



*1023 Chester Crescent,
Harcourt, Ontario*



*Information
Package*



Upgrades

Since Property Purchased

- *2016 – replaced back porch deck*
- *2016 – new eavestroughs and downspouts*
- *2017 – installed metal roof breaks for ice*
- *2017 – installed new outdoor wood furnace*
- *2018 – new kitchen floor installed*
- *2018 – paved the driveway*
- *2019 – replaced kitchen window*
- *2023 – new ductless heating system installed*
- *2025 – full house + pillars painted*

Schedule "C"

1023 Chester Crescent, Harcourt, Ontario

INCLUSIONS

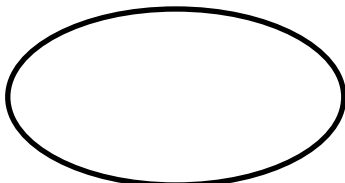
- Fridge
- Stove
- Dishwasher
- Microwave
- Washer & Dryer
- Beds in Main floor bedrooms
- 1 Dresser & 2 night tables from 1 Main floor bedroom
 - Creamers on porch
 - Hot tub
 - 3 Cabinets

EXCLUSIONS

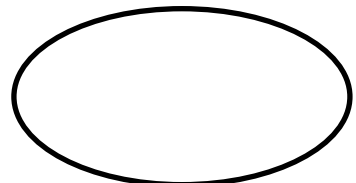
- All personal items
- Balance of contents of ALL garages and house
 - Firewood

NEGOTIABLE

- Wood splitter
- Firewood



Seller's Initials



Buyers Initials

Schedule "D"

Land Survey

1023 Chester Crescent, Harcourt, Ontario

Seller's Initials

Buyers Initials

PLAN OF SURVEY

PART OF LOT 17, CONCESSION II
TOWNSHIP OF HARCOURT
COUNTY OF HALIBURTON

SCALE: 1 INCH = 50 FEET

PAUL WILSON O.L.S.

1985

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE REGISTRY
ACT.

SEPT. 20 1985
DATE PAUL WILSON

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

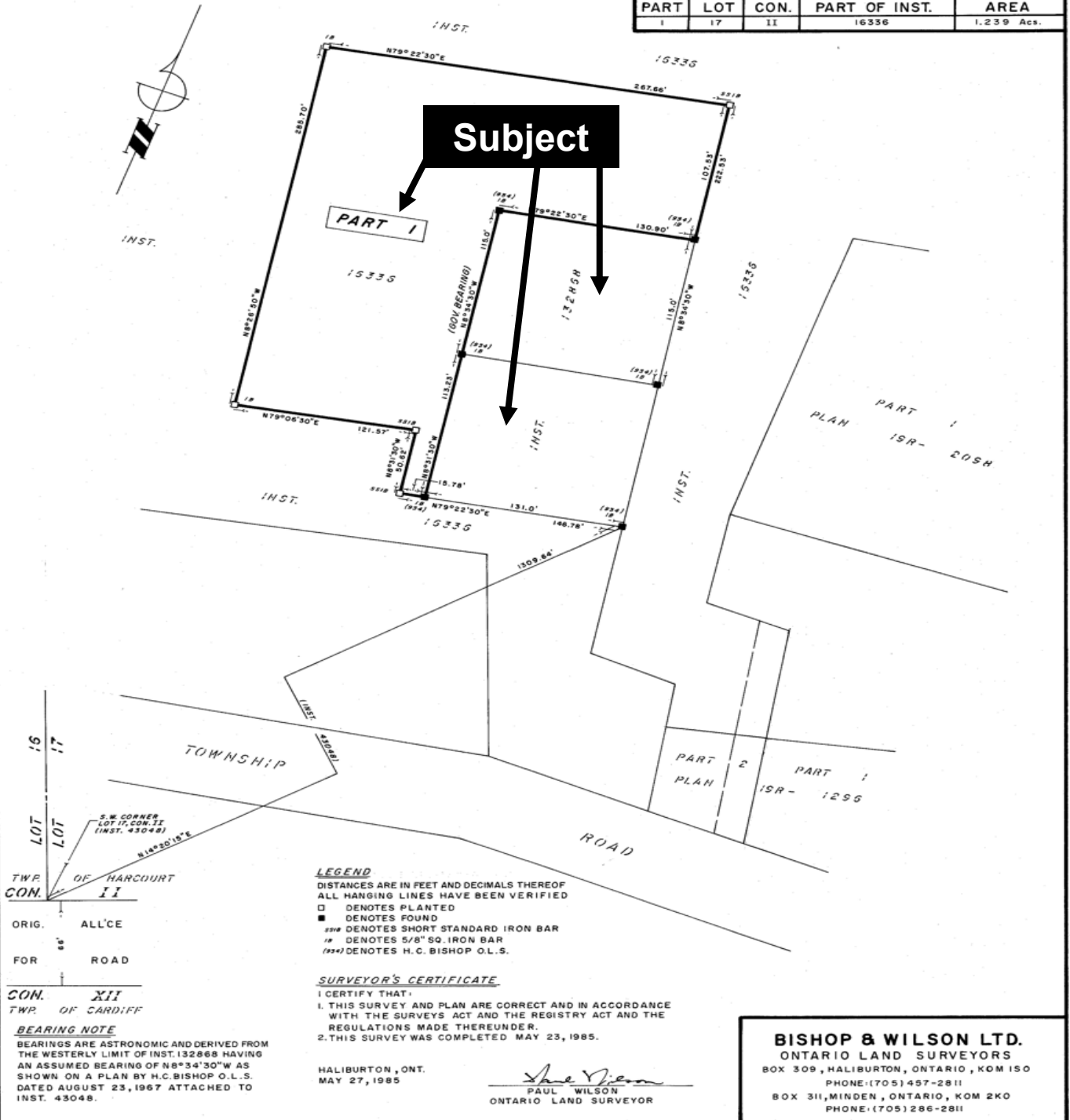
PLAN 19R- 3402
RECEIVED AND DEPOSITED

27 Sept 1985

Jean A. Jackson
LAND REGISTRAR FOR
THE REGISTRY DIVISION
OF HALIBURTON (N°19)

SCHEDULE

| PART | LOT | CON. | PART OF INST. | AREA |
|------|-----|------|---------------|------------|
| 1 | 17 | II | 16336 | 1.239 Acs. |



Sewage System Installation Report

1023 Chester Crescent, Harcourt, Ontario



SEWAGE SYSTEM INSTALLATION REPORT

HA-35-03
FILE NUMBER

REPORT

INSTALLED BY: Edward Aggregate

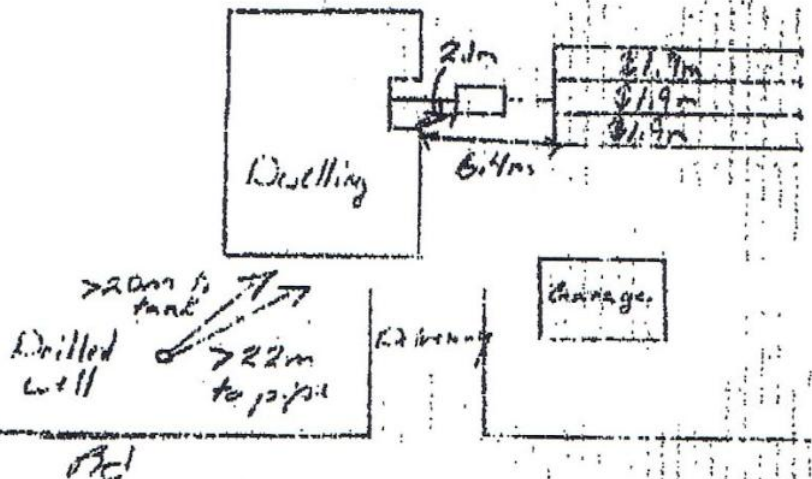
DATE: Nov 5/03

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- ~~Septic Tank~~ Holding Tank of working capacity of 4500 litres constructed of steel/concrete/fibreglass; Manufacturer BOP
- Distribution Pipe: Type PVC; Absorption Trench System ☒
- Filter Bed System ☐; Filter Bed Area _____ sq. m.; Contact Area _____ sq. m.
- Total 88 Linear Metres in 4 runs of 22 metres and fed by gravity ☒; Siphon ☐; or Pump ☐
- Size of System based on 4 bedrooms and/or 2 fixtures units. Commercial details _____
- Area of Building: < 200 m²
- Other _____

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined on the Site Inspection Report For A Sewage System form ☐

BOP 4500L



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

INSTALLATION REPORT

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

Choice Field Ltd.

For the use and operation of the Class 4 Sewage System installed / Altered under Site Inspection Report #

HA-35-03

Such system being located on Lot 17 Cons. 2 Plan 19A 3402 Sub. lot _____

Roll No. 46-24-030-000

Township / County / City Harcourt

Emergency # 911

Inspected and Recommended by Shawn Crawley
(Appointed Inspector - Part 8)

Date Nov 5/03

Issued [Signature]
(Designated Sewage Inspector - Part 8)

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 Site Inspection Report is obtained.

Annual Costs

- *Hydro One* - \$2,800+/- for last 12 months
(Note: this includes a hot tub heated all year)
- *Firewood* for outdoor furnace - \$3,150
for fall of 2024 and winter of 2025
- *Municipal Taxes* - \$2,143.72 for 2025

Subject Lands

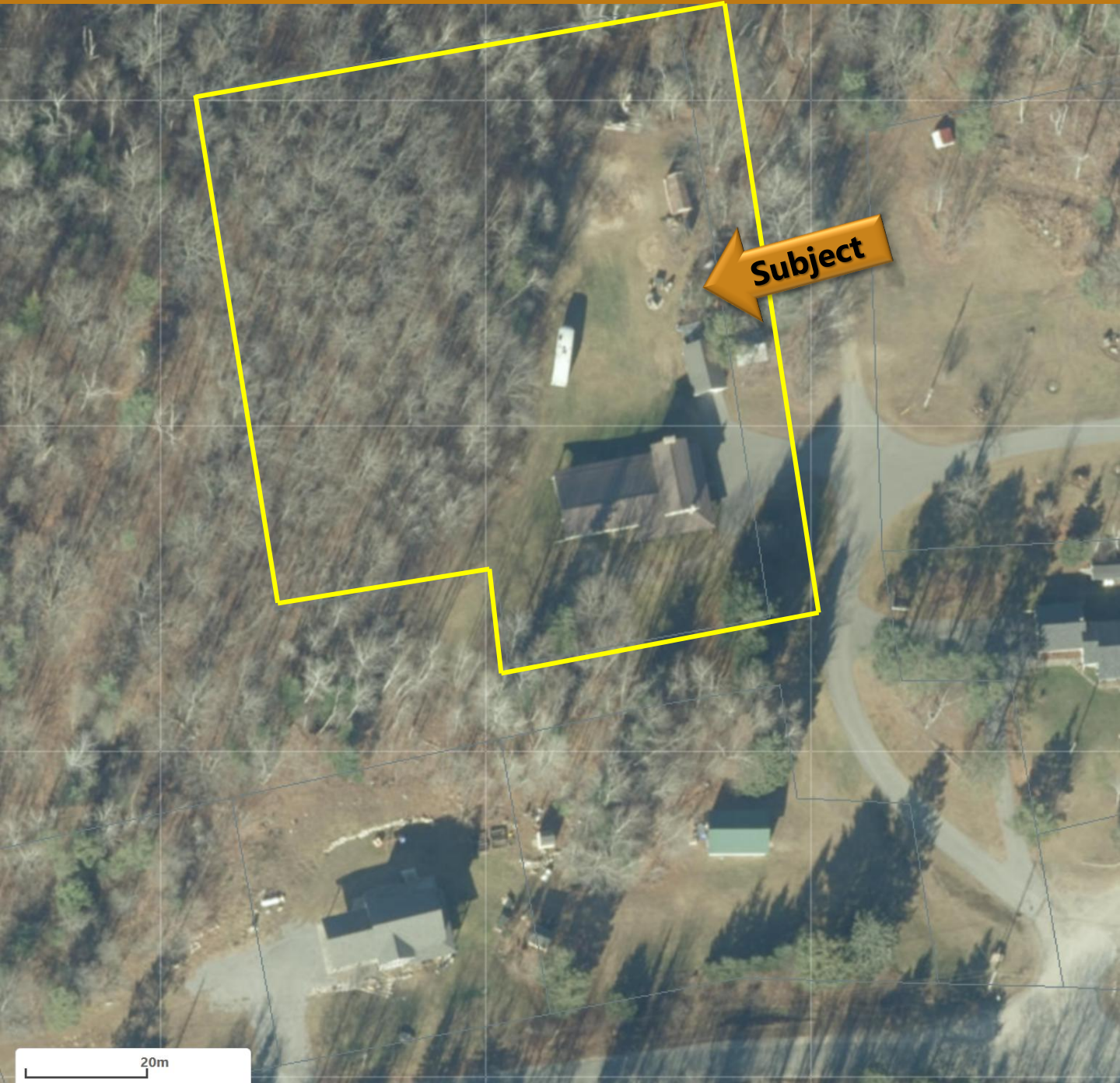
1023 Chester Crescent



Harcourt, Ontario

Aerial View

1023 Chester Crescent

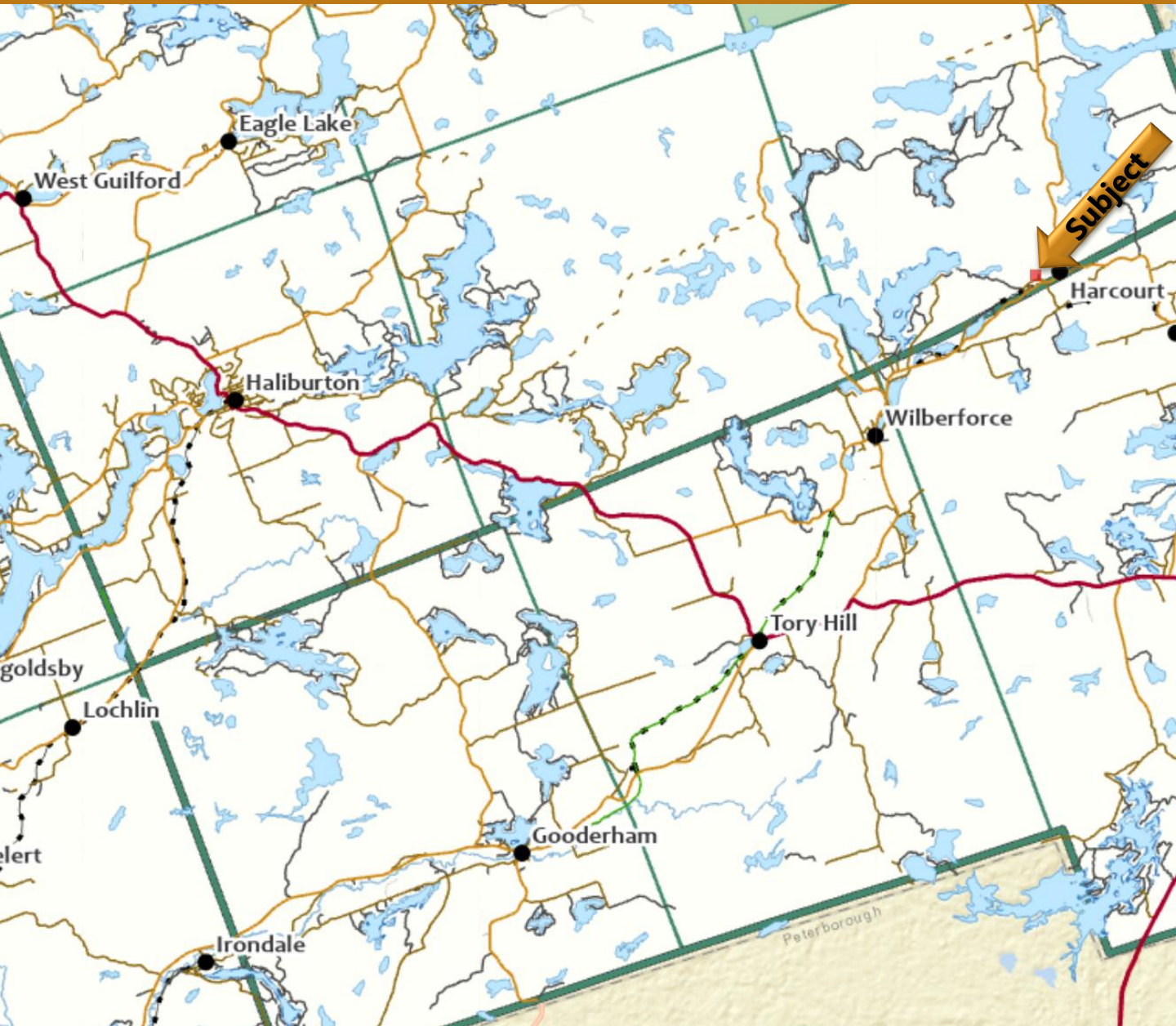


Harcourt, ON



Area Location Map

1023 Chester Crescent



Harcourt, ON

