

# TROYAUSTEN

## REAL ESTATE TEAM

RE/MAX Professionals North Brokerage  
Independently Owned & Operated



**\$1,375,000**

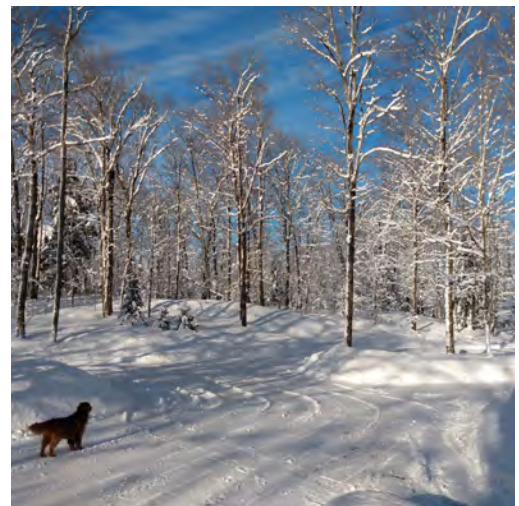
*Welcome to*

**320 Pine Ave**  
Haliburton



*Troy Austen*

Sales Representative



**CONTACT DETAILS:**



705-457-9994



info@troyausten.ca

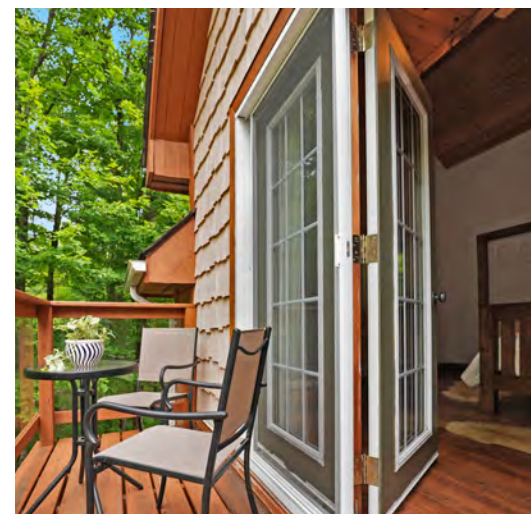


705-455-7653



troyausten.ca









Nestled amidst 22 acres of maple tree forest, this residence charming appeal begins with a welcoming circular driveway, picturesque gardens, and a generously sized front porch, partially covered for all-weather enjoyment. Just moments away from Haliburton's hub, it grants easy access to essential amenities, from grocery stores to dining and shopping.

Upon stepping inside, you're greeted by an expansive open-concept living area, seamlessly blending comfort with modern living. The main floor showcases a spacious kitchen and dining space, a bedroom with an adjacent bathroom, and a 10' x 20' screened-in porch, ideal for bug-free evenings and outdoor entertainment. The living room captivates with its soaring 21-foot ceilings and a floor-to-ceiling river-rock propane fireplace, promising warmth on chilly fall and winter nights. Ascending to the second floor, a laundry room complements two generously proportioned bedrooms, each boasting its own ensuite and private 12' x 4' balcony. The primary suite indulges with dual walk-in closets and a jetted tub for ultimate relaxation.

The walkout basement offers versatility, featuring a bathroom, spacious recreational area, and an additional bedroom. A separate 400 sq ft granny flat provides its own entrance, alongside a bedroom, bathroom, and combined kitchen and living space. Adding to the home's functionality, a 20' x 17' woodshed is easily accessible from the basement, complementing the forced air oil/wood combo furnace.

Completing the property are a detached 23' x 31' garage and a heated 20' x 31' workshop combination, along with approximately 1200 sq ft of decking wrapping around the home, offering various vantage points of the surrounding landscape.





# Interior Home Features

- Four spacious bedrooms (plus one bedroom in granny flat)
- Four convenient bathrooms (plus one bathroom in granny flat)
- 10' x 20' screened-in porch that is ideal for bug-free evenings
- Soaring 21-foot ceilings
- Floor-to-ceiling river-rock propane fireplace
- Each second floor bedroom features a private 12' x 4' balcony
- Fully winterized
- 400sq granny flat with separate entrance



# Exterior Features

22 acres of beautiful Maple Tree forest

1200sq ft of decking wrapping around the home

Generous, partially covered front porch

Detached 23' x 31' garage and heated 20' x 31' workshop combination

20' x 17' woodshed that is easily accessible from the walkout basement

Located in the Village of Haliburton which provides easy access to amenities





# 320 PINE Avenue, Dysart, Ontario K0M 1S0

Listing

Client Full

Active / Residential

**320 PINE Av Dysart**

Listing ID: 40540052

Price: \$1,375,000

## Haliburton/Dysart et al/Dysart

### 2 Storey/House



	Beds	Baths	Kitch
Lower	2	2	1
Main	1	1	1
Second	2	2	

Beds (AG+BG): 5 (3 + 2)  
Baths (F+H): 5 (4 + 1)  
SF Fin Total: 4,199  
AG Fin SF Range: 2001 to 3000  
AG Fin SF: 2,641/LBO provide  
BG Fin SF: 1,558/LBO provide  
DOM: 0  
Common Interest: Freehold/None  
Tax Amt/Yr: \$3,820.58/2023

### Remarks/Directions

**Public Rmks:** Nestled amidst 22 acres of maple tree forest, this residence charming appeal begins with a welcoming circular driveway, picturesque gardens, and a generously sized front porch, partially covered for all-weather enjoyment. Just moments away from Haliburton's hub, it grants easy access to essential amenities, from grocery stores to dining and shopping. Upon stepping inside, you're greeted by an expansive open-concept living area, seamlessly blending comfort with modern living. The main floor showcases a spacious kitchen and dining space, a bedroom with an adjacent bathroom, and a 10' x 20' screened-in porch, ideal for bug-free evenings and outdoor entertainment. The living room captivates with its soaring 21-foot ceilings and a floor-to-ceiling river-rock propane fireplace, promising warmth on chilly fall and winter nights. Ascending to the second floor, a laundry room complements two generously proportioned bedrooms, each boasting its own ensuite and private 12' x 4' balcony. The primary suite indulges with dual walk-in closets and a jetted tub for ultimate relaxation. The walkout basement offers versatility, featuring a bathroom, spacious recreational area, and an additional bedroom. A separate 400 sq ft granny flat provides its own entrance, alongside a bedroom, bathroom, and combined kitchen and living space. Adding to the home's functionality, a 20' x 17' woodshed is easily accessible from the basement, complementing the forced air oil/wood combo furnace. Completing the property are a detached 23' x 31' garage and a heated 20' x 31' workshop combination, along with approximately 1200 sq ft of decking wrapping around the home, offering various vantage points of the surrounding landscape.

**Directions:** Going North on hwy 118 turn right on to Park St then turn left onto Pine Ave and follow around to 320 Pine Ave

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				Partially

### Exterior

Exterior Feat: Balcony, Deck(s), Landscaped, Porch, Porch-Enclosed, Private Entrance, Year Round Living  
Construct. Material: Wood  
Shingles Replaced: Foundation: Concrete  
Year/Desc/Source: 2003//Owner  
Property Access: Municipal Road, Year Round Road  
Other Structures: Workshop  
Garage & Parking: Detached Garage//Outside/Surface/Open//Circular Driveway, Gravel Driveway  
Parking Spaces: 10  
Services: Cell Service, Electricity, High Speed Internet, Telephone  
Water Source: Drilled Well  
Lot Size Area/Units: 21.800/Acres  
Lot Front (Ft): Acres Range: 10-24.99  
Location: Rural  
Area Influences: Ample Parking, Arts Centre, Beach, Business Centre, Downtown, Golf, Lake Access, Lake/Pond, Open Spaces, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails  
View: Trees/Woods  
Topography: Hilly, Wooded/Treed  
School District: Trillium Lakelands District School Board  
High School: HHHS  
Elementary School: Stuart Baker (k-3) | JDH (4-8)

Roof: Asphalt Rolled  
Prop Attached: Detached  
Apx Age: 16-30 Years  
Rd Acc Fee:  
Winterized: Fully Winterized  
Garage Spaces: 2.0  
Sewer: Septic  
Acres Rent:  
Lot Shape: Irregular  
Land Lse Fee:  
Retire Com:  
Fronting On: East

### Interior

Interior Feat: In-Law Suite  
Basement: Full Basement  
Basement Feat: Walk-Out  
Cooling: Central Air  
Heating: Baseboard, Combo Furnace, Electric, Oil, Wood  
Basement Fin: Fully Finished

Fireplace: **1/Propane** FP Stove Op: **Yes**  
Under Contract: **Propane Tank** Contract Cost/Mo:  
Inclusions: **Other, Negotiable**  
Add Inclusions: **All appliances, including the fridge and stove in the apt. Rest of furniture, etc is negotiable**  
Exclusions: **one of the atvs belongs to our tenant as well as apartment furniture.**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **LT 19 CON 9 DYSART EXCEPT PT 1 TO 10....see attached listing addendum for full legal description**  
Zoning: **RURAL** Survey: **Available/**  
Assess Val/Year: **\$542,000/2024** Hold Over Days:  
PIN: **391750109** Occupant Type: **Owner**  
ROLL: **462401200086000**  
Possession/Date: **Other/** Deposit: **min 5%**

### Brokerage Information

List Date: **02/15/2024**  
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Troy Austen, Salesperson  
Date Prepared: 02/15/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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### Rooms

#### Listing ID: 40540052

Room	Level	Dimensions	Dimensions (Metric)	Room Features	
Bedroom	Lower	19' 0" X 24' 0"	5.79 X 7.32	2-Piece	
Recreation Room	Lower	22' 0" X 18' 0"	6.71 X 5.49		
Bathroom	Lower	5' 7" X 5' 10"	1.70 X 1.78		
Utility Room	Lower	13' 9" X 17' 4"	4.19 X 5.28		
Bedroom	Lower	12' 6" X 8' 9"	3.81 X 2.67		
Desc: In in-law suite					
Bathroom	Lower	6' 4" X 6' 0"	1.93 X 1.83	3-Piece	
Desc: in in-law suite					
Kitchen/Living Room	Lower	18' 9" X 8' 10"	5.72 X 2.69	3-Piece	
Desc: in in-law suite					
Foyer	Main	10' 9" X 8' 6"	3.28 X 2.59		
Bedroom	Main	16' 9" X 11' 9"	5.11 X 3.58		
Bathroom	Main	8' 0" X 7' 7"	2.44 X 2.31		
Den	Main	9' 10" X 19' 1"	3.00 X 5.82		
Living Room	Main	15' 2" X 19' 1"	4.62 X 5.82		
Porch	Main	9' 10" X 19' 9"	3.00 X 6.02		
Kitchen/Dining Room	Main	21' 7" X 19' 1"	6.58 X 5.82	4-Piece	
Laundry	Second	9' 0" X 6' 0"	2.74 X 1.83		
Bedroom	Second	20' 0" X 12' 9"	6.10 X 3.89		
Bathroom	Second	8' 10" X 6' 0"	2.69 X 1.83		
Foyer	Second	20' 0" X 10' 0"	6.10 X 3.05		
Bedroom Primary	Second	19' 8" X 19' 2"	5.99 X 5.84	5+ Piece, Jetted Bathtub	
Primary Ensuite Bathroom	Second	6' 5" X 18' 5"	1.96 X 5.61		

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# Chattels

## Included

- All Appliances
- Fridge & Stove in Granny Flat
- All other furniture is negotiable

## Excluded

- Personal Items
- ATV that belongs to Tenant
- Apartment Furnishings
- All other equipment is negotiable



Seller



Buyer



# Additional Information

- Hydro Cost per year - \$2228.00/ YEAR APPROX
- Propane supplier – North Wood Propane
- Propane Cost - \$583.00 approx for the year
- Oil Supplier – McEwan (Francis Youngdale)
- Oil Cost Per Year - \$1077
- Wood Cords Per Season – 12-15 Cords
- Rental Equipment – Propane Tank
- Internet Provider – Northern Frontenac (High Speed)
- Satellite Provider – Northern Frontenac
- Cell Service – YES
- Septic Installation – 2020
- Septic Installer – Thomas Contract
- Well Installation – 2003
- Well Installer – Artesian
- Water Treatment System – NO
- Winterized/4 Season – YES
- Age of Building – 2003
- Age of Roof - 2003
- Insurance Company – Heartland
- Municipal Road Year-Round with School Bus Route





Municipality of Dysart et al  
P.O. Box 389, 135 Maple Avenue  
Haliburton, Ontario K0M 1S0  
705-457-1740  
Fax: 705-457-1964  
www.dysart.ca

"The Heart of the Highlands"

## BUILDING DEPARTMENT SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: 2020-092  
Installation by: THOMAS CONTRACTING Date: SEPTEMBER 10, 2020

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

1. Septic Tank/Holding Tank of working capacity of EXISTING litres constructed of plastic/concrete/fibreglass.  
Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_
2. Distribution Pipe: Type: PVC Absorption Trench System: ☐ Filter Bed System ☒  
Filter Bed Area: 42 sq. m Filter Sand Contact Area: 42 sq. m  
Total 32.4 Linear Metres in 6 runs of 5.4 metres and fed by: Gravity: ☒ Siphon: ☐ Pump: ☐  
Loading Rate Area: 288 sq. m 15 metre constructed mantle provided: \_\_\_\_\_
3. Size of System based on 4 bedrooms and/or 37.5 fixture units. Commercial Details: \_\_\_\_\_  
Area of Building: 232 sq. m. Total Daily Design Sewage Flow: 2875 litres
4. Other: BED REPLACEMENT ONLY-EXISTING TANK TO REMAIN

See Diagram of Installation on back of report

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 tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments:

**SEED/SOD ENTIRE AREA TO PREVENT EROSION  
PROTECT FILTER BED AREA FROM ALL VEHICULAR TRAFFIC**

INSTALLATION REPORT	
Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:	
<div style="background-color: black; width: 100px; height: 15px;"></div>	
For the use and operation of the Class <u>4</u> Sewage System Installed/Altered under Septic Permit Number:	<u>2020-092</u>
Such system being located at:	
Municipal Roll Number:	46-24-012-000-86000-0000
Legal Description	CON 9 S PT LOT 19 AND RP 19R8608 PART 7
Address:	320 PINE AVE
Inspected by: <u>Greg Cherniak</u>	Date: <u>September 10, 2020</u>
Issued by: _____	Chief Building Official, Karl Korpela Date: <u>December 17, 2020</u>

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





Francis Thomas Contracting  
15561 Hwy 35, Algonquin Highlands ON K0M 1J2  
705-489-2711

Customer Name: [REDACTED]

Bed Type/Size: PARTIALLY RAISED FILTER BED  
410 m<sup>2</sup>

Permit Number: 2020-092

Pump/Tank Desc: N/A

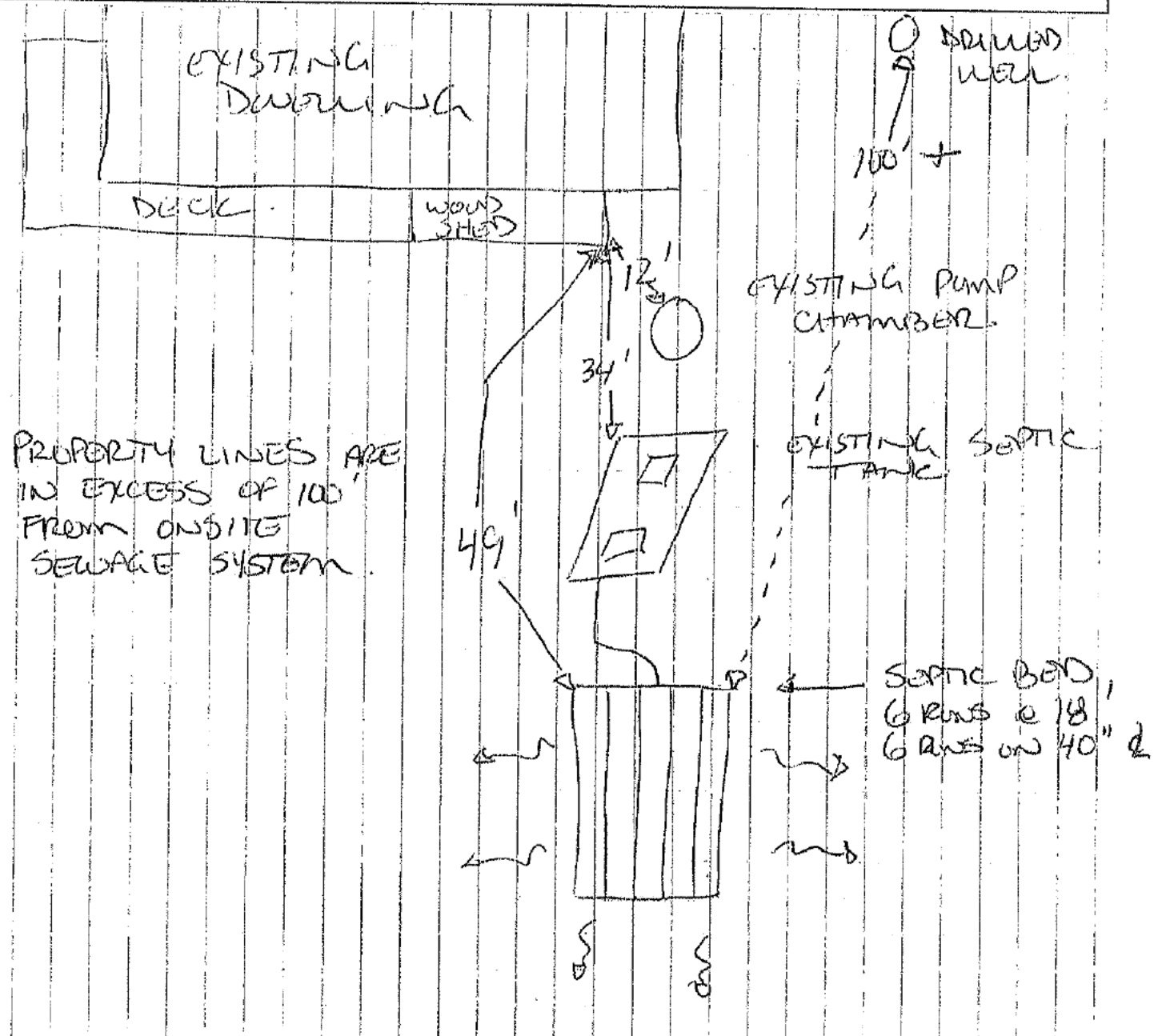
Address: 320 PINE AVE, HALIBURTON

Tank Type: 6100 BROOKLIN

Township: DYSAW ET AL

Tank Capacity: 6100

### SEPTIC SYSTEM AS-BUILT INFORMATION





**Balance carried forward from previous statement \$0.00**

Amount from your previous period \$276.11  
 Amount we received on Jul 4/23 -\$276.11

**Your electricity charges \$273.62****Total amount you owe \$273.62****Powering 320 PINE ST**

Point of Delivery: 10474057

Residential - Medium Density

**Electricity: Electricity provided by Planet \$76.92**

**YOU ARE BUYING YOUR ELECTRICITY FROM PLANET ENERGY**

1-866-360-8569, [www.planetenergy.ca](http://www.planetenergy.ca)**Global Adjustment \$112.69**

The cost for your usage includes "Electricity" charges from your retailer and "Global Adjustment". Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them.

**Delivery \$74.05**

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 \$6.44**

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) \$35.12****Ontario Electricity Rebate -\$31.60****Total of your electricity charges \$273.62**

**Notice:** The amount of Distribution Rate Protection on your bill is changing to account for inflation, effective July 1, 2023. The OEB has adjusted the subsidy threshold to \$39.49 per month (from \$38.08). Learn more: [HydroOne.com/DRP](http://HydroOne.com/DRP).

If payment is not received by Aug 20, 2023, a late payment charge of 1.5% compounded monthly (19.56% per year) will be calculated from the statement date and applied to your account.

**What is my electricity breakdown?**

	Usage (kWh)	Rate (\$)	Amount
<b>Retailer Charge</b>			<b>\$76.92</b>
<b>Jun 6/23 to Jul 7/23</b>			
Global Adjustment	1,151.19	9.879	\$113.73
Global Adjustment Rate Rider	1,151.19	-0.09	-\$1.04

**Energy-efficient upgrades at no cost to you**

Need a little help to pay your electricity bill? If you qualify, we will install energy-efficient upgrades to help you save on energy and make your home more comfortable.

**Meter Number**

J3253754

**Current Reading**

Jul 7/23 34807.0772

**Previous Reading**

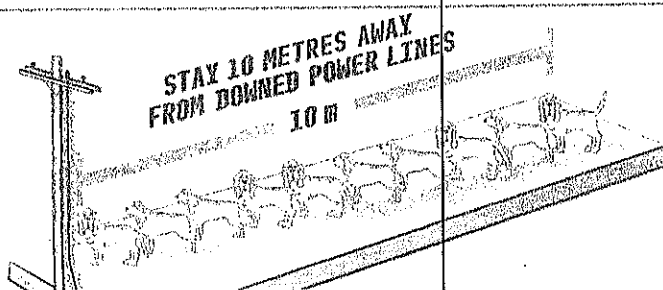
Jun 6/23 33655.8672

**Difference**

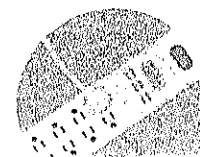
1151.19

**Usage in kWh**

(x1) = 1151.19

**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.





**NORTHWOOD PROPANE LIMITED**

P.O. BOX 223  
FENELON FALLS, ON  
K0M 1N0

1-800-352-3303 705-887-1089

	Invoice #
24/05/23	195281

Invoice To
<div style="background-color: black; width: 150px; height: 30px;"></div>

Terms	Account #
Net 20 days	<div style="background-color: black; width: 80px; height: 15px;"></div>

Description	Qty	Rate	Amount
Propane	490.5	0.749	367.38
Federal Carbon Tax	490.5	0.1006	49.34
HST (ON) on sales		13.00%	54.19
<b>Total</b>			\$470.91
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$470.91

E-mail
info@northwoodpropane.com

Phone #
(705) 887-1089



Remit To:  
**MacEwen Petroleum Inc.**  
18 Adelaide Street, P.O. Box 100  
Maxville, Ontario K0C 1T0

# FUEL OIL DISTRIBUTOR INSPECTIONS APPLIANCES - COMPREHENSIVE

REPORT NUMBER:

WD B07201

OWNER / OPERATOR:

LOCATION: 320 Pine St

TELEPHONE NO. (705) 455-9074

OWNER'S ADDRESS (If different from above):

	1 <sup>st</sup> . APPLIANCE	2 <sup>nd</sup> . APPLIANCE
Type of Appliance	FA Wood Oil	
Manufacturer	Newmac	
Model	CL86C	
Date of Manufacture or Age in Years	2004	
Size (BTU/Hr)	104,000	
Serial No.	650402032542	
1. Is the appliance approved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the appliance installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Is the appliance being used in accordance with its approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the appliance venting installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the venting system free of defects, debris or corrosion	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the vent sized properly?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is proper combustion and ventilation air openings installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
8. Is the installation free of indications of heat exchanger cracks, defects in the refractory, pot and/or heat shields?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Are all limits and safety controls properly installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. Is the appliance installed with appropriate clearances from combustibles?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Are the results of combustion analysis acceptable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. If required, is there a proper chimney cleanout?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
13. Is the chimney properly lined?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
14. Is the vent liner fitted with proper flashing, cap and base T?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
15. If there is a sidewall vent attached to the appliance is it installed according to code and the manufacturer's instructions?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged).		
COMMENTS:		

Technician's Name (please print clearly):

Wilfred D. Doyle

Telephone:

(705) 489-2004

Technician's Signature:

Wilfred D. Doyle

Certificate No.:

0702287

Date:

July 14/22



# FUEL OIL DISTRIBUTOR INSPECTIONS

## ABOVEGROUND TANKS ☒ INSIDE ☐ OUTSIDE

REPORT NUMBER:

WD B17201

**NOTE: Inspection is limited to external observation of tanks and components in their operating position.**

	1 <sup>ST</sup> TANK	2 <sup>ND</sup> TANK
Type of Tank i.e. ULC-S602	S602-07	
Manufacturer	STAMPY	
Date of Manufacture or Age in Years	07-2012	
Serial No.	0-767987	
1. Is the tank approved for its present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the tank appear to have been installed in accordance with the fuel oil code, the certification document and the manufacturer's instructions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Are the tank vent and fill pipes properly installed and terminated?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the tank equipped with a proper fill cap?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the tank equipped with a proper gauge and overfill protection device (whistle)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the tank properly supported on a firm base?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is the tank support system in good condition, non-combustible and stable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. If two tanks are joined, are they installed on a common slab?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
9. If two tanks are bottom connected, are they connected with 2 in. pipe?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
10. Is the system free of leaks or any signs of weepage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Is the tank and piping painted or coated to prevent external corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Are burner supply/return lines free of compression fittings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Are burner supply/return lines installed above grade and protected or underground and chased?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
14. Are burner supply/return lines installed to code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
15. Is an approved shut-off valve installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
16. Is an approved filter installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
17. Is the fill/vent pipe steel or galvanized construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
18. Is the tank located at least 2 feet from the appliance or is the tank protected from the appliance by a fire rated wall. (for inside tank only)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
19. If required is the tank protected from vehicle damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
20. If required is the tank (over 2500L) protected with appropriate secondary containment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
NOTES: (any "No" answers must be explained in this section and the affected equipment repaired, replaced or tagged.)		

**COMMENTS:**

Technician's Name (please print clearly): Wilfred Doyle

Technician's Signature: Wilfred P. Doyle

Telephone: (705) 489-2004

Certificate No.: 0702281

Date: July 14/22

# *The Country Carpenter*

DIV. OF 986851 ONTARIO INC.

P.O. Box 244

Haliburton Ontario Canada

K0M 1S0

Tel & Fax 1-705-457-1860

Email:



Wood  
Energy  
Technology  
Transfer Inc.

by Sweeping Installations Inspections

weilinc.ca

Wednesday, November 21, 2012

To Whom it May Concern

Please note that the **Wood Stove & Chimney** installed at [REDACTED] garage **320 Pine Ave**, Township of Dysart in **Haliburton Ontario** meets the requirements as laid out by the **Wood Energy Technology Transfer Inc.** guide lines.

This *stove and chimney* installation is certified by,

DENNIS J. BYERS  
CERTIFICATION #4682



# SOLID FUEL HEATING QUESTIONNAIRE

## 3. CLEARANCES

### IMPORTANT

PLEASE COMPLETE THE FOLLOWING CHART. THE ACTUAL CLEARANCE IS WHAT YOU MEASURE, WHEREAS THE REQUIRED DISTANCE IS THAT SPECIFIED IN THE OWNER'S MANUAL OR ON THE LABEL ATTACHED TO THE HEATING UNIT. THE MEASUREMENTS ARE IN:

☐ INCHES OR ☐ CENTIMETRES

SHORTEST DISTANCE OF STOVE TO:

	ACTUAL	REQUIRED
BACK WALL	22	
SIDE WALL	19	
CORNER	27	
CEILING	72"	
SHORTEST DISTANCE OF STOVE PIPE TO:		
BACKWALL	24	
SIDEWALL	23	
CEILING		
SHORTEST DISTANCE FROM HEATING UNIT TO EDGE OF FLOOR PAD IN:		
FRONT		
LEFT SIDE		
RIGHT		
BACK		

SHORTEST DISTANCE OF STOVE PIPE TO:

SHORTEST DISTANCE FROM HEATING UNIT TO EDGE OF FLOOR PAD IN:

ENTIRE FLOOR  
CONCRETE

IS THERE A THIMBLE WHERE THE PIPE PASSES THROUGH WALL? ☒ YES ☐ NO

TOTAL LENGTH OF ALL STOVE PIPE (INCLUDING ELBOWS)

5'

NUMBER OF ELBOWS IN STOVE PIPE? 2

CONSTRUCTION OF STOVE PIPE:

- ☐ DOUBLE WALLED  
☒ SINGLE WALLED (INCLUDING BLACK STEEL)  
☐ GALVANIZED  
☐ OTHER (SPECIFY)

CONSTRUCTION OF:

SIDEWALL 20 gauge steel

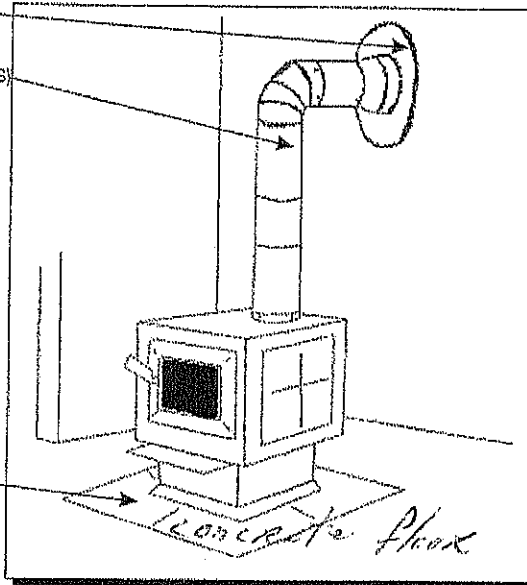
BACKWALL 20 gauge steel

CEILING WOOD

IS THERE A NON-COMBUSTIBLE PAD? ☒ YES ☐ NO

SHORTEST DISTANCE OF UNIT TO FURNITURE, FUEL OR OTHER COMBUSTIBLE MATERIAL:

5 feet



DRAW AND LABEL DIAGRAM OF HOW THE UNIT LOOKS

WALL

WALL

## 4. INSTALLATION

WHO INSTALLED THE HEATING UNIT?

HEATING CONTRACTOR

☒ HOMEOWNER

OTHER (SPECIFY)

IS THE CONTRACTOR WETT CERTIFIED? ☒ YES ☐ NO

DOES THE STOVE PIPE PASS THROUGH A CONCEALED SPACE/WALL? ☐ YES DESCRIBE

☒ NO ☐ NOT APPLICABLE

TYPE OF SHIELDING: ☐ SHEET METAL PERMANENTLY INSTALLED? ☐ YES ☐ NO ☐ CERAMIC TILE ☐ BRICK ☐ CONCRETE ☐ OTHER

DISTANCES ARE IN: ☐ INCHES ☐ CENTIMETRES

DISTANCE FROM WALL TO SHIELD: DISTANCE FROM TOP OF STOVE TO TOP OF SHIELD DISTANCE FROM HEAT SHIELD TO FLOOR

ARE THE WALL SPACERS NON-COMBUSTIBLE? ☐ YES ☐ NO IS THERE AN AIR SPACE AT TOP AND BOTTOM? ☐ YES ☐ NO IS THE SHIELD ONE INCH FROM THE WALL? YES NO

## 5. OTHER

HAS THE INSTALLATION, INCLUDING CHIMNEY, BEEN INSPECTED BY SOMEONE WHO IS WETT CERTIFIED? ☒ YES ☐ NO (EXPLAIN)

HAVE ANY MODIFICATIONS BEEN MADE TO THE HEATING UNIT OR CHIMNEY SINCE INSTALLED OR INSPECTED? ☐ YES ☒ NO (EXPLAIN)

## 6. REMARKS

COMPLETED BY:

DATE:

Dec 31/12

# SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER

REPORT DATE

PHOTO REQUIRED ☐ YES ☐ NO  
PHOTO ATTACHED ☐ YES ☐ NO

INSURANCE  
COMPANY

INSURED

AGENT/  
BROKER

BROKER CLIENT ID#

## 1. HEATING UNIT

TYPE Biotex ☐ ACORN STOVE, BOX, FRANKLIN OR POT BELLY STOVE (LOOSE FITTING OR NO DOORS) ☐ SPACE HEATER ☐ OTHER (SPECIFY) \_\_\_\_\_  
MAKE Biotex ☐ COOKSTOVE ☒ WOOD STOVE, AIRTIGHT  
MODEL Book ☐ FIRE PLACE INSERT ☐ WOODSTOVE, NOT AIRTIGHT  
AGE 30 ☐ FIREPLACE, ZERO CLEARANCE ☐ WOOD FURNACE  
☐ MASONRY FIREPLACE ☐ WOOD FURNACE ADD ON  
☐ PELLET STOVE ☐ WOOD / OIL COMBINATION

IS THE UNIT CERTIFIED? ☒ YES ☐ NO  
IF YES, BY: UL ☐ CANADIAN STANDARDS ASSOCIATION (CSA) ☐ UNDERWRITERS' LABORATORIES OF CANADA (ULC)  
☐ WARNOCK-HERSEY PROF. SERVICE LTD. ☐ OTHER (SPECIFY) \_\_\_\_\_

ADDRESS OF PREMISES WHERE UNIT IS INSTALLED ☒ PRINCIPLE RESIDENCE ☐ OTHER (SPECIFY) \_\_\_\_\_

WHERE IS THE HEATING UNIT LOCATED?

☐ ATTACHED GARAGE ☒ DETACHED GARAGE  
☐ WORKSHOP  
☐ DWELLING (SPECIFY) \_\_\_\_\_  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THE HEATING UNIT ☒ PRIMARY ☐ AUXILIARY HOW OFTEN IS HEATING UNIT USED? NUMBER OF HOURS PER DAY 2 NUMBER OF DAYS PER YEAR \_\_\_\_\_

FUEL: ☒ WOOD ONLY NUMBER OF CORDS USED ANNUALLY 1 ☒ FACE CORD (16' x 4' x 8")  
☐ WOOD AND OIL ☐ PELLET (SPECIFY TYPE) \_\_\_\_\_ ☐ STANDARD / BUSH CORD (4' x 4' x 8")  
☐ OTHER (SPECIFY TYPE) \_\_\_\_\_

IF FUEL IS NOT WOOD, SPECIFY AMOUNT BURNED ANNUALLY \_\_\_\_\_

ARE ASHES DISPOSED OF IN A METAL CONTAINER? ☒ YES ☐ NO IS THE CONTAINER EQUIPPED WITH A METAL LID? ☒ YES ☐ NO

IS THE ASH CONTAINER PLACED ON A NON-FLAMMABLE SURFACE? ☒ YES ☐ NO

## 2. CHIMNEY

TYPE ☐ MASONRY CHIMNEY LINING: ☐ FLUE TILE ☐ STAINLESS STEEL ☐ OTHER (SPECIFY) \_\_\_\_\_  
☒ FACTORY BUILT DOUBLE WALLED METAL CHIMNEY - NAME OF MANUFACTURER \_\_\_\_\_  
INSTALLATION BY PROFESSIONAL? ☐ YES ☒ NO IF YES, NAME OF FIRM \_\_\_\_\_ ☐ UNKNOWN  
LABELLED:  
☐ CANADIAN STANDARDS ASSOCIATION (CSA) ☐ UNDERWRITERS' LABORATORIES OF CANADA  
☐ WARNOCK-HERSEY PROF. SERVICE LTD. ☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ CONCRETE  
☐ OTHER TYPE OF CHIMNEY (SPECIFY) \_\_\_\_\_  
☐ UNKNOWN

AGE: ☐ SAME AS HEATING UNIT OR \_\_\_\_\_

DOES UNIT SHARE A CHIMNEY FLUE? ☐ YES PROVIDE DETAILS \_\_\_\_\_  
☒ NO

CHIMNEY IS INSTALLED ☒ INSIDE BUILDING ☐ OUTSIDE BUILDING ☐ OUTSIDE BUILDING IN INSULATED ENCLOSURE

HOW MANY TIMES PER YEAR IS THE CHIMNEY CLEANED? 1 DATE OF LAST CLEANING? 2002/12 BY WHOM? OWNER

CLEARANCE OF CHIMNEY TO NEAREST COMBUSTIBLES 23 ☒ INCHES ☐ CENTIMETRES IS CHIMNEY RATED FOR A CONTINUOUS FLUE GAS TEMPERATURE OF 650°C? ☒ YES ☐ NO ☐ UNKNOWN





## Ontario

Ministry  
of the  
Environment

**The Ontario Water Resources Act**  
**WATER WELL RECORD**

Fill in only in spaces provided.  
Mark correct box with a checkmark, where applicable.

County or District <b>HALIFAX REGION</b>		Township/Borough/City/Town/Village <b>DUNSMITH</b>		Can block front survey, etc. <b>9</b>		Lm <b>19</b>	
Name <b>[REDACTED]</b>		Address <b>Box 1358 HALIFAX</b>		Date completed <b>20</b> day		month year <b>03 03</b>	
Room <b>[REDACTED]</b>		Building <b>[REDACTED]</b>		Naming <b>[REDACTED]</b>		[REDACTED]	

[illegible]

WATER RECORD		
Water found 21 - 2021	Kind of water	
243	<input checked="" type="checkbox"/> Fresh	<input checked="" type="checkbox"/> Sulphur
	<input type="checkbox"/> Salty	<input type="checkbox"/> Mineral
	<input type="checkbox"/> Fresh	<input type="checkbox"/> Gas
	<input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur
	<input type="checkbox"/> Fresh	<input type="checkbox"/> Mineral
	<input type="checkbox"/> Salty	<input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh	<input type="checkbox"/> Sulphur
	<input type="checkbox"/> Salty	<input type="checkbox"/> Mineral
	<input type="checkbox"/> Fresh	<input type="checkbox"/> Gas
	<input type="checkbox"/> Salty	<input type="checkbox"/> Sulphur
	<input type="checkbox"/> Fresh	<input type="checkbox"/> Mineral
	<input type="checkbox"/> Salty	<input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD				
Inches into Inches	Material	Well : Thickness Inches	Depth - feet	
			From	To
6 1/8	<input checked="" type="checkbox"/> Steel <input checked="" type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input checked="" type="checkbox"/> Plastic	158	0	20
6	<input checked="" type="checkbox"/> Steel <input checked="" type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Open hole <input checked="" type="checkbox"/> Plastic		20	260
	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic			

100 101 102 103 104 105	Block of specimen (Plate No.)	Diameter	Length
	Material and type	Thickness	Length at top of screen

PLUGGING & SEALING RECORD		
<input type="checkbox"/> Angular space		<input type="checkbox"/> Abutment
Depth not at - from	To	Material and type (Concret gravel, limestone, etc.)
0	20	

Pumping station <input type="checkbox"/> Pump <input checked="" type="checkbox"/> Suction		Pumping man		Operation of pumping turn		Min.	
Water level one of pumping		Water levels during 15 minutes    30 minutes		<input type="checkbox"/> Pumping <input checked="" type="checkbox"/> Recovery			
17 feet	210 feet	215 feet	170 feet	125 feet	30 feet		
4 inch dia mm		Pump intake not at		Water at end of line			
Recommended pump type <input checked="" type="checkbox"/> Shadow <input type="checkbox"/> other		Recommended pump rating 240		<input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy			
		240		Recommended pump code 3		GPM	

**FINAL STATUS OF WELL**

<input checked="" type="checkbox"/> Water supply	<input type="checkbox"/> Abandoned, immediate remedy	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, poor quality	<input type="checkbox"/> Replacement well
<input type="checkbox"/> Test hole	<input type="checkbox"/> Abandoned (Other)	
<input type="checkbox"/> Research well	<input type="checkbox"/> Dewatering	

**WATER USE**

☒ Commercial  
☐ School  
☐ Industrial  
☐ Residential

☐ Commercial  
☐ Municipal  
☐ Public supply  
☐ Cooling & air conditioning

☐ Not used  
☐ Other

**METHOD OF CONSTRUCTION**

<input type="checkbox"/> Cable lay	<input type="checkbox"/> Air introduction	<input type="checkbox"/> Driving
<input type="checkbox"/> Rotary (conventional)	<input type="checkbox"/> Boring	<input type="checkbox"/> Chipping
<input type="checkbox"/> Rotary (power)	<input type="checkbox"/> Diamond	<input type="checkbox"/> Chisel
<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Jetting	

Name of Well Contractor		Well	Well Contractor's License No.
HALLIBURTON		6016	6016
Address		Box 423 HALLIBURTON, MO. 6450	
Name of Well Technician		Well Technician's License No.	
BRIK BATTLE		6012	
Signature of Well Technician		Expiration date	
Brik Battle		12-29-03	
		day mo. yr.	

7  
N

LOCATION OF WELL

In diagram below show distances of well from road and lot line.  
Indicate north by arrow.

WELL

1 mi

OLD HARBURN RD

1 mi

HARBURN RD

HINDY LIS

224658

INDUSTRY USE ONLY			




# Municipality of Dysart et al

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

Group Code:  
**DO NOT PAY - ACCOUNT ENROLLED IN PAP**

## TAX NOTICE

<b>Final</b>	<b>2023</b>
<b>Billing Date</b>	<b>May 10, 2023</b>

<b>Mortgage Company</b>	<b>Bill No.</b> 466627
<b>Roll No.</b> 012-000-86000-0000	<b>Mortgage No.</b>
<b>Name and Address</b> 0147	<b>Municipal Address/Legal Description</b>
	320 PINE AVE CON 9 S PT LOT 19 AND RP 19R8608 PART 7

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 542,000.00	Res/Farm Tx:Full - EPubSup	0.00316071	\$ 1,713.10	0.00235833	\$ 1,278.21	0.00153000	\$ 829.26

**Sub Totals >>>** Municipal Levy \$ 1,713.10 County Levy \$ 1,278.21 Education Levy \$ 829.26

Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				7/12/2023	\$ 1,723.56	Sub-Total - Tax Levy	\$ 3,820.57
				9/13/2023	\$ 973.00	Special Charges/Credits	\$ 0.00
						2023 Tax Cap Adjustment	\$ 0.00
						<b>Final 2023 Levies</b>	<b>\$ 3,820.57</b>
						Less Interim Tax Notice	\$ 1,873.35
						Past Due Taxes/Credit	\$ 749.34
<b>Total Special Charges</b>		<b>\$ 0.00</b>				<b>Total Amount Due</b>	<b>\$ 2,696.56</b>

### Schedule 2

#### Explanation of Tax Changes 2022 to 2023

Final 2022 Levies	Final 2023 Levies	Total Year Over Year Change
\$ 3,746.68	\$ 3,820.57	\$ 73.89

Final 2022 Levies	\$ 3,746.68
* 2022 Annualized Taxes	\$ 3,746.68
2023 Local Municipal Levy Change	\$ 39.15
2023 County Levy Change	\$ 223.50
2023 Provincial Education Levy Change	\$ 43.35
2023 Tax Change Due to Reassessment	\$ 145.40
** Final 2023 Levies	\$ 3,820.57

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

### Schedule 3

#### Explanation of Property Tax Calculations

	Commercial	Industrial	Multi-Res.
2023 CVA Taxes			
* 2022 Annualized Taxes			
2023 Tax Cap Amount			
2023 Provincial Education Levy Change			
2023 Municipal Levy Change			
** 2023 Adjusted Taxes			

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

## Municipality of Dysart et al

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


### DO NOT PAY - ACCOUNT ENROLLED IN PAP

Payment will be automatically withdrawn from your bank account.

### SECOND INSTALLMENT

PLEASE DETACH AND SUBMIT WITH PAYMENT

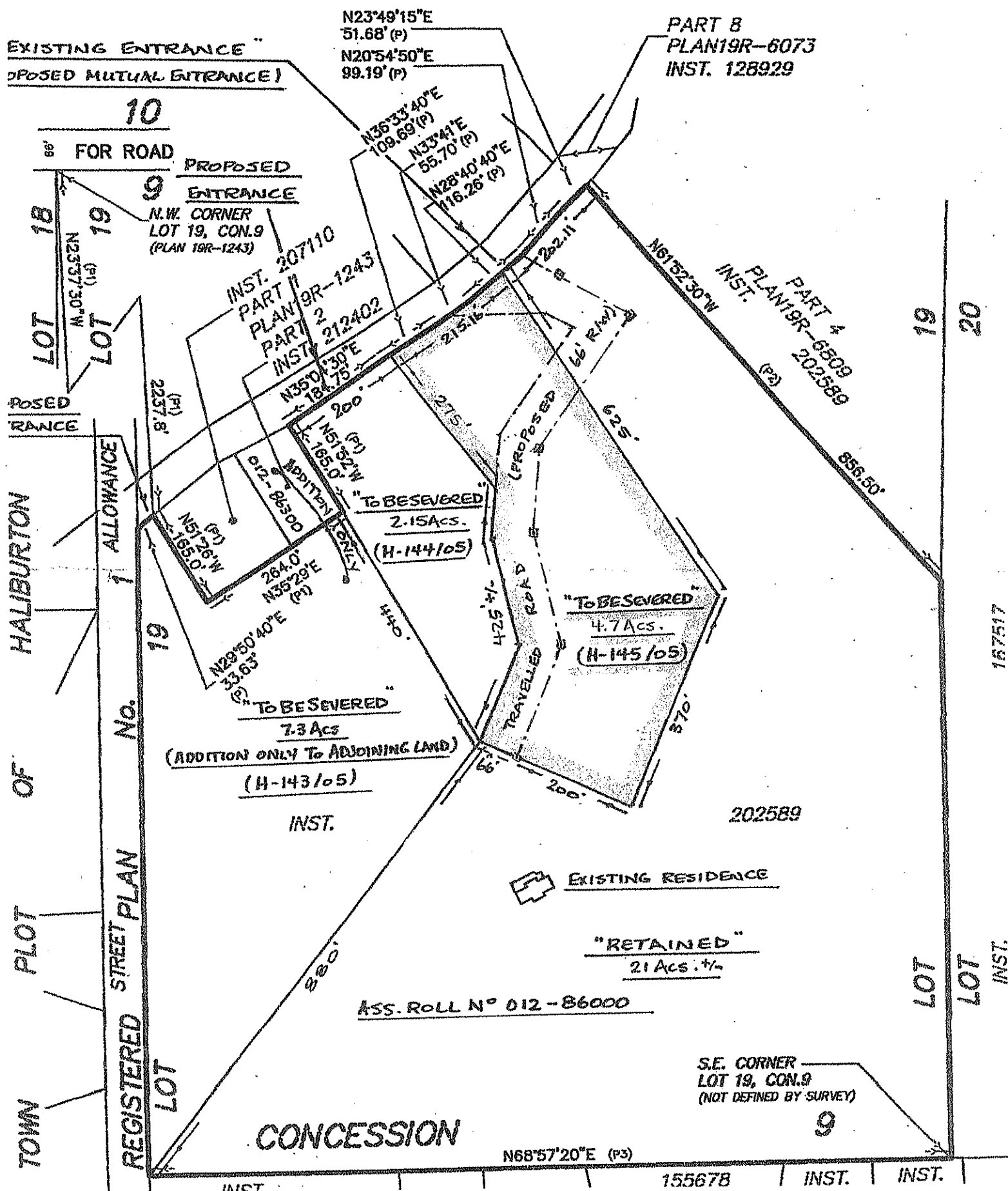
THANK YOU

<b>Received from:</b>	
Roll #	012-000-86000-0000
Name	
Address	PO BOX 946 HALIBURTON, ON K0M 1S0
Due Date	Total Due
September 13, 2023	\$ 973.00

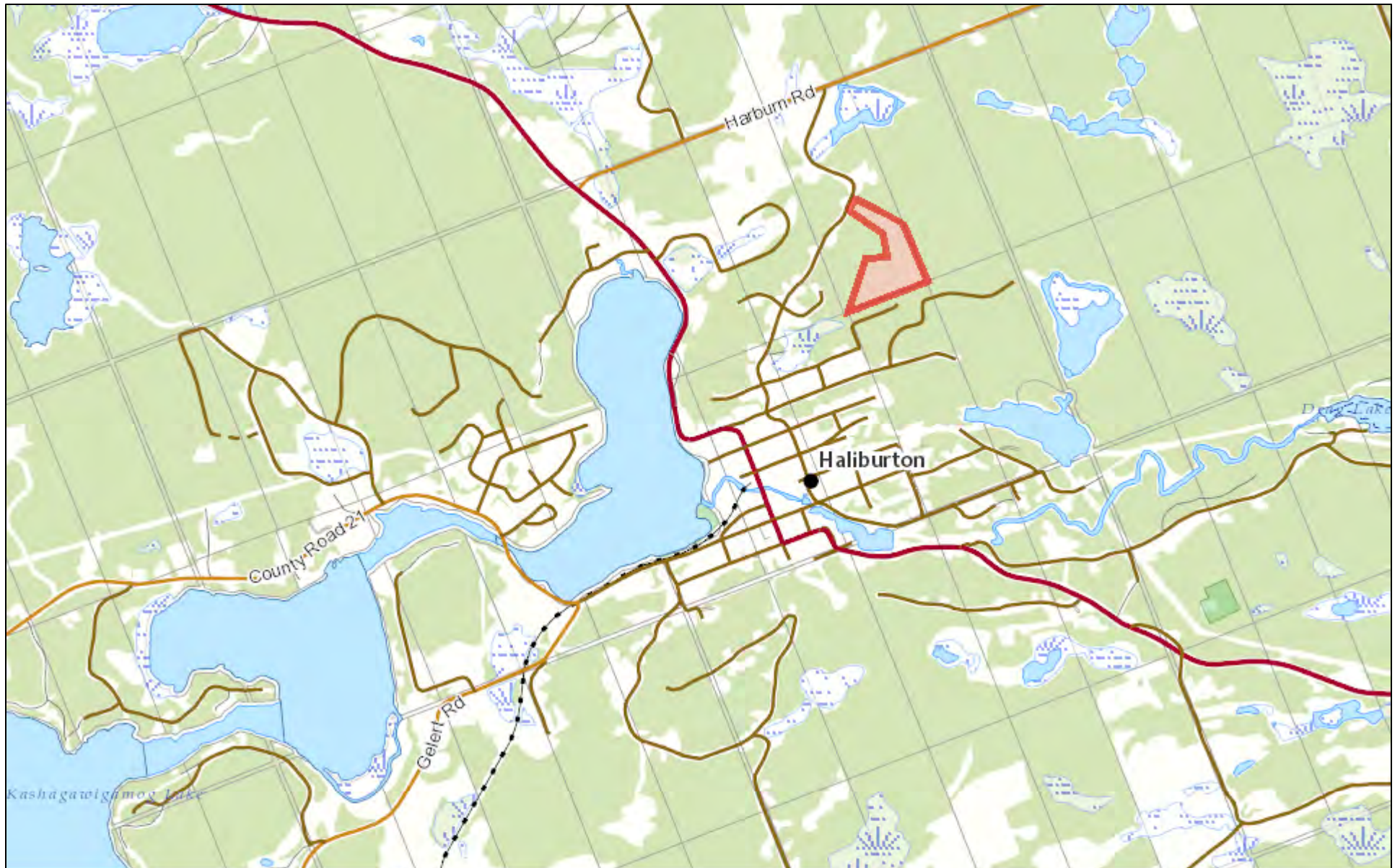




APPLICANT : DEREK BEACHLI



# 320 Pine St, Haliburton



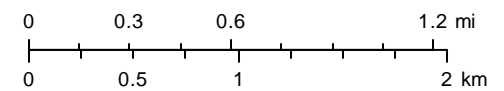
June 30, 2023

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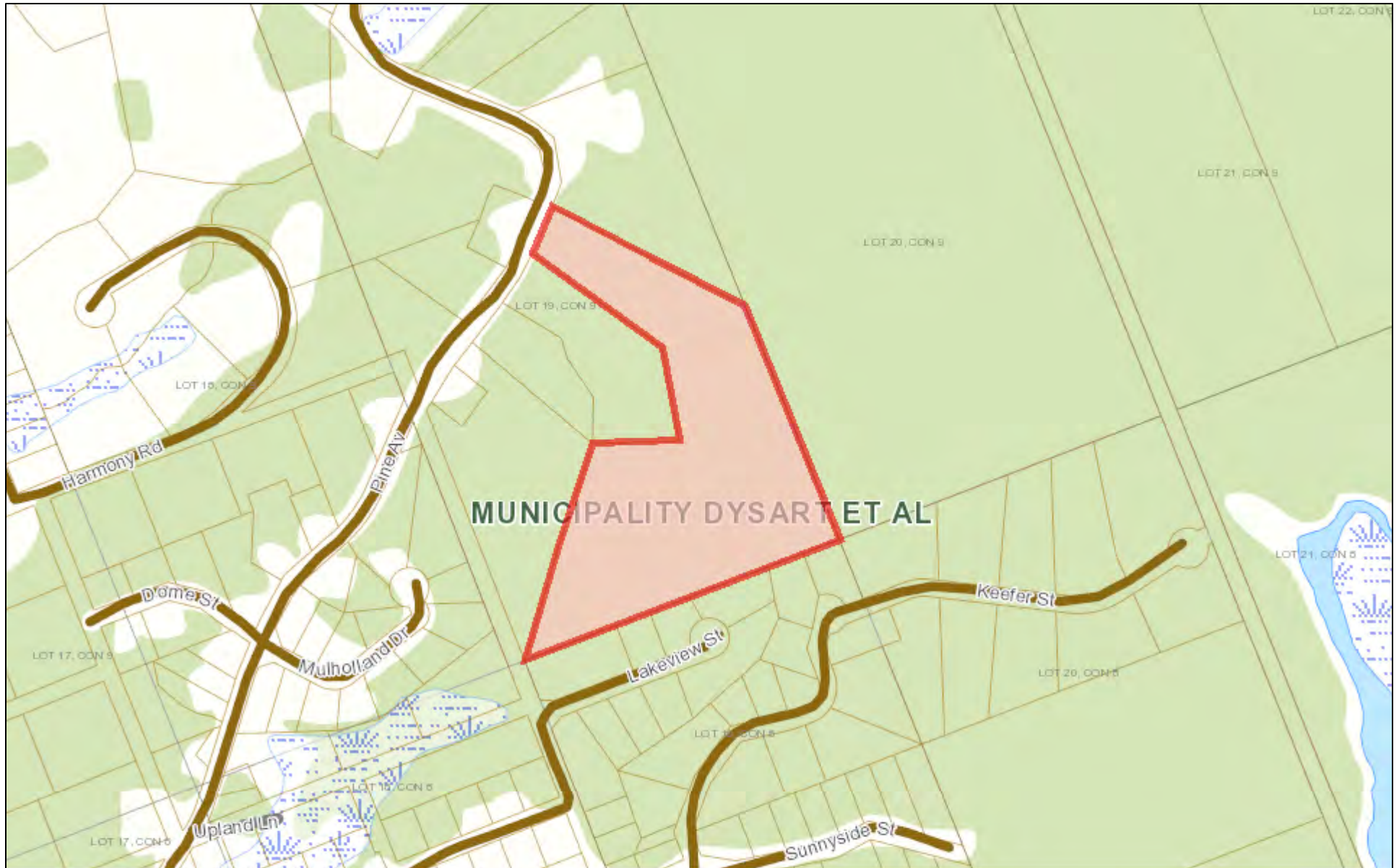


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# 320 Pine St, Haliburton



June 30, 2023

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