

# *WELCOME TO*

1053 Cheerful Lane  
*Benoir Lake*



*Information Package*

**Form 105**

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

**BUYER:** ....., and

**SELLER:** **Wayne Anthony Ross and Helen Ross** .....

for the property known as **1053 Cheerful Lane, Benoit Lake** .....

..... dated the ..... day of ....., 20.....

The Buyer agrees to provide the deposit in the form of a certified cheque, bank draft, electronic fund wire transfer or as a direct deposit into the RE/MAX Professionals North, Brokerage Real Estate Trust Account within 24 hours of the acceptance of this Agreement. Funds can only be wired/deposited to our Trust Account on accepted offers. Please do not wire/deposits funds on offers that have not been accepted.

The deposit holder, RE/MAX Professionals North, advises that the Real Estate Trust account in which the deposit for this transaction ("the deposit") shall be placed attracts interest at a variable rate, calculated using the Bank of Canada prime rate, minus between 2.25% and 3.25% dependent upon the combined total of all monies in the real estate accounts for the same period. All interest earned by the monies held in the Real Estate Trust Account shall be retained by RE/MAX Professionals North.

All direct deposits must be certified or bank draft. NO CASH OR EMAILED DEPOSITS. In the event of a Mutual Release, or for Excess Funds, the Buyer and Seller acknowledges the deposit will be returned after the full bank clearing period. This period will start the next banking day after receipt of the deposit funds. For bank drafts, wire transfers or direct deposits, the period is five (5) banking days. For others, the period is twenty (20) banking days.

**WIRE DEPOSITS:** If Wiring funds, please add additional \$17.00 to cover the service charge. Otherwise, deposit will be \$17.00 short.

**BRANCH DEPOSITS:** If Direct Depositing the CERTIFIED funds into our Trust Account from any RBC Branch, the \$17.00 fee is not required.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean 11:59 p.m. any day, other than Saturday, Sunday and Statutory Holiday recognized in the Province of Ontario.

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c1 7 as amended from time to time with respect to this agreement and any other documents respecting this transaction.

Subject to any exceptions set out or prescribed in the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, (statute), the Buyer represents and warrants that the Buyer is not now, and on completion will not be, a non-Canadian under the non-Canadian provisions of the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, which representation and warranty shall survive and not merge upon the completion of this transaction.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

**INITIALS OF BUYER(S):**

\_\_\_\_\_

**INITIALS OF SELLER(S):**

\_\_\_\_\_



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# Schedule "C"

## Inclusions/Exclusions List 1053 Cheerful Lane, Benoir Lake

### Cottage & Bunkie - INCLUSIONS

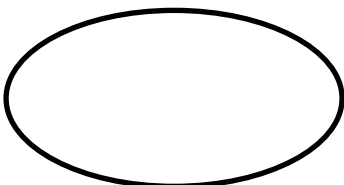
- Everything as viewed inside both dwellings are included **except** what is noted in EXCLUSIONS below
- Basement - gas powered equipment including chainsaw, log splitter, brush cutter, lawn mower, blower, hand tools

### Cottage & Bunkie - EXCLUSIONS

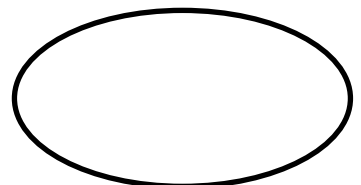
- 2 pink chairs in bunkie
- All outdoor sport equipment including canoes, kayaks & water ski stuff
  - Basement – everything excluded
  - Basement – all dirt bikes and bikes
- 17.5' Bayliner boat and motor and related equipment including oars, life jackets etc are excluded

### OTHER INCLUSIONS

- Exterior chairs, umbrellas and tables, BBQ
  - Docking system



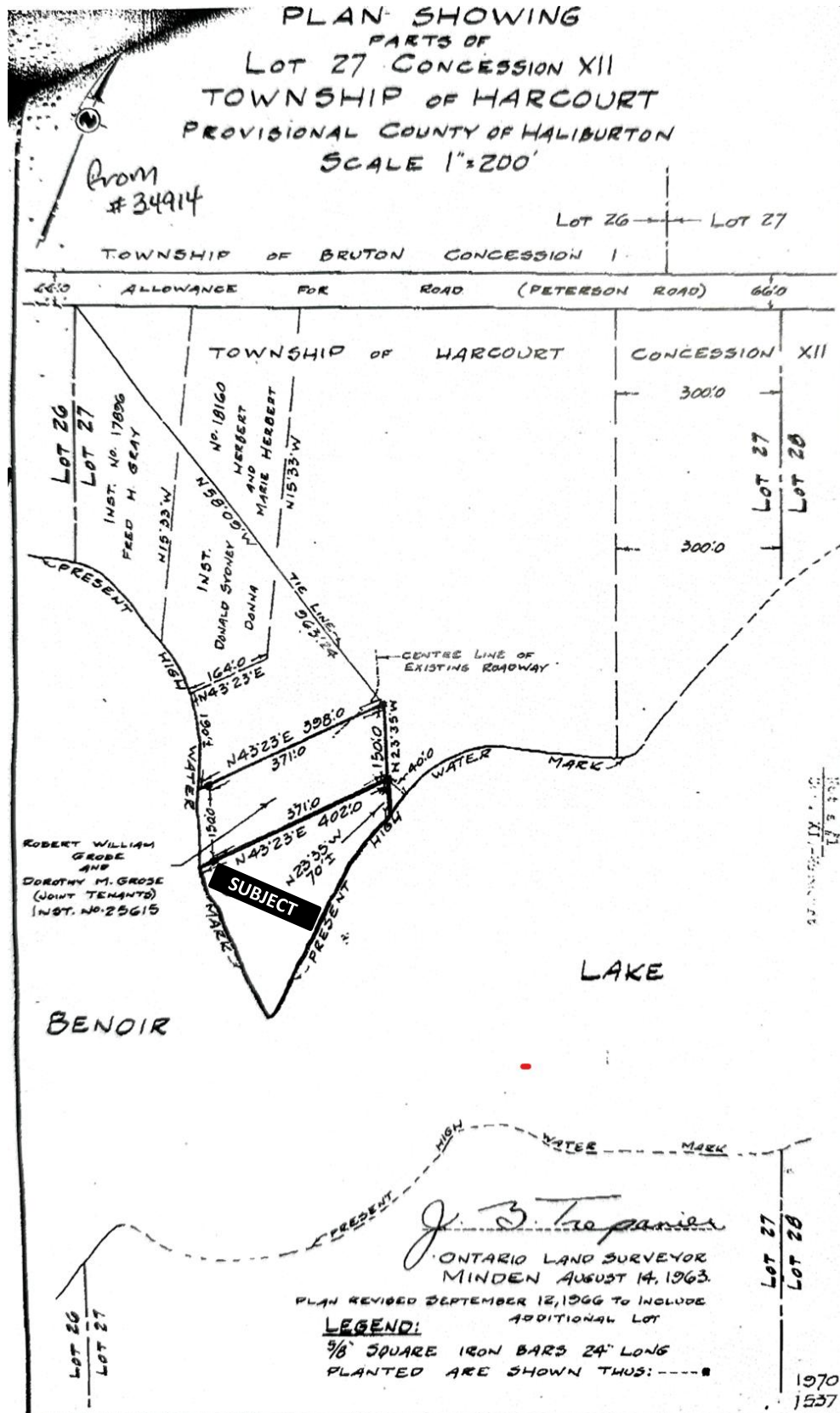
Buyers Initials



Seller's Initials

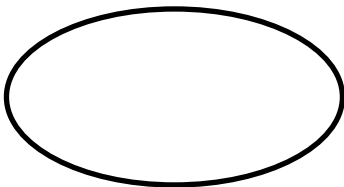
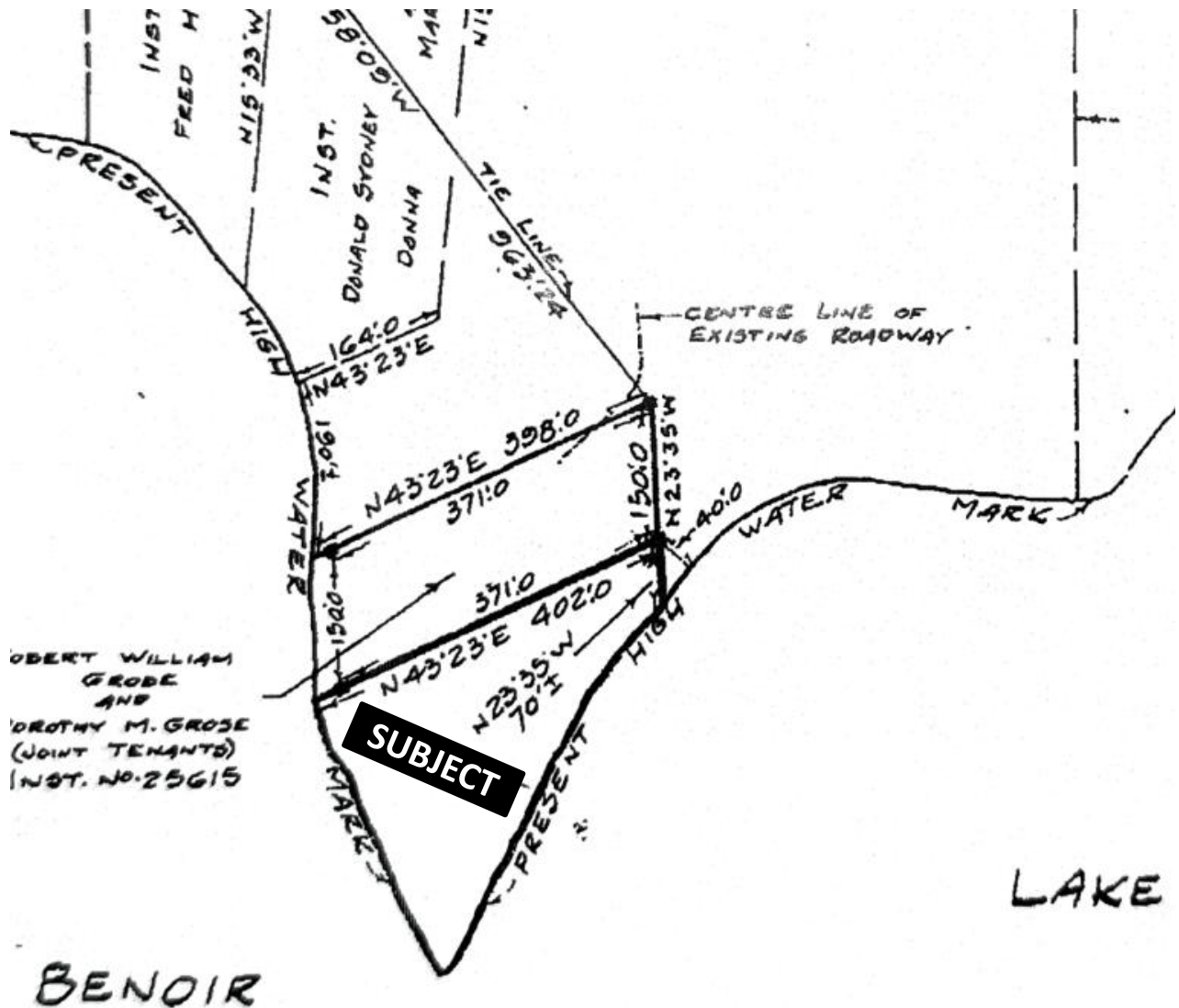
# Part Lot 27, Conc 12, Harcourt Township

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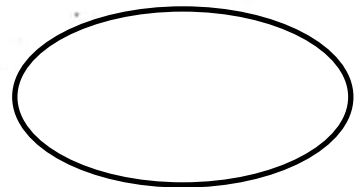




# Part Lot 27, Conc 12, Harcourt Township



Buyers Initials



Seller's Initials

# *Satellite View*

*1053 Cheerful Lane, Benoir Lake*



# Sewage Installation Report

## 1053 Cheerful Lane, Benoir Lake

### BUILDING DEPARTMENT

#### SITE INSPECTION REPORT AND SEWAGE SYSTEM PERMIT

Septic Permit Number: SP 2014-025  
Owner: ROSS HELEN ROSS WAYNE ANTHONY  
Municipal Roll Number: 46-24-030-000-83700-0000  
Legal Description: CON 12 PT LOT 27  
Address: 1053 CHEERFUL LANE  
Date: August 25, 2014

#### 1. Assessment of Property

a) Surface drainage	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
b) Slope of ground:	<input checked="" type="checkbox"/> level	<input type="checkbox"/> gradual	<input type="checkbox"/> steep
c) Clearances (horizontal):	<input checked="" type="checkbox"/> satisfactory	<input type="checkbox"/> unsatisfactory	
d) Percolation rate:	<u>5</u> min/cm	<input type="checkbox"/> measured	<input checked="" type="checkbox"/> estimated

#### 2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below ☒  
b) Not acceptable; Reason recorded under item 3 ☐

An applicant may appeal a decision in writing to:  
The Building Code Commission  
777 Bay Street, 2nd Floor  
Toronto, Ontario M5G 2E5

#### TEST PIT SOIL CONDITIONS

Depth (metres)	Soil Type
0.0	
0.5	
1.0	
1.5	
Show rock elevation	
Show water table	

#### 3. Approved design of the sewage system includes:

a) Working capacity of septic tank:	<u>5000</u> litres	Holding tank:	<u>        </u> litres
b) Length of absorption trench required:	<u>        </u> metres		
c) Filter bed area:	<u>34</u> sq. m.	Filter sand contact area:	<u>34</u> sq. m.
d) Loading rate area:	<u>250</u> sq. m.	15 metre constructed mantle required:	<u>Native</u>
e) Size of system is based on:	<u>5</u> bedrooms and/or <u>20</u> fixture units		
Area of building:	<u>200</u> sq. m.	Commercial details:	<u>        </u>
Total daily design sewage flow:	<u>2500</u> litres		

#### IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

- Comments: 1. Ensure bottom of stone layer is minimum of 900 mm above the high ground water table.  
2. Existing tank must be pumped and removed or backfilled.

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected by: Matthew Aldom

Date: Aug. 26, 2014

Issued by: Dan Sayers

Chief Building Official, Dan Sayers

Date: Aug 25/14

# *Annual Costs*

3951 Elephant Lake Road - *Benoir Lake*

- Hydro One = \$1,471.56 +/- includes baseboard heating
- Property Tax Bill = \$2,716.84 = 2024 year
- Propane = \$2,469.08
- Snow removal = \$807.95 for 2024/2025 winter





# *History and Improvements*

1053 Cheerful Lane - *Benoir Lake*

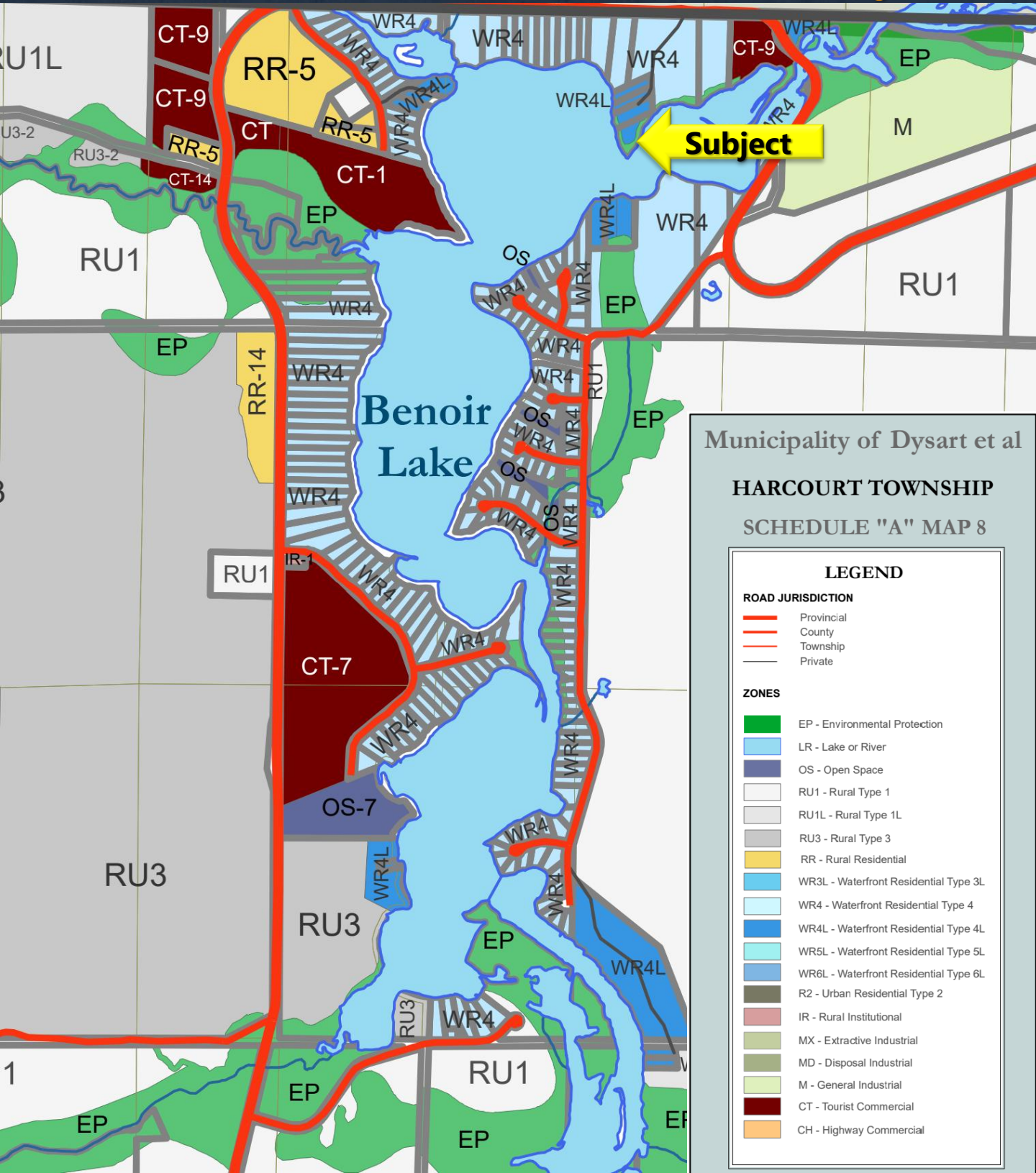
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- 2010 - Cottage renovation including bathroom, kitchen, floors, sliding door
- 2011 – Docking system replaced
- 2011 – New airtight woodstove installed
- 2014 – Guest House built
- 2014 – Septic system fully replaced due to guest house
- 2015 – Sunroom added on the front of the cottage
- 2018 – Water pump replaced
- 2018 – Propane hot water tank installed
- 2018 – Drywall done in the bedrooms of the cottage
- 2018 – Metal roof and soffits done on the cottage



# Zoning Map

3951 Elephant Lake Road - *Benoir Lake*



# Lake Location Map

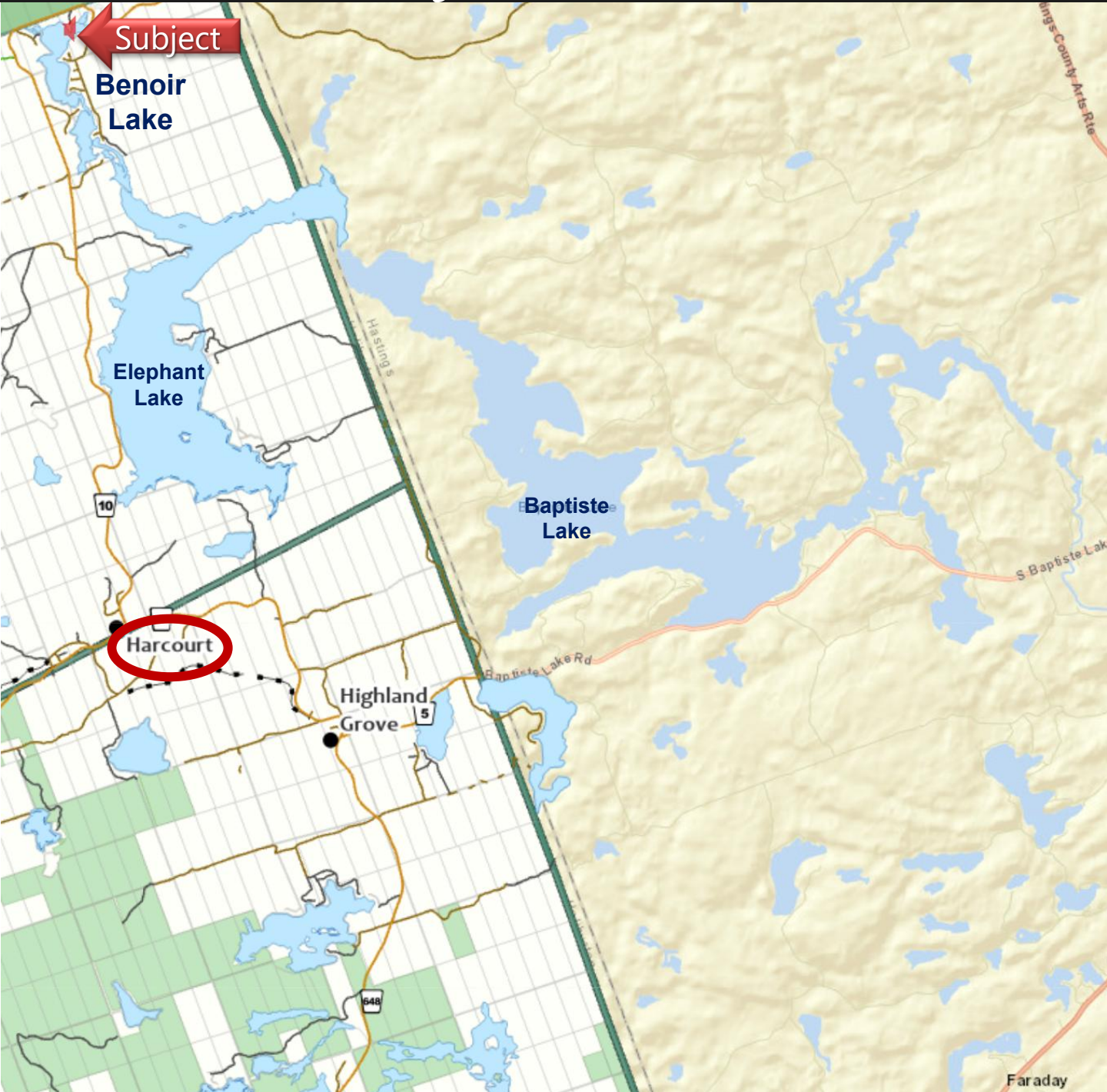
*1053 Cheerful Lane, Benoir Lake*





# Area Map

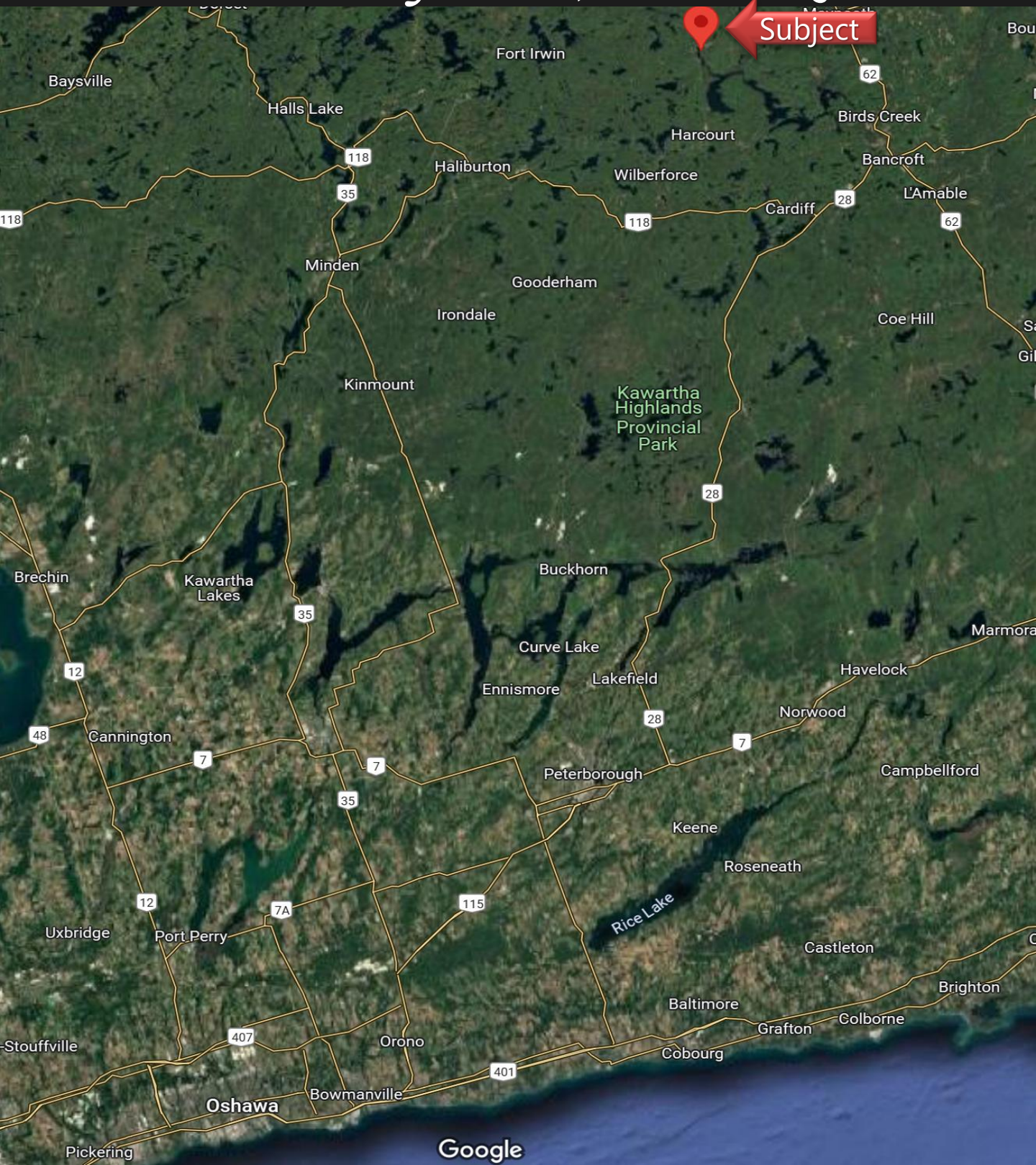
*1053 Cheerful Lane, Benoir Lake*





# *Location from the GTA*

*1053 Cheerful Lane, Benoir Lake*





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