

1046
Constance Road



Benoir Lake
Harcourt, Ontario

The Neighbourhood

- Located at the tip of Algonquin Park
- Five minutes from marina, general store
- General store, LCBO and gas station in Harcourt 10 minutes away.
- Wilberforce 15 minutes away, Bancroft and Haliburton 35 minutes away
- Algonquin Trails Horse riding centre (www.southalgonquintrails.com)

The Lot & Lake Chain

- Level lot with southeast exposure, year-round township access and ~100' lake frontage.
- At the end of a quiet cul-de-sac on Constance Road
- Easy to install and dismantle dock with maintenance free decking
- Shallow entry sandy beach is perfect for children
- 35 miles of boating on Benoit/Elephant/Baptiste lakes or canoe/kayak up the York River into Algonquin Park
- Many trees: red & white pine, spruce, balsam, Norwegian & sugar maples, birch, beech, mountain ash and oak.
- Abundant wildlife (loons, ducks, geese, beavers, otters, foxes, racoons, squirrels, chipmunks)
- Excellent birding, fishing (bass, muskie, pike, walleye, lake trout) and hunting (ducks, geese, moose, deer, bear)

Very Private Entrance



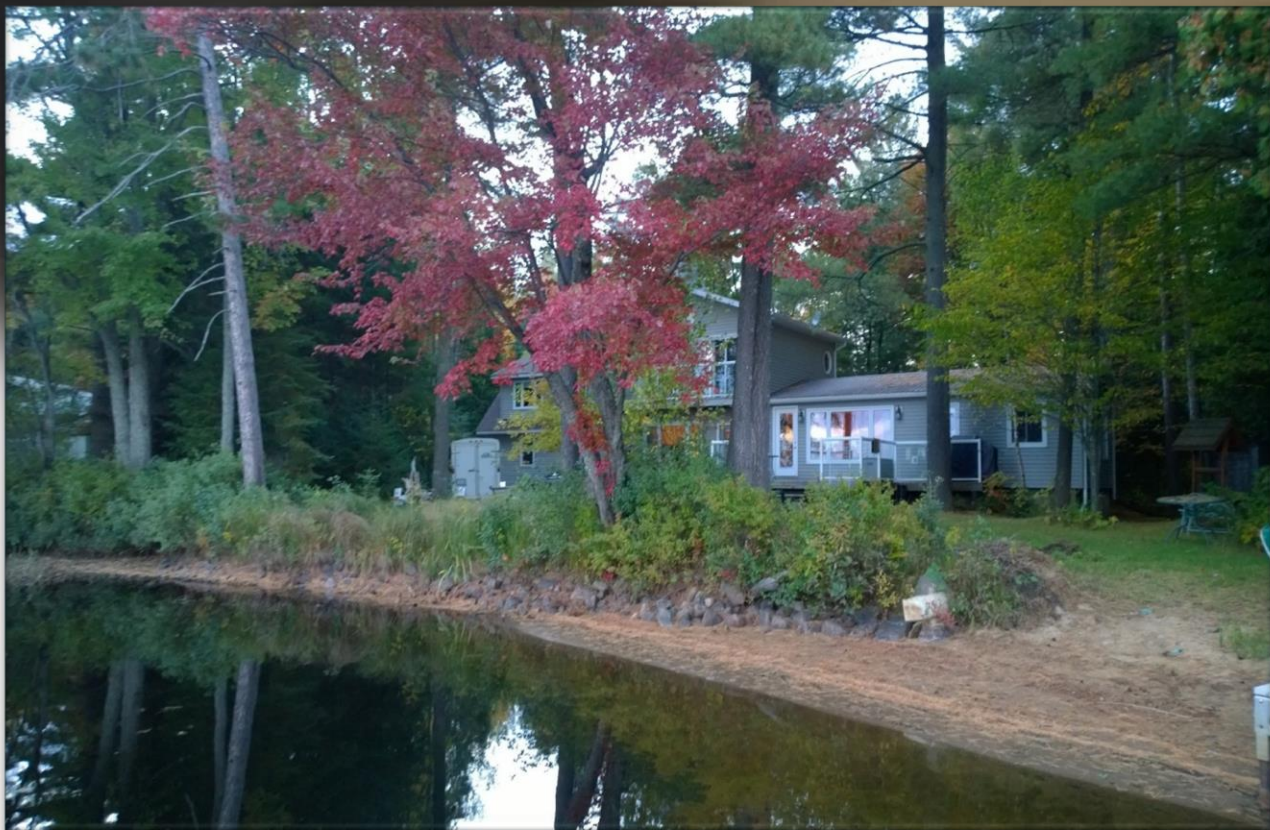
***Constance Road
is a quiet dead
end road & this
property is 2nd
last at the end
of the cul-de-sac
so no traffic!***

Privacy Next Door!



From the dock to the right there is nothing built and no other docks. It is a privately owned huge peninsula that cannot be divided so privacy will be maintained!

Winter + Beach in Fall



The Drone Perspective



The Drone Perspective



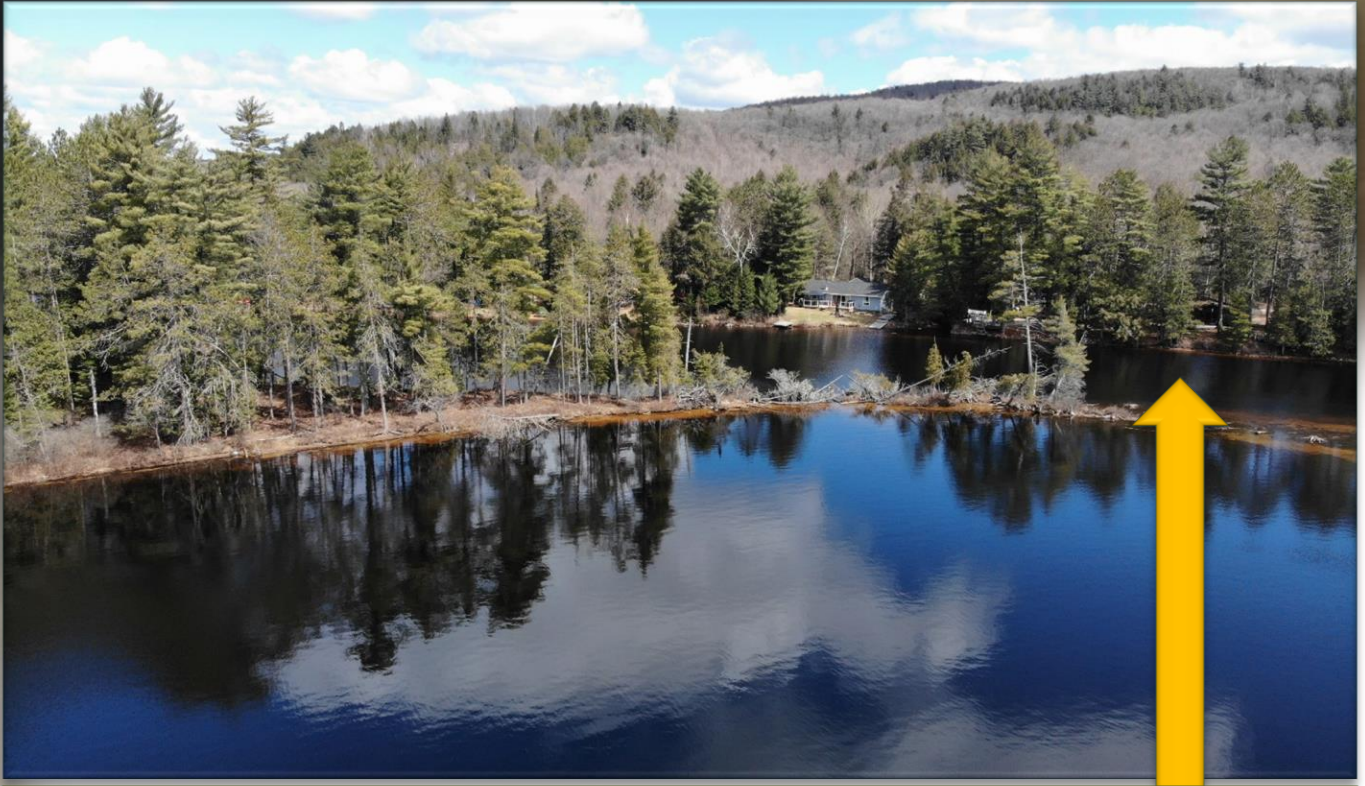
UPPER bowl

Benoit is shaped like an hour glass

LOWER bowl



The Drone Perspective



Privately owned peninsula beside property – the water on the other side is the narrows between the UPPER and LOWER bow.



The Large Front Deck



Benoir Lake



Benoir Lake Sky



More Aerials of Benoir



At the Lake During the Day



Morning Coffee on the Dock or Midday Sun
in the Spring or the fall...you pick!



More by the Water!



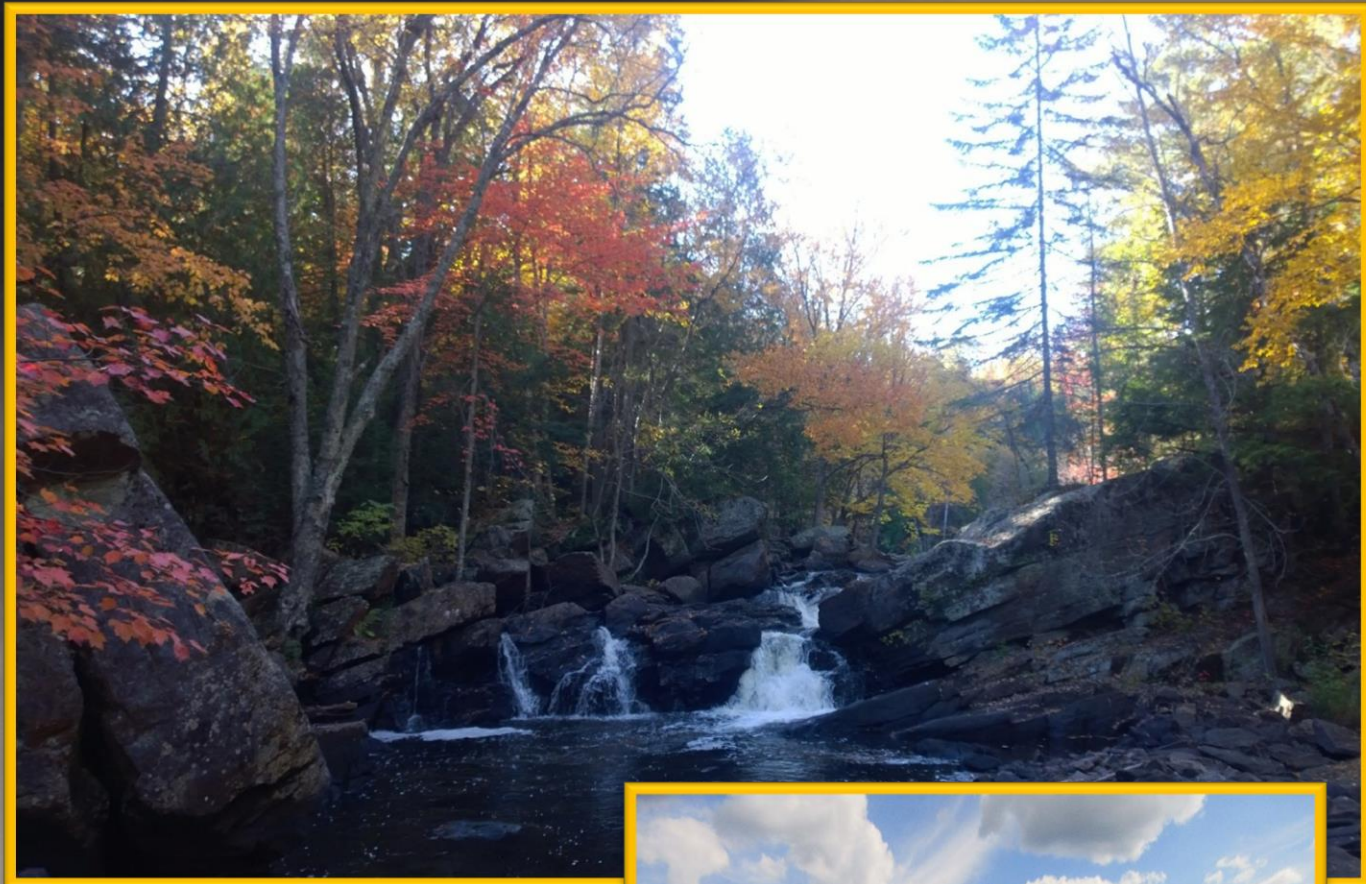
Amazing level access from the cottage to the beach and dock...such a kid friendly and pet friendly lot!



You'll Have to Share the Outdoors with the Wildlife!



Outdoor Experiences



Kitchen



**Bright cabinets
with lots of
light coming in
the many
windows!**



Dining Area



**Open to the
Kitchen &
Living Room**



GREAT Room



**Loads of windows
in this sunken
Great Room
with 2 walkouts
& woodstove!**

Newly decorated 4 Pc Bath with Laundry



Primary Bedroom



Bright Primary Bedroom with sliding glass door to the lakeside balcony to sit and enjoy your morning coffee or stay in bed and lookout over the lake!

Guest Bedrooms



**2nd floor
bedroom with
Primary also has
sliding glass
door to balcony.**



**Main level
bedroom
currently being
used as an office.**

Garage



26' x 24'
detached garage
with loft above.

Level to the Lake



Spring, Summer Fall & Winter



More



***Cul-de-sac at
the end of
Constance Road,
you can see the
wheelbarrow
flowers where
you enter the
property...***

More



More



If you love the night!



If you love the night!

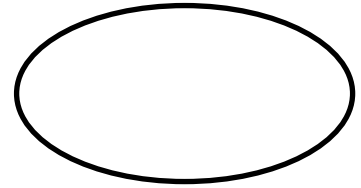


Schedule "C"

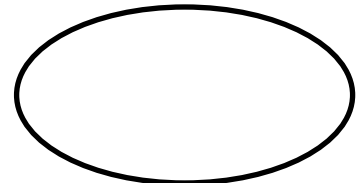
1046 Constance Road, Benoir Lake

INCLUSIONS

- 1) All furniture in living room, dining room and bedrooms
- 2) Samsung refrigerator with French doors and lower freezer
- 3) GE Hotpoint smooth top stove
- 4) Built-in GE Hotpoint microwave
- 5) Black + Decker coffee maker
- 6) W.C. Wood upright freezer
- 7) Built-in Bosch dishwasher
- 8) Two Tassimo coffee makers
- 9) Hamilton Beach "Brew Station" coffee maker
- 10) 55" Roku LCD TV in bedroom (crack at top)
- 11) 58" Toshiba TV in living room
- 12) Audio/visual equipment in living room
- 13) Napoleon Legend LD3 barbeque less than a year old
- 14) Old lawnmower
- 15) Simonize power washer
- 16) Leaf blower
- 17) Whipper snipper
- 18) Gardening tools in shed (rakes, shovels, etc.)
- 19) Owner Manuals for all above appliances



Seller's Initials



Buyers Initials

EXCLUSIONS

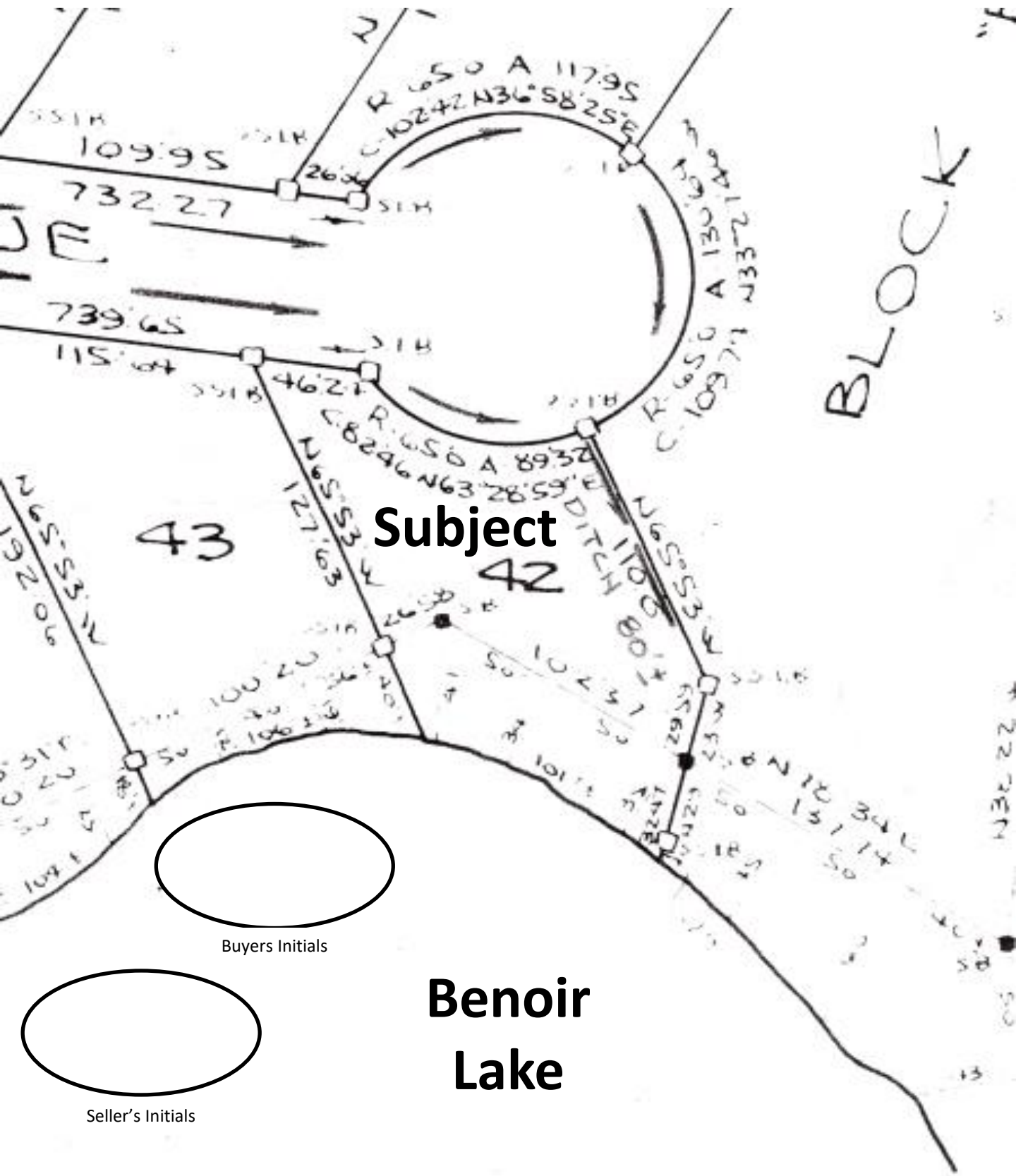
- 1) IKEA bookcase units in main level home office on the left as you enter the room
- 2) Personal items, all wall hangings, some tools
- 3) Chainsaw
- 4) Black Leather recliner in Great Room
- 5) Blue Leather recliner in loft

AVAILABLE FOR SALE

- Boat and Trailer Extra - Asking \$5000
- Cobia 178ES 16'10" boat
- Inboard Mercury 3.0 litre Mercruiser engine which runs really well (Serviced annually)
- Interior needs tlc or replacing
- Life jackets
- Paddles
- Canoe & Kayak

Schedule “D” – Survey

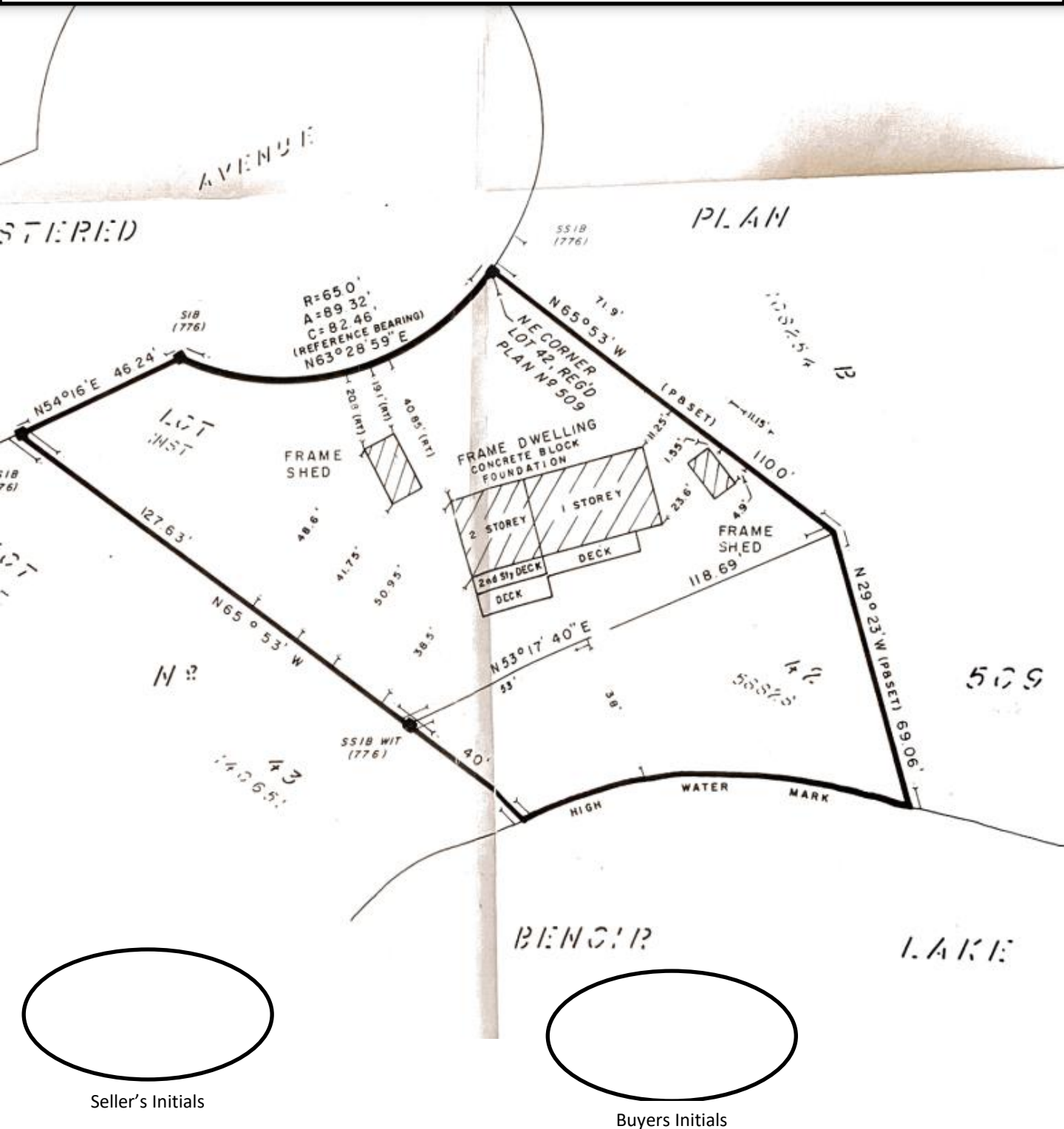
LT 42 PL 509; DYSART ET AL



Schedule "E" – Survey

LT 42 PL 509; DYSART ET AL

NOTE: This survey was "prior" to the newer 2 storey garage currently built so it is not fully up to date and Buyers accept same "as is".



Water Well Record

1046 Constance Road, Benoit Lake



Well Id: A 008069
A 008069

Well Record
Regulation 903 Ontario Water Resources Act
page 1 of 1

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Ministry Use Only

Address of Well Location (County/District/Municipality)

HALIBURTON

Township

HARCOURT

Lot

42

Concession

RR#/Street Number/Name

81046 Thomas CRT

City/Town/Village

See/Compartment/Block/Tract etc.

Plan 509

GPS Reading

NAD 83

Zone

17

Eastings

723956

Northing

5066254

Upp Make/Model

Magellan 310

Mode of Operation:

Undifferentiated

Average

Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
BROWN	SAND	FINE GRAVEL		0-29	0 8.8
GREY	CLAY	SILT	FIRM	29-172	8.8 52.4
GREY	SAND	GRAVEL SEAMS	PACKED	172-213	52.4 64.9
GREY, RED	GRANITE		AVERAGE	213-245	64.9 74.7
GREY	"		SOFT	245-290	74.7 88.4
GREY	"		AVERAGE	290-300	88.4 91.5

Hole Diameter		
Depth From	Metres To	Diameter Centimetres

Water Record		
Water found at	Kind of Water	
6.8 m	Fresh	Sulphur
Gas	Salty	Minerals
Other:		
m	Fresh	Sulphur
Gas	Salty	Minerals
Other:		
m	Fresh	Sulphur
Gas	Salty	Minerals
Other:		
After test of well yield, water was		
Clear and sediment free		
Other, specify		
Chlorinated <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

Construction Record					
Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	
Casing					
16.0	Steel Fibreglass	.48	.6	66.5	
	Plastic Concrete				
	Galvanized				
	Steel Fibreglass				
	Plastic Concrete				
	Galvanized				
	Steel Fibreglass				
	Plastic Concrete				
	Galvanized				
Screen					
Outside diam	Steel Fibreglass	Slot No.			
	Plastic Concrete				
	Galvanized				
No Casing or Screen					
1512	Open hole		66.5	91.5	

Test of Well Yield					
Pumping test method	Draw Down		Recovery		
<i>pump</i>	Time min	Water Level Metres	Time min	Water Level Metres	
Static Level		<i>0.5</i>			
Pump intake test (metres)	<i>13</i>				
Pumping rate (litres/min)	<i>40</i>				
Duration of pumping (hrs + min)	<i>10</i>				
Final water level end of pumping (metres)	<i>4</i>				
Recommended pump type					
<input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep					
Recommended pump depth (metres)	<i>14</i>				
Recommended pump rate (litres/min)	<i>40</i>				
If flowing give rate (litres/min)					
If pumping discontinued, give reason					

Plugging and Sealing Record		
Depth set at - Metres	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
From To		
0 25	Bentonite slurry	1

Method of Construction			
<input checked="" type="checkbox"/> Cable Tool	<input type="checkbox"/> Rotary (air)	<input type="checkbox"/> Donor	<input type="checkbox"/> Digging
<input checked="" type="checkbox"/> Rotary (conventional)	<input checked="" type="checkbox"/> Air percussion	<input type="checkbox"/> Jetting	<input type="checkbox"/> Other
<input type="checkbox"/> Rotary (reverse)	<input type="checkbox"/> Boring	<input type="checkbox"/> Driving	

Water Use			
<input checked="" type="checkbox"/> Domestic	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public Supply	<input type="checkbox"/> Other
<input type="checkbox"/> Stock	<input type="checkbox"/> Commercial	<input type="checkbox"/> Not used	
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Municipal	<input type="checkbox"/> Cooling & air conditioning	

Final Status of Well	
<input checked="" type="checkbox"/> Water Supply	<input type="checkbox"/> Recharge well
<input type="checkbox"/> Observation well	<input type="checkbox"/> Abandoned, insufficient supply
<input type="checkbox"/> Test Hole	<input type="checkbox"/> Abandoned, poor quality
	<input type="checkbox"/> Dewatering
	<input type="checkbox"/> Replacement well

Well Contractor/Technician Information	
Name of Well Contractor	Well Contractor's License No.
EARL V. MARQUARDT & SON INC.	3611
Business Address (other name, number, city etc.)	
RR#1 BOX 86 PALMER, RAPIDS ON K0J-2E0	
Name of Well Technician (last name, first name)	Well Technician's License No.
PHANENHOUR GERRY	2179
Signature of Technician/Contractor	Date Submitted
Gerry Marquardt	04/06/11



Audit No. Z 08128	Date Well Completed
04/06/11	04/06/11
Was the well owner's information package delivered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Delivered
	04/06/11

Ministry Use Only	
Data Source	Contractor
3611	
Date Received	Date of Inspection
JUN 24 2004	
Remarks	Well Record Number
CS-ESS	2706710

1046 Constance Rd - Septic File Search



External

0. A - ReMax Pro & Other/1. REAL ESTATE FOLDER/MY LISTINGS - e-mails/Lundgren x

Noella Floyd-Foulds <nfloyd@dysartetal.ca>

Mon, Jul 26, 2021, 4:20 PM



to me, michael.lundgren@outlook.com ▾

Good afternoon,

I have executed a search of our building permit records, health unit records, and property files. Despite my best efforts, I was unable to find any records of the septic system installed on your property.

Please find attached a copy of your receipt.

Please let me know if there is anything else I can help you with.

Kind Regards,

Noella Floyd-Foulds

Permit Clerk

(705) 457-1740 x 658

[Building Department](#) / [By-law Enforcement](#)

Municipality of Dysart et al

In the Heart of the Haliburton Highlands

Sewage Installation Report
No files were found,
see above from Township

**2021 Heat (airtight woodstove and
electric baseboard)
and Hydro Expenses**

1046 Constance Road, Benoir Lake

Hydro One

Firewood

MONTH	HYDRO
Jan	\$ 389.56
Feb	\$ 346.65
Mar	\$ 377.63
Apr	\$ 392.83
May	\$ 391.63
Jun	\$ 391.63
Jul	\$ 252.09
Aug	\$ 238.60
Sep	\$ 235.44
Oct	\$ 324.31
Nov	\$ 359.16
Dec	\$ 386.56
TOTAL	\$4,086.09

**Firewood costs
vary but
is usually
\$500 - \$750
per season
depending on
the usage**

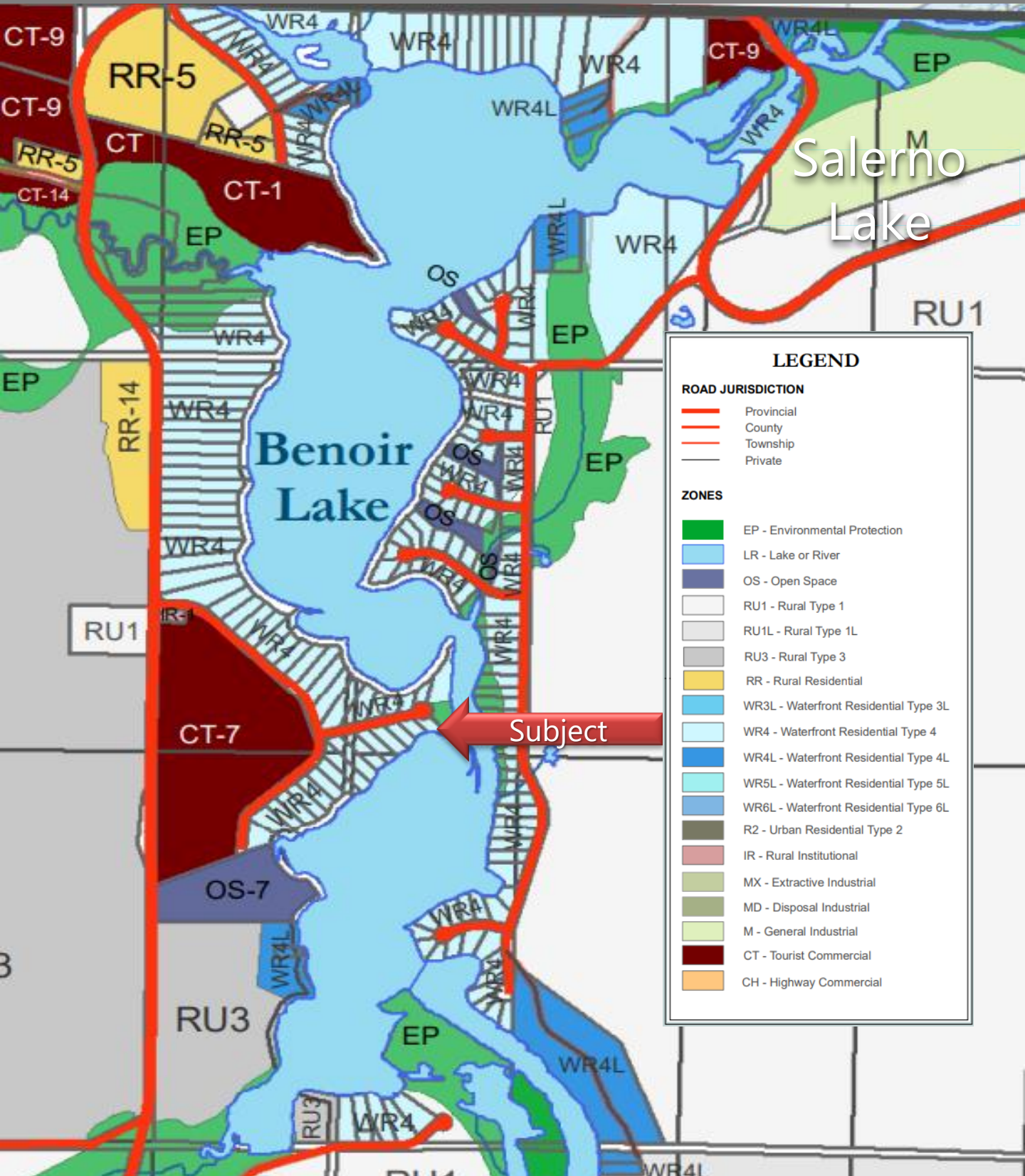
Exact Location Map

1046 Constance Road, Benoir Lake



Township Zoning Map

1046 Constance Road, Benoir Lake



Salerno Lake

Benoir Lake

Subject

LEGEND

ROAD JURISDICTION

- Provincial
- County
- Township
- Private

ZONES

- EP - Environmental Protection
- LR - Lake or River
- OS - Open Space
- RU1 - Rural Type 1
- RU1L - Rural Type 1L
- RU3 - Rural Type 3
- RR - Rural Residential
- WR3L - Waterfront Residential Type 3L
- WR4 - Waterfront Residential Type 4
- WR4L - Waterfront Residential Type 4L
- WR5L - Waterfront Residential Type 5L
- WR6L - Waterfront Residential Type 6L
- R2 - Urban Residential Type 2
- IR - Rural Institutional
- MX - Extractive Industrial
- MD - Disposal Industrial
- M - General Industrial
- CT - Tourist Commercial
- CH - Highway Commercial

MNR Overview Map

1046 Constance Road, Benoir Lake



MNR Overview Map

1046 Constance Road, Benoir Lake



Benoir
Lake

Lake Location Map

3 Lake Chain with 35 Miles of Boating



Location From GTA

1046 Constance Road, Benoir Lake

