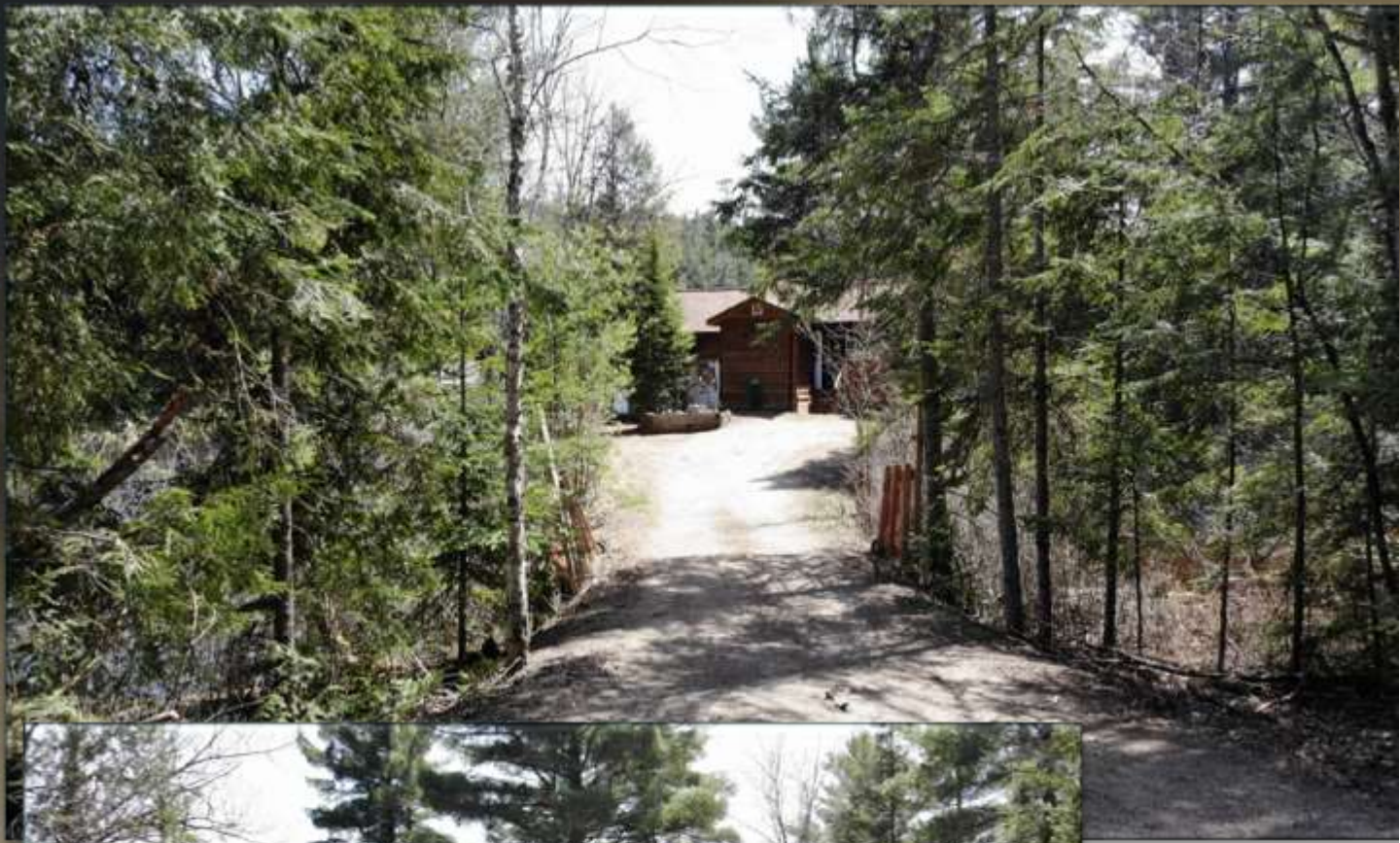


1012 Pewter Trail Koshlong Lake



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!



The Drone Perspective



The Drone Perspective



The Drone Perspective



Dysart Bay

Koshlong has many Bays

MAIN Lake



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.



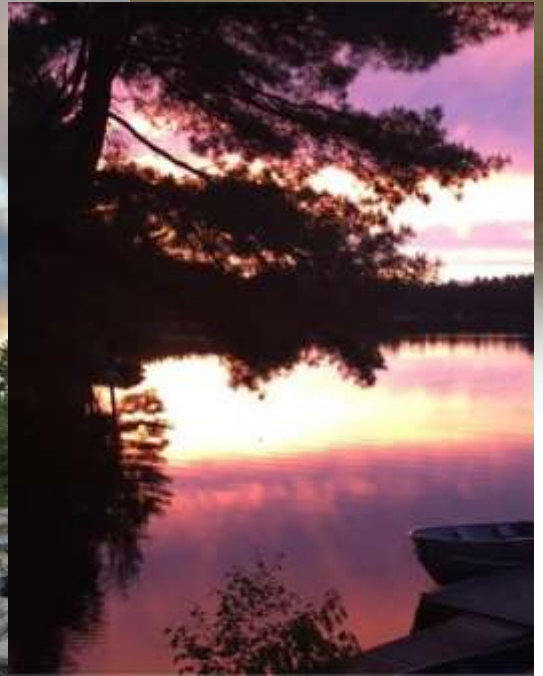
Beautiful Koshlong Lake



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



**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



**2nd floor
bedrooms.**

**Main floor
Bedroom.**



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***



More



Schedule "C"

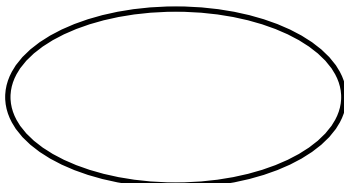
1012 Pewter Trail, Koshlong Lake

INCLUSIONS

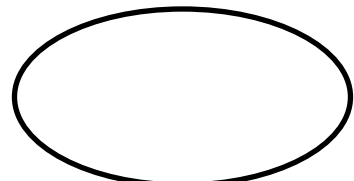
- All docks, dock ladders, dock boat whips
 - BBQ
- All appliances (kitchen stove, fridge, microwave and downstairs fridge and freezer)
 - All window coverings
 - Armoire (Lower entrance)
 - Humidifier
 - Ash vacuum and brass storage box
 - Livingroom sofas and downstairs sofa
- 8ft sit-on kayak, 8ft 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 downstairs's tiles

➤ EXCLUSIONS

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



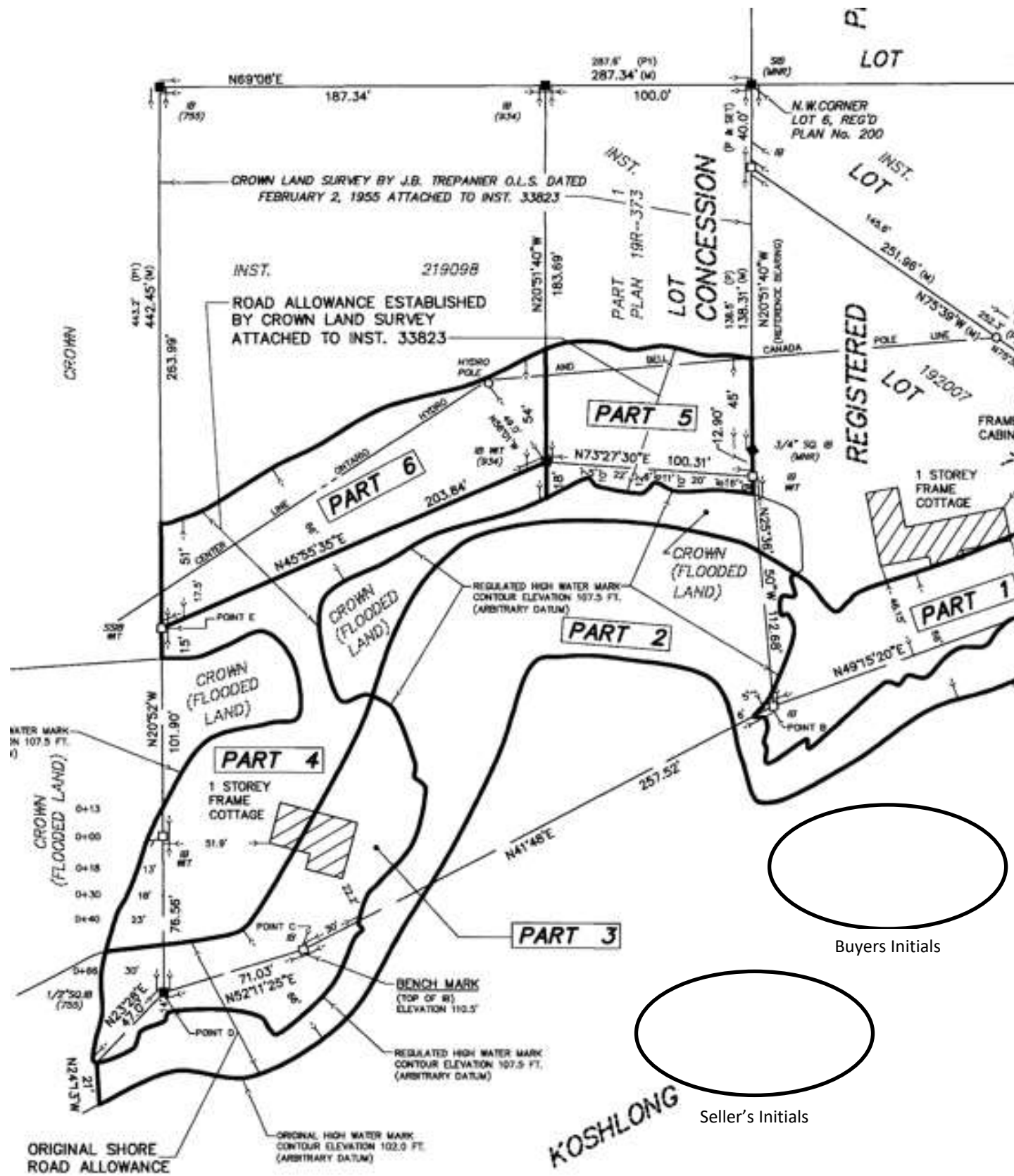
Seller's Initials



Buyers Initials

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

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



1012 Pewter Trail, Koshlong Lake

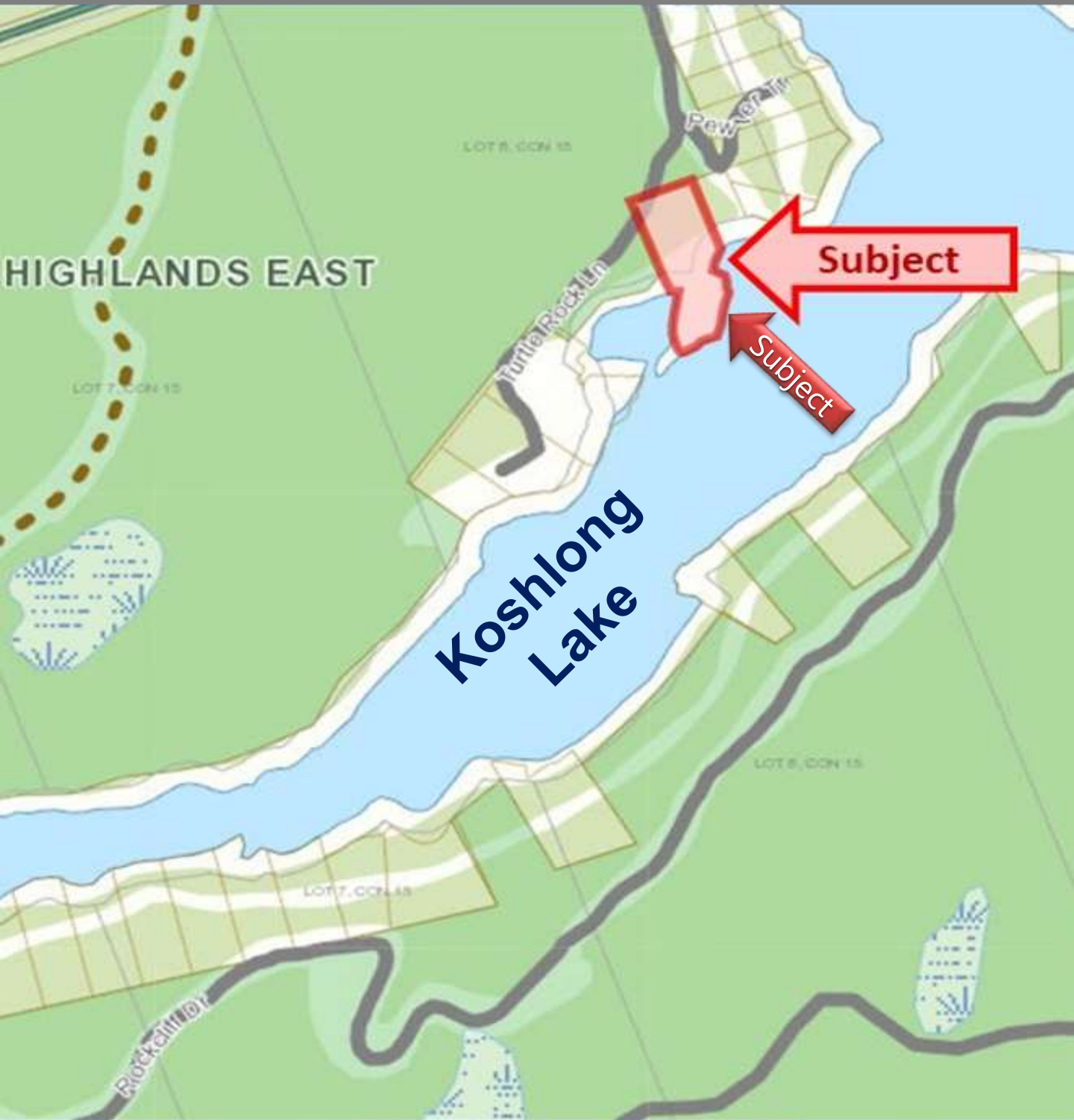


File Number: SP-1112

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, unless a Sewage System Permit is obtained.

Exact Location Map

1012 Pewter Trail, Koshlong Lake, Haliburton



MNR Overview Map

1012 Pewter Trail, Koshlong Lake, Haliburton



Lake Location Map

1012 Pewter Trail, Koshlong Lake, Haliburton



Location From GTA

1012 Pewter Trail, Koshlong Lake, Haliburton

