

Welcome to

1199 Cedar Lake Road
Highlands East



Vince Duchene

Broker

Build with confidence on this 6.04-acre property just outside Wilberforce, where a cleared building site, drilled well, septic system, and 200-amp hydro are already in place to help bring your vision to life.

CONTACT DETAILS:



705-457-9994



vince@vinceduchene.ca



705-457-0046



troyausten.ca

Property Client Full

1199 Cedar Lake Road, Highlands East, Ontario K0L 3C0

Listing

1199 Cedar Lake Rd Highlands East**Active/ResidentialFreehold/Vacant Land****MLS®#: X13599726****List Price: \$209,000****New Listing****Haliburton/Highlands East/Monmouth**

Tax Amt/Yr: **\$238.64/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 30 CON 17 MONMOUTH SRO SW OF H54672**
MUNICIPALITY OF HIGHLANDS EAST

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source: **5 - 9.99**
 Lot Irreg: Lot Acres: **W**
 Irregular: Fronting On:
 405 Depth: Builder Name:
 6.04 Lot Size Code: **Feet**
 Zoning: **RU**
 Dir/Cross St: **Essonville Line and Cedar Lake Road**

PIN #: **392390130**
 Holdover: **0**
 Possession: **Flexible**

ARN #: **460160200053005**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + **0 (0+)**
 Parking Feat: **Private**
 Heat Source:
 Central Vac: **No**
 Property Feat: **Clear View, Golf, Hospital, Level, Skiing, Wooded/Treed**

Garage:
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **10.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone Available**
 Water: **Well**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers:
 Special Desig: **Septic**
 Farm Features: **Other**
 Winterized:

Soil Type:

Security Feat:

Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 Access To Property: **Yr Rnd Municpal Rd**
 View: **Clear, Forest, Skyline**

Waterfront: **None**
 Easements/Restr:
 Dev Charges Paid:

Island YN:
 HST App To SP: **Included In**
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Discover the perfect place to build your dream home or cottage on this beautiful 6.04-acre property just outside the Village of Wilberforce. Offering the ideal balance of privacy and convenience, this peaceful, well-treed parcel provides a quiet natural setting while remaining close to everyday amenities. Much of the groundwork has already been completed, saving you both time and expense. A spacious building site has been cleared, and the foundation excavation is already in place, allowing you to move forward with your building plans more quickly. The property is also equipped with a drilled well, septic system, and 200-amp hydro service-significant improvements that add tremendous value and make this property ready for the next step. Surrounded by mature forest, the remaining acreage offers plenty of room to explore, enjoy nature, or simply appreciate the privacy that comes with owning over six acres. The property is accessible year-round via a municipally maintained road, with a shared driveway leading to the building site. Outdoor enthusiasts will appreciate the location, with direct access to nearby snowmobile trails and countless opportunities for ATVing, hiking, fishing, and exploring the Haliburton Highlands. The Village of Wilberforce is just minutes away, offering grocery shopping, restaurants, schools, fuel, and other essential services. With major infrastructure already installed and the site prepared for construction, this is a fantastic opportunity to bring your vision to life without the costs and delays of starting from scratch.**

Listing Contracted With: **RE/MAX Professionals North**
 Prepared By: **VINCE DUCHENE, Broker**

Date Prepared: 07/23/2026

SEPTIC INSTALLATION



Municipality of Highlands East
Building Department
Box 22, Gooderham, ON K0M 1R0

Telephone: 705-447-0051
Fax: 705-447-0553

Sewage System Installation Report

Installation by: JOE COX

File Number: HE-2022-56

Date: JUNE 22, 2022

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

1. Septic Tank/Holding Tank of working capacity of 5077 litres constructed of plastic/concrete/fiberglass
Manufacturer: BCP Model:
2. Distribution Pipe: Type: ARC18'S Absorption Trench System ☐ Filter Bed System ☒
Filter Bed Area: 28.1 m² Filter Sand Contact Area 28.1 m²
Total 33 Lineal Metres in 6 runs of 5.5 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐
Loading Rate Area: m²
3. Size of System based on 3 bedrooms and/or 15 fixture units. Commercial details:
Area of Building 150 m² Total Daily Design Sewage Flow: 1600 litres
4. Other

COMMENTS:

Ensure the following work is completed:

- 1) Back fill system, seed or sod
- 2) Stabilize all sloped surfaces and divert water around leaching bed
- 3) Finish grading to shed run-off
- 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

*RE-BAR IN BED AREA FOR FUTURE LOCATION DETECTION
*PROTECT SEPTIC COMPONENTS FROM VEHICLES DRIVING/PARKING ON THEM
*GRASS SEED OR OTHER SUITABLE METHOD OF EROSION CONTROL AFTER BACKFILL
*MAINTAIN EFFLUENT FILTER
*SYSTEM IS BIG ENOUGH TO SUPPORT 4 BEDROOMS

Note: No change can be made to any building (s) or structures in connection with which this sewage system is used. If the operation or effectiveness of the sewage system will be affected by the change, a Sewage System Permit must be obtained.

FOR SYSTEM INSTALL DIAGRAM SEE OVER

INSTALLATION REPORT

Under the Building Code Act and regulations, and subject to the limitations thereof, a permit is hereby issued to:

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # HE-2022-53

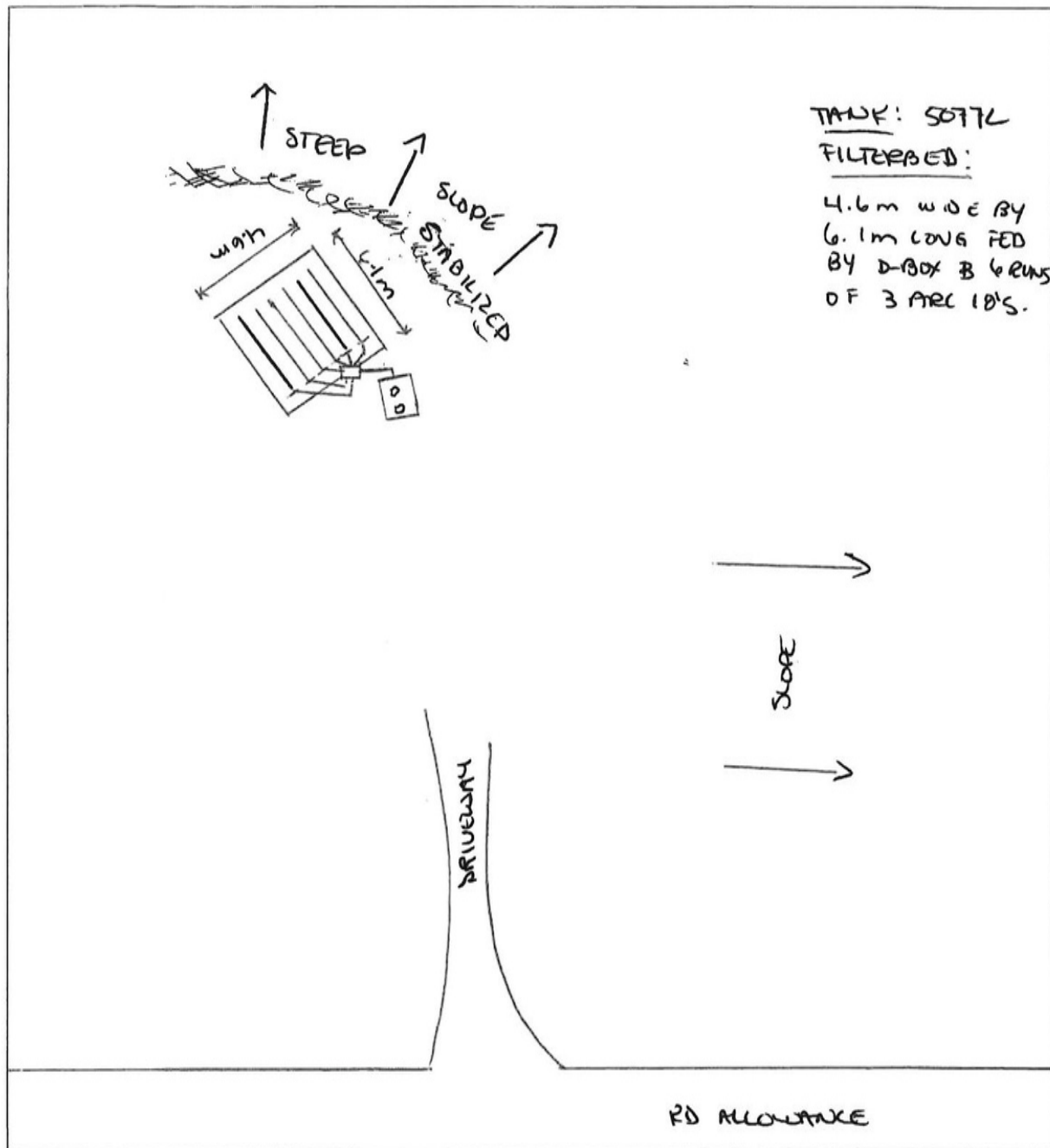
Civic (Emergency, Fire, 911) # 1199 Street: CEDAR LAKE RD

Roll # 4601-602-000-53005-0000

Inspected & Recommended by (Appointed Inspector- Part 8): A. Quinn Date: JUNE 22, 2022

SEPTIC INSTALLATION

Installation Report Diagram (as observed) For Septic Permit No. HE-2022-S16



Approved by:

June 22, 2022

Date:

SEPTIC INVOICE

Joe Cox Contracting
2498 Dyno Road Bancroft ON
K0L 1C0
(705) 457-8523
JCContracting18@gmail.com
BN: 776609323 RT 0002
"INVOICE"


Wilberforce Ont.

Septic and Tree Removal

Supplied and Installed 5000L Low boy concrete tank
Supplied and Installed 24 square meter filter bed with 60 Ton of filter sand and Arc
Infiltrators
Inspected and backfilled

\$10000.00

Cut tree's, chipped brush, removed and buried stumps.

Labour	\$800.00
Chipper	\$500.00
5 Ton Excavator	\$840.00
Float Charge	\$480.00
15 Ton Excavator	\$1200.00

Total \$3840.00

Subtotal	\$13840.00
Tax	\$1799.20
Total	\$15639.20

Deposit Paid of \$4000.00

Total Balance Owing \$11639.20

WELL RECORD

Ontario Ministry of the Environment, Conservation and Parks

Well Tag No. (Place Sticker and/or Print Below)
Tag#: A346788

Regulation 903 Ontario Water Resources Act

Measurements recorded in: ☐ Metric ☒ Imperial

Page 1 of 1

Well Owner's Information

Well Owner's Name: [Redacted]

Postal Code: [Redacted] Telephone No. (Inc. area code): [Redacted]

Well Location

Address of Well Location (Street Number/Name): 1199 Cedar Lake Rd.

County/District/Municipality: Huron

UTM Coordinates: Zone: 18N Easting: 701349 Northing: 90803

Township: Huron East Lot: 30 Concession: 17

City/Town/Village: Wilberforce

Province: Ontario Postal Code: K0A 2P0

Municipal Plan and Sublot Number: Other:

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
Brown	Topsoil		Soft	0 - 1
Brown	Claystone	Mica		1 - 27
Grey	Granite	White Granite	Porous soft	27 - 65
White	Granite	Granite	Porous soft	65 - 118
Brown	Mica		Very soft Brown mica	118 - 206
Green	Granite			206 - 220

Change at 140'

Annular Space

Depth Set at (m/ft) From: 0 To: 20

Type of Sealant Used (Material and Type): Bentonite Slurry

Volume Placed (m³/ft³): 4 ft³

Results of Well Yield Testing

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

If pumping discontinued, give reason: Static Level: 115

Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
1	20.5	1	119
2	21	2	116.8
3	22	3	115
4	22.3	4	118
5	22.5	5	115
10	23.5	10	
15	23.4	15	
20	25.4	20	
25	23.4	25	
30	23.4	30	
40	23.4	40	
50	23.4	50	
60	23.4	60	

Pump intake set at (m/ft): 124

Pumping rate (l/min / GPM): 20 GPM - 10 LPM

Duration of pumping: 1 hrs + min

Final water level end of pumping (m/ft): 23.4

If flowing give rate (l/min/GPM):

Recommended pump depth (m/ft): 120

Recommended pump rate (l/min/GPM): 10 GPM

Well production (l/min/GPM): 10 GPM @ 120'

Discharged? ☒ Yes ☐ No

Method of Construction

☐ Cable Tool ☐ Diamond ☐ Public ☐ Commercial ☐ Not used

☒ Rotary (Conventional) ☐ Jetting ☐ Domestic ☐ Municipal ☐ Dewatering

☐ Rotary (Reverse) ☐ Drilling ☐ Livestock ☐ Test Hole ☐ Monitoring

☐ Boring ☐ Digging ☐ Irrigation ☐ Cooling & Air Conditioning

☒ Air percussion ☐ Industrial ☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole Or Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Well Thickness (cm/in)	Depth (m/ft) From: To:	Status of Well
6 1/4	Steel	188	0 - 20	☒ Water Supply
6	Open hole		20 - 220	☐ Replacement Well

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From: To:	Status of 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

Water Details

Water found at Depth: 204' (m/ft) Kind of Water: ☐ Fresh ☒ Untested ☐ Gas ☐ Other, specify

Water found at Depth: (m/ft) Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify

Water found at Depth: (m/ft) Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify

Hole Diameter

Depth (m/ft) From: To:	Diameter (cm/in)
0 - 20	10
20 - 220	6

Well Contractor and Well Technician Information

Business Name of Well Contractor: JL Industries Inc.

Well Contractor's Licence No.: 7900

Business Address (Street Number/Name): 1020 Monck Lake Rd.

Municipality: Huron

Province: ON Postal Code: K0A 2P0 Business E-mail Address: jle@jleindustries.net

Bus. Telephone No. (inc. area code): 613 384 7583 Name of Well Technician (Last Name, First Name): Joseph Leves

Well Technician's Licence No.: 20220724 Signature of Technician and/or Contractor Date Submitted: 4/1/15

Map of Well Location

Please provide a map below following instructions on the back:

Comments: Off Monck Lake

Well owner's information package delivered: ☐ Yes ☒ No

Date Package Delivered: YYY YYY MDD

Date Work Completed: 4/4/2015

My history Only: 383018

Received:

PROPERTY TAX BILL



Municipality of Highlands East

2249 Loop Road
PO 295

Wilberforce Ontario K0L 3C0
(705) 448-2981

Email: info@highlandseast.ca

highlandseast.ca

Group Code:

DO NOT PAY - ACCOUNT ENROLLED IN PAP

TAX NOTICE

Interim 2026
Billing Date February 6, 2026

Mortgage Company		Bill No. 231087						
Roll No. 602-000-53005-0000		Mortgage No.						
Name and Address		Municipal Address/Legal Description						
		1199 CEDAR LAKE RD MONMOUTH CON 17 PT LOT 30						
Assessment		Municipal Levy		County Levy		Education Levy		
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$22,500.00	Residential English Public	0.00593766	\$66.80	0.00266732	\$30.23	0.00153000	\$17.21
Sub Totals >>>			Municipal Levy	\$66.80	County Levy	\$30.23	Education Levy	\$17.21
Special Charges		Installments		Summary				
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				3/31/2026	\$57.24	Sub-Total - Tax Levy \$114.24		
				5/29/2026	\$57.00	Special Charges/Credits \$0.00		
						2026 Tax Cap Adjustment \$0.00		
						Interim 2026 Levies \$114.24		
						Past Due Taxes/Credit \$0.00		
Total Special Charges		\$0.00				Total Amount Due		\$114.24

Municipality of Highlands East
2249 Loop Road
PO 295
Wilberforce Ontario K0L 3C0
(705) 448-2981

DO NOT PAY - ACCOUNT ENROLLED IN PAP
Payment will be automatically withdrawn from your bank account.



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2249 Loop Road
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DO NOT PAY - ACCOUNT ENROLLED IN PAP
Payment will be automatically withdrawn from your bank account.



PLEASE DETACH AND SUBMIT WITH PAYMENT
THANK YOU

Received from:	
Roll #	602-000-53005-0000
Name	
Address	
Due Date	Total Due
May 29, 2026	\$57.00



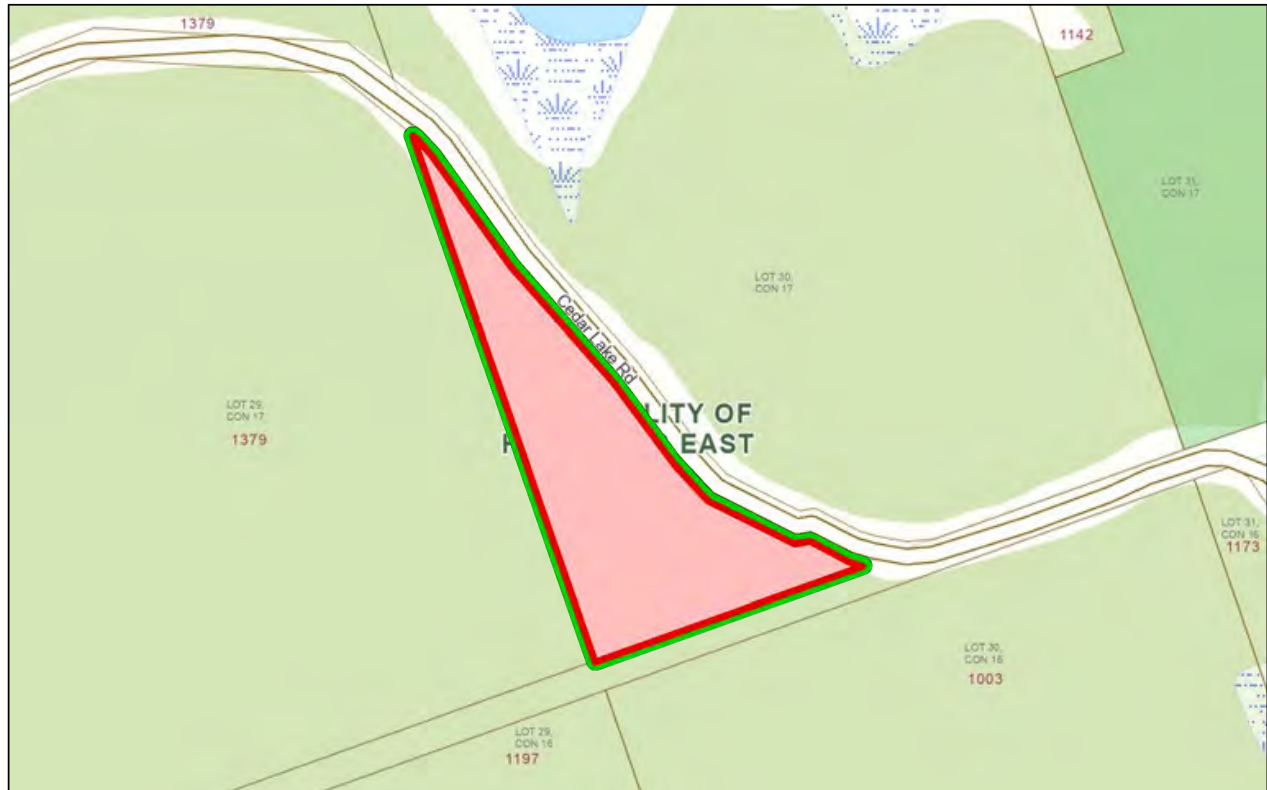
PLEASE DETACH AND SUBMIT WITH PAYMENT
THANK YOU

Received from:	
Roll #	602-000-53005-0000
Name	
Address	
Due Date	Total Due
March 31, 2026	\$57.24

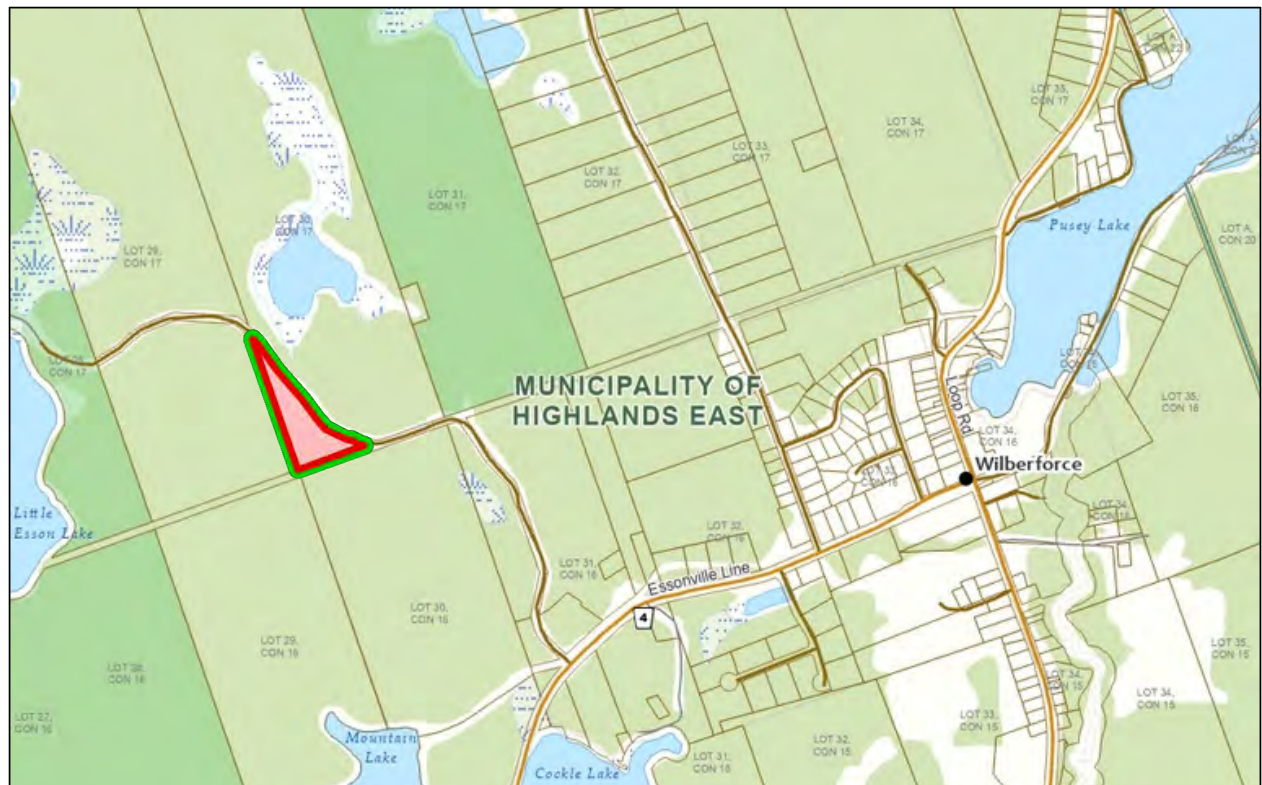


LOCATION MAPS

PROPERTY MAP



LOCATION MAP



AERIAL MAP



ZONING MAP





OFFICE: 705.457.9994

TROY CELL: 705.455.7653

VINCE CELL: 1-705-457-0046

INFO@TROYAUSTEN.CA

VINCE@VINCEDUCHENE.CA

REMAX
PROFESSIONALS
NORTH
Brokerage - Independently Owned • Operated

83 MAPLE AVE, UNIT 10, HALIBURTON ON, KOM 1S0

POWERED BY
TROY/AUSTEN

REAL ESTATE TEAM