

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,025,000**

*Welcome to* 2853 Watts Road

on Little Kennisis Lake, Haliburton



*Amanda Tancredi*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



[amanda@troyausten.ca](mailto:amanda@troyausten.ca)



647-620-7662



[troyausten.ca](http://troyausten.ca)





Welcome to 2853 Watts Rd, a magazine worthy, fully winterized, 3-bedroom, 1-bathroom cottage with a charming bunkie, nestled on beautiful Little Kennisis Lake, part of a sought-after two-lake chain. The property offers a flat, well-treed lot off a municipally maintained road, ensuring privacy and easy access. Inside, enjoy the bright, updated kitchen with new appliances, including a propane range. The great room features cathedral ceilings and a cozy wood-burning fireplace. Step outside to the expansive 1,000+ sq. ft. wrap-around deck, perfect for entertaining, with a covered dining area and custom cultured stone wall. The clean, deep waterfront is ideal for swimming and boating. With modern upgrades, great rental history, and a picture-perfect setting, this cottage is a true gem.



## Property Client Full

2853 Watts Road, Dysart, Ontario K0M 1S0

Listing

**2853 Watts Rd Dysart**

**Active / Residential Freehold / Cottage**

MLS®#: **X12004946**

List Price: **\$1,025,000**

**New Listing**



### Haliburton/Dysart et al

Tax Amt/Yr: **\$3,295.85/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **LT 59 PL 493 SRO S/T RIGHT IN H49418; DYSART ET AL**  
 Style: **Bungalow** Rooms Rooms+: **7+0**  
 Fractional Ownership:  BR BR+: **3(3+0)**  
 Assignment:  Baths (F+H): **1(1+0)**  
 Link:  SF Range:   
 Storeys: **1.0** SF Source:   
 Lot Front: **119.00** Fronting On: **E**  
 Lot Depth: **198.00**  
 Lot Size Code:   
 Zoning: **WR4**  
 Dir/Cross St: **County Road 7**

PIN #: **391110127**  
 Holdover: **60**  
 Possession: **Flexible**

ARN #: **462406100016800**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**  
 Island YN:   
 Fam Rm: **No**  
 Basement: **Yes/Partial Basement, Unfinished**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Living Room, Wood Stove**  
 Interior Feat: **Central Vacuum, Water Heater Owned**  
 Heat: **Baseboard, Electric**  
 A/C: **Yes/Window Unit**  
 Central Vac: **Yes**  
 Apx Age: **51-99**  
 Property Feat: **Lake Access, Lake/Pond**  
 Exterior Feat: **Deck, Landscaped**  
 Roof: **Asphalt Shingle**  
 Foundation: **Stone**

Exterior: **Stone, Vinyl Siding**  
 Drive: **Private**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **6.00**  
 Tot Pk Spcs: **6.00**  
 Pool: **None**  
 Room Size:   
 Easements Rest:   
 Rural Services: **Electrical, Internet High Speed**

Water: **Other**  
 Water Inc: **Lake/River**  
 Water Supply: **Heatd Waterline, UV System**  
 Water Meter:   
 Waterfront Feat: **Beachfront, Dock**  
 Waterfront Struc: **Bunkie**  
 Well Capacity:   
 Well Depth:   
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:   
 Winterized: **Fully**

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

Waterfront: **Direct**

Waterfront Frontage (M):

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **East**

Water View: **Direct**  
 Lot Shape:

Channel Name:   
 Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Welcome to 2853 Watts Rd, a magazine worthy, fully winterized, 3-bedroom, 1-bathroom cottage with a charming bunkie, nestled on beautiful Little Kennisis Lake, part of a sought-after two-lake chain. The property offers a flat, well-treed lot off a municipally maintained road, ensuring privacy and easy access. Inside, enjoy the bright, updated kitchen with new appliances, including a propane range. The great room features cathedral ceilings and a cozy wood-burning fireplace. Step outside to the expansive 1,000+ sq. ft. wrap-around deck, perfect for entertaining, with a covered dining area and custom cultured stone wall. The clean, deep waterfront is ideal for swimming and boating. With modern upgrades, great rental history, and a picture-perfect setting, this cottage is a true gem.**

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

Prepared By: **AMANDA TANCREDI, REALTOR Salesperson**

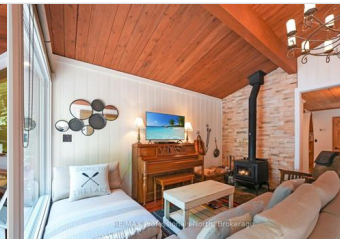
Date Prepared: **03/06/2025**

Photos

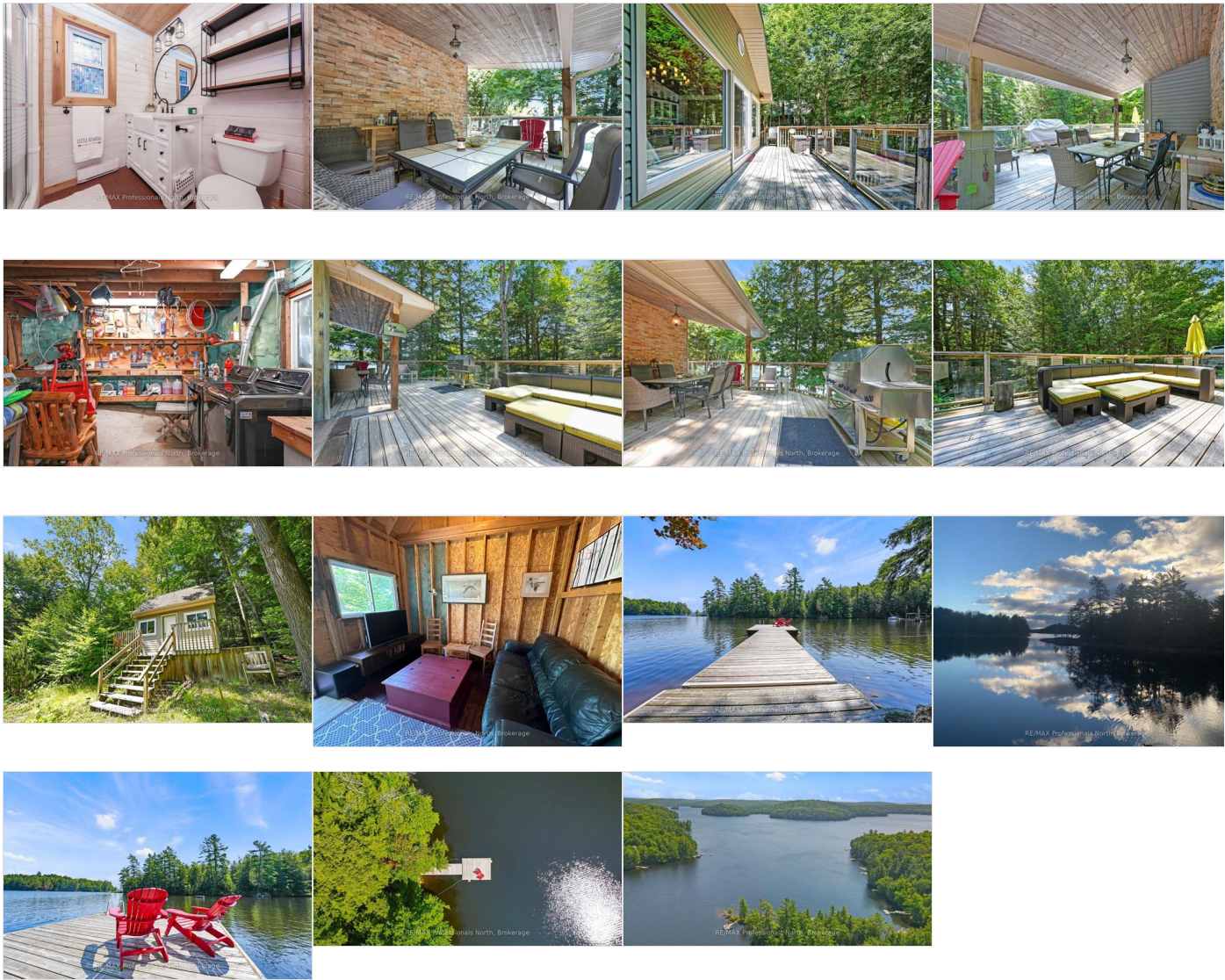
MLS®#: **X12004946**

**2853 Watts Road, Dysart, Ontario K0M 1S0**











# Chattels

## Included

- All Appliances
- Window AC Unit
- Central Vac and Accessories

## Excluded

- Personal Items
- Towels and some bedding including down duvets and down pillows
- Some pots, utensils and glasses
- Some of the games
- The bird clock
- The telescope
- Skis and skates from the basement
- All wall art in the bunkie except the beer sign
- A couple small pictures in the main bedroom, a picture of the girl with the bear, and three frames aeroplane photographs
- Some personal books
- The wooden whale over the patio door
- Some oil lamps
- 2 SUP's



Seller



Buyer



# Additional Information

- Fully 4 season, 3 bedroom cottage on fully insulated and heated crawl space foundation
- Cottage is beautifully finished and updated throughout with a large great room overlooking the lake. There is a wood stove, cathedral wood ceilings and sliding doors to the large deck
- Private, 0.55 acre lot with 119 feet of waterfrontage
- Gently sloping lot, with a flat driveway in and lots of parking. There is plenty of room to build a garage
- Clean, clear, deep water shoreline
- Located in a calm, quiet bay but with serene long lake views down the lake
- Landscaped with beautiful gardens
- On the largest, deepest, and most sought-after two lake chain within Haliburton. Kennisis Lake is a head water lake that is incredibly clean and deep.
- Has access to a Marina with lots of social activities, gas for your boat and food.
- Cell, internet, electricity and telephone are all available.
- Double paned thermal vinyl windows throughout. Bedrooms and bath windows are double hung (open from bottom and top) and purchased through Nathan Petrini Construction (2011)
- Double paned vinyl patio doors (2011)
- Sidings/soffits and fascia done by Nathan Petrini Construction (2011)
- Pickwick Pine walls and pine ceiling throughout (except kitchen and bath)
- Cedar walls and ceiling in bathroom.
- Pine floors in living room
- Laminate floors in bedrooms
- Quarry tile floors in kitchen, dining and bath
- Solid pine wood doors throughout
- Custom designed maple kitchen cupboards painted white
- Solid birch butcher block kitchen countertop
- Electrical panel (2011) • New utility pole (2020)
- 4500 litre, 4 bedroom, class 4 septic system (2003), reinspected (2019)
- Total Site Services pumped septic and supplied and installed new effluent pump (2019)
- Central Vac
- Pacific Energy wood stove and chimney with slate floorboard surround installed by Heinz Huck, Highland Electric Heating and Air-conditioning (WETT Certified installer – WETT certificate # 3288)
- Cultured stonework behind fireplace and in covered deck area completed by specialist, Ken Epsie Masonry
- Basement drainage completed by specialist, Ken Epsie Masonry
- Over 1,000 square feet of decking including large wrap around deck at the cottage that gets full sun until well past 5pm including a covered portion and a large lakeside deck with built-in firepit – completed by Jack Guerrin of Jack of all Trades Construction.
- Glass railings all around cottage deck and at lakeside deck - completed by Norm Goldberg of NG Construction (2010)



# Additional Information

- Crown Verity 4' BBQ with side burner
- Roof installed by Tim Reid of Timbir Contracting
- Stairs and fencing beside cottage done by Tim Reid of Timbir Contracting
- Walltite certified polyurethane foam (R-14) insulation in basement installed by Great Northern Insulation.
- Walltite certified polyurethane foam (R-30) insulation in cathedral ceiling installed by Great Northern Insulation
- Blow in insulation (R-50) above the rest of the rooms installed by Insulsave Insulation Services
- Heat-line for water from the lake to the cottage
- Heat-line for septic from the cottage to the septic
- Limestone retaining wall and stonework done by Bruce Johnson
- Cedar Dock and cedar boards/aluminum winch-up dock ramp by Houston Marine
- 200 square foot Bunkie with its own deck and small storage loft or extra sleeping above Wood area
- Easy access off a paved year-round municipal road but well removed from

## **Updates 2021/2022/2023**

- Cottage interior painting
- New breakfast bar
- Chimney cleaning
- Added a propane tank for new propane gas stove
- Bbq was completely refurbished
- Property clean up- brush and tree clean up (almost 3K)
- New driveway gravel
- Replaced floater on the septic
- New water filtration system (3 step - sediment, carbon and UV)
- Installed brand new washer and dryer



# SITE INSPECTION REPORT FOR A SEWAGE SYSTEM PERMIT

Ref HAV/10/98 + 5A-72-02

FILE NUMBER

HAV-43-07

Owner EMERSON BARKLEY Date MAY 1/03  
County/City/Twp. HAVELOCK Lot# 19 Conc.# 6  
Plan # 493 Sub Lot # 59 Roll # \_\_\_\_\_ Emergency # 911 \_\_\_\_\_

## 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 ☐

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

Soil Condition	
Depth (metres)	Soil Type
0	ORGANIC SOIL
0.5	BA SILTY SAND
1.0	
1.5	
Show rock elevation	
Show water table <u>W</u>	

## 3. Requirements of Sewage System:

- a) Working capacity of Septic Tank: 4500 litres Holding Tank: \_\_\_\_\_ litres  
b) Length of absorption trench required \_\_\_\_\_ metres. c) Filter bed area 30 sq.m.; contact area 30 sq.m.  
d) Size of system is based on 4 bedrooms and / or 120 fixture units. Commercial details \_\_\_\_\_  
Area of Building: 6200 m<sup>2</sup>

- 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

4. Registered under Ontario New Home Warranties Plan Act. - YES ☐ NO ☒

① Additional fill is required to support the filter bed.

② Ensure that the pump is properly equipped with a high level alarm.

③ Aggregate sheet is required.

④ Refer to Part 8 of the Ontario Building Code for construction specifications and setback requirements.

NOTES: 1) If a reserve area is indicated in the above-mentioned comments / drawings, this area must be retained free of structures for the installation of a replacement tile bed, when required.  
2) It is an offence to use a system without a Permit. In order to issue a Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application as may be amended by the above requirements in item 3.

Inspected and Recommended by  
(Appointed Inspector - Part 8)

Date

MAY 1/03

Issued

(Designated Sewage Inspector - Part 8)

## OFFICES:

200 Rose Glen Rd., Port Hope, Ontario L1A 3V6  
22 Duxsee Ave. S., Campbellford, Ontario K0L 1L0  
35 Alice St., Brighton, Ontario K0K 1H0  
Hwy. #118, Haliburton, Ontario K0M 1S0  
109 Angeline St. S., Lindsay, Ontario K9V 3L5

PHONE (805) 885-9100 ☐  
PHONE (705) 663-1650 ☐  
PHONE (613) 475-0933 ☐  
PHONE (705) 457-1391 ☐  
PHONE (705) 324-3569 ☐

EH-LC-140-02





### Septic System Re-Inspection Report

PROPERTY INFORMATION			
Owners Name:			
Municipal Address:	2853 Watts Road		
Phone Number:		E-mail:	
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 <u>1</u>		
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:	2+1		
Tank Pumped?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, why?	
Tank Size:	4500L <b>septic tank 8'x5'x4'</b>		
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			
New pump installed, high level alarm present.			
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>100</u> ft	Clearance to nearest creek or stream (seasonal or permanent)	<u>      </u> ft
Other Observations:			
REPORT COMPLETED BY:			
Company Name:	InSight360 Home Inspections		
Company Address:	2825 IBO Rail Trail, Tory Hill, Ontario		
Technician's Name:	Frank Salaris	BCIN:43965	

Signature of Technician

05 / 30 / 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.



# Tax Invoice

## Total Site Services Inc.

6522 Gelert Rd

Haliburton Ontario K0M 1S0

705-457-9558

trace@totalsiteservices.ca

HST# 848914586 RT0001

To:

**Invoice #: INV-3584**

Issue Date: 31 May 2019

Due Date: 13 June 2019

**Amount Due: \$0.00**

2853 Watts Road, Dysart and Others, Haliburton County, ON, Canada

Job # **3954**

Work carried out at: **2853 Watts Road, Dysart and Others, Haliburton County, ON, Canada**

Date: 31 May 2019

Title	Description	Amount	Tax	Total
Install Effluent Pump	Supply and Install SSM331PC-1 Effluent Pump	\$950.00	GST (13.0%)	\$1073.50

Subtotal: \$950.00

GST: \$123.50

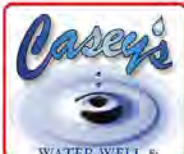
Grand Total: \$1073.50

**Amount Due: \$0.00**

## Septic Pumping & Septic Installations



**TOTAL**  
Site Services Inc.



**Casey's**  
WATER WELL &  
GEOTHERMAL INC.

Well Drilling  
Well Inspection  
Geothermal Drilling  
Hydro Fracturing  
Landscaping  
Septic Pumping  
Septic Installations

Pump Installation  
Site Clearing  
Drilling & Blasting  
Road Building  
Driveway Maintenance  
Utility Trenches  
Backfilling & Excavation  
Retaining Walls

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only call you need to make!**



# Tax Invoice

## Total Site Services Inc.

6522 Gelert Rd

Haliburton Ontario K0M 1S0

705-457-9558

trace@totalsiteservices.ca  
HST# 848914586 RT0001

**Invoice #: INV-3585**

Issue Date: 30 May 2019

Due Date: 13 June 2019

**Amount Due: \$0.00**

2853 Watts Road, Dysart and Others, Haliburton County, ON, Canada

Job # **3912**

Work carried out at: **2853 Watts Road, Dysart and Others, Haliburton County, ON, Canada**

Date: 30 May 2019

Title	Description	Amount	Tax	Total
Pump Out for Inspection	Pumped Septic System	\$176.99	GST (13.0%)	\$200.00

Subtotal: \$176.99

GST: \$23.01

Grand Total: \$200.00

**Amount Due: \$0.00**

## Septic Pumping & Septic Installations



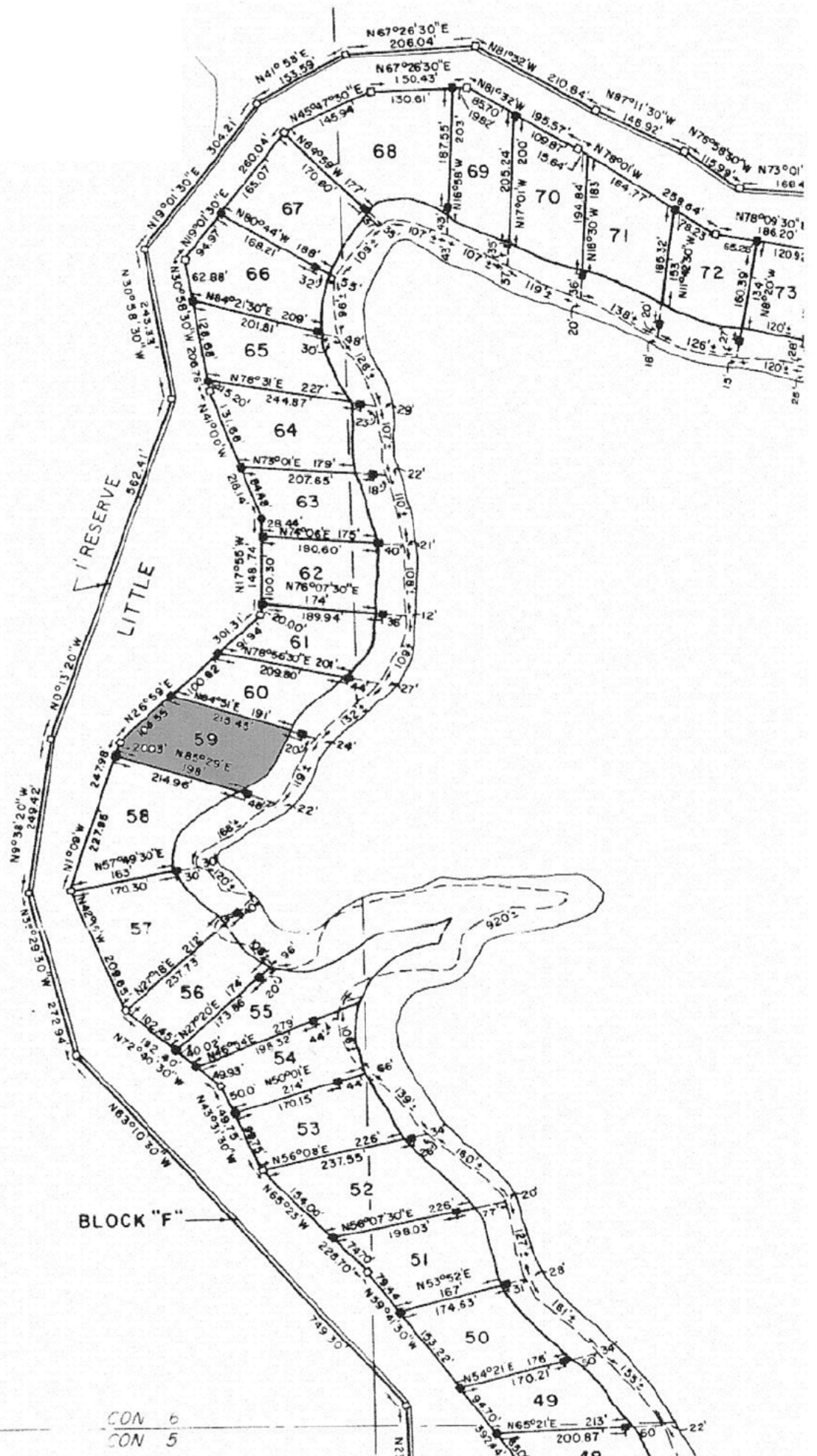
Well Drilling	Pump Installation
Well Inspection	Site Clearing
Geothermal Drilling	Drilling & Blasting
Hydro Fracturing	Road Building
Landscaping	Driveway Maintenance
Septic Pumping	Utility Trenches
Septic Installations	Backfilling & Excavation
	Retaining Walls

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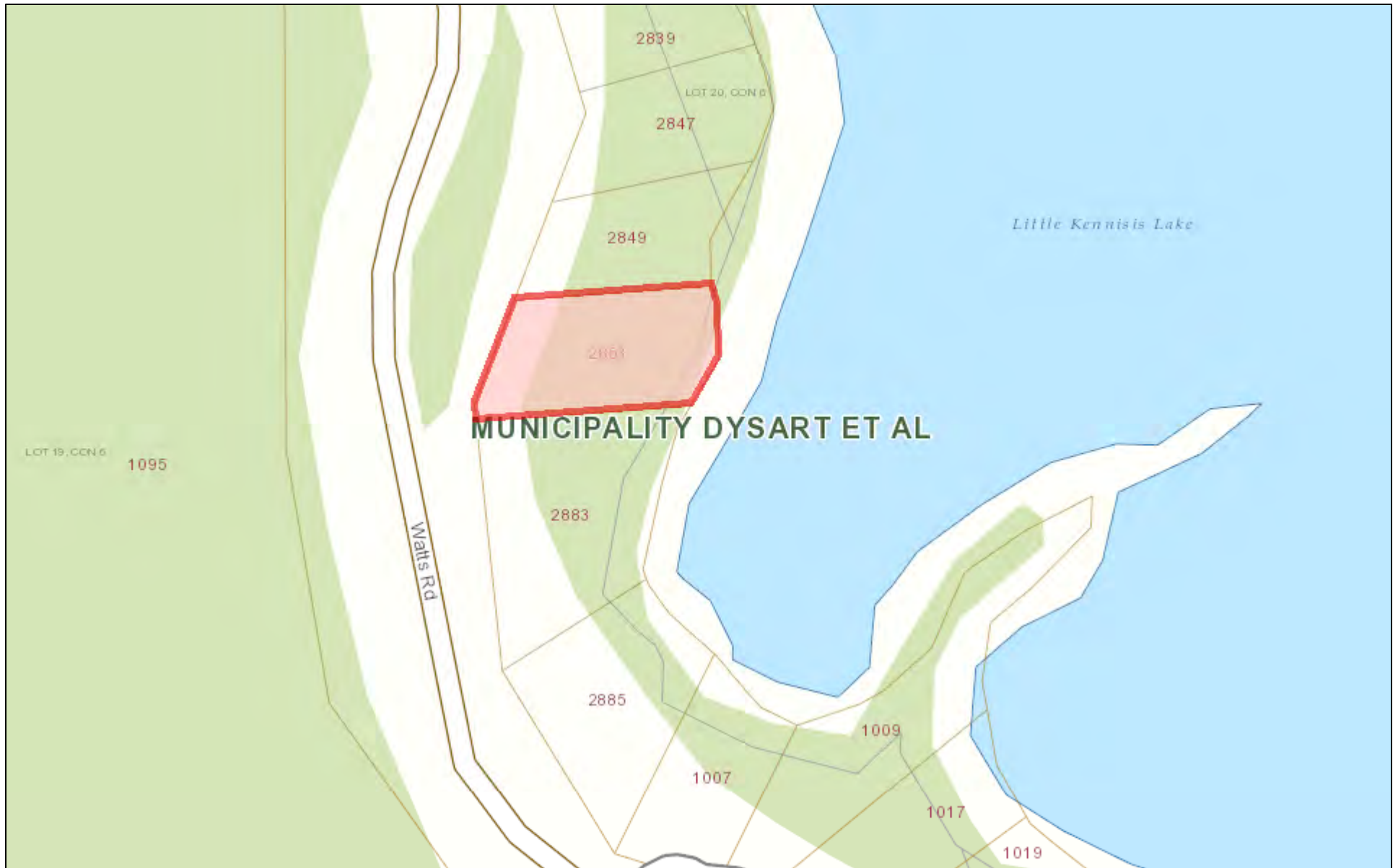
**Make your first call the  
only call you need to make!**





CON 6  
CON 5

# 2853 Watts Road, Little Kennisis Lake



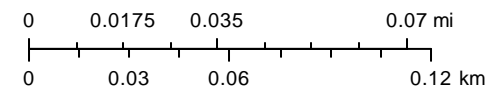
August 3, 2023

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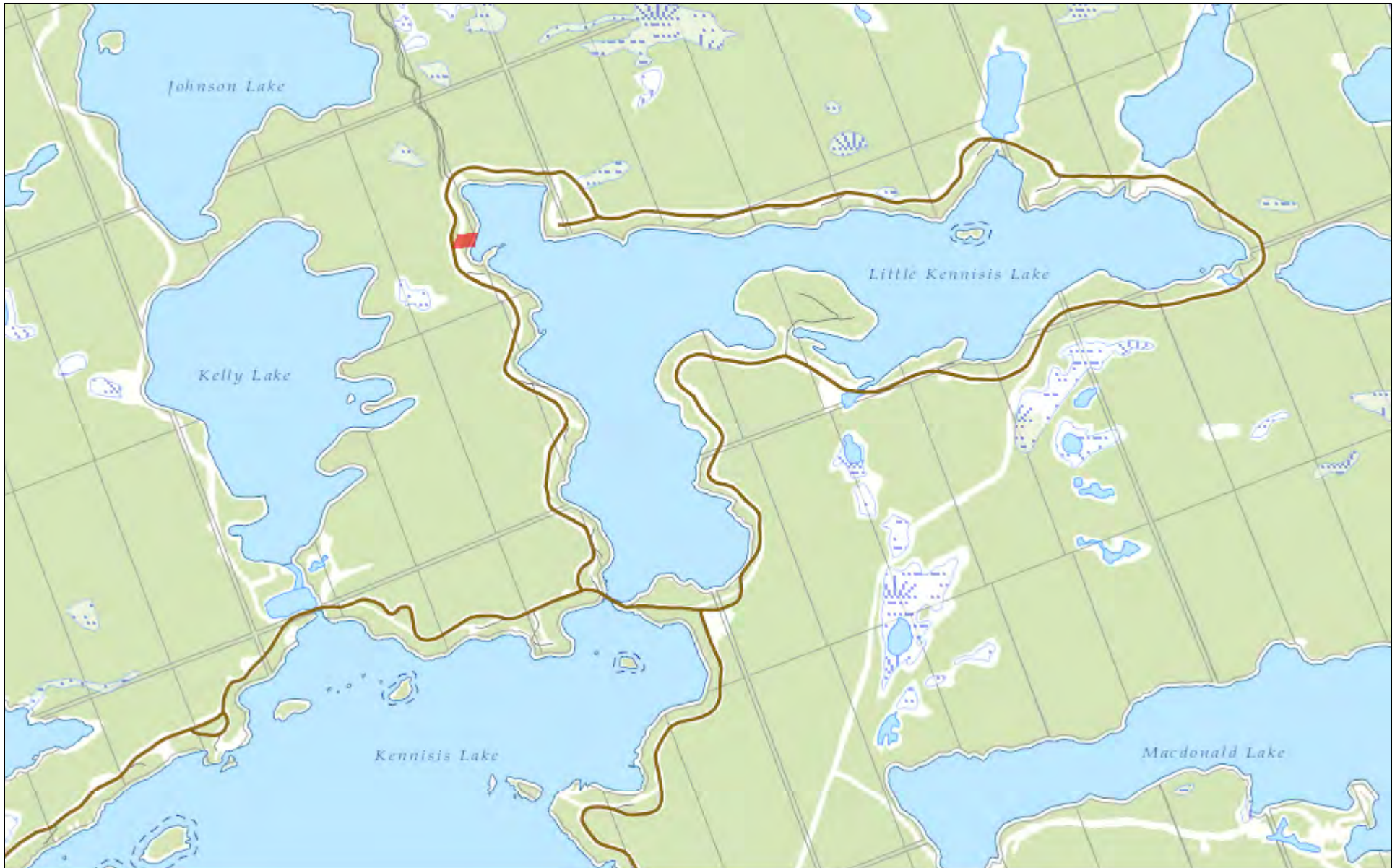


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# 2853 Watts Road, Little Kennisis Lake



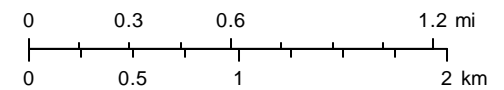
August 3, 2023

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1:36,112







Watts Rd

Watts Rd

Watts Rd

2839

2847

611

2823

93

1003

189.08ft

192.4ft

205.39ft

33.03ft

106.51ft

16.38ft

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## 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

### TOPOGRAPHY



### 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	