

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$799,900

Welcome to 4770 County Road 121
Minden Hills

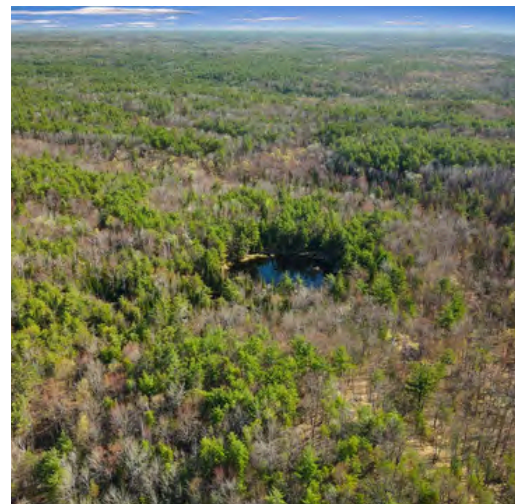


Morgan Roberts


Sales Representative


Braden Roberts


Broker





CONTACT DETAILS:

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 705-457-8593

 705-455-2345

 morgan@troyausten.ca

 braden@troyausten.ca



Calling all homesteaders, hunters, and nature lovers—this is the lifestyle property you've been waiting for.

Welcome to your dream homestead—a beautifully renovated bungalow farmhouse tucked away on over 96 acres of serene countryside in Minden Hills. Nestled on a flat, level lot with easy access via a year-round municipal road, this property offers the perfect blend of privacy, practicality, and peaceful rural living.

Step inside to discover a fully transformed interior. This home has been completely gutted back to the studs and thoughtfully rebuilt from the ground up, including new insulation, drywall, pine ceilings, windows, roof, corrugated steel siding, metal roof, a full electrical rewire, and all plumbing replaced with copper—bringing you the peace of mind that comes with a comprehensive, high-quality renovation. This high-efficiency building was designed with comfort, durability, and low maintenance in mind. (Inquire today for the full list of upgrades.) The living room features vaulted ceilings, a cozy wood stove to keep you warm on cool evenings, and stylish finishes throughout—all on one convenient level. With 3 bedrooms and 1 bathroom, the home is perfect for families, downsizers, or anyone craving a simpler way of life.

The land is the real star here: explore winding trails that lead you to incredible natural features, including a seasonal waterfall, a large pond, and a 50-foot rock cliff lookout with breathtaking views. Whether you're walking, hiking, or ATVing, every path reveals a new piece of this property's natural beauty. There's also a fenced paddock and garden to grow your own vegetables and raise animals. Two storage sheds provide ample space for tools and toys, and there's plenty of parking available. Just 5 minutes from Kinmount and 10 minutes from Minden, you're never far from essentials—yet the world feels miles away.

Property Client Full

4770 County Road 121, Minden Hills, Ontario K0M 2A1

Listing

4770 County Road 121 Minden Hills

Active / Residential Freehold / Detached

MLS® #: X12148335

List Price: \$799,900

New Listing



Haliburton/Minden Hills/Snowdon

Tax Amt/Yr: **\$1,840.78/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 7 CON A SNOWDON AS IN H249195; S/T & T/W H249195; S/T SN2423; MINDEN HILLS**

Style: **Bungalow** Rooms Rooms+: **7+0**
Fractional Ownership: **3(3+0)**
Assignment: **Baths (F+H): 1(1+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source:
Lot Irreg: **50 - 99.99**
Lot Front: **857.00** Fronting On: **E**
Lot Depth: **3,006.00**
Lot Size Code: **Feet**

Zoning: **RR**
Dir/Cross St: **County Road 121**

PIN #: **392130090**
Holdover: **60**
Possession: **Immediate**

ARN #: **461604200035800** Contact After Exp: **No**
Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **Yes/Partial Basement, Unfinished**
Basement: **Yes**
Fireplace/Stv: **Freestanding, Living Room, Wood Stove**
Fireplace Feat: **Primary Bedroom - Main Floor, Water Heater Owned**
Interior Feat: **Electric, Heat Pump**
Heat: **Yes/Central Air**
A/C: **No**
Central Vac: **Library, Rec Centre, School, Wooded/Treed**
Property Feat: **Deck, Year Round Living**
Exterior Feat: **Metal**
Roof: **Stone**
Foundation: **Stone**
Soil Type:
Waterfront Y/N: **No**
Water Struct:
Under Contract:
View: **Pasture, Trees/Woods**

Exterior: **Metal/Side, Wood**
Drive: **Private**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **6.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

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

Remarks/Directions

Client Rmks: ***Calling all homesteaders, hunters, and nature lovers this is the lifestyle property you've been waiting for.* Welcome to your dream homestead a beautifully renovated bungalow farmhouse tucked away on over 96 acres of serene countryside in Minden Hills. Nestled on a flat, level lot with easy access via a year-round municipal road, this property offers the perfect blend of privacy, practicality, and peaceful rural living. Step inside to discover a fully transformed interior. This home has been completely gutted back to the studs and thoughtfully rebuilt from the ground up, including new insulation, drywall, pine ceilings, windows, roof, corrugated steel siding, metal roof, a full electrical rewire, and all plumbing replaced with copper bringing you the peace of mind that comes with a comprehensive, high-quality renovation. This high-efficiency building was designed with comfort, durability, and low maintenance in mind. (Inquire today for the full list of upgrades.) The living room features vaulted ceilings, a cozy wood stove to keep you warm on cool evenings, and stylish finishes throughout all on one convenient level. With 3 bedrooms and 1 bathroom, the home is perfect for families, downsizers, or anyone craving a simpler way of life. The land is the real star here: explore winding trails that lead you to incredible natural features, including a seasonal waterfall, a large pond, and a 50-foot rock cliff lookout with breathtaking views. Whether you're walking, hiking, or ATVing, every path reveals a new piece of this property's natural beauty. There's also a fenced paddock and garden to grow your own vegetables and raise animals. Two storage sheds provide ample space for tools and toys, and there's plenty of parking available. Just 5 minutes from Kinmount and 10 minutes from Minden, you're never far from essentials yet the world feels miles away.**

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

Prepared By: **BRADEN ROBERTS, Broker**

Date Prepared: **05/14/2025**

Rooms

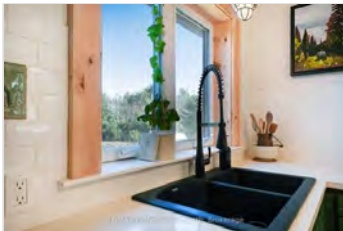
MLS® #: X12148335

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.58 M X 3.99 M	11.74 Ft x 13.09 Ft		Pantry
Primary Bedroom	Main	2.74 M X 4.01 M	8.98 Ft x 13.15 Ft		
Living Room	Main	6.46 M X 4.1 M	21.19 Ft x 13.45 Ft		Combined w/Dining
Bedroom	Main	2.96 M X 3.46 M	9.71 Ft x 11.35 Ft		
Bedroom	Main	2.95 M X 3.46 M	9.67 Ft x 11.35 Ft		
Bathroom	Main			3	

Photos

MLS® #: X12148335

4770 County Road 121, Minden Hills, Ontario K0M 2A1







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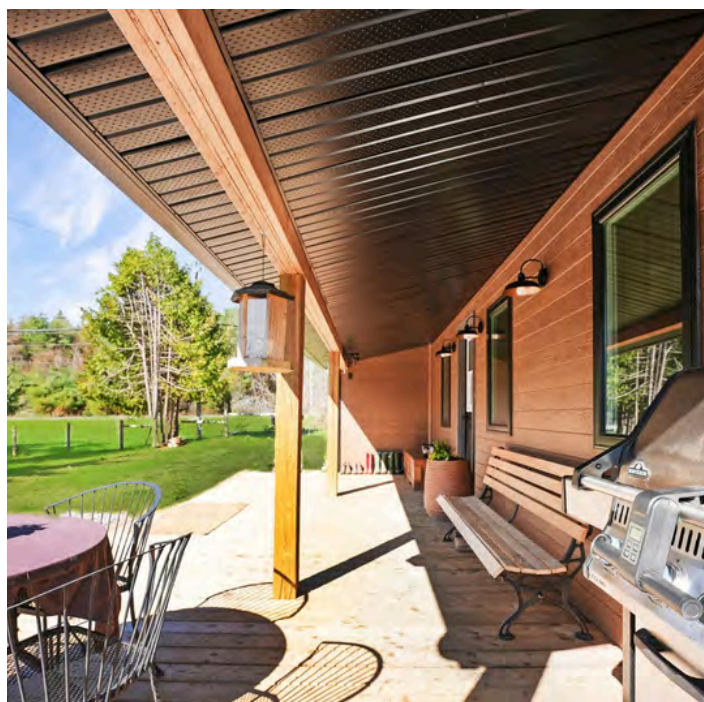
Chattels

Included

- All Appliances

Excluded

- Furniture
- Artwork
- Personal items & belongings
- 2 chandeliers (kitchen and bedroom)
- Starlink Internet
- Sheep Shelter
- Chicken A-Frame
- Mobile Fences
- Seecan
- Farming and building Materials
- Hunting Stand



Seller



Buyer

Additional Information

- Hydro Costs per Year: \$2046.11/yr approx
- Wood Cords per Season: 3 cords
- Satellite Provider: Starlink
- Cell Service: Yes
- Well Installed by: Total Site Services
 - Install date: 2024
- Water Treatment System: Yes
- Winterized: Yes
- Age of Building: 1939
- Age of Roof: 2024
- Road Type: Municipal Year Round

Upgrades

- Main Structure
 - Complete gut renovation from the studs up
 - Brand new black metal roof with integrated eaves, fascia, and soffits
 - Exterior finished with corrugated steel siding and engineered wood paneling under the covered porch (designed for outdoor durability)
 - New covered front porch with pressure-treated decking
 - All-new, color-matched vinyl windows for seamless exterior appearance
 - New solid pine interior doors throughout
 - Pine tongue-and-groove ceilings and pine trim on all windows and doors
 - Engineered wood flooring installed throughout
- Structural & Energy Efficiency
 - Fully insulated walls and ceilings with batt insulation
 - Additional 1-inch rigid foam board insulation on building envelope
 - Sheathing and rain screen strapping for moisture control behind siding
- Mechanical & Utility Systems
 - Full electrical rewire with modern breaker panel
 - Entire home re-plumbed with copper piping
 - Three-stage water filtration system:
 - 50 micron spin-down filter
 - 5 micron sediment filter
 - Activated charcoal filter
 - UV sterilizer
 - Tankless water heater (on-demand, energy-efficient)
 - Manual semi-rotary pump for water access during outages
 - New drilled well with sealed casing and modern riser
 - Outdoor frost-free hydrant for year-round water access

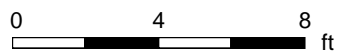
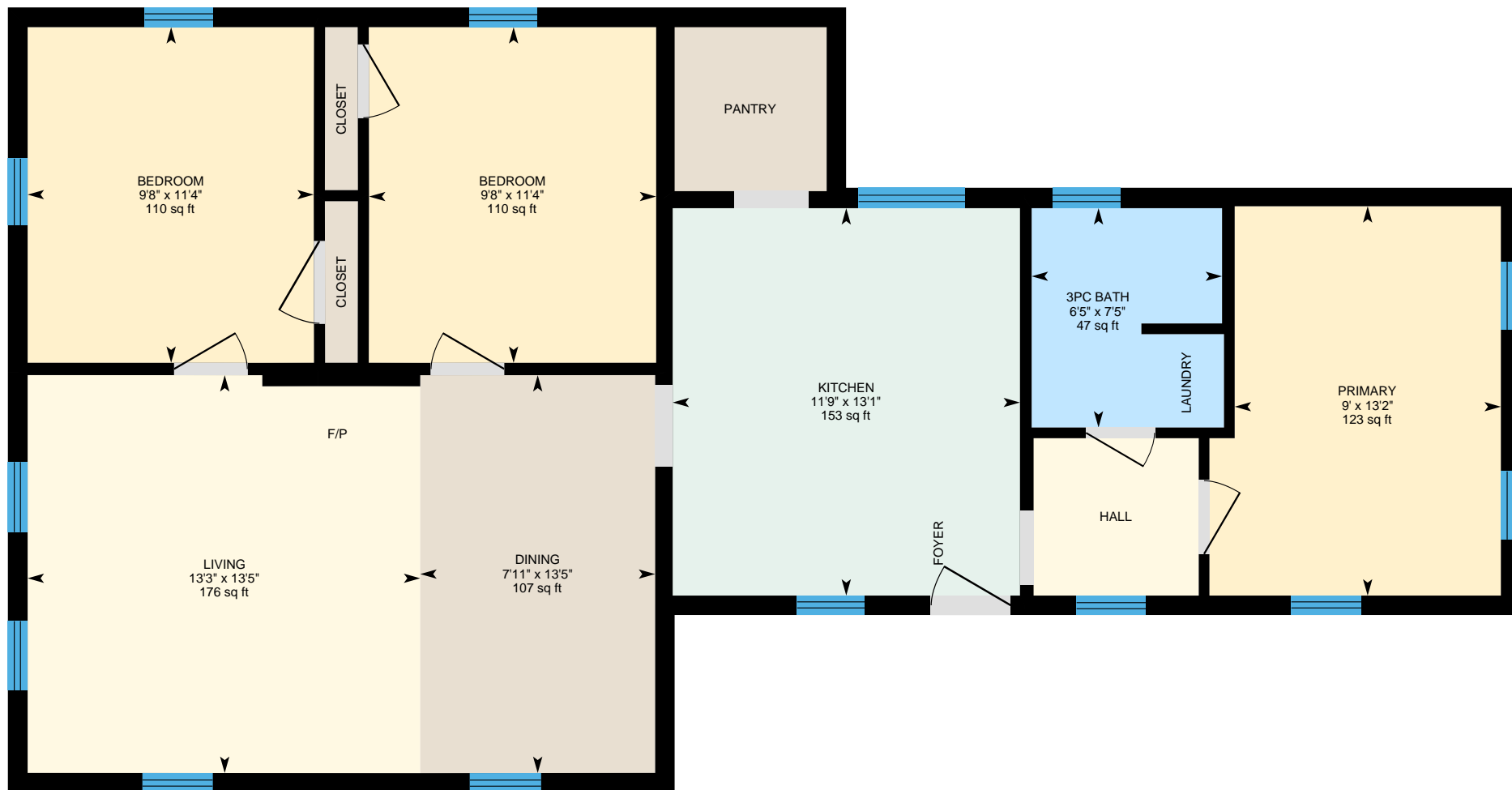
Upgrades - Continued

- Heating & cooling systems:
 - High-efficiency wood stove
 - New WETT-certified chimney system professionally installed
 - Multi-zone ductless heat pump system (heating and cooling)
- Bathroom
 - Fully renovated 3-piece bathroom:
 - Walk-in shower
 - Cantilevered sink (floating design)
 - High-efficiency toilet
 - Electric in-floor heating system
 - Durable tile flooring
 - Wired for electric dryer hookup
- Kitchen
 - Custom cabinetry in a space-efficient U-shaped layout
 - Hand-poured, sealed concrete countertops
 - Copper plumbing with filtered water access
- Outbuildings & Property Features
 - Two detached utility buildings:
 - Chicken coop (vented and secured)
 - Storage shed with double-door entry
 - Crushed gravel driveway and multi-use parking pad
 - Trenched, frost-protected water and hydro service lines
 - New fence installed along road frontage for privacy and separation
 - Woodchip walking paths and low-maintenance landscaping



4770 County road 121, Minden, ON

Main Floor Exterior Area 1045.01 sq ft
Interior Area 943.64 sq ft



PREPARED: 2025/05/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4770 County road 121, Minden, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

- 3pc Bath: 7'5" x 6'5" | 47 sq ft
- Bedroom: 11'4" x 9'8" | 110 sq ft
- Bedroom: 11'4" x 9'8" | 110 sq ft
- Dining: 13'5" x 7'11" | 107 sq ft
- Kitchen: 13'1" x 11'9" | 153 sq ft
- Living: 13'5" x 13'3" | 176 sq ft
- Primary: 13'2" x 9' | 123 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

- Interior Area: 943.64 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1045.01 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 943.64 sq ft
- Exterior Area: 1045.01 sq ft

4770 County road 121, Minden, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

Your account number is:

2003 0420 8842

This statement is issued on:

April 28, 2025

Your Electricity Statement

For the period of: March 20, 2025 - April 17, 2025

What do I owe?

\$187.¹¹See reverse for a
summary of your charges

How much did I use?

You powered your home with

**1,113 kWh**
of electricity this period

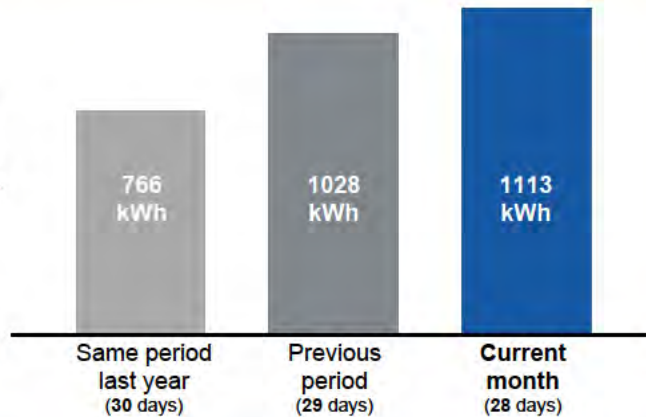
When is it due?

**May 18,
2025**

What does my electricity usage look like?

Your average
daily usage has
increased by 56%
compared to the
same period last year.

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



What do I need to know?

Total Ontario support: \$132.43. To learn more about the province's electricity support programs, visit Ontario.ca/yourelectricitybill.



For billing, quick answers
and much more, visit
www.HydroOne.com



For emergencies or reporting
outages
1-800-434-1235 (24 hrs)



For service inquiries
and payment
1-888-664-9376
Mon to Fri 7:30 a.m. - 8 p.m.



Hydro One Networks Inc.
PO Box 5700
Markham, ON L3R 1C8

Please return this slip with your payment.

Your account number: **2003 0420 8842**

Total amount you owe

\$187.11

Amount enclosed

\$

4770 COUNTRY ROAD 121
MINDEN ON K0M 2A1

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

2003042088420000187117



What am I paying for?

Balance carried forward from previous statement	-\$0.01
Amount from your previous period	\$381.41
Amount we received on Mar 31/25	-\$381.42
Your electricity charges	\$187.12
Total amount you owe	\$187.11

If payment is not received by May 18, 2025, 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.



Powering 4770 COUNTY RD 121

Point of Delivery: 11250110

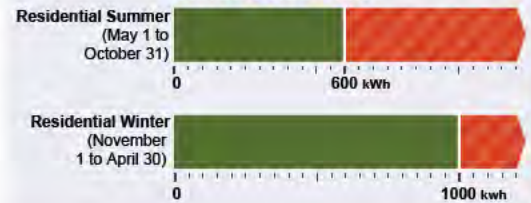
Residential - Low Density

Electricity	\$106.77
This is the cost of generating the electricity you used this period. Usage is measured in kilowatt-hours (kWh) and depends on the wattage of devices you use and how long you use them. The Ontario Energy Board (OEB) sets the cost per kWh and the money collected goes directly to the electricity generators.	
Delivery	\$72.92
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	\$7.62
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)	\$24.35
Ontario Electricity Rebate	-\$24.54
Total of your electricity charges	\$187.12

What is my Tiered breakdown?

Mar 20/25 to Apr 17/25	Usage (kWh)	Rate (¢)	Amount
Tier 1	921.0000	9.3	\$85.65
Tier 2	192.0000	11.0	\$21.12

Tiered Price Plan



Meter reading details

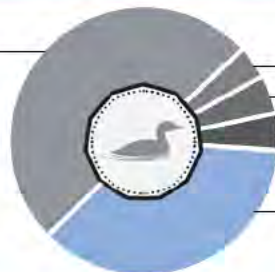


Meter Number	Current Reading	Previous Reading	Difference	Usage in kWh
J3543661	Apr 17/25 91790.0	Mar 20/25 90677.0	1113.0	(x1) = 1113.0

Shedding light on your electricity statement

To the electricity generators for the electricity you use

Electricity prices are set by the Ontario Energy Board (OEB). Hydro One collects electricity charges and passes them to the IESO. These charges are used to cover the cost of electricity generation.



Regulatory costs

Taxes

Other delivery costs

Hydro One's delivery costs

Energy Saving Tip

Phantom Power

Electronics use energy even when off. Plug them into power bars with timers or auto-shutoff to lower energy use.



Notice of Collection of Personal Information

Personal information contained on this form is collected pursuant to sections 35-50 and 75(2) of the *Ontario Water Resources Act* and section 16.3 of the Wells Regulation. This information will be used for the purpose of maintaining a public record of wells in Ontario. This form and the information contained on the form will be stored in the Ministry's well record database and made publicly available. Questions about this collection should be directed to the Water Well Customer Service Representative at the Wells Help Desk, 125 Resources Road, Toronto Ontario M9P 3V6, at 1-888-396-9355 or wellshelpdesk@ontario.ca.

Fields marked with an asterisk (*) are mandatory.

Well Tag Number *	Help
A387390	

Type *

☒ Construction ☐ Abandonment

Measurement recorded in: *

☐ Metric ☒ Imperial

1. Well Owner's Information

Last Name and First Name, or Organization is mandatory. *

Last Name	First Name
Organization	Email Address

Current Address

Unit Number	Street Number *	Street Name *	City/Town/Village
	4770	County Rd 21	Minden
Country	Province	Postal Code	Telephone Number
Canada	Ontario	K0M2A1	

2. Well Location

Address of Well Location

Unit Number	Street Number *	Street Name *	Township
	4770	County Rd 21	Minden
Lot	Concession	County/District/Municipality	
Pt Lot 7	A	HALIBURTON	
City/Town	Province	Postal Code	
Minden	Ontario	K0M 2A1	
UTM Coordinates	Zone *	Easting *	Northing *
NAD 83	17	684531	4965124
			Municipal Plan and Sublot Number
			Test UTM in Map

Other

3. Overburden and Bedrock Material *

Well Depth *	120	(ft)
General Colour	Most Common Material	Other Materials
General Description	Depth From	Depth To

				(ft)	(ft)	
Brown	Sand			0	10	—
Grey	Clay			10	38	—
Grey	Granite			38	120	—

Add Row (+)

4. Annular Space *

Depth From (ft)	Depth To (ft)	Type of Sealant Used (Material and Type)	Volume Placed (cubic feet)	
0	42	Quick Grout	28	—

Add Row (+)

5. Method of Construction *

- ☐ Cable Tool
 ☒ Rotary (Conventional)
 ☐ Rotary (Reverse)
 ☐ Boring
 ☐ Air percussion
 ☐ Diamond
 ☐ Jetting
 ☐ Driving
 ☐ Digging
 ☐ Rotary (Air)
 ☐ Augering
 ☐ Direct Push
 ☐ Other (specify) _____

6. Well Use *

- ☐ Public
 ☐ Industrial
 ☐ Cooling & Air Conditioning
 ☒ Domestic
 ☐ Commercial
 ☐ Not Used
 ☐ Livestock
 ☐ Municipal
 ☐ Monitoring
 ☐ Irrigation
 ☐ Test Hole
 ☐ Dewatering
 ☐ Other (specify) _____

7. Status of Well *

- ☒ Water Supply
 ☐ Replacement Well
 ☐ Test Hole
 ☐ Recharge Well
 ☐ Dewatering Well
 ☐ Observation and/or Monitoring Hole
 ☐ Alteration (Construction)
 ☐ Abandoned, Insufficient Supply
 ☐ Abandoned, Poor Water Quality
 ☐ Abandoned, other (specify) _____
 ☐ Other (specify) _____

8. Construction Record - Casing * (use negative number(s) to indicate depth above ground surface)

Inside Diameter (in)	Open Hole or Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness	Depth From (ft)	Depth To (ft)	
6.125	Steel	0.188	-2	42	—

Add Row (+)

9. Construction Record - Screen

Outside Diameter (in)	Material (Plastic, Galvanized, Steel)	Slot Number	Depth From (ft)	Depth To (ft)	
					—

Add Row (+)

10. Water Details

Water found at Depth 58 (ft)

☐ Gas
 Kind of water ☒ Fresh ☐ Untested ☐ Other

Water found at Depth 100

☐ Gas
 Kind of water ☒ Fresh ☐ Untested ☐ Other

Add Water Details (+)

11. Hole Diameter

Depth From (ft)	Depth To (ft)	Diameter (in)
0	42	9.875
42	120	6

Add Row (+)

12. Results of Well Yield Testing

☐ Pumping Discontinued
 Explain

If flowing give rate
☐ Flowing (GPM)

Draw down

Time (min)	Static Level	1	2	3	4	5	10	15	20	25	30	40	50	60
Water Level (ft)	8	8	8	8	8	8	8	8	8	8	8	8	8	8

Recovery

Time (min)	1	2	3	4	5	10	15	20	25	30	40	50	60
Water Level (ft)	8	8	8	8	8	8	8	8	8	8	8	8	8

After test of well yield, water was
☒ Clear and sand free ☐ Other (specify)

Pump intake set at	Pumping rate	Duration of pumping	Final water level end of pumping	Disinfected? *
100 (ft)	10 (GPM)	1 hrs + 0 min	8 (ft)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Recommended pump depth	Recommended pump rate	Well production
100 (ft)	10 (GPM)	10 (GPM)

13. Map of Well Location *

Map 1. Please Click the map area below to import an image file to use as the map.
 ☐ Make map area bigger

2193E (2022/11)

Page 6 of 8



Map 2. Please Click the map area below to import an image file to use as the map. ☐ Make map area bigger



Add Map (+)

14. Information

Well owner's information package delivered	Date Package Delivered (yyyy/mm/dd)	Date Work Completed (yyyy/mm/dd) *
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		2024/02/01
Comments		

15. Well Contractor and Well Technician Information

Business Name of Well Contractor *		Well Contractor's License Number *	
Casey's Waterwell & Geothermal Inc.		7249	
Business Address			
Unit Number	Street Number	Street Name *	
	6522	Gelert Road	
City/Town/Village *		Province	Postal Code *
Haliburton		ON	K0M 1S0
Business Telephone Number	Business Email Address		
705-457-9558	info@totalsiteservices.ca		

Last Name of Well Technician *	First Name of Well Technician *	Well Technician's License Number *
Casey	Pat	3698

16. Declaration *

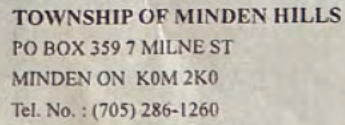
☒ I hereby confirm that I am the person who constructed the well and I hereby confirm that the information on the form is correct and accurate.

Last Name	First Name	Email Address
Casey	Pat	info@totalsiteservices.ca
Signature		Date Submitted (yyyy/mm/dd)
Pat Casey		2024/03/15
Digitally signed by Pat Casey Date: 2024.03.15 17:42:54 -04'00'		

17. Ministry Use Only

Audit Number
VRYZ LP3L

Validate	Save Form	Print Form	Clear Form
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INTERIM 2025

Feb 06, 2025

4770 COUNTY RD 121
CON A PT LOT 7

2024 Annualized Taxes	Rate	2025 Interim Tax Amount
1,334.92	50% of 2024 Taxes	667.46
	Sub Total	667.46
Special Charges/Credits	Summary	
	Interim 2025 Taxes	667.46
	Past Due (Credit) (As of 02/06/2025)	0.00
Total	Total Amount Due	\$ 667.46

PLAN of SURVEY
Of Part Of
LOT 7,
CONCESSION A,
TOWNSHIP of SNOWDON
COUNTY of HALIBURTON
SCALE: 1 INCH = 50 FEET
SMITH & ELMS LTD.
ONTARIO LAND SURVEYORS
1991

SCHEDULE

PART	LOT	CON.	INST. N°	AREA
1	7	A	162375	200 sq. feet
2	7	A	162375	200 sq. feet
3	7	A	162375	1.15 acres

PLAN 19R 5155

RECEIVED AND DEPOSITED

23rd Apr. 1991

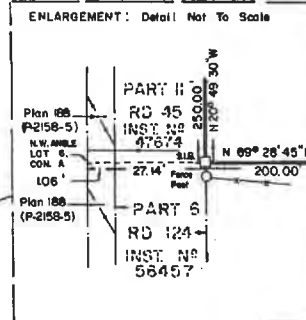
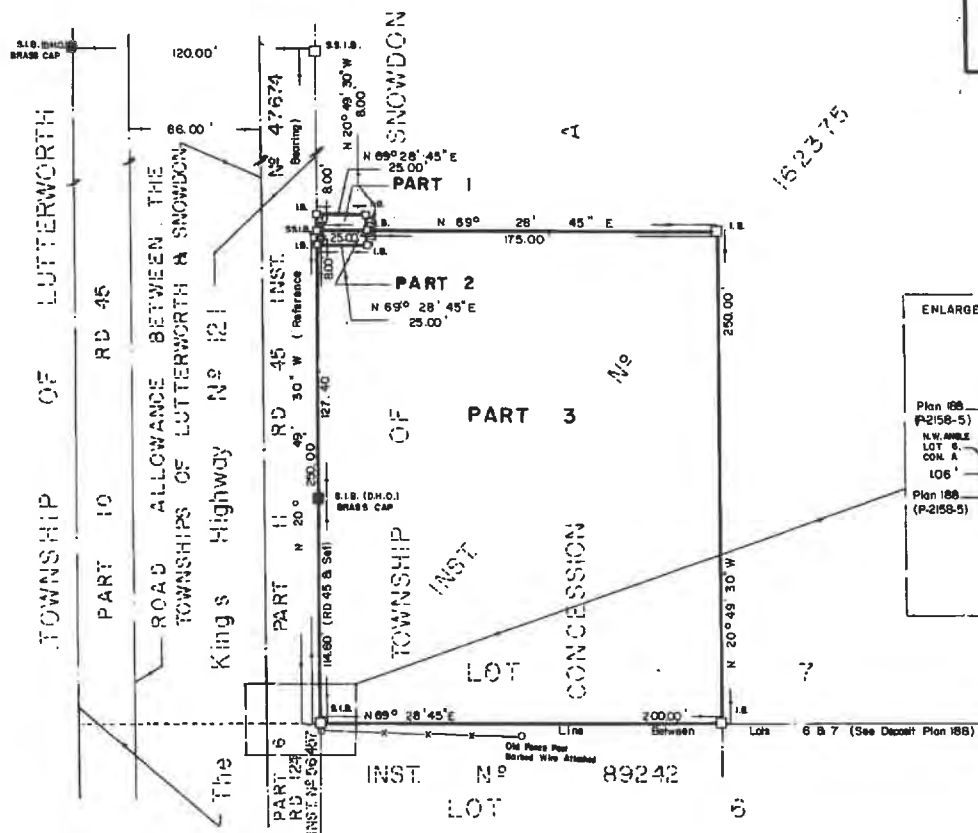
Cheryl Howe Dep

LAND REGISTRAR
FOR THE REGISTRY DIVISION OF
HALIBURTON (N° 19)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT

APRIL 22nd, 1991

MALCOLM R. ELMS



CAUTION

THIS PLAN IS NOT A
PLAN OF SUBDIVISION
WITHIN THE MEANING
OF THE PLANNING
ACT.

NOTE

■ DENOTES SURVEY MONUMENT SET
 ■ DENOTES SURVEY MONUMENT FOUND
 S.S.I.B. DENOTES SHORT STANDARD IRON BAR
 I.B. DENOTES IRON BAR
 D.H.O. DENOTES DEPARTMENT OF HIGHWAYS OF ONTARIO
 BEARINGS ARE ASTROMONIC AND ARE REFERRED
 TO THE EASTERLY LIMIT OF PART II, SHOWN ON RD 45,
 HAVING A BEARING OF N 20° 49' 30" W.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 22nd DAY OF FEBRUARY, 1991.

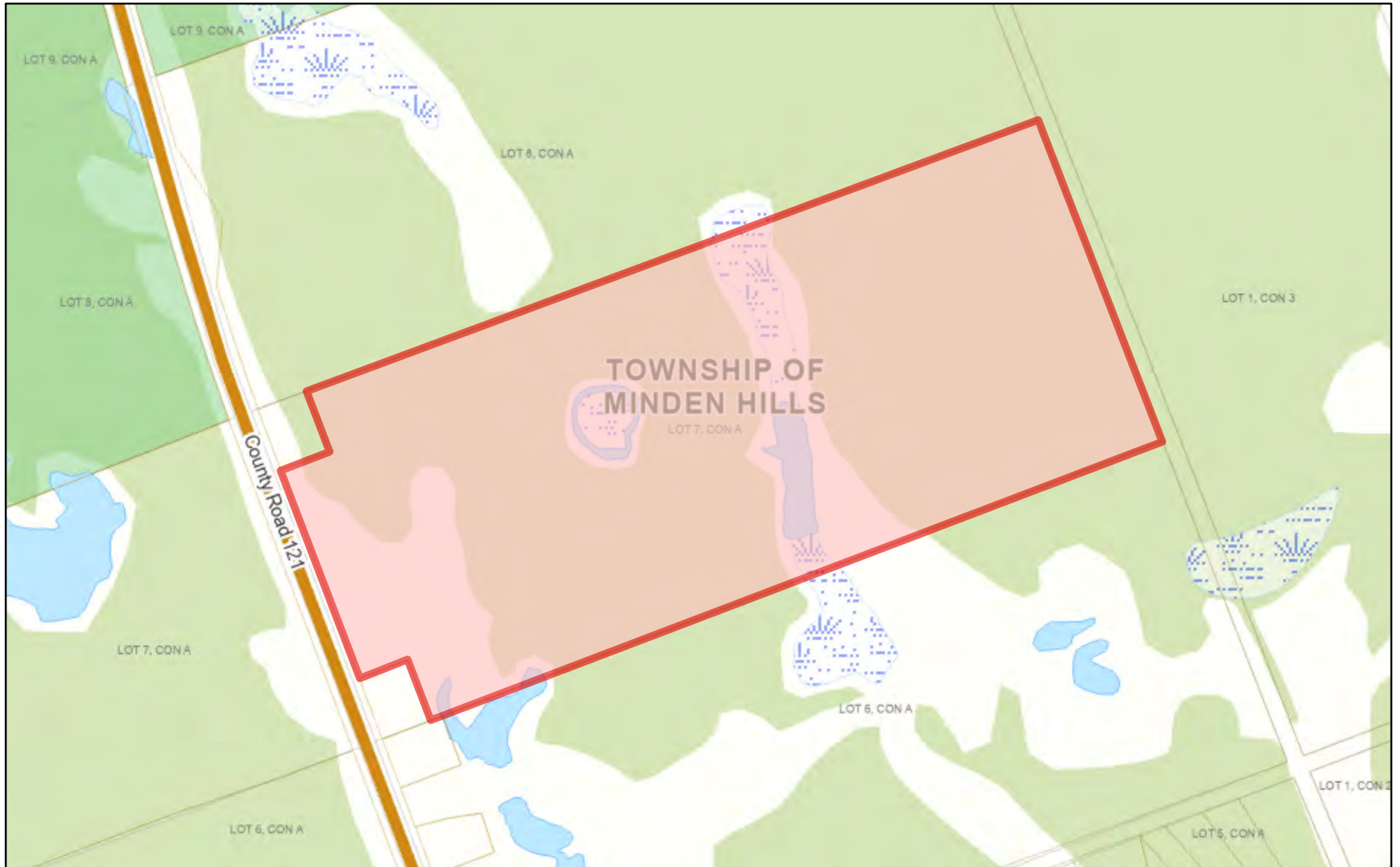
MARCH 19th, 1991
DATED

MALCOLM R. ELMS
ONTARIO LAND SURVEYOR

SMITH & ELMS
LTD.
ONTARIO
LAND SURVEYORS

75 LINDSAY STREET SOUTH
P.O. BOX 24 LINDSAY
ONTARIO, K9V 4R8
TELEPHONE (705) 324-2511

4770 County Rd 121

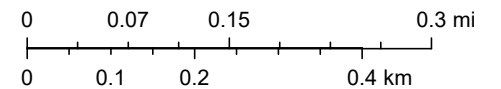


May 14, 2025

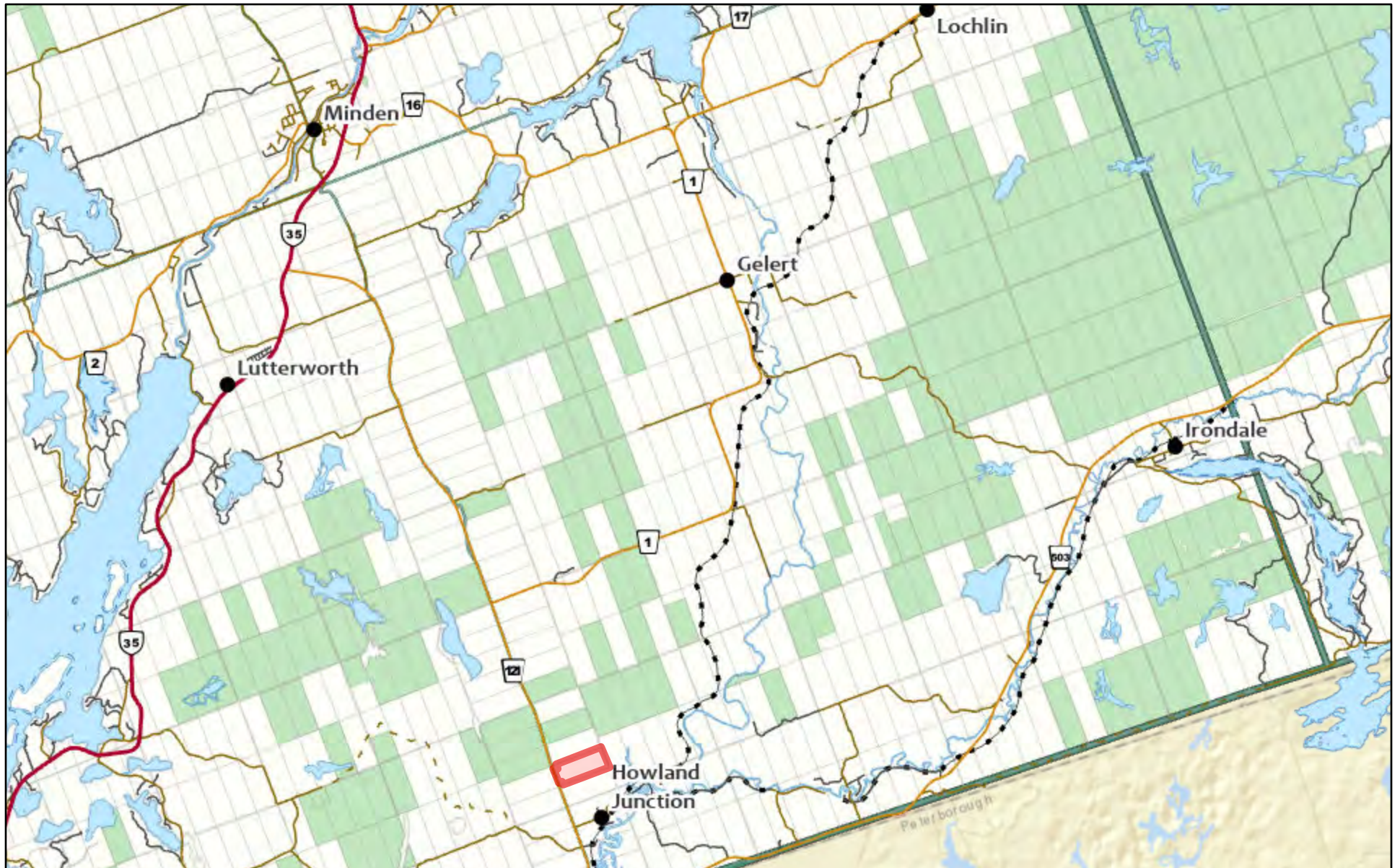
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Scale: 1:9,028



4770 County Rd 121



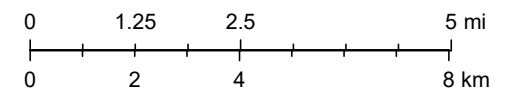
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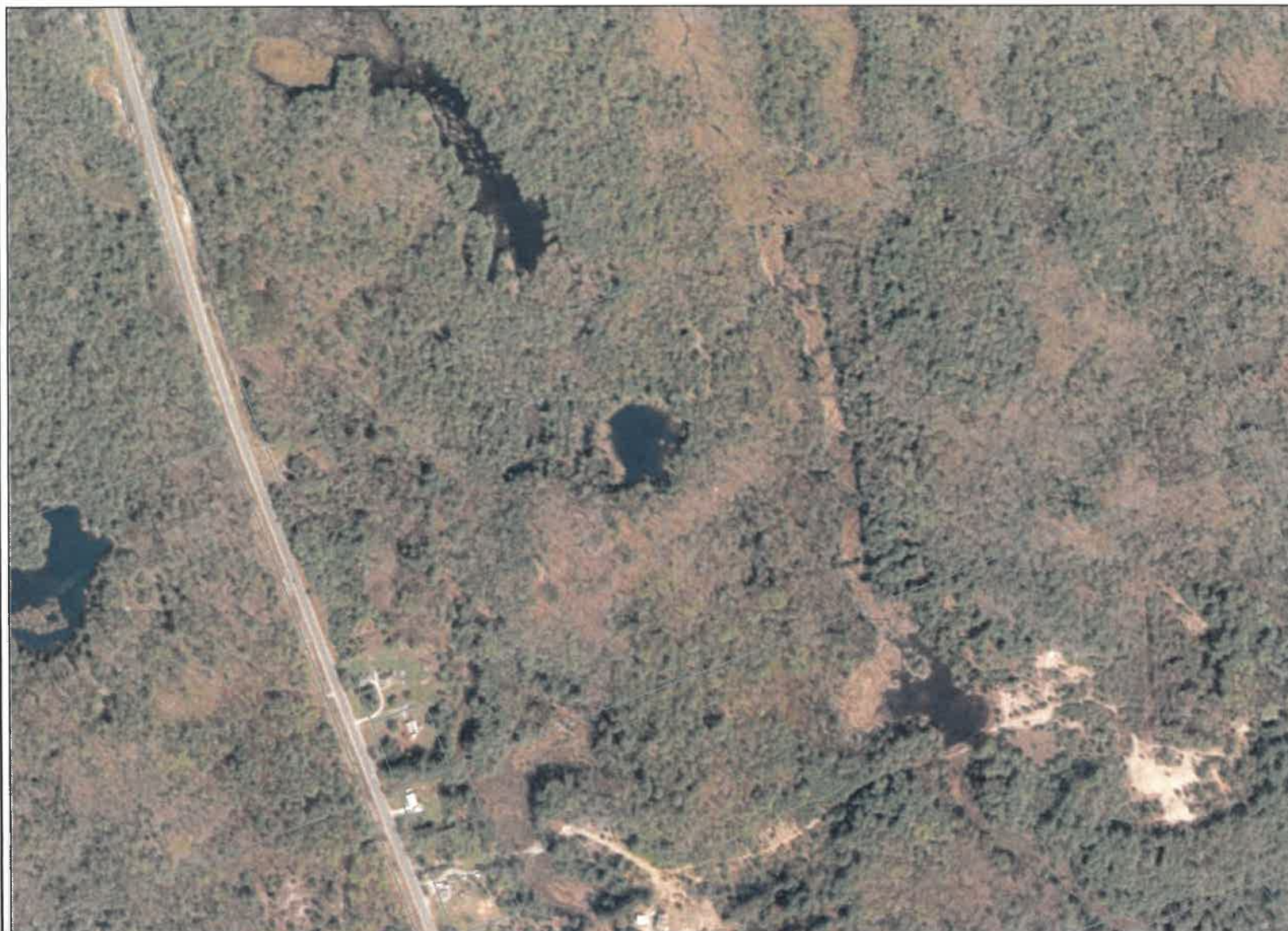
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Scale: 1:144,448





Legend

-  Building in Symbol
-  Building to Scale
-  Airport
-  Heliport / Helipad
-  Base Line Base
-  Ferry Route
-  Trail
-  Bruce Trail
-  Greenbelt Route
-  Redeem Trail
-  Trans Canada Trail
-  Voyager Trail
-  Waterfront Trail
-  Railway / Train Station
-  Railway with Bridge
-  Railway with Tunnel
-  Road (Major / Minor)
-  Winter Road
-  Road with Bridge
-  Road with Tunnel
-  Primary Route or A-100 Series Highway
-  Secondary Highway
-  Tertiary Highway
-  District / County / Regional or Municipal Road
-  Toll Highway
-  One Way Road
-  Road with Permanent Blocked Passage
-  Road with Address Ranges
-  Hydro Line, Communication Line or Unmarked Transmission Line
-  Natural Gas Pipeline, Water Pipeline or Unmarked Pipeline
-  Spot Height
-  Index Contour
-  Contour
-  Wooded Area
-  Wetland
-  Waterbody
-  Waterbody Elevation
-  Watercourse
-  Falls
-  Rapids
-  Rapid / Falls
-  Rocks
-  Lock / Gate
- Dam / Hydro Wall
- Dam / Hydro Wall
- Provincial / State Boundary
- International Boundary
- Upper Tier / District Municipal Boundary
- Lower Tier / Single Tier Municipal Boundary
- L-1 Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- MMA Lands

0 0.3 km

Projection: Web Mercator



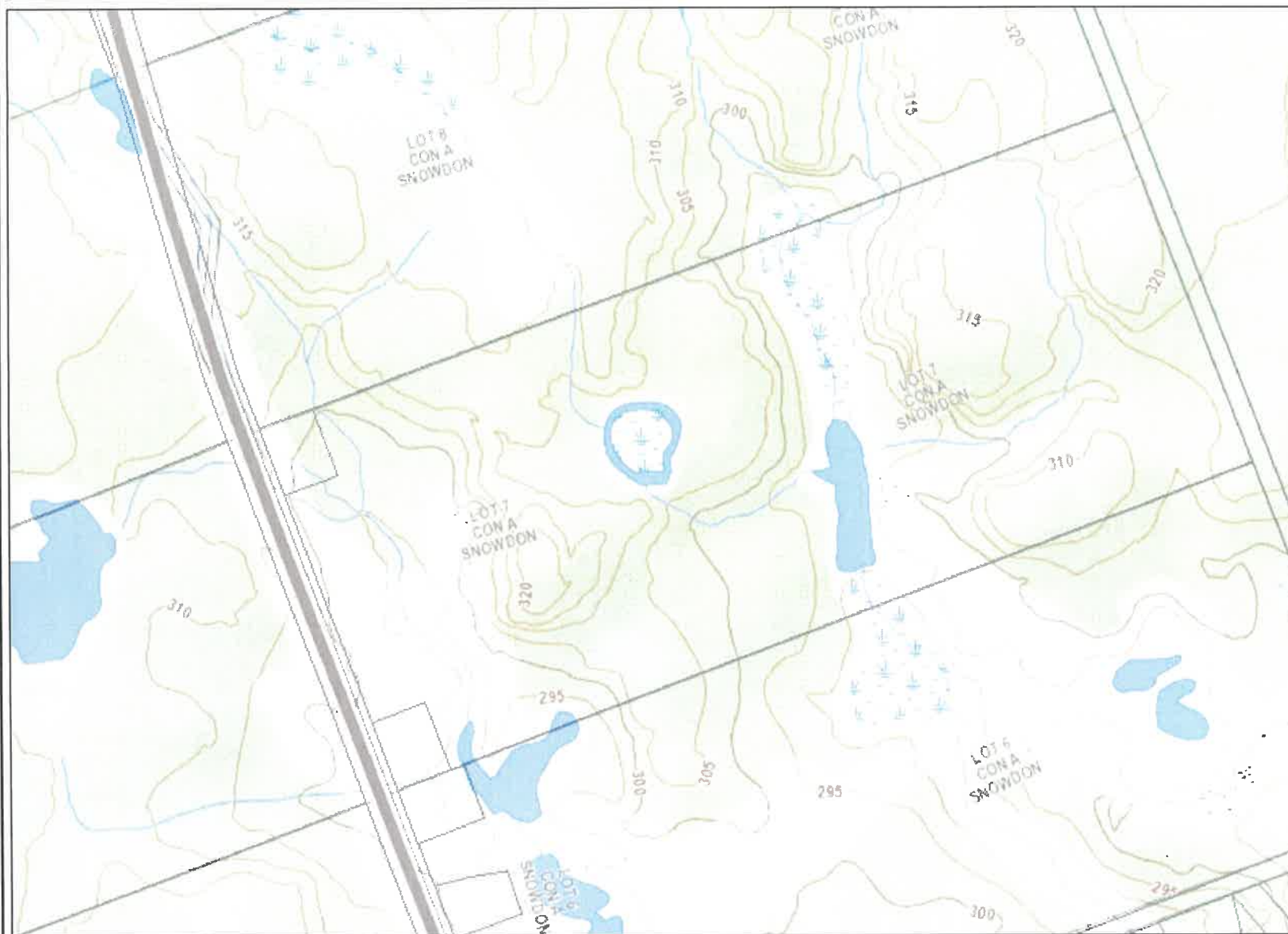
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Legend

-  Building as Symbol
-  Building to Scale
-  Airport
-  Helipad / Helicopter Helipad
-  Seaplane Base
-  Ferry Route
-  Trail
-  Bruce Trail
-  Greenbelt Route
-  Rideau Trail
-  Trans Canada Trail
-  Voyageur Trail
-  Waterfront Trail
-  Railway / Train Station
-  Railway with Bridge
-  Railway with Tunnel
-  Road Major / Minor
-  Winter Road
-  Road with Bridge
-  Road with Tunnel
-  Primary, Kings or 400 Series Highway
-  Secondary Highway
-  Tertiary Highway
-  District, County, Regional or Municipal Road
-  Sub Highway
-  One Way Road
-  Road with Permanent Grooved Passages
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-  Dam / Hydro Wall
-  Dam / Hydro Wall
-  Provincial / State Boundary
-  International Boundary
-  Upper Tier / District Municipal Boundary
-  Lower Tier / Single Tier Municipal Boundary
-  Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.3 km

Projection: Web Mercator



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