1012 Pewter Trail Koshlong Lake

Haliburton, Ontario

Very Private Entrance



Pewter Trail is off a private road called Turtle Rock Lane, both roads are privately maintained year round by the residences and cottages gaining access.

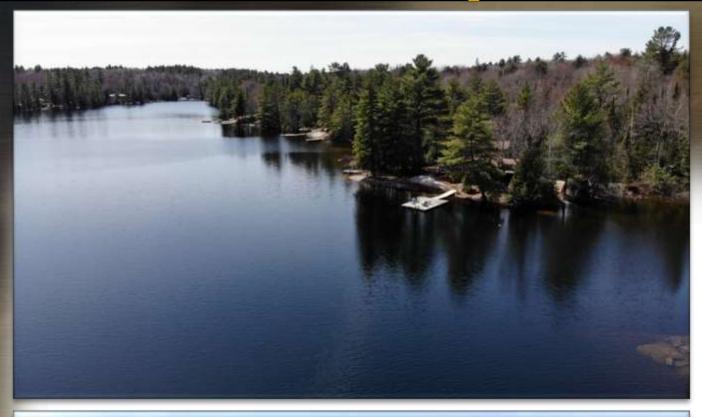
Privacy!

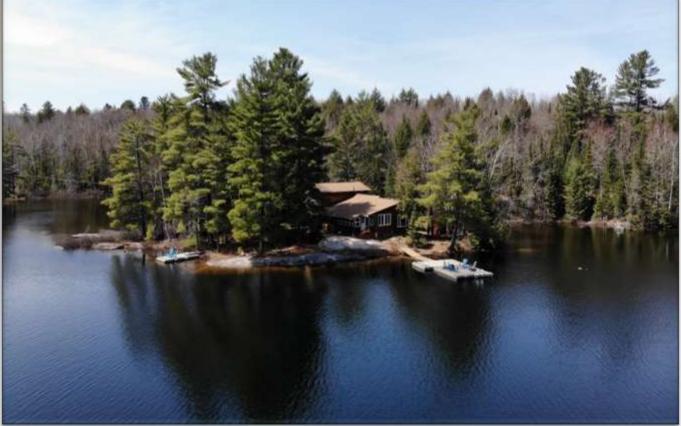


Driveway

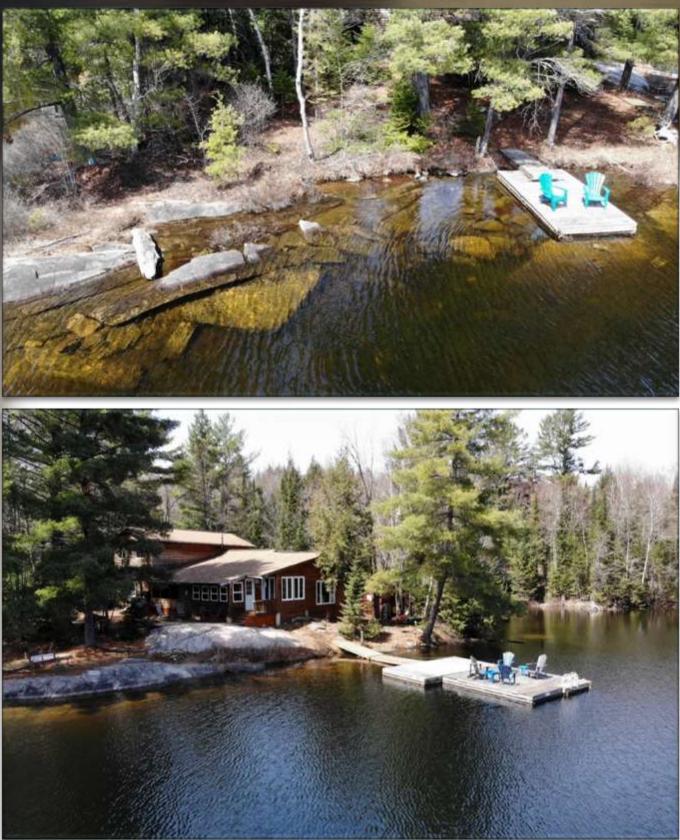
The entire peninsula of land AND the back lands where a garage can be built take in the boundaries of the property.

The Drone Perspective

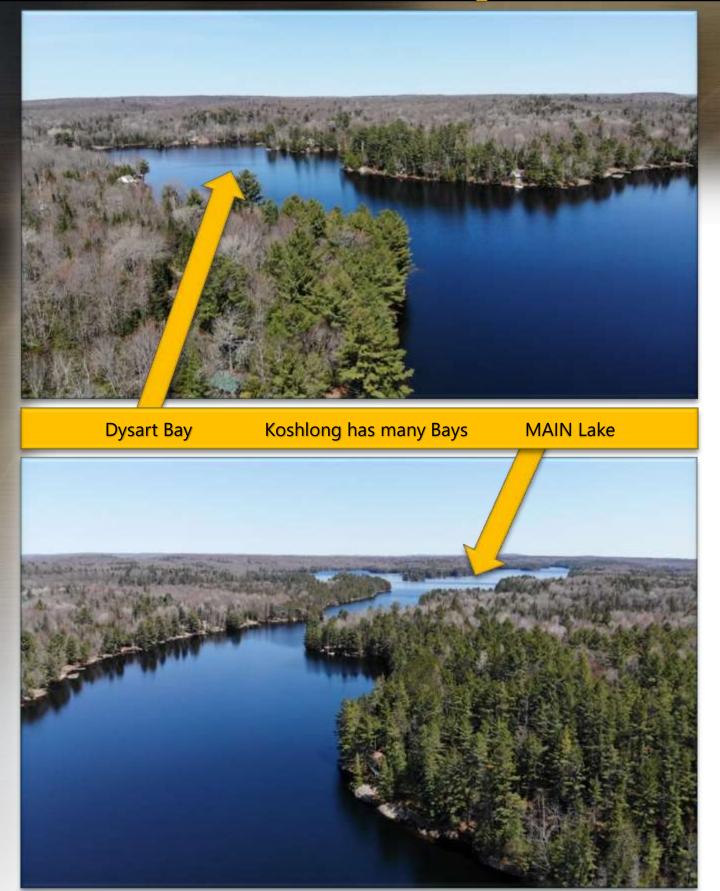




The Drone Perspective



The Drone Perspective



The Waterfront Drone Perspective



Beautiful rolling bedrock flowing in to the lake (top picture) and below are small pockets of sand amongst the bedrock.



The Waterfront Drone Perspective

This bedrock under the water just left of the main dock is a flat shelf the kids can play on and over to the left of the smaller dock is a bit of sand and shallow wading in to the water.

Two Dock Locations



The MAIN dock (top) has plenty of room for boats & entertaining as well as being super deep off the end for diving in!

The 2nd dock is next to the sandy/bald rock area so you can watch the kids play while sitting on the dock enjoying the south exposure.



Beautiful Koshlong Lake

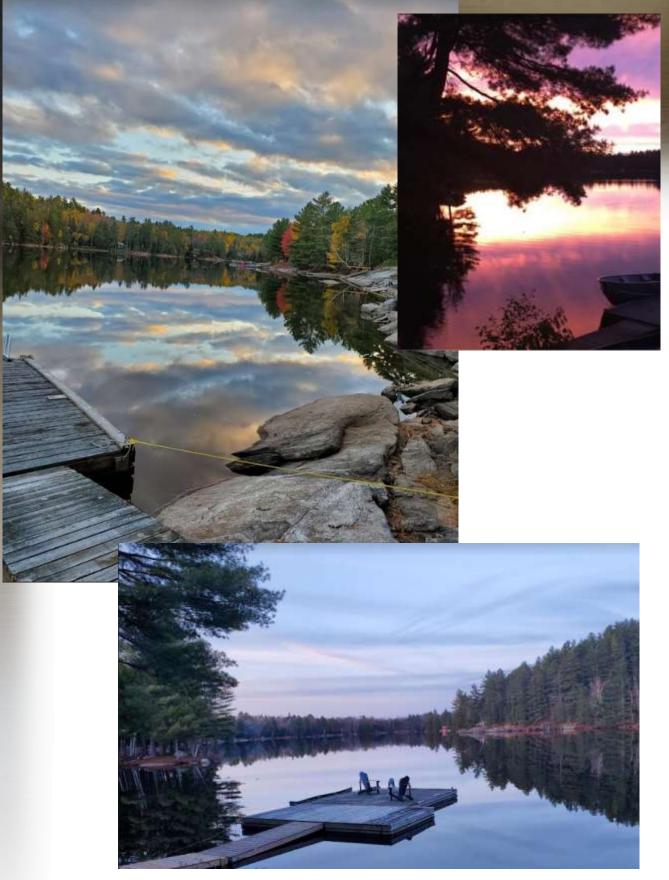




Darker Green areas represents Crown Land

Lighter Green/Brown/White areas are private cottages or waterfront lots

Koshlong Lake Sky



The Seasons @ Koshlong

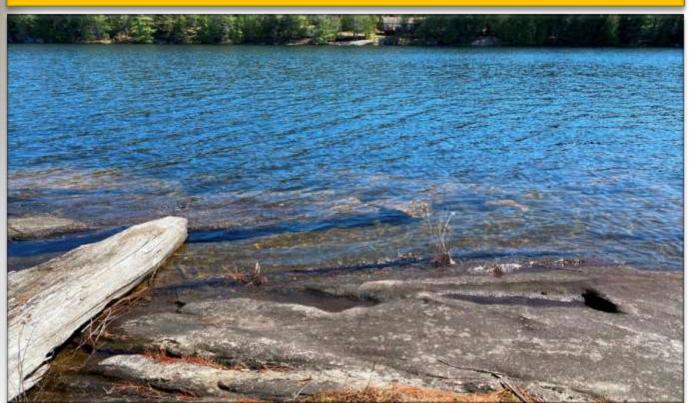




Mornings @ Koshlong



Morning coffee on the dock or escape the sun on the lakeside deck...beautiful rock shoreline



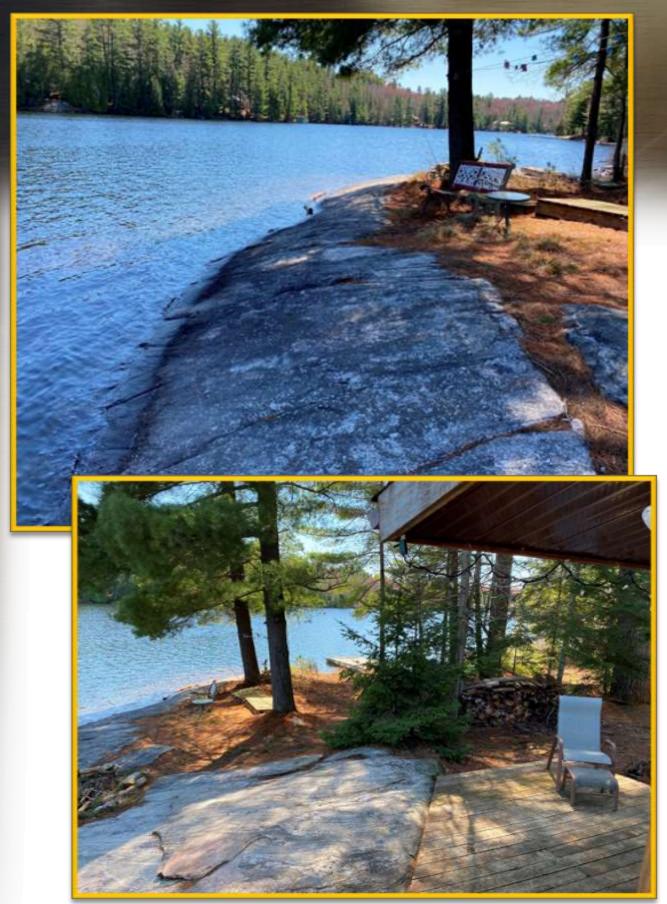
More by the Water!



Stunning shoreline around the cottage and calm water in the south bay on the other side of the cottage.



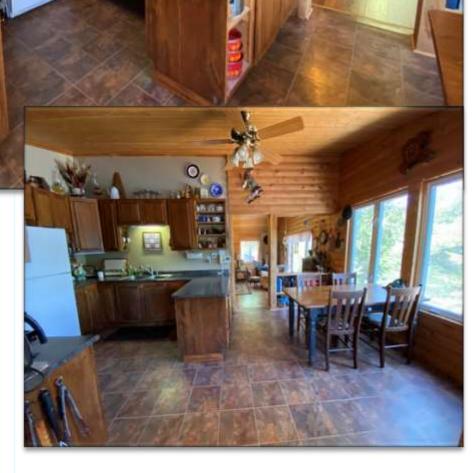
Outdoor Experiences



Eat in Kitchen

Chat he

Large kitchen with windows bringing the lake in while you have breakfast!!



Dining Area

Dining Room is connected to the Screen Porch via a sliding glass door...



GREAT Room



When you are sitting in this room the large picture window as the feeling of being in a boathouse because the water is so close!

In winter curl up by the airtight woodstove and look out over the frozen lake...

Guest Baths

ABOVE is the Main Level 4 piece Guest Bath

RIGHT is the 2 piece Guest Bath beside the 2 Guest Bedrooms on the Upper Level.



Primary Bedroom



Bright Primary Bedroom Walk in closet AND 4 piece ensuite Bath with jet bathtub.

Guest Bedrooms







Large Rec Room with Pellet Stove



Office & Games Room



LEFT is the Main Floor Office

BELOW is the Lower Level games room or 2nd office.



More

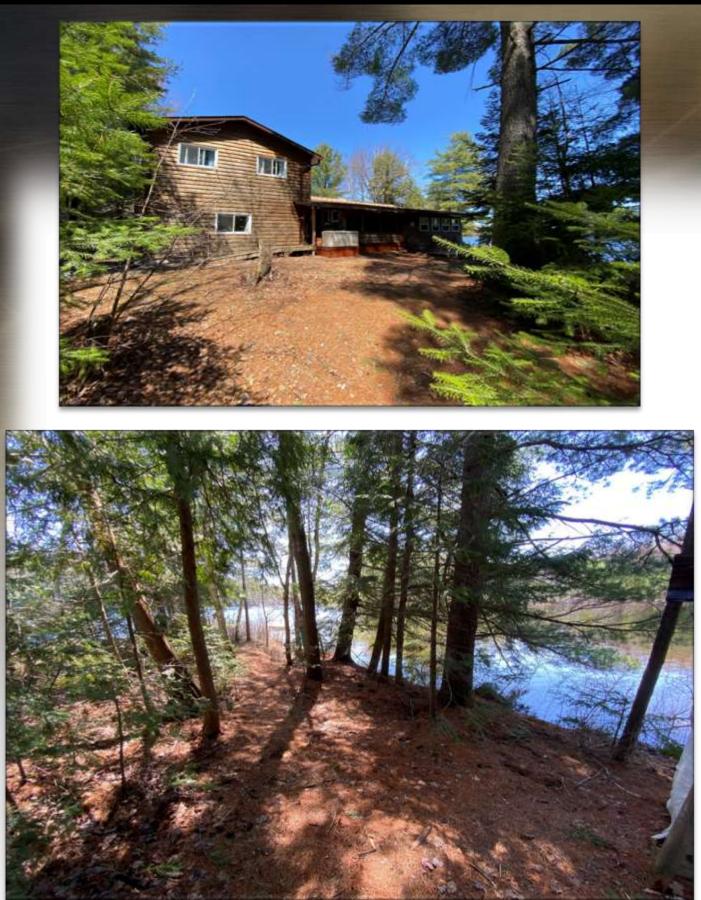


TOP is Main Entrance/Mud room at driveway level.

Laundry is on the Main Floor







Schedule "C"

1012 Pewter Trail, Koshlong Lake

INCLUSIONS

> All docks, dock ladders, dock boat whips

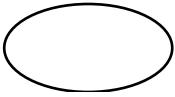
- > All appliances (kitchen stove, fridge, microwave and downstairs fridge and freezer)
 - All window coverings
 - Armoire (Lower entrance)
 - Humidifier
 - Ash vacuum and brass storage box
 - Livingroom sofas and downstairs sofa
 - > 8ft sit-on kayak, 8ft sit-in kayak, kid's kayak and paddles
 - > Patio furniture (round glass table and chairs) and bench
 - 3 ladders (20ft extention,11ft combo, 6ft step)
 - Metal wheelbarrow
 - > One double and two queen beds
 - > 2.5 boxes of matching downstair's tiles

EXCLUSIONS

Personal items

- Balance of contents
- Two wooden peg racks downstairs (will be replaced)
 - Knickknack shelf (den)

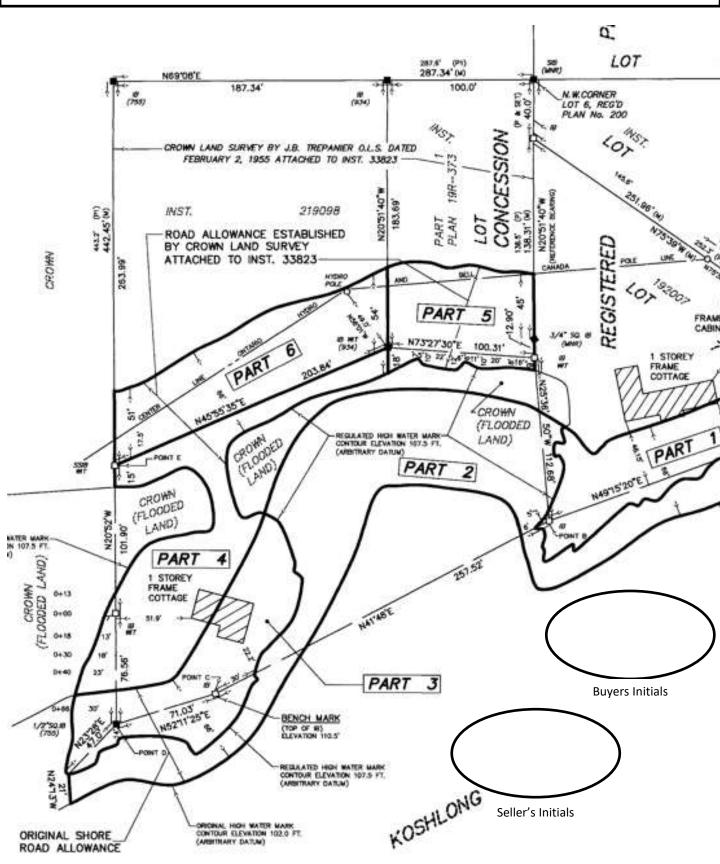




Buyers Initials

Schedule "D" – Survey

PT 3, 4 & 6 19R6778; S/T H226039; HIGHLANDS EAST



Halburten, Kawartha, Pine Ridge District Health Unit	I, Koshlong Lake Sewage Systen Installation Repor
nstallation by: BREAT CONTAINANT RUCKING	
Nork authorized by Site Inspection Report for a Sewage System Per Septic Tank Holding Tank of working capacity of <u>4500</u> Manufacturer: BCP	_ litres constructed of plastic concrete/libreglass
Total 20.8 Lineal Metres in runs of Loading Rate Area: m ² 15 me	r Sand Contact Area 27.7 m ² metres and fed by: Gravity 97 Slphon 0 or Pump 0 etre constructed mantle provided: Yes (No (circle) ure units. Commercial details:
Other MULES THE WIAGE RUMP - SK # 400	
Diagram of Installation as observed by Inspector:	
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sure the following work is completed: (1) Bacidil'system and soc ined run-off and divert water around leaching bed 4) If a pump is up	d or seed 2) Stabilize all sloped surfaces 3) Finish grading
pacity in 15 minutes and include a high level alarm in case of pump fa	aiture.
mmente: AGEREGATE SHET REC	D'D -Reid-
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174	REPORT
INSTALLATION	
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nder the Building Code Act and regulations, and subject to the limitations \mathcal{JOHN} \mathcal{BOQ} or the use and operation of the Class \mathscr{L} Sewage System Installed/Alls	RE lered under Site Inspection Report #_GL-29-12_
inder the Building Code Act and regulations, and subject to the limitations \mathcal{JOHN} \mathcal{BOQ} or the use and operation of the Class \mathcal{L} Sewage System Installed/Alth uch system being located on Lot #: \mathcal{S} Conc. #: 15 Pt	RE lered under Site Inspection Report #_GL-QQ-/Q an #: <u>19R-6728</u> Sub Lot#:
Inder thit Building Code Act and regulations, and subject to the limitations	RE lered under Site Inspection Report # <u>GL-29-12</u> an #: <u>19R-6728</u> Sub Lot#: Street:PIEWTER_LANE
Inder thit Building Code Act and regulations, and subject to the limitations TOHN $BOOfor the use and operation of the Class 4 Sewage System Installed/Allesuch system being located on Lot #: 2 Conc. #: 1.5 Platwo (Emergency, Fire, 911) # 5$	RE ered under Site Inspection Report # <u>GL- 29-12</u> an #: <u>19R-6798</u> Sub Lot#:

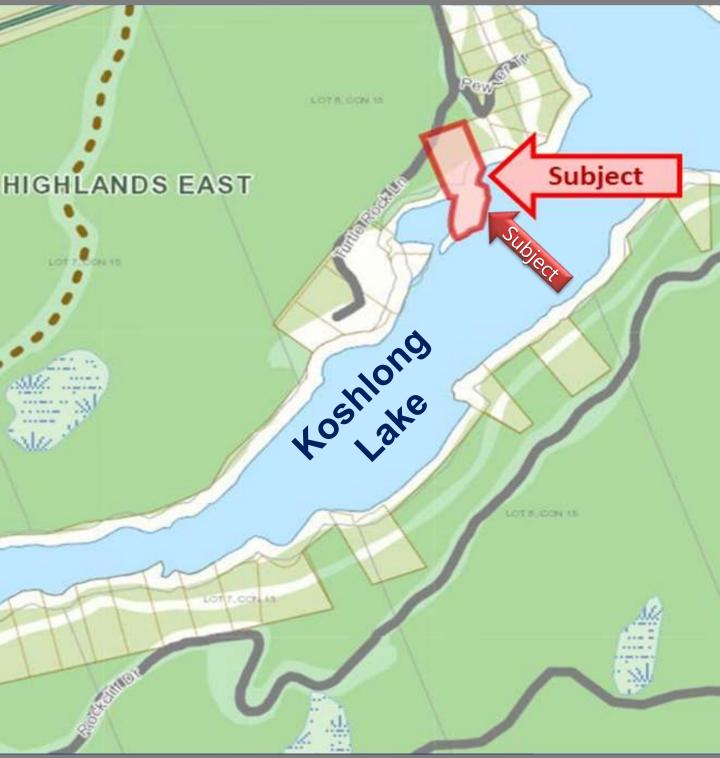
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Note: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.

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Exact Location Map

1012 Pewter Trail, Koshlong Lake, Haliburton



MNR Overview Map

1012 Pewter Trail, Koshlong Lake, Haliburton

Koshlong Lake

Subject

Driveway

Lake Location Map 1012 Pewter Trail, Koshlong Lake, Haliburton



Location From GTA

1012 Pewter Trail, Koshlong Lake, Haliburton

