

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$999,000

Welcome to

6210 Haliburton Lk. Rd

on Haliburton Lake, Haliburton



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



info@troyausten.ca



705-455-7653



troyausten.ca



Welcome to your perfect lakeside retreat on the stunning shores of Haliburton Lake! This charming family cottage offers the ultimate mix of comfort and natural beauty, set on a flat, deep lot with a sandy shoreline—perfect for safe, fun swimming. With southern exposure, enjoy breathtaking panoramic views from sunrise to sunset. This spacious cottage features three bedrooms, two bathrooms, and 1,300 square feet per floor, complete with cathedral ceilings and large windows that fill the space with natural light and provide stunning lake views. Entertain on the expansive deck or relax in the indoor sauna after a day of outdoor fun. The walkout basement seamlessly connects indoor and outdoor living, while the oversized detached garage and attached drive-through garage offer ample parking and storage for all your recreational gear. Located on a municipally maintained road, this property ensures easy year-round access and is just minutes from Fort Irwin and a short drive to Eagle Lake. With nearby attractions like Sir Sam's Ski Hill and ATV trails, this cottage is your gateway to endless adventure. Don't miss the chance to make this lakeside retreat your own, where every day is a vacation!

6210 HALIBURTON LAKE Road, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Residential

6210 HALIBURTON LAKE Rd Haliburton

Listing ID: 40638927

Price: \$999,000



Haliburton/Dysart et al/Harburn Bungalow/House



Water Body: **Haliburton Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		1	
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **2 (1 + 1)**
SF Fin Total: **2,530**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,320/LBO provide**
BG Fin SF: **1,210/LBO provide**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,882.28/2024**

Remarks/Directions

Public Rmks: **Welcome to your perfect lakeside retreat on the stunning shores of Haliburton Lake! This charming family cottage offers the ultimate mix of comfort and natural beauty, set on a flat, deep lot with a sandy shoreline—perfect for safe, fun swimming. With southern exposure, enjoy breathtaking panoramic views from sunrise to sunset. This spacious cottage features three bedrooms, two bathrooms, and 1,300 square feet per floor, complete with cathedral ceilings and large windows that fill the space with natural light and provide stunning lake views. Entertain on the expansive deck or relax in the indoor sauna after a day of outdoor fun. The walkout basement seamlessly connects indoor and outdoor living, while the oversized detached garage and attached drive-through garage offer ample parking and storage for all your recreational gear. Located on a municipally maintained road, this property ensures easy year-round access and is just minutes from Fort Irwin and a short drive to Eagle Lake. With nearby attractions like Sir Sam's Ski Hill and ATV trails, this cottage is your gateway to endless adventure. Don't miss the chance to make this lakeside retreat your own, where every day is a vacation!**

Directions: **HWY-118 W to Haliburton Lake Rd/Haliburton County Rd 14 to Haliburton Lake Rd**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **Owned**
Channel Name:

Water View: **Direct Water View**

Boat House:
Frontage: **87.00**
Exposure:
Island Y/N: **No**

Exterior

Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **//**
Property Access: **Municipal Road, Year Round Road**
Other Structures:
Garage & Parking: **Attached Garage//Outside/Surface/Open**
Parking Spaces: **9**
Services: **Cell Service, Electricity, High Speed Internet Avail**
Water Source: **Drilled Well**
Lot Size Area/Units: **0.650/Acres**
Lot Front (Ft): **88.00**
Location: **Rural**

Foundation: **Block**
Driveway Spaces: **6.0**
Water Tmnt:
Acres Range: **0.50–1.99**
Lot Depth (Ft): **313.10**
Lot Irregularities: **100' x 306.97' x 88' x 313.10'**

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **31-50 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**

Garage Spaces: **3.0**

Sewer: **Septic**
Acres Rent:
Lot Shape: **Rectangular**
Land Lse Fee:

Area Influences: **Access to Water, Lake Access, Lake/Pond**
View: **Lake**
Topography:
School District: **Trillium Lakelands District School Board**

Retire Com:
Fronting On: **East**

Interior

Interior Feat: **Sauna**
Basement: **Full Basement**
Basement Fin: **Partially Finished**
Laundry Feat: **In Basement**
Cooling: **Central Air**
Heating: **Forced Air-Propane**
Fireplace: **2/Fireplace Insert, Wood, Wood Stove**
Under Contract: **Propane Tank**
Inclusions: **Other**
Add Inclusions: **all appliances, furnishings**
Exclusions: **Personal items, 2 green canoes and paddles hanging from the rafters in the double garage by the road, Sailboat & Trailer.**

FP Stove Op: **Yes**
Contract Cost/Mo:

Property Information

<p>Common Elem Fee: No</p> <p>Legal Desc: PT RDAL IN FRONT OF LT 16 CON 10 HARBURN AND PT RDAL IN FRONT OF RDAL BTN CON 10 AND CON 11 HARBURN PT 1 19R9366 (CLOSED BY HA19286); LT 25 PL 395 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE</p> <p>Zoning: WR4</p> <p>Assess Val/Year: \$523,000/2024</p> <p>PIN: 391510405</p> <p>ROLL: 462405000086200</p> <p>Possession/Date: Other/</p>	<p>Local Improvements Fee:</p> <p>Survey: Available/ 2011</p> <p>Hold Over Days:</p> <p>PIN 2:</p> <p>Occupant Type: Owner</p> <p>Deposit: min 5%</p>
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Brokerage Information

List Date: **08/30/2024**

List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)** 

Source Board: The Lakelands Association of REALTORS®

Prepared By: Troy Austen, Salesperson

Date Prepared: 08/30/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms

Listing ID: 40638927

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Den	Lower	22' 0" X 9' 0"	6.71 X 2.74	
Recreation Room	Lower	14' 0" X 22' 0"	4.27 X 6.71	
Other	Lower	9' 5" X 5' 9"	2.87 X 1.75	
Desc: Shower Room				
Sauna	Lower	6' 5" X 6' 5"	1.96 X 1.96	
Den	Lower	13' 2" X 12' 10"	4.01 X 3.91	
Bathroom	Lower	5' 0" X 4' 2"	1.52 X 1.27	2-Piece
Utility Room	Lower	10' 6" X 9' 5"	3.20 X 2.87	Laundry
Kitchen/Dining Room	Main	23' 0" X 11' 0"	7.01 X 3.35	
Foyer	Main	8' 0" X 6' 0"	2.44 X 1.83	
Living Room	Main	23' 5" X 15' 8"	7.14 X 4.78	
Bathroom	Main	8' 0" X 6' 8"	2.44 X 2.03	4-Piece
Bedroom Primary	Main	13' 8" X 11' 6"	4.17 X 3.51	
Bedroom	Main	10' 0" X 11' 6"	3.05 X 3.51	
Bedroom	Main	10' 0" X 8' 0"	3.05 X 2.44	

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Chattels

Included

- All Appliances
- All Furnishings

Excluded

- Personal items
- 2 green canoes and paddles hanging from the rafters in the double garage by the road
- Sailboat and Trailer



Seller



Buyer

Additional Information

- Period of ownership 1997-2024
 - 1999
 - Removed in ground oil tank
 - Installed new oil tank basement and new furnace
 - New electric HWT
 - Electricity run to double garage
 - 2002
 - Rebuild chimney (Ken Espie)
 - 4 New windows (Fersina) basement level
 - 3 New patio doors (Fersina) basement/living/dining
 - 2003
 - 3 New doors for attached boat house
 - Central Air conditioner (York)
 - 2005
 - 4 New windows (Fersina) upper level road side
 - 1 sliding double door (Fersina) MBR
 - 2006
 - 2 new doors for double garage
 - 2007
 - New chimney liner for compliance
 - 2008
 - Overhaul all chimney flues/add liners/ change piping for WETT certifications (30 Mar 2009)
 - 2011
 - New Majestic wood stove-basement
 - Survey (Greg Bishop Oct) to support Shore Road Allowance purchase
 - Installed 100A breaker panel
 - New roof w/ 30 yr. shingles (Algonquin Roofing)
 - New waterfront & stairs & lower patios (TMS \$50k project)
 - 2012
 - New washer & dryer
 - Fascia/eaves/downspout
 - Purchased Part shore road allowance (Feb) from Dysart
 - 2013
 - New blinds main floor water side
 - New premium docks (alum with cedar decking) with wheels (main) Houston Marine
 - 2016
 - New electric HWT

Additional Information

- 2018
 - Major overhaul to double garage
- 2019 4
 - Extensive clearance of compromised trees throughout lot
 - New dishwasher
- 2021
 - Foundation wall repair/new drainage systems (G Rowden \$20k project)
 - New landscaping to front of cottage (road side)
- 2022
 - New stone pathway to front door
- 2023
 - York LX 2-stage propane furnace
 - Propane tank located significant distance away from house
 - Wi-Fi programmable T stat
 - Walker's project \$13k
- Hydro cost per year - \$1234.45/year approx
- Propane Supplier - Kelly's Fuel
- Propane Cost Per Year - \$2013.68/year approx
- Internet Provider - Teksavvy
 - Bell Fibe is available but not connected
- Septic last pumped by Haliburton Septic Pumping
 - Last pumped August 9, 2022
- Insurance Company - Travelers Canada
- Driveway Plowing - \$395
- Lake Assoc. Due - HLCA Primary Membership \$60/year

HH-6-76

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

DATE: July 16, 1975

REPORT: MR. P. H. MEYER

Work authorized by certificate of approval has been satisfactorily completed and includes:

Septic Tank/Holding Tank of working capacity of 600 imp. gals. constructed of steel/concrete/fiberglass on site ☐ or prefabricated ☐

to serve 3 bedrooms

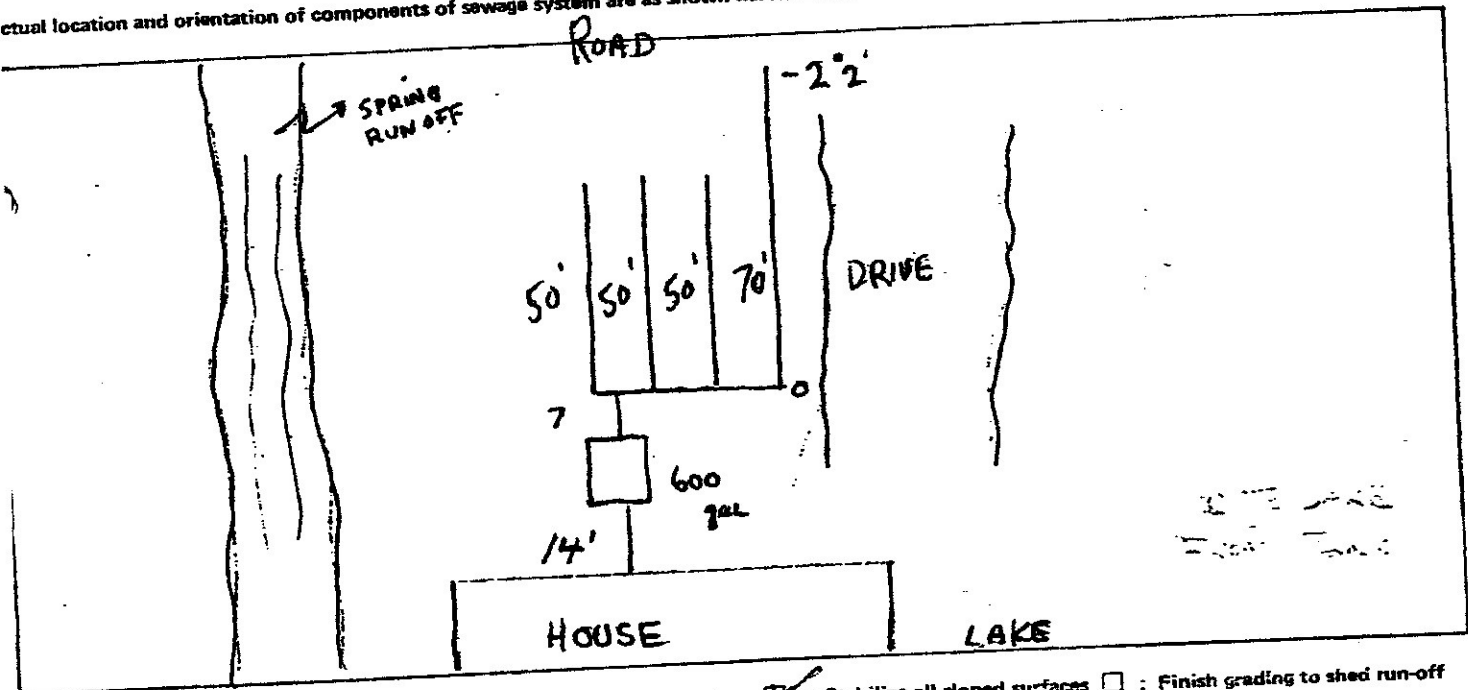
Leaching Bed of total 200 lineal feet of P.V.C. distribution pipe laid in 4 runs of 50 feet
(P.V.C., Drain Tile, etc.)

and fed by Gravity/Syphon/Pump.

#3618 Harbourn Rd.

Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder or as outlined on the Certificate of Approval form ☐.



The following work remains to be completed: Backfill system and complete ☒; Stabilize all sloped surfaces ☐; Finish grading to shed run-off and divert water around leaching bed ☐; Other _____

Use permit issued hereunder may be revoked if this work is not completed promptly to provincial standards.

USE PERMIT

Under section 59A of the Environmental Protection Act, 1971 and regulations and subject to the limitations thereof a permit is hereby granted to

MR. P. H. MEYER

HH-6-76 Dated JULY 1975

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval # _____

in accordance with the application and Certificate of Approval with any changes indicated above and located on lot _____ Conc. _____

Township/Municipality HARBURN County HALIBURTON Plan No. 395 Sub Lot No. 25

Inspected and Recommended by _____

Dated this 16 Day of July 1975

Issued _____

C. R. J. MacNaught
(Director)

NOTE: Section 57A of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system



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:

TAX NOTICE

Interim	2024
Billing Date	January 11, 2024

Mortgage Company					Bill No. 484429			
Roll No. 050-000-86200-0000					Mortgage No.			
Name and Address 2391					Municipal Address/Legal Description			
<div></div>					6210 HALIBURTON LAK RD HARBURN PT SHORE RD ALLOW PLAN 395 LOT 25 AND RP 19R9366 PART 1			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 523,000.00	Res/Farm Tx:Full - EPubSup	0.00316071	\$ 826.53	0.00235833	\$ 616.70	0.00153000	\$ 400.10
Sub Totals >>>			Municipal Levy	\$ 826.53	County Levy	\$ 616.70	Education Levy	\$ 400.10
Special Charges			Installments			Summary		
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				3/13/2024	\$ 922.33	Sub-Total - Tax Levy		\$ 1,843.33
				4/10/2024	\$ 921.00	Special Charges/Credits		\$ 0.00
						2024 Tax Cap Adjustment		\$ 0.00
						Interim 2024 Levies		\$ 1,843.33
						Past Due Taxes/Credit		\$ 0.00
Total Special Charges			\$ 0.00			Total Amount Due		\$ 1,843.33

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

P. 6 Feb 24.

STEVE BROWN
1484 BOSHUNG LK Rd
RR2 MINDEN, ONT
Kom 2K0 705-489-2947

Canifa 76

OUR NUMBER	435761
DATE	Nov. 7/08
CUSTOMER'S ORDER	

SOLD TO	[REDACTED]
ADDRESS	6210 HALIBURTON LK Rd
	FT. IRWIN
	c/o ROBIN ANTHONY
	754-9874

SHIP TO	
ADDRESS	

TAX REG. NO.	SALESPERSON	FOB	TERMS	VIA
--------------	-------------	-----	-------	-----

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	- REMOVE EXISTING INSERT FROM FIREPLACE		
	- INSTALL FLEX LINER DOWN CHIMNEY		
	- INSTALL FLASHING & CAP TAR & SEAL		
	- REMOVE ALL INSULATION FROM INSERT FIRE BOX		
	- ATTACH LINER TO INSERT & RE-INSTALL		
	BASEMENT WOOD STOVE		
	- REMOVE EXISTING SINGLE WALL STOVE PIPE INSTALLED		
	UPSIDE DOWN	MATERIALS	998.59
	- INSTALL NEW DOUBLE WALL STOVE PIPE	5% GST	49.93
	- RE-CEMENT PIPE INTO CHIMNEY FLUE	MATERIAL TOTAL	1048.52
NOTE:	TO BE W.E.T.T. CERTIFIED BY	LABOUR	1450.00
	BILL WINGROVE, NOT INCLUDED	5% GST	72.50
	IN THIS COST.	LABOUR TOTAL	1522.50
		LABOUR & MATERIAL	2571.02
		GST	
		PST	
		TOTAL	

Thankyou!
SB

Oct 27/08

Steve Brown Contracting

**R.R. # 2 Minden, Ontario, K0M 2K0
705 489 2947 or cell 705 457 0036**

Estimate: Aug. 16/08

Customer: [REDACTED]
6210 Haliburton Lk.Rd. Ft. Irwin
[REDACTED]

Job Description: Upgrading insert & w/stove to Code

- 1) Remove existing insert and pink insulation from around it.
- 2) Remove existing damper in fire place.
- 3) Install new flex liner down existing chimney.
- ? 4) Install new flashin & raincap.
- 5) Connect liner to fireplace insert and re-install insert into fireplace.
- 6) Install new 7" double wall 12-18 telescopic stove pipe.
- 7) Install new 7" double wall 90 degree elbow.
- 8) Install new 7" double wall 24" pipe.

Total Labour & Materials: \$2586.51

W.E.T.T. Certification of \$150.00 not included in above price.

Note:

Any unknown or unseen problems encountered, that need to be addressed in order to complete the above work is not included in this quote and will be discussed with the customer.



MYERS CHIMNEY

SERVING HALIBURTON COUNTY

*Sweeping * Installation * Inspection * Repair
Custom Ceramic Stove Pads Built On Site
Code Compliant * Insurance Reports*

Ian Myers
2224 South Lake Road RR1
Minden ON KOM 2K0

Phone: 705-286-1245
Email: myerschimney@hotmail.com
Website: www.myerschimney.com

Inspection Report

Name: [REDACTED]
Address: 6210 Haliburton Lake Rd RR1
City: Haliburton
Postal: KOM 1S0
Phone:
Email:

Quotation#

Date: March 30th, 09

Customer #

Unit #1, located on the first floor (see attached PDF #1042)

'Elmira' insert – solid construction, good condition. It has a newly installed flexible liner that meets code requirements. All clearances to combustibles meet B365 compliance.

Unit #2, located in the basement (see attached PDF#1043)

'Dynastar' freestanding wood stove, unit is WH certified and in good condition. It has all new double-walled blk pipe and a newly installed breach pipe connected to clay lined chimney. The entire rear wall is non-combustible and the pad meets B365 requirements

Regards,
Ian Myers





MYERS CHIMNEY

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*Sweeping * Installation * Inspection * Repair
Custom Ceramic Stove Pads Built On Site.
Code Compliant * Insurance Reports*

Ian Myers
2224 South Lake Road RR1
Minden ON K0M 2K0

Phone: 706-286-1245
Email: myerschimney@hotmail.com
Website: www.myerschimney.com

Invoice

Name: [REDACTED]
Address: 6210 Haliburton Lake RD RR1
City: Haliburton county
Postal:
Phone:
Email:

Quotation#

Date: March 30th, 09

Customer #

Description:

Solid fuel burning appliance inspections x2 at above address.....	250.00
GST.....	12.50
Total.....	262.50

Regards,
Ian Myers



GST # 865831713 RT001
Please mail cheque payable to MYERS CHIMNEY

Thank You!

WETT INSPECTION REPORT – WOOD STOVE AND FLUE PIPE

Date:	Dec 5th, 2011
Name:	
Address:	6210 Haliburton Lake Rd.
City:	Haliburton County
Postal Code:	
Phone No.:	
Email:	
Reason for Inspection:	Insurance
Level of Inspection Requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	

Appliance Standard: <input checked="" type="checkbox"/> ULC S627 <input type="checkbox"/> EPA <input type="checkbox"/> CSA B415 <input type="checkbox"/> Uncertified	
Listing Agency: <input type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input checked="" type="checkbox"/> OTL	
Manufacturer: Monessen Hearth	Model: WR1000L02
Installation Manual Available: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Installed By: Myers Chimney	Date: Dec 2011 <input type="checkbox"/> Unknown Approx Age: new
Installed In: <input type="checkbox"/> Residence <input type="checkbox"/> Mobile Home <input type="checkbox"/> Combustible Alcove <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Cottage	
Appliance Location: <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Main Floor <input type="checkbox"/> Other:	
Connected To: <input checked="" type="checkbox"/> Masonry Chimney <input type="checkbox"/> SS Liner <input type="checkbox"/> F-B Chimney <input type="checkbox"/> Other:	

Inspection Results: *Indicate inspection results for each component. Code Compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect. An inspection can be expected to include some components marked UTI.*

CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE
1. Combustible side wall	8ft	8.5"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
2. Combustible rear wall	masonry		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
3. Combustible corner			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
4. Top / ceiling	72"	60"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

WOOD STOVE AND FLUE PIPE, *cont'd*

CLEARANCES, <i>cont'd</i>	ACTUAL	REQ'D	CODE COMPLIANCE, <i>cont'd</i>
5. Shielding			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
6. Ember pad size/material	48x52"cerami c		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
7. Heat protection floor			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
FLUE PIPE TYPE: <input type="checkbox"/> Single wall <input checked="" type="checkbox"/> Double wall Size: 6"			
8. Clearances	24"		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
9. Total length	60"		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
10. Elbows	1-90		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
11. Fastening			<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
12. Expansion joint if vertical			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
13.			<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
14. Connection to breech pipe			<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
15. Connection to FB chimney			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

OTHER CONSIDERATIONS	CODE COMPLIANCE
16. Alcove approved <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
17. Mobile home approved <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
18. Outdoor air connection <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Required <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> UTI
19.	
Photo Taken: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Comments and Observations: *All non-compliance ratings should be considered for comment. Please attach an additional page(s) for this section.*

This installation meets the requirements of the manufacturer & CSA B365

MYERS CHIMNEY
A Division of 2277341 ONTARIO INC.

IAN MYERS

WETT CERTIFIED
Technician, System Advisor, Chimney Sweep, Site Basic Inspector,
Site Comprehensive Inspector

PHONE: 705-286-1245

EMAIL: myerschimney@hotmail.com

Website: www.myerschimney.com

Inspector Signature: *Ian Myers*

WETT# 7688



2007

Invoice

Date	Invoice #
2/06/07	6084

Bill To:



P.O. No.	Terms	Technician	Project
	Net 30	CORY	

Serviced	Description	Qty	Rate	Amount
11/13/06	ANNUAL OIL FURNACE PROTECTION PLAN COVERAGE: 1 YEAR FROM DATE OF ANNUAL SERVICE PER TERMS OF THE INSURING AGREEMENT "HVAC PRODUCT PROTECTION POLICY" & INCLUDES ANNUAL CLEAN & SERVICE OF APPLIANCE: VACUUMED, CHECKED SAFETIES, TESTED. PLEASE SIGN HVAC PRODUCT PROTECTION POLICY FORM AND RETURN THE WHITE & YELLOW COPIES TO OUR OFFICES FOR ACTIVATION. RETAIN THE PINK COPY FOR YOUR RECORDS.	1	270.00	270.00T
1/22/07	LABOUR - TECHNICIANS: CORY & MITCH INSTALL 4" X 25' LINER PARTS USED: 4" X 25' STAINLESS STEEL CHIMNEY LINER 5" - 4" REDUCER TRAVEL CHARGE-ZONE 5 NOTE: NEED TO RETURN TO COMPLETE APPLIANCE REPORT. Business Number: 106382427	4 1 1 1	70.00 295.00 5.30 35.00	280.00T 295.00T 5.30T 35.00T

Upgraded liner

As Per CSA Installation Code for Oil Burning Equipment
Section 14: All heating equipment
shall be serviced annually.

615.30

36.92

652.22

Subtotal \$885.30

GST \$53.12

Total \$938.42

Phone #	Fax #	E-mail
705-457-2375 or 866-457-2375	705 457-3630	walkers.heating.cooling@bellnet.ca

Balance Due \$938.42

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

COUNTY OR DISTRICT <i>Holbein</i>				TOWNSHIP <i>Holbein</i>		RANGE <i>27</i>		SECTION <i>25</i>	
OWNER (S) NAME FIRST <i>Constance Holbein</i>				ADDRESS <i>Box 124, Fort Totten</i>				DATE COMPLETED DAY <i>24</i> MO <i>06</i> YR <i>8</i>	

[illegible]

WATER RECORD		CASING & OPEN HOLE RECORD				SITE & OPENING		PLUGGING & SEALING RECORD	
WATER FOUND AT FEET	KIND OF WATER	WELL DEPTH	WATER DEPTH	WELL DEPTH	WELL DEPTH	DATE OF OPENING	WELL DEPTH	DATE OF PLUGGING	WELL DEPTH
205	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> FRESH <input type="checkbox"/> SALTY	<input type="checkbox"/> SALT <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS <input type="checkbox"/> SALT <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS <input type="checkbox"/> SALT <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS <input type="checkbox"/> SALT <input type="checkbox"/> MINERALS <input type="checkbox"/> GAS	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC	<input type="checkbox"/> STEEL <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CONCRETE <input type="checkbox"/> OPEN HOLE <input type="checkbox"/> PLASTIC	158 044	158 044	158 044	158 044

PUMPING TEST OF TUBES		PUMPING RATE		DURATION OF PUMPING	
<input type="checkbox"/> PUMPING <input checked="" type="checkbox"/> PUMPING		25 GPM		1 HOUR	
STATIC LEVEL WATER LEVEL PUMPING		WATER LEVELS DURING		<input type="checkbox"/> PUMPING <input checked="" type="checkbox"/> RECOVERY	
15 MINUTES 0 FEET		20 MINUTES 0 FEET		25 MINUTES 0 FEET	
30 MINUTES 0 FEET		35 MINUTES 0 FEET		40 MINUTES 0 FEET	
IN RUNNING DATE 10		PUMP SHUT OFF AT		WATER AT END OF TEST	
RECOMMENDED PUMP TYPE <input type="checkbox"/> SMALLFLOW <input checked="" type="checkbox"/> DEEP		RECOMMENDED PUMP SETTINGS 1 FEET		<input checked="" type="checkbox"/> CLEAR <input type="checkbox"/> CLOUDY	

FINAL STATUS OF WELL	<input checked="" type="checkbox"/> WATER SUPPLY	<input type="checkbox"/> ABANDONED INSUFFICIENT SUPPLY
	<input type="checkbox"/> OBSERVATION WELL	<input type="checkbox"/> ABANDONED POOR QUALITY
	<input type="checkbox"/> TEST MILE	<input type="checkbox"/> UNFINISHED
	<input type="checkbox"/> DECREASED WELL	<input type="checkbox"/> DETERIORATING

WATER USE

<input checked="" type="checkbox"/> DOMESTIC	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STOCK	<input type="checkbox"/> MUNICIPAL
<input type="checkbox"/> IRRIGATION	<input type="checkbox"/> PUBLIC SUPPLY
<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> COOLING OR AIR CONDITIONING
<input type="checkbox"/> OTHER	<input type="checkbox"/> NOT KNOWN

METHOD OF CONSTRUCTION	<input type="checkbox"/> CABLE TOOL	<input type="checkbox"/> BORING
	<input type="checkbox"/> ROTARY (CONVENTIONAL)	<input type="checkbox"/> DRUMMED
	<input type="checkbox"/> ROTARY (REVERSE)	<input type="checkbox"/> JETTING
	<input type="checkbox"/> ROTARY (AIR)	<input type="checkbox"/> DRIVING
	<input type="checkbox"/> AIR PERCUSSION	<input type="checkbox"/> DRILLING

LOCATION OF WELL

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE
INDICATE NORTH BY ARROW

88332

DRILLERS REMARKS

CONTRACTOR	NAME OF WELL CONTRACTOR	WELL CONTRACTOR'S LICENSE NUMBER
	ADDRESS	1742
	CITY, STATE, ZIP	
	NAME OF WELL TECHNICIAN	WELL TECHNICIAN'S LICENSE NUMBER
	1742	1742
SIGNATURE OF TECHNICIAN/CONTRACTOR		COMMENCEMENT DATE
OWNER'S SIGNATURE		DAY _____ MO _____ YR _____

OFFICE USE ONLY



LAW OFFICE

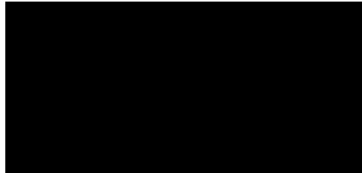
Raymond G. Selbie B.A. LL.B.

Barrister • Solicitor • Notary Public

34 Maple Avenue, P.O. Box 6
Haliburton, Ontario, K0M 1
tel 705.457.2435 fax 705.457.3000

email: rselbie@on.aibn.ca

February 27, 2012



Dear Sir / Madam:

Re: Township of Dysart sale to [REDACTED]
Part Road Allowance in front of Lot 16, Concession 10 and Part Road
Allowance between Concession 10 & 11, in front of Lot 16,
Being Part 1, 19R-9366
Township of Harburn, Municipality of Dysart et al
Our File # 2012-011

I wish to confirm that the acquisition from the Municipality of Dysart et al by yourself, for the above noted property, has been completed.

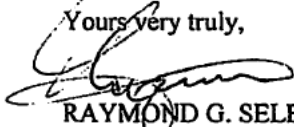
The By-law #2012-04 to authorize the sale of the lands noted above was registered and copies are enclosed for your files. The Deed from the Township to yourself was registered and I enclose herein the Duplicate Registered copies for your records.

Please be advised that your properties have now been consolidated under one PIN, enclosed please find the duplicate copy of the consolidation for your records as well as the PIN 39151-0405 (LT) showing your properties together.

Since this concludes my services on this matter, I am pleased to enclose herein a copy of my legal account, which has been paid in full by you.

I trust that you find the enclosed to be in order and remain,

Yours very truly,


RAYMOND G. SELBIE
RGS/gm
Encl

PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF LOT 16, CONCESSION 10
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF THE ORIGINAL ALLOWANCE FOR ROAD
BETWEEN CONCESSIONS 10 AND 11 IN FRONT OF LOT 16

TOWNSHIP OF DYSART et al
COUNTY OF HALIBURTON

30 15 0 30 60 90 FEET
GREG BISHOP O.L.S.

ORIGINAL	ALLOWANCE
----------	-----------

LOT 16
CONCESSION 10,

NOTE

1. ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF ORKNEY LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FEET.
2. MAUBURTON LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 100.0 FEET (ARBITRARY DATUM).
3. THE CONTOUR OF 50.0 FEET (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MAUBURTON.
4. THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICE OF GREY BISHOP D.L.S.
5. ALL HIGH WATER MARKS SHOWN ARE REFERRED TO THE SILL OF THE DAM UNLESS OTHERWISE INDICATED OTHERWISE.

LEGEND

- | | | |
|-------|---------|-----------------------------|
| ■ | DENOTES | SURVEY MONUMENT FOUND. |
| □ | DENOTES | SURVEY MONUMENT NOT PLANTED |
| ■ | DENOTES | STANDARD IRON BAR |
| □ | DENOTES | SHORT STANDARD IRON BAR |
| ■ | DENOTES | IRON BAR |
| ■ | DENOTES | ROCK POST |
| ■ | DENOTES | 3/4" DIA. ROUND IRON BAR |
| ■ | DENOTES | WITNESS |
| (334) | DENOTES | GREEN BISHOP O.L.S. |
| (334) | DENOTES | M.C. SHARP O.L.S. |
| (334) | DENOTES | D.B. & WILSON O.L.S. |
| (108) | DENOTES | J.B. TREPMANER O.L.S. |
| (140) | DENOTES | PAUL WILSON O.L.S. |
| (4) | DENOTES | MEASURED |
| (7) | DENOTES | REGISTERED PLAN No. 395 |

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

PLAN19R-
RECEIVED AND DEPOSITED

DATE _____ DESG. DIVISION _____

IMPERIAL: DISTANCES SHOWN HEREON
ARE IN FEET AND CAN BE CONVERTED
TO METRES BY MULTIPLYING BY 0.3048.

REPRESENTATIVE FOR THE
LAND TITLES DIVISION OF
HAUBURTON (No. 19)

SCHEDULE

PART	LOCATION	PIN	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 15, CONCESSION 10 AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF THE ORIGINAL ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 10 AND 11	NO PIN	0.07 Ac.
2	IN FRONT OF LOT 15		0.06 Ac.

INTEGRATION DATA

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, HAVING A GRID BEARING OF N117°35'W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2011) (81°WEST LONGITUDE).

FOR BEARING COMPARISONS, A ROTATION OF 1°52'00" (COUNTER
CLOCKWISE) WAS APPLIED TO BEARINGS ON REGISTERED PLAN
No. 385.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00008.

OBSERVED REFERENCE POINTS (ORP_s) : UTM ZONE 17, NA
(CSPS) (2011). COORDINATES TO RURAL ACCURACY PER
SECTION 14 (2) OF O.R.G. 215/10.

POINT ID	NORTHING	EASTING
ORP A	18440930.18	2305490.682
ORP B	18437811.77	2306113.402

CAUTION:
COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN
ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED AUGUST 12, 2011.

OCTOBER 11, 2011.
HALIBURTON, ONTARIO.

GREG BISHOP
ONTARIO LAND SURVEYOR

**GREG BISHOP SURVEYING
AND CONSULTING LTD.**

ONTARIO LAND SURVEYOR
BOX 985, HALIBURTON, ONTARIO, K0M 1S0
PHONE (705) 457-2811

D-11/16/2011 C-11/16/2011 F-11/16/2011

2011-439

PLAN SHOWING SUBDIVISION OF PART OF LOTS 15 & 16 CONCESSION X. AND PART OF LOTS 16 & 17 CONCESSION XI TOWNSHIP OF HARBURN PROVISIONAL COUNTY OF HALIBURTON

SCALE 1 INCH = 100 FEET

LEGEND

1. Bearings are astronomic and derived from observation.
2. Distances are in feet and decimals thereof.
3. Road Allowance along the shore will extend from the low water line.
4. Four feet are indicated there.
5. Standard Iron Bars.

FIELD NOTES

Showing clearly that this plan represents a true copy of the field notes taken in connection with the survey thereof.

H. C. Bishop
Official Land Surveyor

SURVEYORS CERTIFICATE

1. H. C. Bishop an Ontario Land Surveyor certifies that:
- (a) he was present and did personally represent the survey represented by this plan.
- (b) This plan accurately shows the manner in which the land, (labeled in red) has been surveyed and subdivided by me.
- (c) Every angle of the exterior boundary of this plan is defined in the survey marked by a monument and a monument is placed at each angle of each street intersection shown on this plan.
- (d) I have indicated on the plan the position and form of each of the monuments.
- (e) The monuments conform in all respects to the requirements of Section 12 of the Survey Act.
- (f) The survey was made by me between the 16th day of January 1928 and the 31st day of April 1928, and
- (g) The survey has been personally made in accordance with all the provisions of the Survey Act and Registry Act related thereto.

Dated at Haliburton the 2nd day of July 1928

H. C. Bishop
Official Land Surveyor
Revised April 27, 1928

OWNERS CERTIFICATE

Lots 1 to 38 inclusively in the Municipal Ward in and have been laid out in accordance with my subdivision.
All streets shown hereon are hereby dedicated as Public Highways.
Since it shall forthwith be decided to the Municipality of Haliburton.

OWNER
PRICE YARDS LTD.

Price
President
Price
Secretary

Approved under Section 26 of
THE PLANNING ACT, 1925

This *14th* day of *May* 1927
W. H. Miller
MINISTER OF PLANNING & DEVELOPMENT



KEY PLAN - 1 IN 1,000 FT

NOTE
SHOWN IN RED OF THE MUNICIPALITY OF HALIBURTON BY ORDER OF ME WAS REVISED BY THE ALTERNATIVE SURVEYOR IN CHARGE BY ORDER OF THE CHIEF OF THE SURVEY DEPARTMENT OF THE PROVINCIAL GOVERNMENT OF ONTARIO DATED JANUARY 1928 AND REGISTERED IN THE REGISTRY OFFICE AT HALIBURTON BY INSTRUMENT N° 12328

THE IMPERIAL BANK OF CANADA MORTGAGEE'S CERTIFICATE

697-7

AFFIDAVIT

1. That I was personally present and did see this plan and duplicate signed by _____
2. That the said plan and duplicate were signed by the said parties at _____
3. That I am a subscribing witness to the said signing.

Sworn before me at _____ day of _____ 1928

a Commissioner of the Court

Witness

LAKE
HALIBURTON

PORTAGE
ROAD

HALIBURTON
LAKE

CERTIFIED TO BE A TRUE COPY OF PLAN
REGISTERED IN THE REGISTRY DIVISION OF
THE
DATE

AFFIDAVIT

1. *J. H. Marley* of the City of Montreal is the *Proprietor* of the said land and says:
1. That I was personally present and did see this plan and duplicate signed by *Price* and by *Price*
2. That the said plan and duplicate were signed by the said parties at *620 Bank Building*
3. That I know the said parties.
4. That I am a subscribing witness to the said signing.

Sworn before me at *Montreal*
this *2nd* day of *October* 1928

J. H. Marley
Official Land Surveyor

J. H. Marley
Official Land Surveyor

Number *395*
I certify the within instrument is duly
entered and registered in the Registry
Office for the Registry Division of the
Provisional County of Haliburton and
and recorded on Microfilm *Plan Index*
at *10:00* o'clock *P.M.* of the
14th day of *May* 1927
H. C. Bishop
Registrar

6210 Haliburton Lake Road



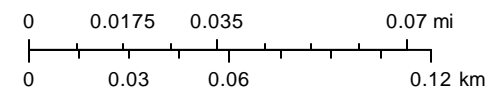
February 11, 2021

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Published by the County of Haliburton, 2016.



1:2,257







Halliburton Lake

Haliburton County

Harburn Township

Physical Data

Surface Area - 2,502 acres

Perimeter - 18.7 miles

Maximum Depth - 180 ft

Mean Depth - 57.2 ft

Lake Characteristics

Clarity was indicated in this yellowish brown coloured water by the disappearance of the secchi dish 22 ft below the surface.

Slightly alkaline.

Fish Species Present

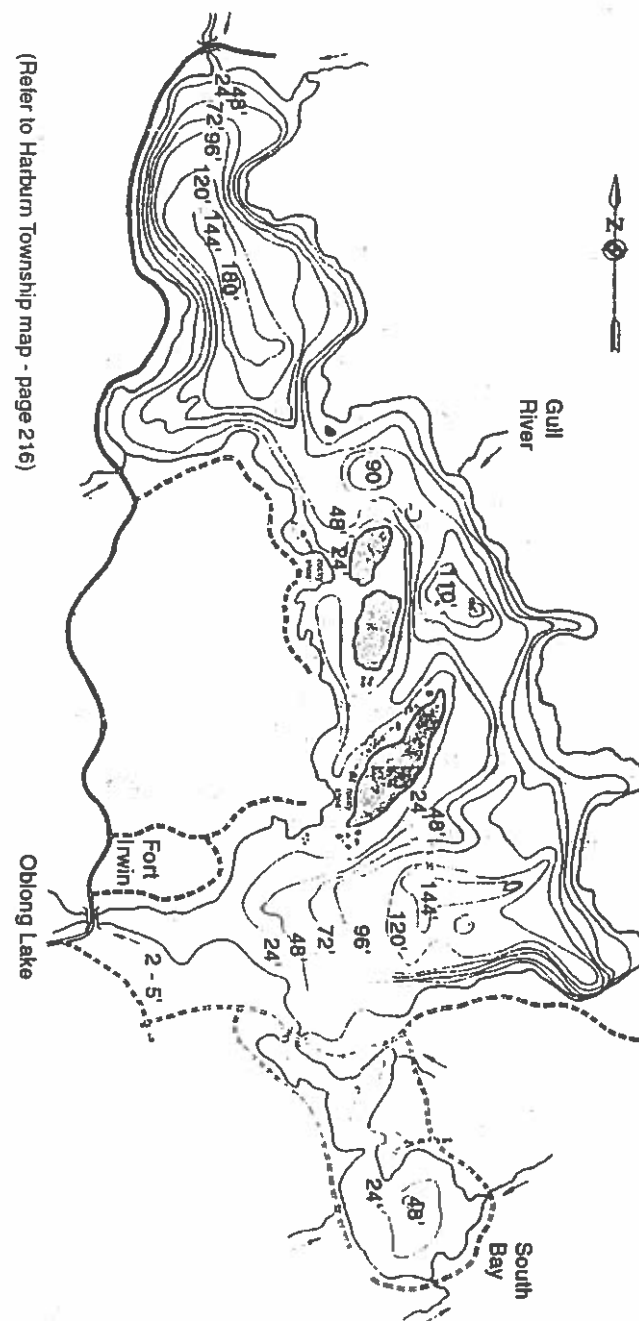
Lake trout, lake whitefish, lake herring, largemouth bass, smallmouth bass, white sucker, burbot, brown bull-head, rock bass, yellow perch.

Lake trout are taken by trolling with artificial lures during the open water season. Still fishing with minnows and jigging artificial lures are the methods used in winter ice fishing season. Most popular area is the southern portion of the lake. Smallmouth bass are taken by trolling along the rocky shoals and shallower bays. Slot lake, check with MNR for current regulations.

Access

Boat launching sites are located at Fort Irwin Bridge. Another access is located at a public beach near Fort Irwin.

(Refer to Harburn Township map - page 216)





Percy Lake