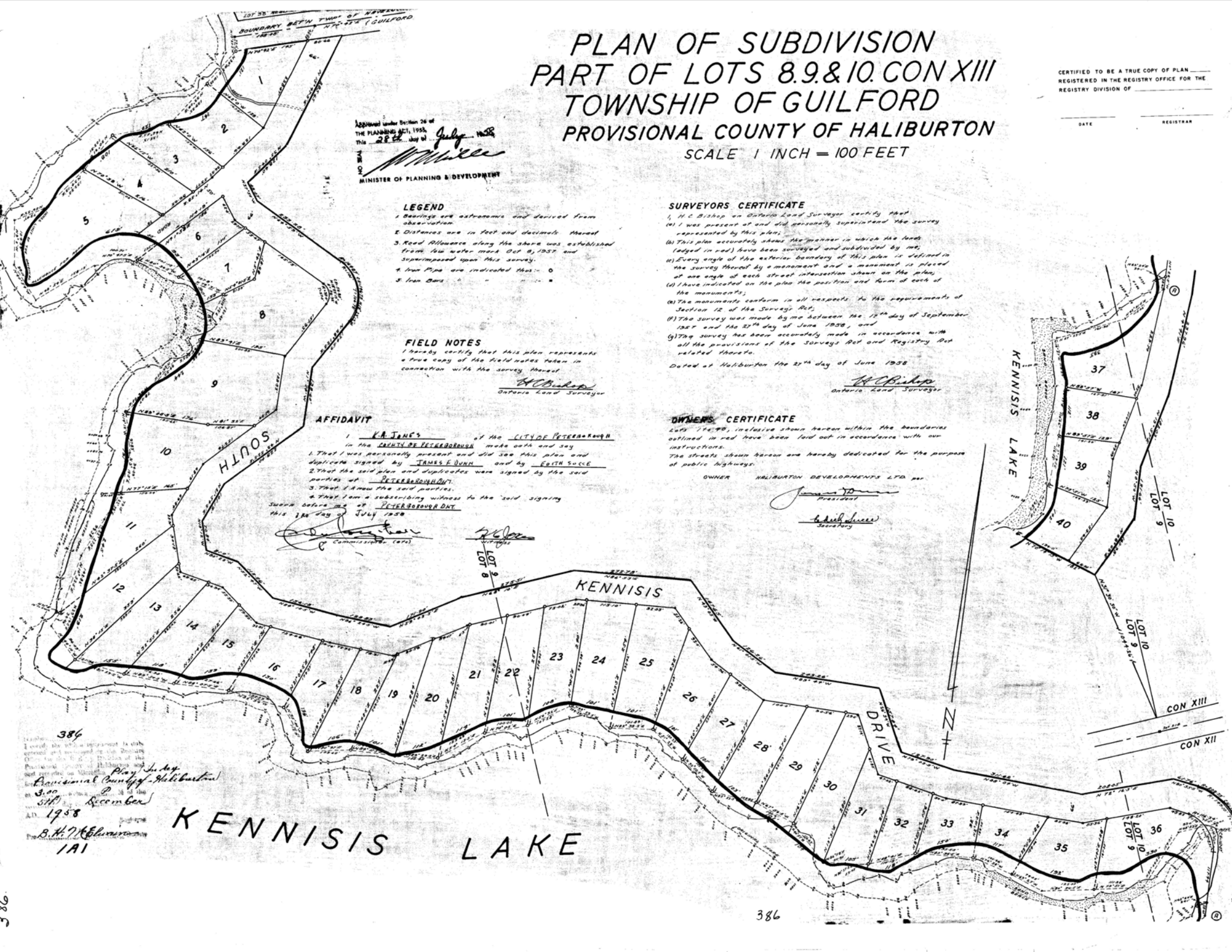
[Signature]
Ontario Land Surveyor

OWNERS CERTIFICATE

Lot 8, 9 & 10, inclusive shown hereon within the boundaries outlined in red have been laid out in accordance with our instructions.
The streets shown hereon are hereby dedicated for the purpose of public highways.

OWNER HALIBURTON DEVELOPMENTS LTD. per

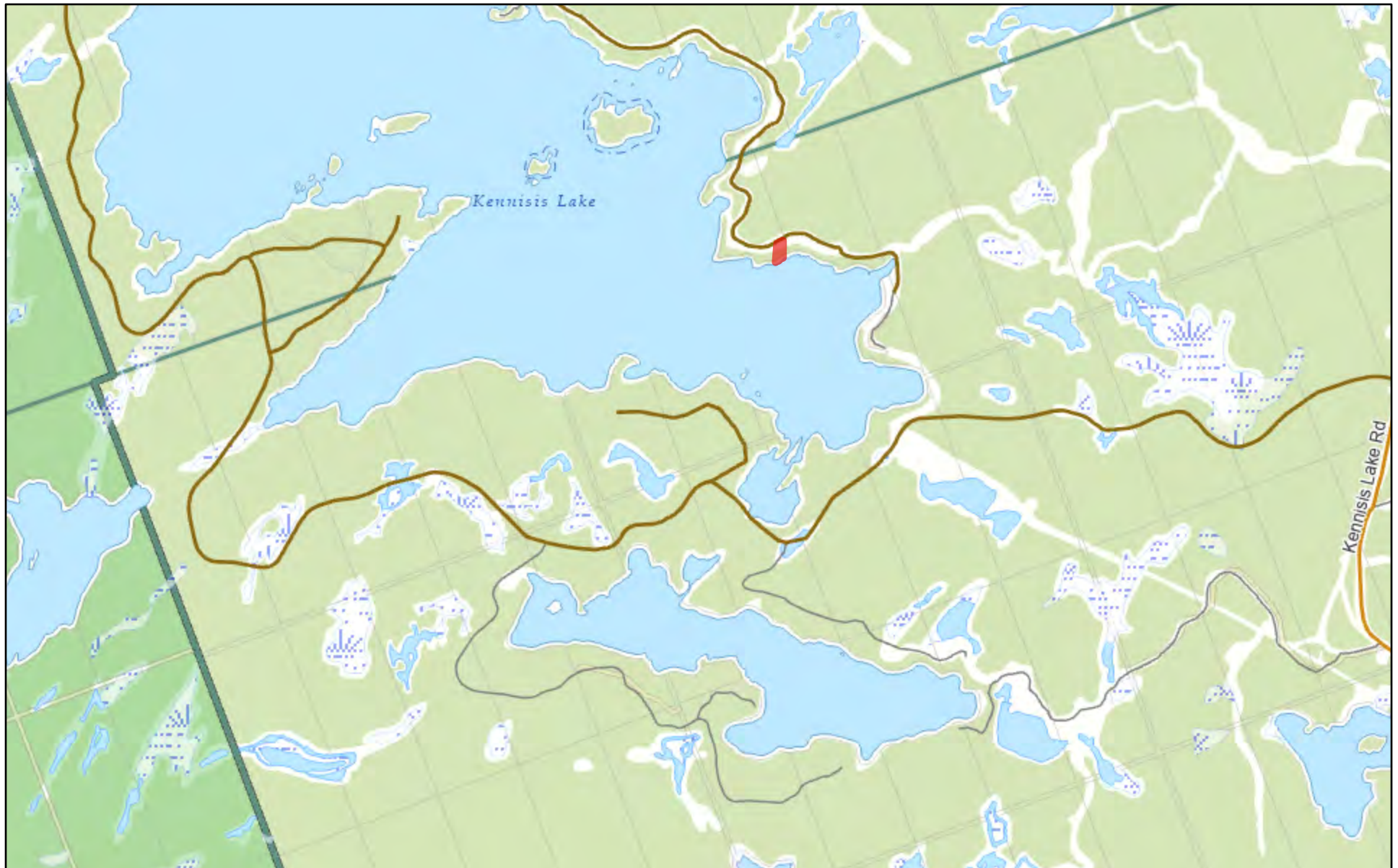
[Signature]
President
[Signature]
Secretary



KENNISIS LAKE

386
I certify the plan is a true copy of the original and is approved by the Registrar of the Registry Office for the Provisional County of Haliburton and is registered in the Registry Office for the Provisional County of Haliburton.
3.00
1958
B.H. Haliburton
1A1

2612 Wilkinson Road, Kennisis Lake



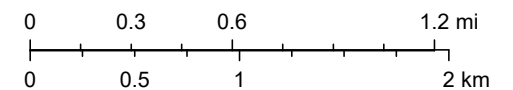
May 5, 2025

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Scale: 1:36,112



2612 Wilkinson Road, Kennisis Lake



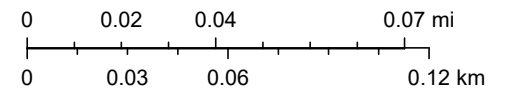
May 5, 2025

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Scale: 1:2,257







Kennesis Lake

County of Haliburton Havelock and Guilford Townships
Lot 10 Con III

Physical Data

Surface Area - 3,502 acres Perimeter - 25.8 miles
Maximum Depth - 223 ft Mean Depth - 77.1 ft

Lake Characteristics

Secchi disc disappeared 30.5 ft below the surface.

Fish Species Present

Lake trout, yellow perch, white sucker, brown bullhead, smallmouth bass.

Fishing

Primarily a lake trout fishery. Very popular winter angling lake. Trout are caught by the use of minnow and jigging with artificial lures. During the open water angling, trolling with light spinning gear and steel line trolling using artificial lures are used. The angling locations are varied.

Access

Accessible by standard vehicle and snowmobile. Public access. Follow County Rd 7 north from West Guilford to Kennesis Lake.

(Refer to Havelock Township map - page 216)

