



Little Kennisis Lake

2853 WATTS ROAD,
HALIBURTON

\$1,099,000



OVERVIEW



ABOUT THIS PROPERTY

Step inside this fully winterized, absolutely stunning 3 bedroom, 1 bathroom cottage with bunkie, on one of the best lakes in the county, beautiful Little Kennisis Lake. Over the lake on the fantastic deck with over 1000 sq ft of outdoor entertaining space.

FEATURES

 Little Kennisis Lake

CONTACT DETAILS

-  705-457-9994
-  info@troyausten.ca
-  troyausten.ca

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

2853 WATTS Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

2853 WATTS Rd Haliburton

MLS® #: 40472972
 Price: **\$1,099,000**



Haliburton/Dysart et al/Havelock Bungalow/House

Water Body: **Little Kennisis Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **852**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **852/LBO provided**
 DOM: **40**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,129.77/2023**

Remarks/Directions

Public Rmks: **Step inside this fully winterized, absolutely stunning 3 bedroom, 1 bathroom cottage with bunkie with over 1000sq ft of living space, on one of the best lakes in the county, beautiful Little Kennisis Lake. This reimagined and redesigned space will have you saying "WOW". With lots of upgrades throughout, this cottage creates a serene and calming environment from busy city living. Enter into the gorgeous updated all white kitchen, with new appliances including propane range. The breakfast bar is instagram worthy, and the cathedral ceilings in the great room will have you in awe. Cozy up to the wood burning fire in the evenings. Open the sliding doors from the great room to enjoy your morning coffee overlooking the lake on the fantastic deck with over 1000 sq ft of outdoor entertaining space. With a covered dining area to host guests, and a custom cultured stone wall feature, your company won't want to leave! The property is off a municipally maintained road, flat off the road with a gentle slope to the water. The water is deep and clean off the dock, perfect for swimming, boating and all that Little Kennisis has to offer. Welcome to this fully turn key, magazine styled cottage. You won't want to leave!**

Directions: **Hwy 118 onto County Road 7 (Kennisis Lake Road) at West Guilford, follow to 2nd Watts Road entrance, follow to 2853 Watts Road**

Common Elements

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline:
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **119.00**
 Exposure: **East**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse				No

Exterior

Exterior Feat: **Deck(s), Landscaped**
 Construct. Material: **Stone, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1971//Estimated** Foundation: **Stone**
 Property Access: **Municipal Road, Year Round Road** Roof: **Asphalt Shingle**
 Other Structures: **Other** Prop Attached: **Detached**
 Garage & Parking: **Outside/Surface/Open, Private Drive Single Wide** Apx Age: **51-99 Years**
 Parking Spaces: **6** Driveway Spaces: **6.0** Rd Acc Fee:
 Services: **Cell Service, Electricity, High Speed Internet, Telephone Available** Winterized: **Fully Winterized**
 Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Sediment Filter, UV System** Garage Spaces:
 Lot Size Area/Units: / Acres Range: **0.50-1.99** Sewer: **Septic**
 Lot Front (Ft): **119.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Lake Access, Lake/Pond, Quiet Area** Acres Rent:
 View: **Lake, Trees/Woods, Water** Land Lse Fee:
 Topography: **Dry, Flat, Sloping, Wooded/Treed** Retire Com:
 Fronting On: **East**

Interior

Interior Feat: **Water Heater Owned**
 Basement: **Partial Basement** Basement Fin: **Unfinished**
 Laundry Feat: **Lower Level**

Cooling: **None**
 Heating: **Baseboard, Woodstove**
 Fireplace: **/Wood Stove**
 Inclusions: **Other**
 Add Inclusions: **All Appliances**
 Exclusions: **Refer to Chattels List for list of exclusions**

FP Stove Op:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 59 PL 493 SRO S/T RIGHT IN H49418; DYSART ET AL**
 Zoning: **WR4**
 Assess Val/Year: **\$444,000/2023**
 PIN: **391110127**
 ROLL: **462406100016800**
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Boundary Only/ 1969**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **min 5%**

Brokerage Information

List Date: **09/05/2023**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Troy Austen, Salesperson
 Date Prepared: 10/15/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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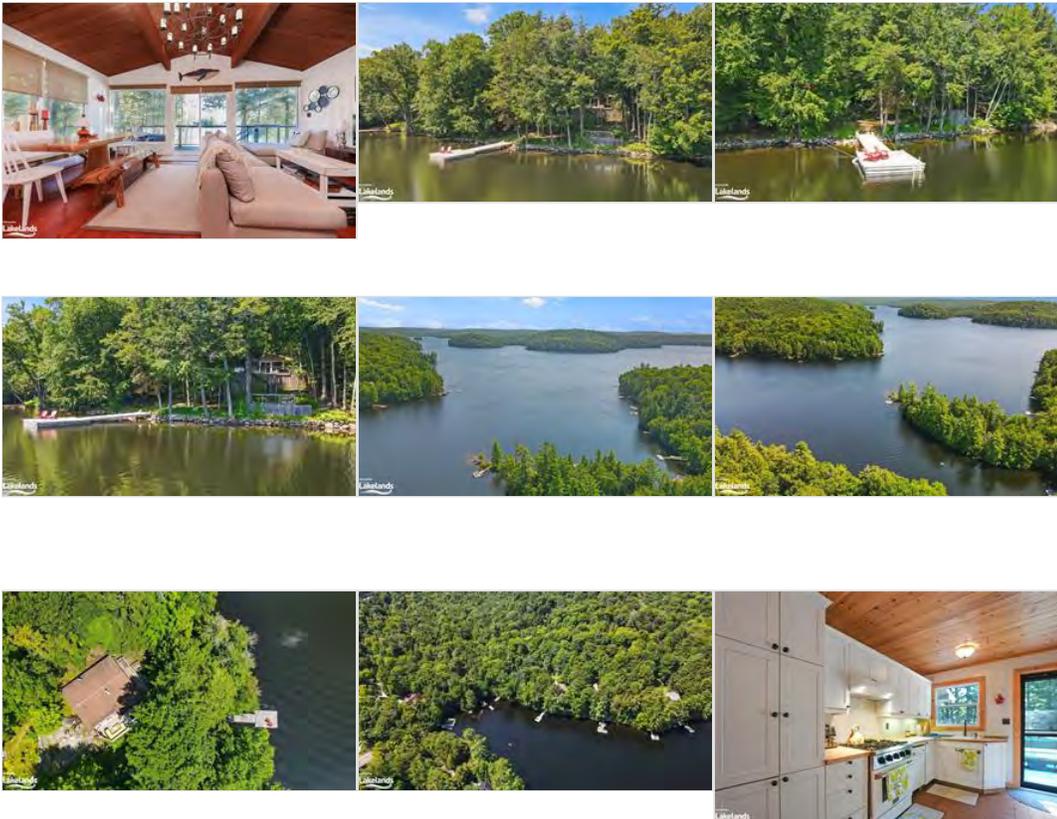
Rooms

MLS®#: 40472972

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	11' 5" X 9' 5"	3.48 X 2.87	
Breakfast Room	Main	12' 8" X 6' 2"	3.86 X 1.88	
Living Room/Dining Room	Main	19' 3" X 13' 7"	5.87 X 4.14	
Bedroom Primary	Main	9' 4" X 9' 2"	2.84 X 2.79	
Bathroom	Main	7' 9" X 6' 0"	2.36 X 1.83	3-Piece
Bedroom	Main	9' 4" X 9' 2"	2.84 X 2.79	
Bedroom	Main	9' 2" X 9' 4"	2.79 X 2.84	
Porch	Main	10' 0" X 13' 0"	3.05 X 3.96	

Photos

MLS®#: 40472972









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INCLUDED

- All Appliances

EXCLUSIONS

- All 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 of small pictures in the main bedroom, a picture of the girl with the bear, and three framed aeroplane photographs
- Some personal books
- The wooden whale over the patio door
- Some oil lamps
- 2 SUPs

INITIALS SELLER



INITIALS BUYER



ADDITIONAL NOTES FOR

Address: 2853 Watts Road,
Haliburton (Little Kennisis Lake)

- 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

ADDITIONAL NOTES FOR

Address: 2853 Watts Road,
Haliburton (Little Kennisis Lake)

- 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)
- 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

ADDITIONAL NOTES FOR

Address: 2853 Watts Road,
Haliburton (Little Kennisis Lake)

- Installed plug for EV charging
 - Fixed a bunch of electrical issues regarding heat line and upgraded the electrical panel
 - New gas stove
 - New dishwasher
 - New bathroom vanity
 - New sink and battery in the kitchen
 - Some new furniture, TV, couch was almost 6K and 6 new cedar Muskoka chairs on the deck

***Details herein provided by the Seller for information purposes only.
Do not include in an Agreement of Purchase and Sale.***

Ref HAV/10/98 + 5A-72-02 *Screen*
SITE INSPECTION REPORT FOR A SEWAGE SYSTEM PERMIT

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 Commision
 777 Bay St. 2nd Floor, Toronto, Ontario, M5G 2E5

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

3. Requirements of Sewage System:

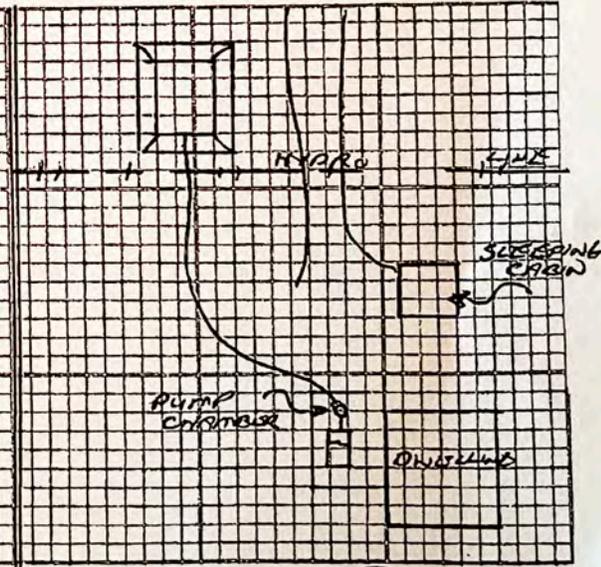
- a) Working capacity of Septic Tank: 4500 litres Holding Tank: _____ litres
- b) Length of absorption trench required _____ metres. c) Filter bed area 30 sq.m.; contact area 30 sq.m.
- d) Size of system is based on 4 bedrooms and / or 120 fixture units. Commercial details _____
 Area of Building: 6200 m²

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 under
- ② Ensure that the pump is properly equipped with a high level alarm
- ③ Aggregate silt 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 Dooxsee Ave. S., Campbellford, Ontario K0L 1L0
 35 Alice St., Brighton, Ontario K0K 1H0
 Hwy. #118, Halliburton, Ontario K0M 1S0
 108 Angeline St. S., Lindsay, Ontario K9V 3L5

PHONE (805) 885-9100
 PHONE (705) 663-1660
 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 septic tank 8'x5'x4'		
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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6522 Gelert Rd • Haliburton • totalsiteservices.ca



**Make your first call the
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



TOTAL
Site Services Inc.

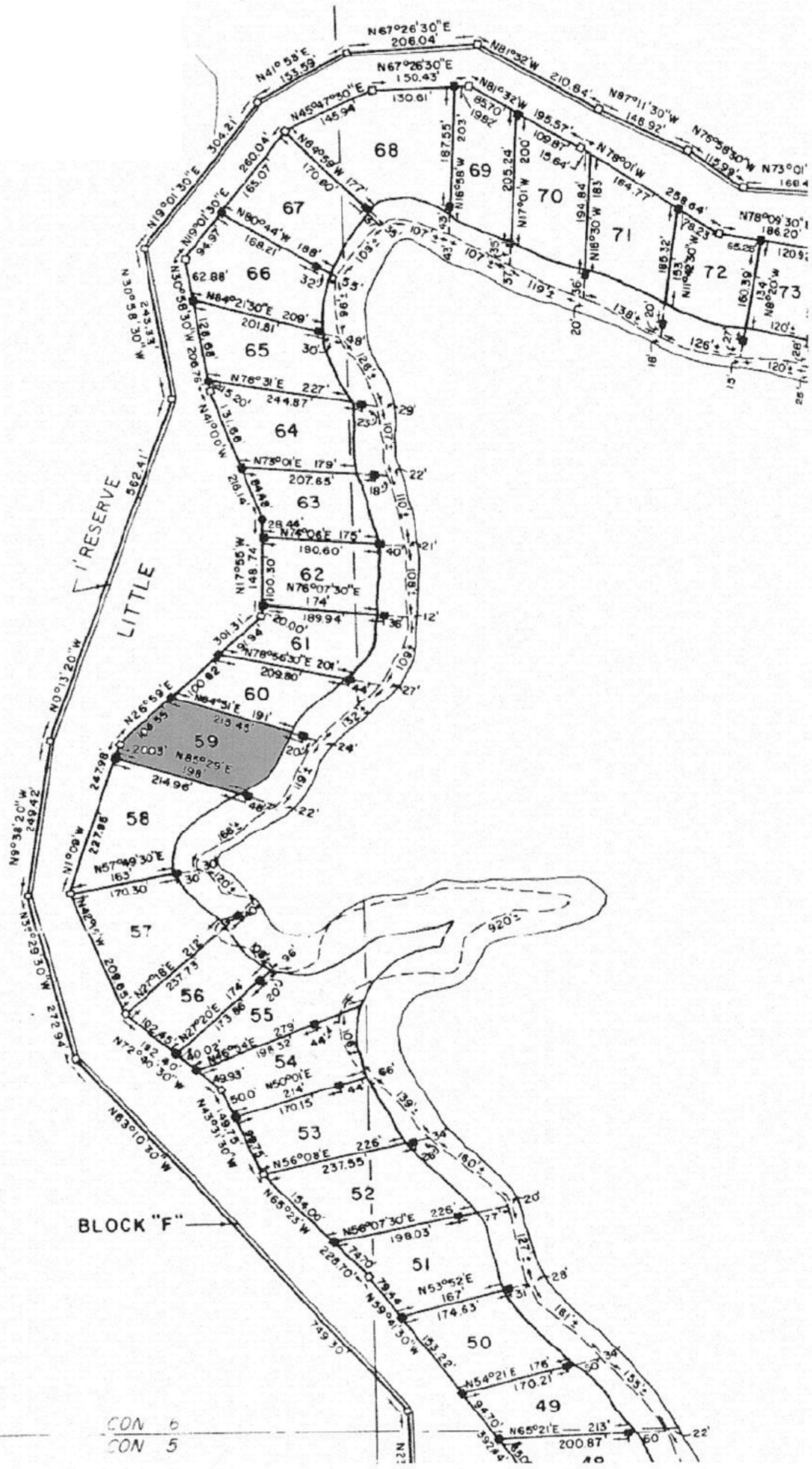


Well Drilling
Well Inspection
Geothermal Drilling
Hydro Fracturing
Landscaping
Septic Pumping
Septic Installations
Pump Installation
Site Clearing
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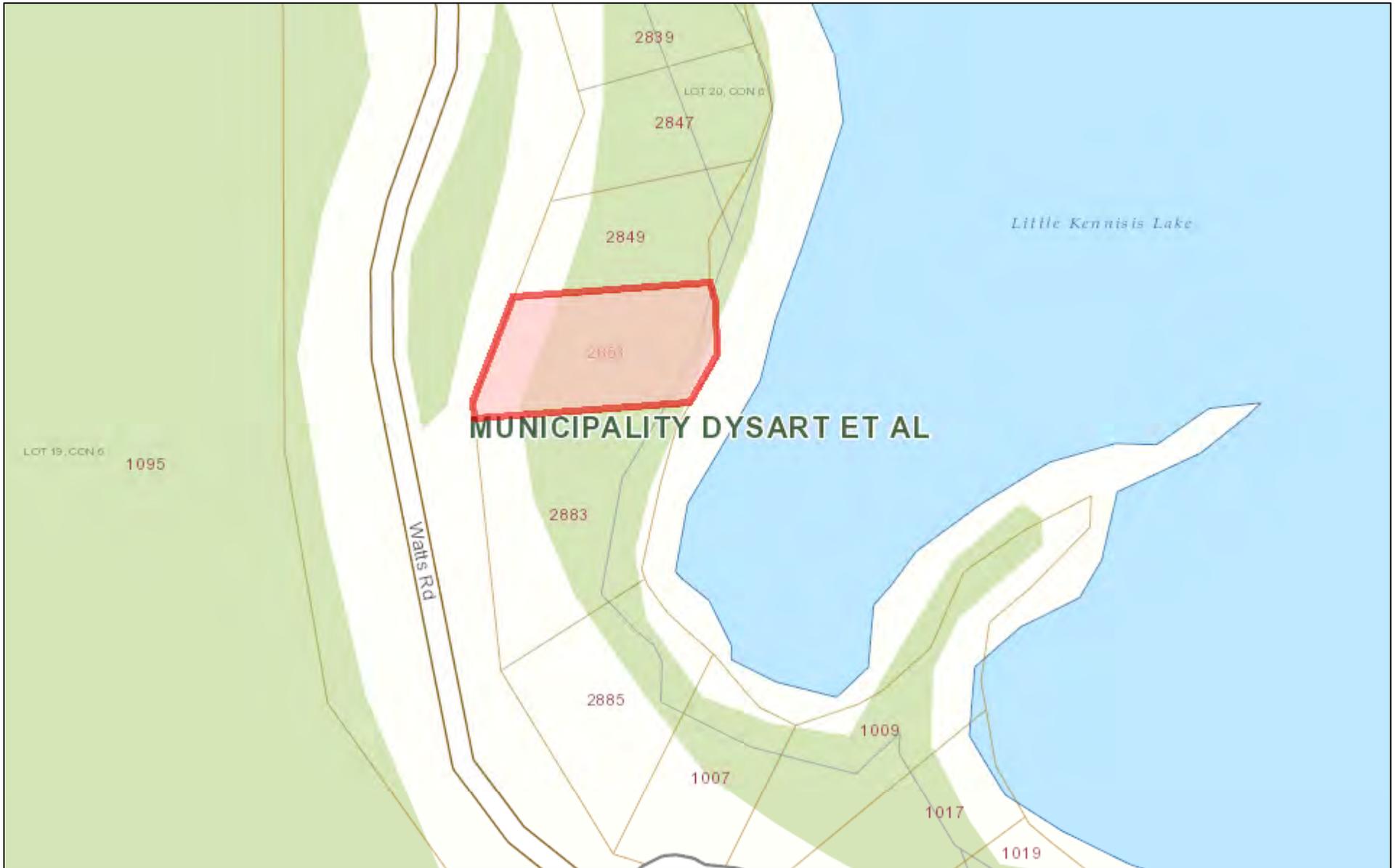


**Make your first call the
only call you need to make!**



CON 6
CON 5

2853 Watts Road, Little Kennisis Lake



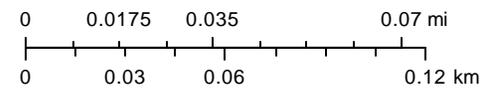
August 3, 2023

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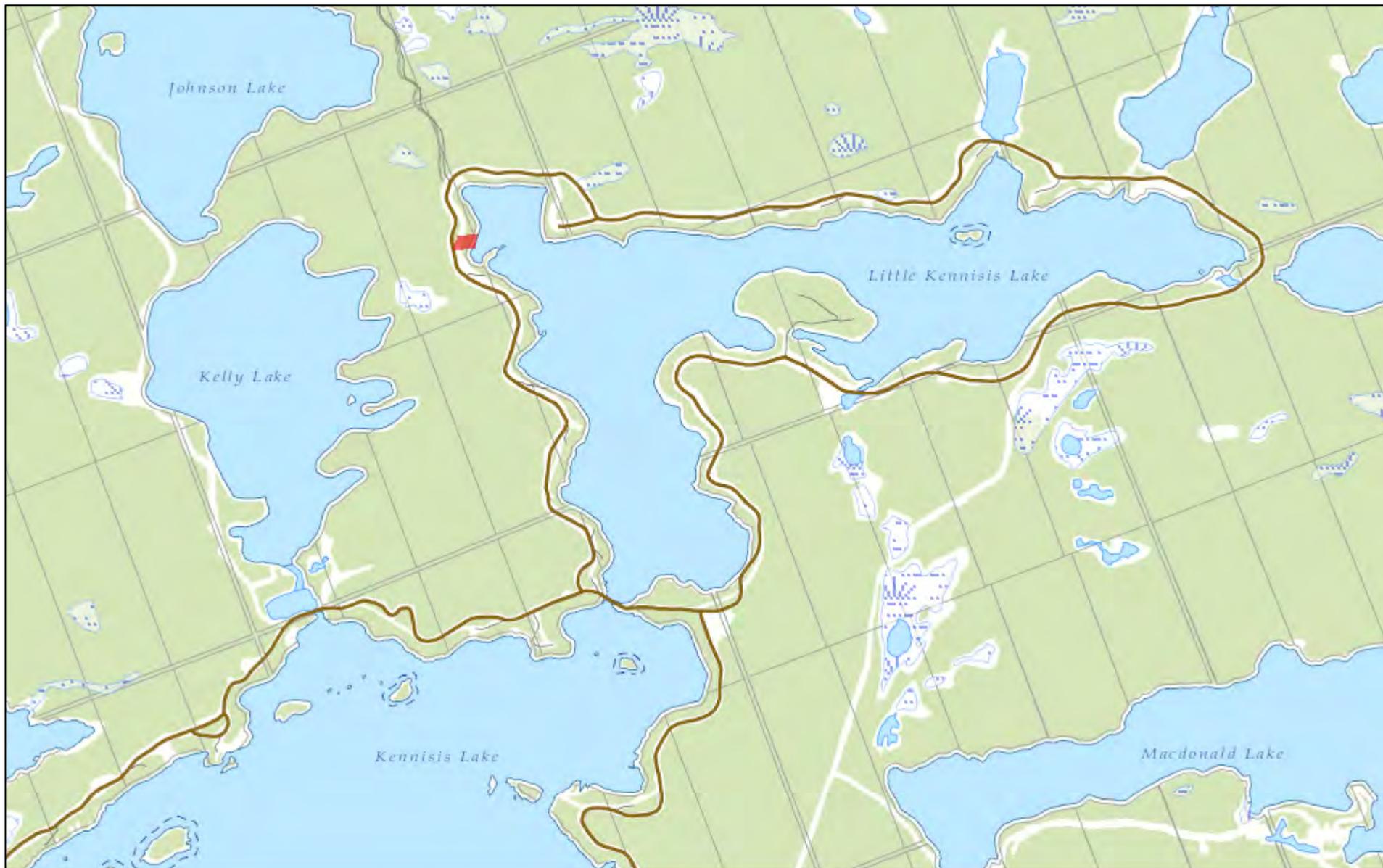
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2853 Watts Road, Little Kennisis Lake



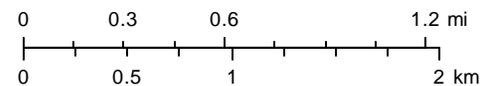
August 3, 2023

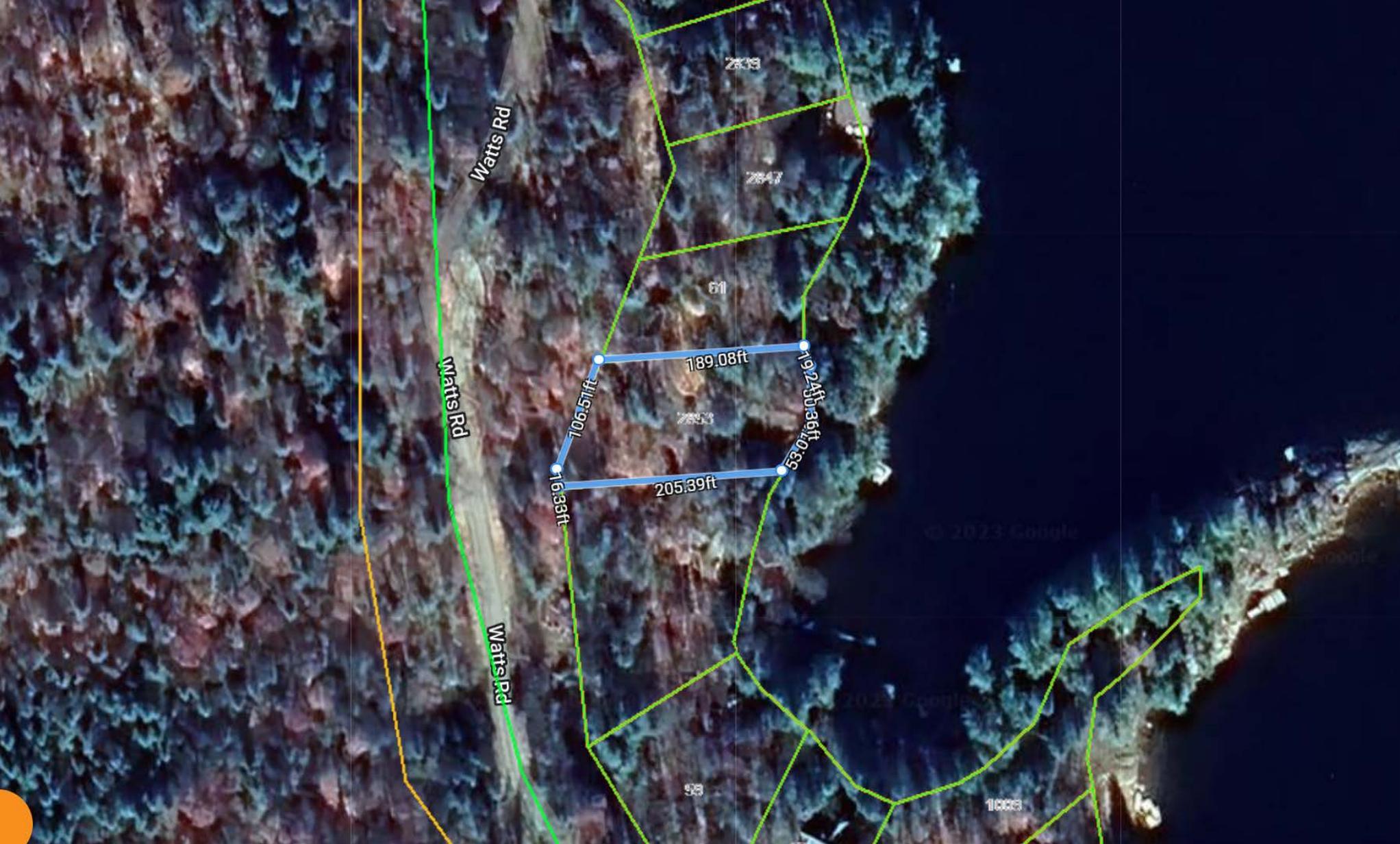
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Watts Rd

Watts Rd

Watts Rd

2839

2847

511

2823

53

1003

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106.51ft

189.08ft

192.45ft

205.39ft

16.38ft