

WELCOME TO

1080 Hearts Content Drive



Salerno Lake

INFORMATION PACKAGE



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

BUYER:, and

SELLER: Helina McVeigh - William Leonard McVeigh POA

for the property known as 1080 Hearts Content Drive, Salerno 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/deposit 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): 

SCHEDULE "C"

INCLUSIONS

- Everything as viewed (except as noted under Exclusions)
- All docks
- Gazebo
- Contents of sheds

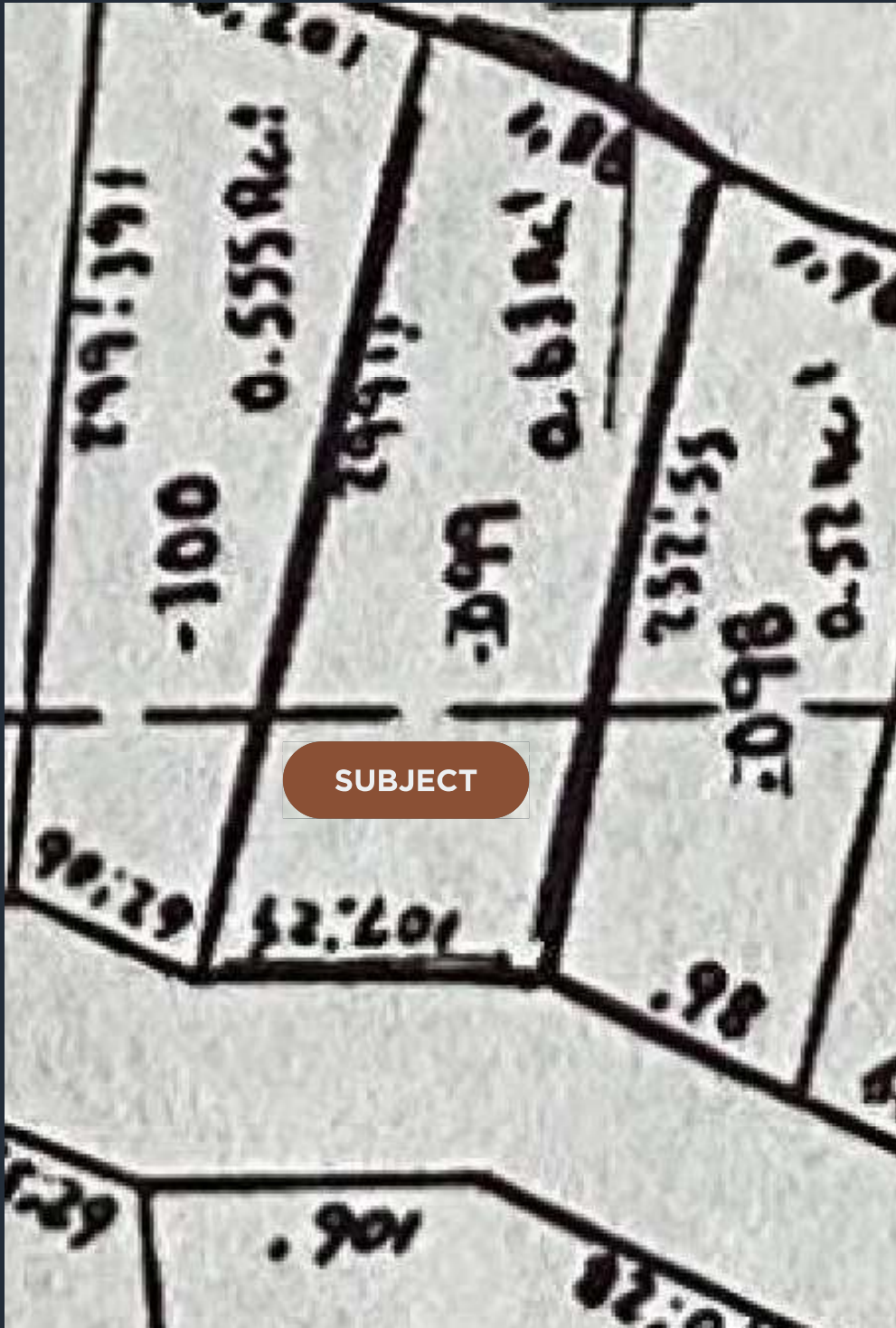
EXCLUSIONS

- Hoosier
- Fishing boat and kayaks
- Bedding and quilts
- Pictures and mirrors
- Toaster
- Small jam cupboard
- Matching bedside tables
- Kitchen table, chairs, tablecloth
- Wooden Canadian flag

BUYER'S INITIALS

SELLER'S INITIALS

SCHEDULE "D" - Survey



BUYER'S INITIALS

SELLER'S INITIALS

Sewage Installation Report



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

UP SCREEN ✓

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

CL-5-91
FILE NUMBER

REPORT

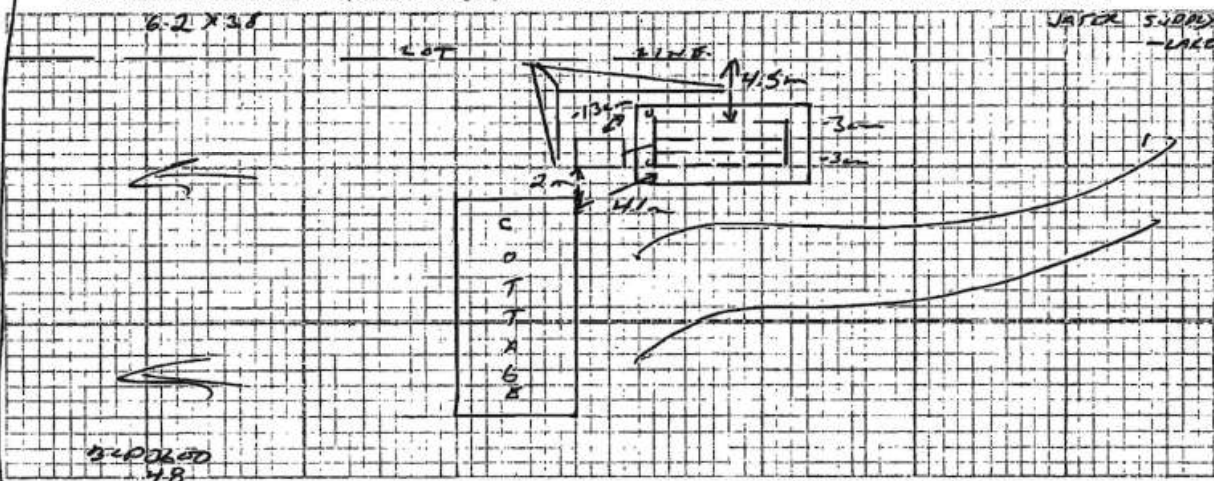
DATE JUNE 19/91

INSTALLED BY: CRIEN CONSTRUCTION ENG. LTD

Work authorized by certificate of approval has been satisfactorily completed and includes

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fiberglass on site or prefabricated to serve 3 bedrooms
- Distribution Pipe Type PVC Clay Tile ; Other _____, Absorption Trench System
- Filter Bed System Filter Bed Area 235 sq. m., Contact Area 235 sq. m.
- Total 20 Lineal Metres in 4 runs of 5 metres and fed by gravity Siphon ; or Pump
- Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder or as outlined on the Certificate of Approval form



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 _____

USE PERMIT

Under section 67 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof, a permit is hereby issued to

for the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # CL-5-91

such system being located on Lot 2 Conc 1 Plan _____ Sub. lot 9

Township/Municipality CLAMORLAN County HALIBURTON

Inspected and Recommended by [Signature]

DATE JUN 19/91 Issued [Signature]
(Director)

NOTE Section 64 of the Act provides that 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 Certificate of Approval is obtained

1080 Hearts Content Drive, Salerno Lake

SALERNO LAKE

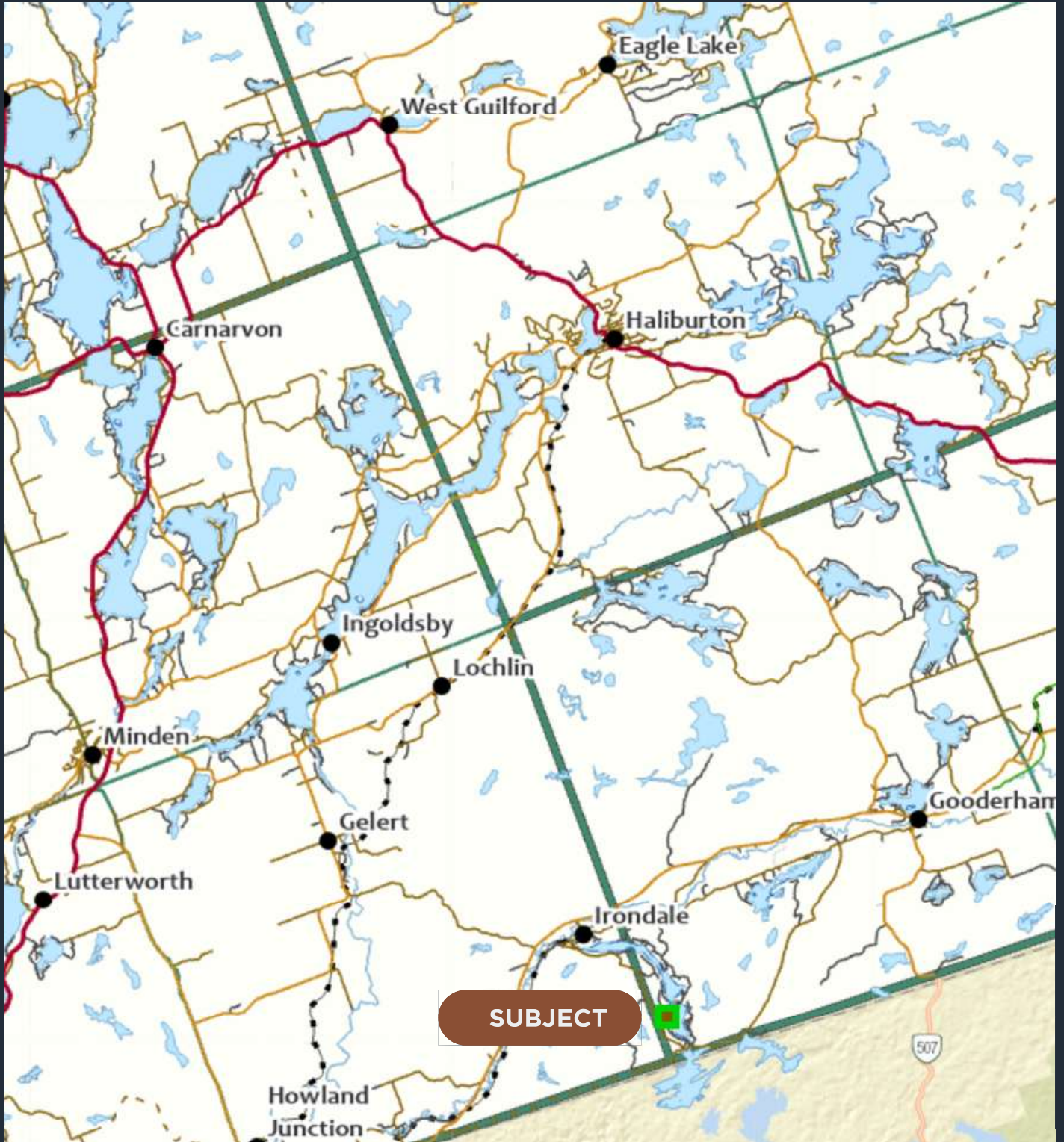
Location Map



1080 Hearts Content Drive, Salerno Lake

SALERNO LAKE

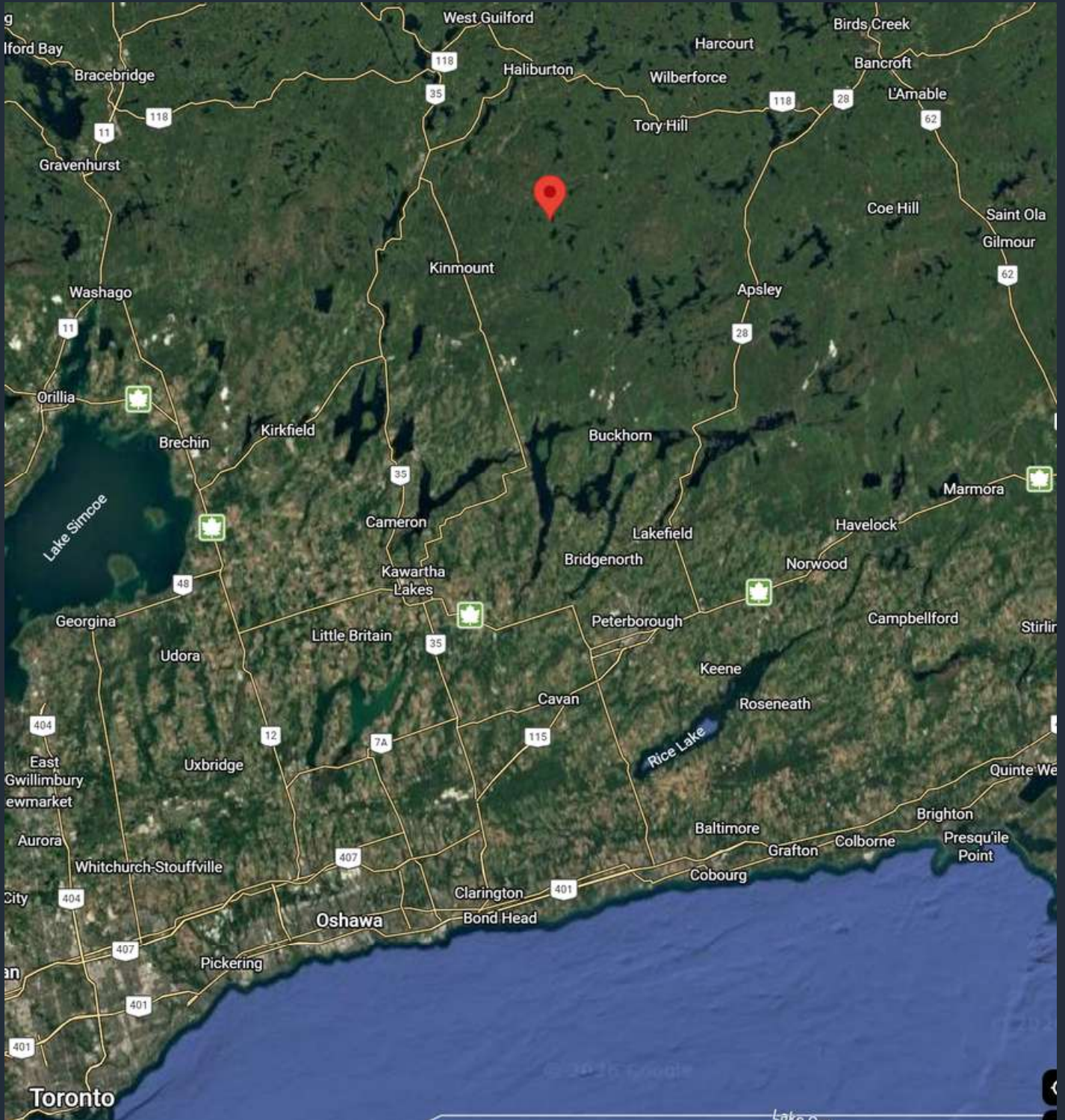
Area Map

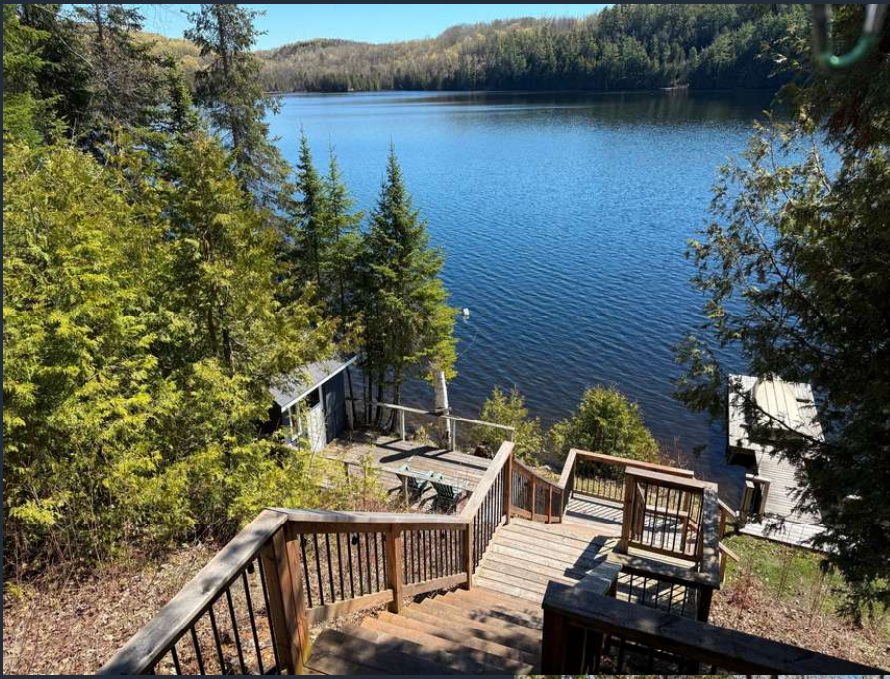


1080 Hearts Content Drive, Salerno Lake

SALERNO LAKE

Location from the GTA





EXPERIENCE, *It Matters!*

RE/MAX
PROFESSIONALS
NORTH

705 457 0046

VINCE DUCHENE
REALTOR



3 SHEDS

**2 BEHIND THE COTTAGE
1 LAKESIDE**

EXPERIENCE, *It Matters*



4 KM OF BOATING &
GREAT FISHING



VINCE
DUCHENE

REALTOR

 705 457 0046

 vince@vineduchene.ca

 vineduchene.ca

EXPERIENCE, *It Matters*