

WELCOME TO
1053 Cheerful Lane
Benoir Lake



Information Package

Schedule B Agreement of Purchase and Sale

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, Benoir 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 as described within 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.

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

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

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

OTHER INCLUSIONS

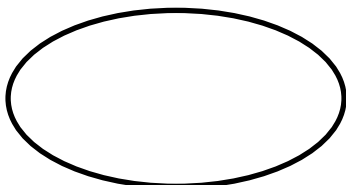
- Exterior chairs, umbrellas and tables, BBQ
 - Docking system

Cottage & Bunkie - EXCLUSIONS

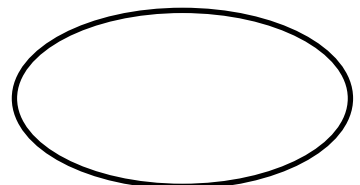
- 2 pink chairs in bunkie
- All outdoor sport equipment including canoes, kayaks & water ski stuff

NEGOTIABLE

- 2010 – 135 HP Inboard/Outboard 17.5' Bayliner boat and trailer, all related equipment including oars, life jackets etc are NEGOTIABLE



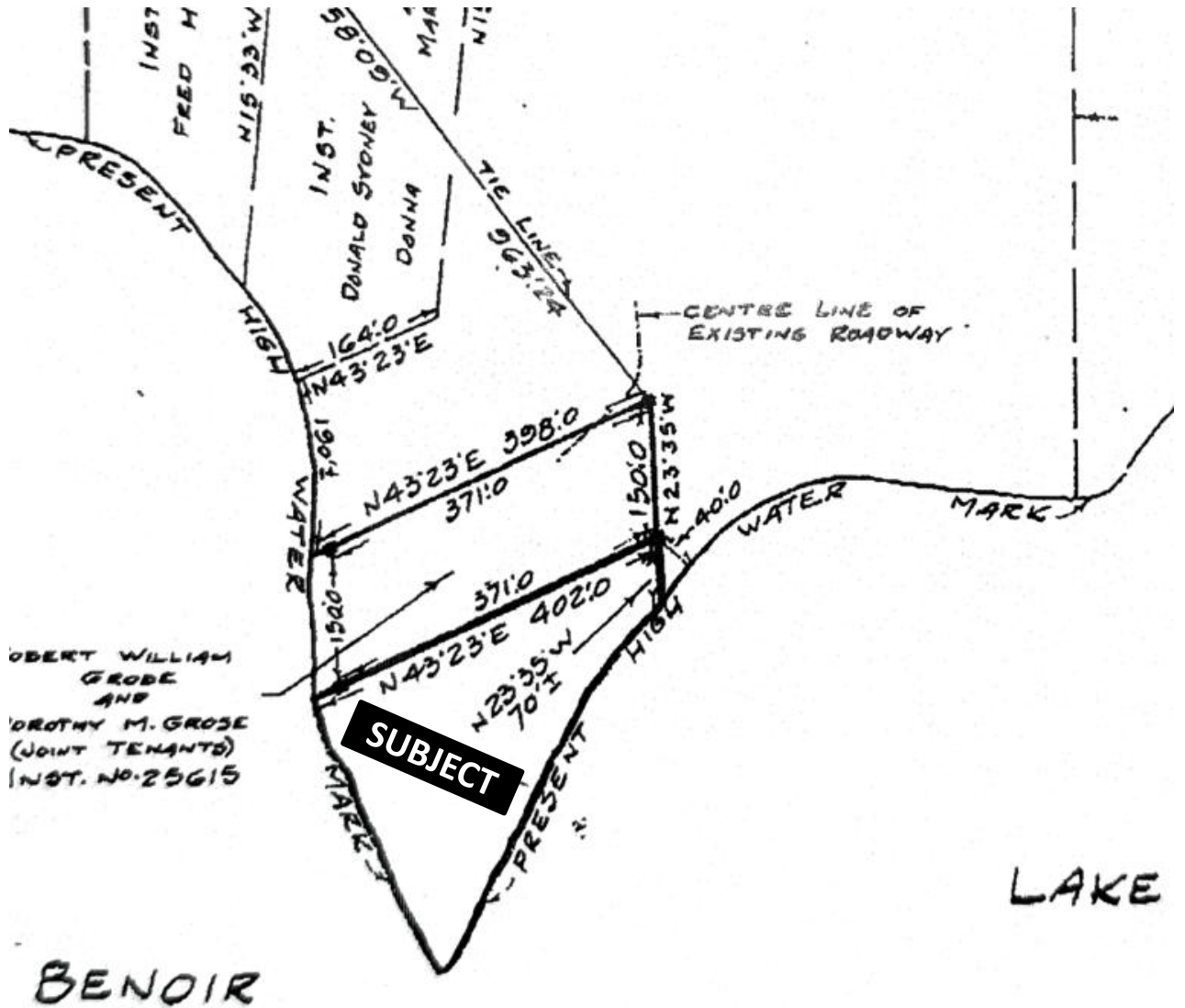
Buyers Initials



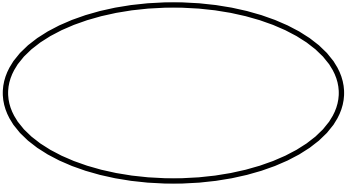
Seller's Initials

Schedule "D"

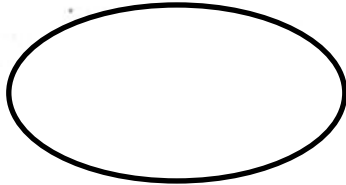
Part Lot 27, Conc 12, Harcourt Township



OBERT WILLIAM GROBE AND DROTHY M. GROSE (JOINT TENANTS) INST. NO. 25615



Buyers Initials



Seller's Initials

Satellite View

1053 Cheerful Lane, Benoir Lake



Benoir Lake

York
River

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:	_____ litres
b) Length of absorption trench required:	_____ 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:	_____
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 = \$2,887.24 = 2025 year
- Propane = \$2,680.90 = 2025
- Snow removal = \$1,614.95 for 2025/2026 winter



History and Improvements

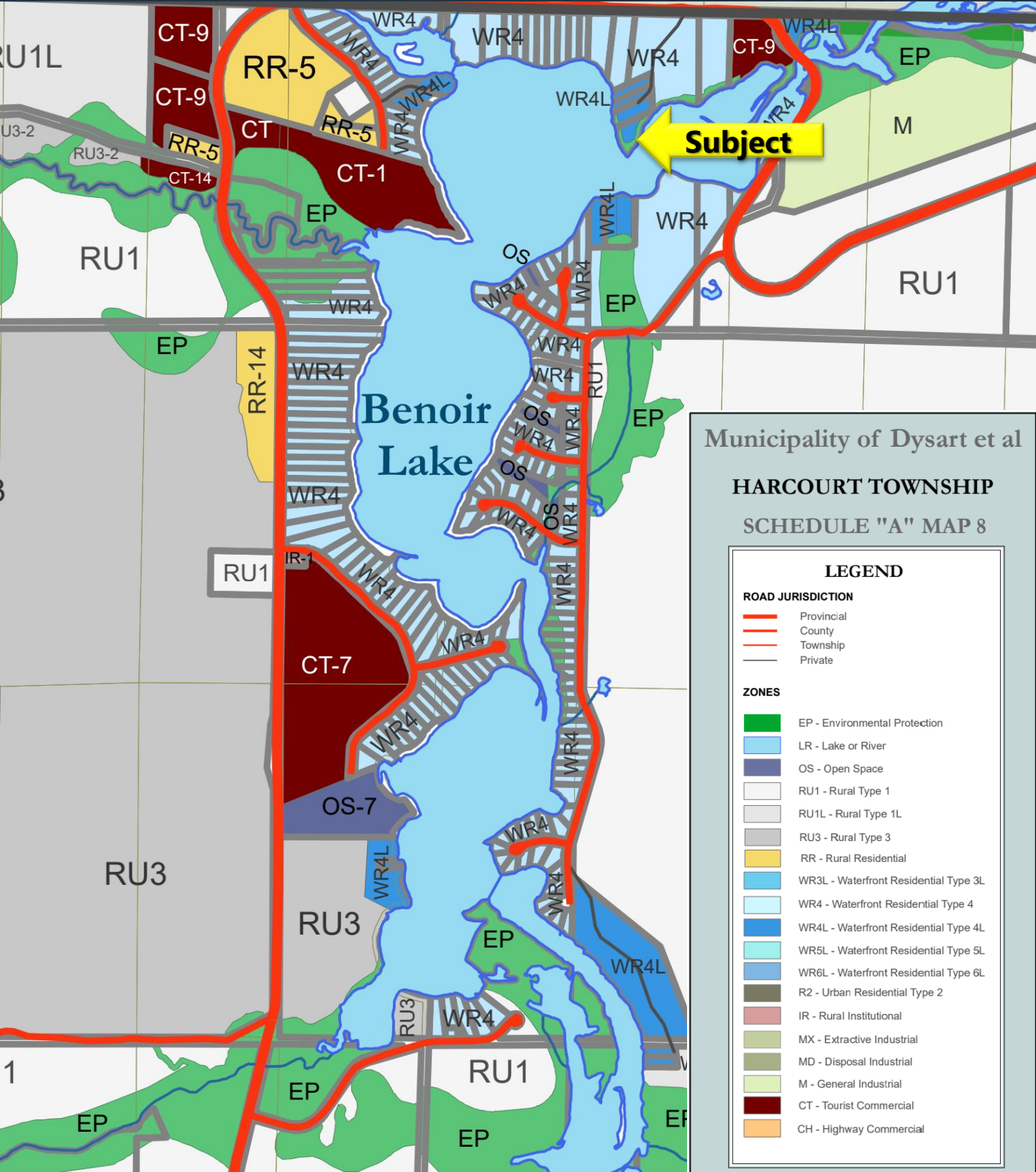
1053 Cheerful Lane - *Benoir Lake*

- 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*



Municipality of Dysart et al
HARCOURT TOWNSHIP
 SCHEDULE "A" MAP 8

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

Lake Location Map

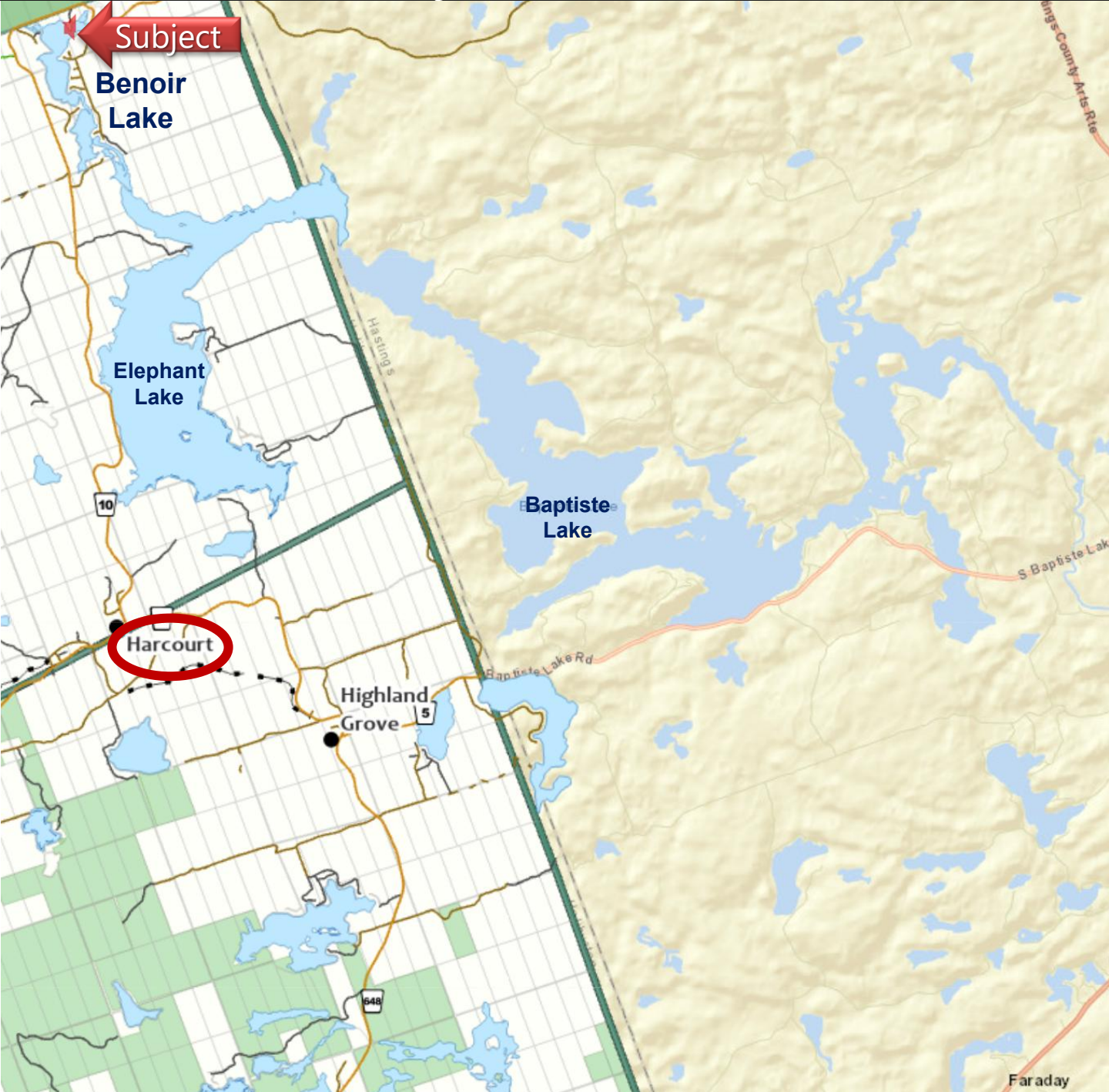
1053 Cheerful Lane, Benoir Lake



Benoir Lake

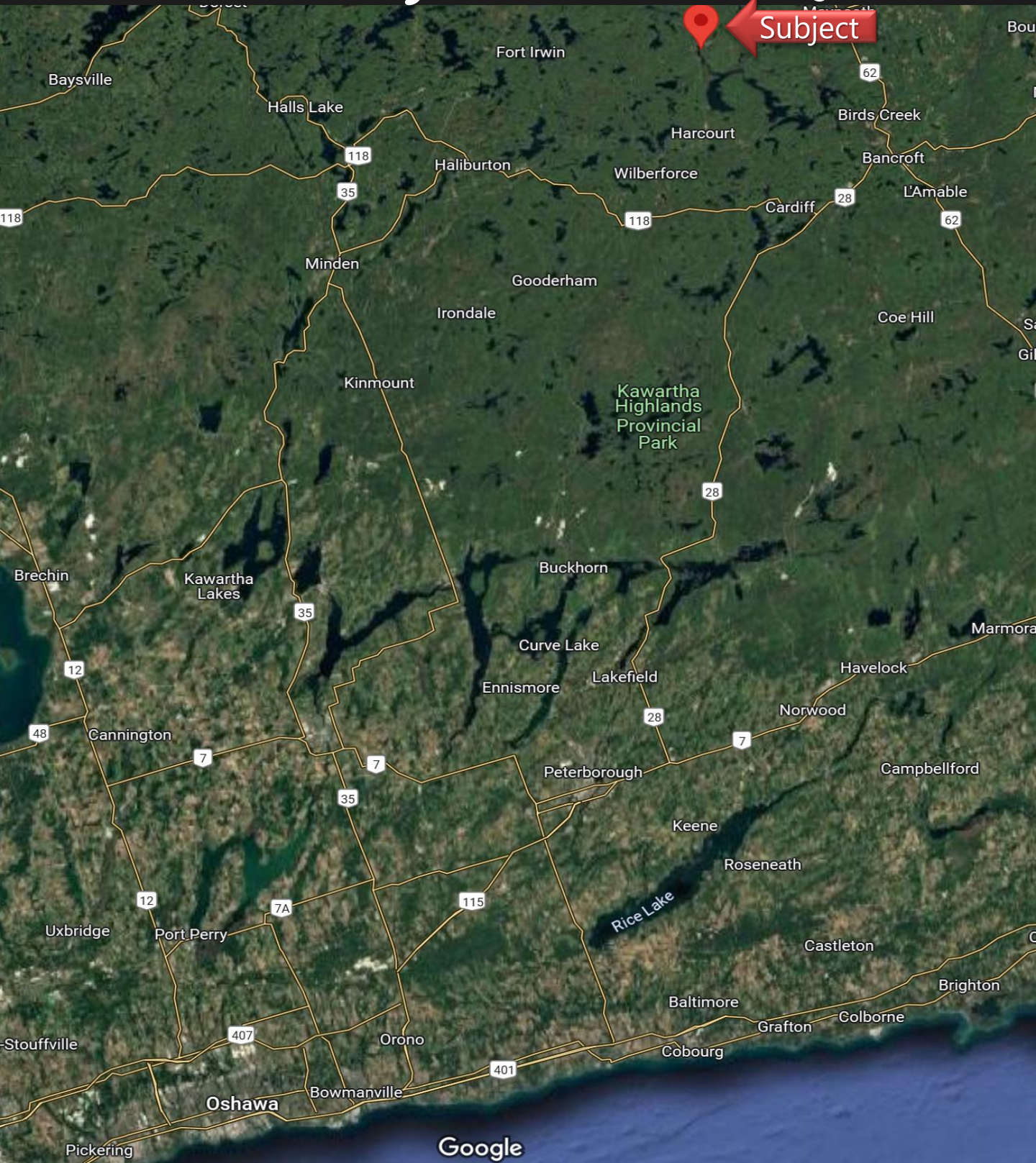
Area Map

1053 Cheerful Lane, Benoir Lake



Location from the GTA

1053 Cheerful Lane, Benoir Lake



Subject

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