

Welcome to  
1129 Ross Road



Eagle Lake

# ***Very Private Setting & Entrance***



***Loads of parking and a super easy entrance off Ross Road. Also, this is the 2<sup>nd</sup> last on the dead end Road!***



# ***The Walk to the Lake***





# ***The Waterfront***



***Shallow entry sand beach great for kids and in summer  
it is 5' deep off the main dock and 9' off the raft!!!***





# ***The Lake***



**Eagle  
Lake**

**Moose Lake**

***Beautiful views of the island on Eagle Lake & is a 2 lake chain with Moose Lake for more boating!***





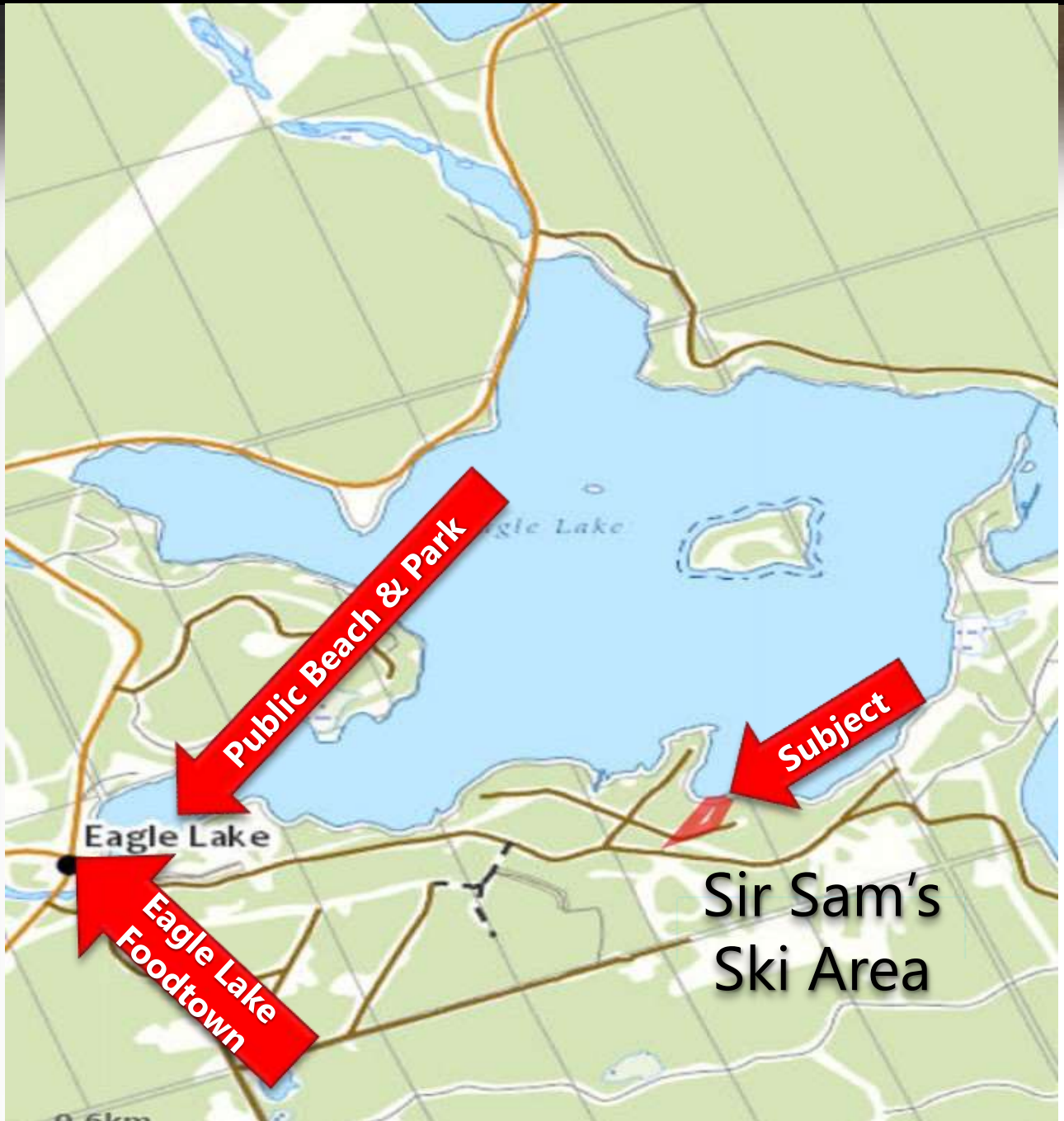
# ***Sir Sam's Ski Area***



***A short walk to Sir Sam's downhill Ski Area***



# ***Fabulous Lot & Location***



***A short walk to Sir Sam's Ski Area and a walk or short drive to the public beach/park and the Eagle Lake Foodtown for groceries and amenities!***



# ***The Drone Perspective***





# ***The Drone Perspective***





# ***Huge Front Deck***





# ***Let's Enter***



**Covered main entrance outside to keep you out of the rain and as you enter you are immediately impressed with the warm feel of the newly upgraded and renovated main dwelling!**



# ***Main Entrance***



**Tastefully finished main entrance  
with barn board walls...**



# ***Kitchen***



**Large, bright Kitchen with bar and a walkout to the side deck with room for a dinette too!**





# ***Living/Dining Room***



**Large, bright open Living/Dining room with walkout to the front deck, view over the lake and a fantastic cathedral ceiling...oh and The "Fireplace" is up next!**



# ***Living Room Fireplace***





# ***Living/Dining Room***





# Show Piece Main Bath





# ***Primary Bedroom***



**Bright and very tastefully finished  
Primary Bedroom**



# ***Primary Ensuite Bath!!!***



# ***Guest Bedrooms***



**Two large  
Guest  
bedrooms...**





# ***Full Finished Lower Level***



# ***Lower Level Sauna***





# ***Lower Level***



# ***2 Car Garage***

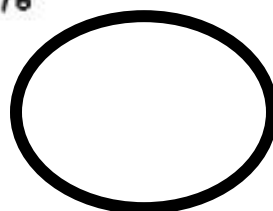
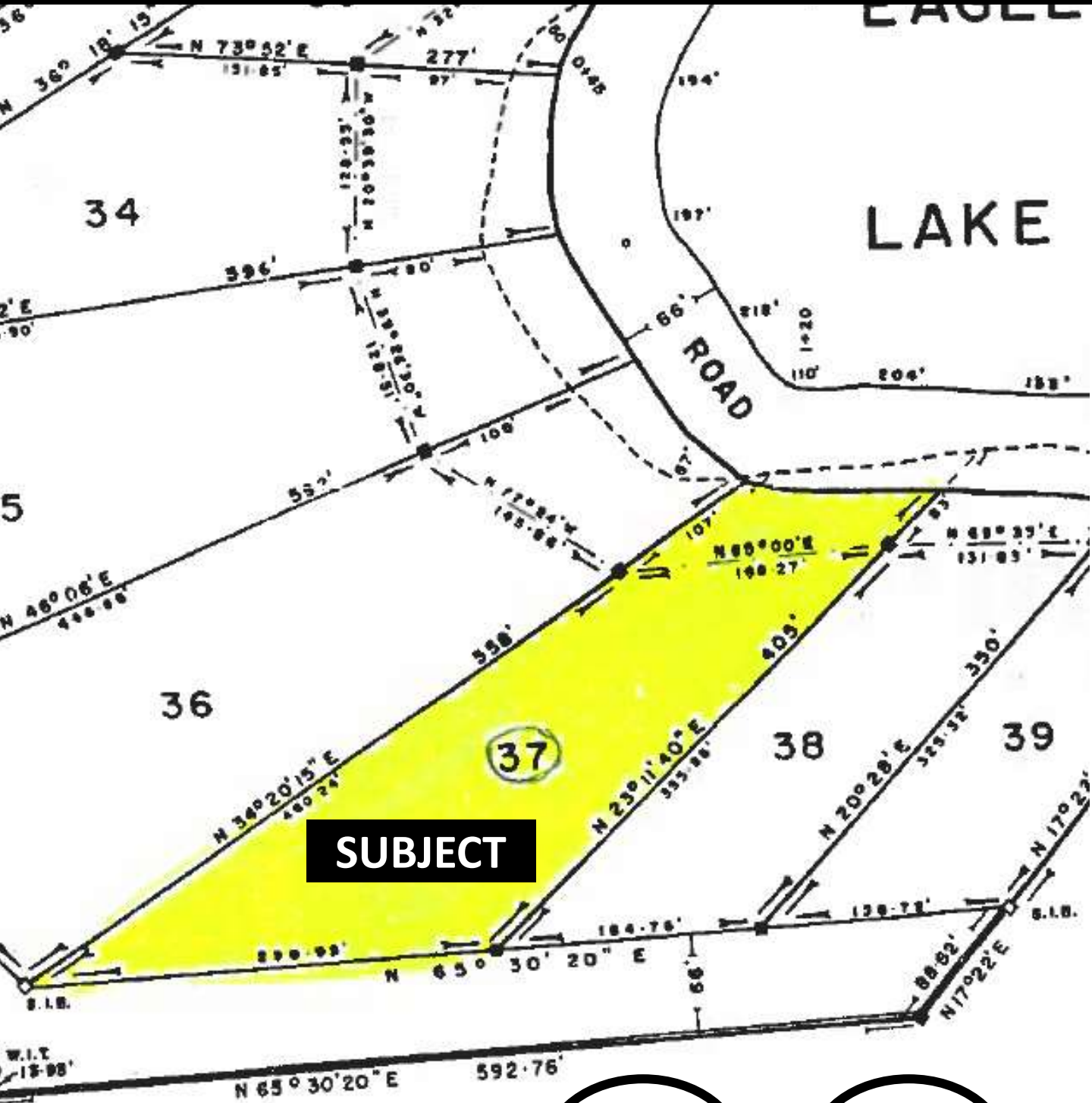


**2 Car detached garage with open covered veranda, studio in the back, workshop, woodstove and a carport...a must in winter!**

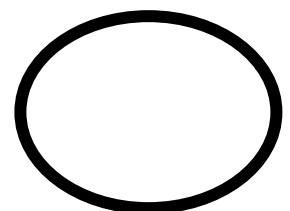


# Schedule "C" - Survey

Lot 37, Plan 462, Guilford Township



Buyers Initials



Seller's Initials

# **Schedule "D"**

## **Inclusions/Exclusions**

**1129 Ross Road, Eagle Lake**

### **EXCLUSIONS**

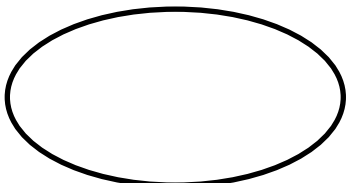
**Blue shop vac linen**  
**Black outdoor furniture in carport**  
**All contents of garage**

### **INCLUSIONS**

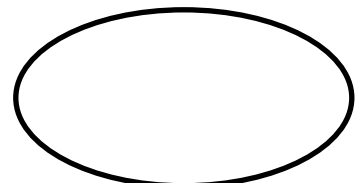
**All appliances as viewed**  
**Some outdoor furniture**  
**Dock**

### **NEGOTIABLE**

**Balance of Furniture**



**Buyers Initials**



**Seller's Initials**



# Sewage Installation Report

1129 Ross Road, Eagle Lake



"The Heart of the Highlands"

Municipality of Dysart et al

P.O. Box 389, 135 Maple Avenue

Haliburton, Ontario K0M 1S0

705-457-1740

Fax: 705-457-1964

[www.dysartetal.ca](http://www.dysartetal.ca)

## BUILDING DEPARTMENT SEWAGE SYSTEM INSTALLATION REPORT

Septic Permit Number: 2017-098

Installation by: SILVER FOX EXCAVATING Date: OCTOBER 17, 2017

Work authorized by Site Inspection Report for a Sewage System Permit has been satisfactorily completed and includes:

1. Septic Tank/Holding Tank of working capacity of EXISTING litres constructed of plastic/concrete/fibreglass.  
Manufacturer: \_\_\_\_\_ Model: \_\_\_\_\_
2. Distribution Pipe: Type: \_\_\_\_\_ Absorption Trench System: ☐ Filter Bed System: ☐  
Filter Bed Area: 26 sq. m. Filter Sand Contact Area: 26 sq. m.  
Total 22 Linear Metres in 4 runs of 5.5 metres and fed by: Gravity: ☒ Siphon: ☐ Pump: ☐  
Loading Rate Area: 160 sq. m. 15 metre constructed mantle provided: \_\_\_\_\_
3. Size of System based on 3 bedrooms and/or <20 fixture units. Commercial Details: \_\_\_\_\_  
Area of Building: 150 sq. m. Total Daily Design Sewage Flow: 1600 litres
4. Other: CLASS 2 DRYWELL INSTALLED AT SAME TIME TO ACCOMMODATE WATER SOFTENER

See Diagram of Installation on back of report.

Ensure the following work is completed:

- 1) Back fill system and sod or seed.
- 2) Stabilize all sloped surfaces.
- 3) Finish grading to shed run-off and divert water around leaching bed.
- 4) If a pump is used after the tank, ensure the weeping tile are dosed to 75% capacity in 15 minutes and include a high level alarm in case of pump failure.

Comments:

**BED REPLACEMENT ONLY  
PROTECT BED FROM ALL VEHICULAR TRAFFIC**

### INSTALLATION REPORT

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

JAYCOCK JANE

For the use and operation of the Class 4 Sewage System Installed/Altered under Septic Permit Number 2017-098

Such system being located at:

Municipal Roll Number: 46-24-040-000-59200-0000  
Legal Description: CON 3 PT LOT 29 PLAN 462 LOT 37  
Address: 1129 ROSS RD

Inspected by: Greg Cherniak Date: October 17, 2017

Issued by: [Signature] Chief Building Official, Karl Korpela Date: December 22, 2017

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation of effectiveness of the sewage system will be affected by the change, unless a Sewage System Permit is obtained.

# General Information

1129 Ross Road, Eagle Lake

## NOTE:

**This is for information purposes only and all costs relating to this property are from 2020 when the dwelling was occupied as a residence for an entire year.**

- Hot Water tank is rented - \$16.50/mth
- Propane Tank is rented from Budget - \$67.80 annually
- Propane Heating Cost for 2020 - \$3,420
- Hydro Cost for 2020 - \$2,085
- Septic Installed in October 2018
- Septic last pumped October 2020 by Haliburton Septic Pumping (Dave Elstone located in Eagle Lake)
- Drilled well in 1988
- Age of roof for main dwelling is 2016
- Age of roof for garage is 2020
- Lake Association Dues - \$60 annually (voluntary membership)
  
- Water depth at the lake and dock
  - Spring: 4-5 feet off permanent dock
  - 9-10 feet off floating dock
  - Summer: down 1 foot +/- from Spring levels
  - Fall: all exposed sand around permanent dock
  - 4 feet off floating dock
  
- 2 car Garage is 27' X 24'
- Studio is 24' X 7'7"
- Carport is 36' X 8'



# 1129 Ross Road, Eagle Lake



### The Ontario Water Resources Act

# WATER WELL RECORD

1. No. 00071943

JUNTY OR BIRTHDAY	DATE OF BIRTHDAY	CON BLOCK TRACT SURVEY ETC	LOT
<i>Haleburton</i>	<i>Ridford</i>	<i>3</i>	<i>28</i>
COLEMAN, JACK	<i>6 Pine Tree Cross,</i>		
	<i>Tramport Ont L6W1C8</i>		

## LOG OF OVERBURDEN AND BEDROCK MATERIALS SEE INSTRUCTIONS

[illegible]

WATER RECORD		
WELL FOUND DATE	KIND OF WATER	
65	<input checked="" type="checkbox"/> FRESH	<input type="checkbox"/> SOUPY
	<input checked="" type="checkbox"/> SALTY	<input type="checkbox"/> MUDRY
		<input type="checkbox"/> OILY
	<input type="checkbox"/> FRESH	<input type="checkbox"/> SOUPY
	<input type="checkbox"/> SALTY	<input type="checkbox"/> MUDRY
		<input type="checkbox"/> OILY
	<input type="checkbox"/> FRESH	<input type="checkbox"/> SOUPY
	<input type="checkbox"/> SALTY	<input type="checkbox"/> MUDRY
	<input type="checkbox"/> OILY	
	<input type="checkbox"/> FRESH	<input type="checkbox"/> SOUPY
	<input type="checkbox"/> SALTY	<input type="checkbox"/> MUDRY
	<input type="checkbox"/> FRESH	<input type="checkbox"/> SOUPY
	<input type="checkbox"/> SALTY	<input type="checkbox"/> MUDRY
	<input type="checkbox"/> FRESH	<input type="checkbox"/> SOUPY
	<input type="checkbox"/> SALTY	<input type="checkbox"/> MUDRY
	<input type="checkbox"/> FRESH	<input type="checkbox"/> SOUPY
	<input type="checkbox"/> SALTY	<input type="checkbox"/> MUDRY

CASING & OPEN HOLE RECORD				
LOGS DATE JOB NO.	WELL (JOB NO.)	WELL DATE JOB NO.	DEPTH FEET	
			LOG	LOG
6/4	OPEN REINFORCED CONCRETE OPEN HOLE PLASTIC	-188	0	44
	OPEN REINFORCED CONCRETE OPEN HOLE PLASTIC			
	OPEN REINFORCED CONCRETE OPEN HOLE PLASTIC			

SCREEN	DATE OF SCREENING	NAME	DOB
	REASON AND TYPE	REF TO 16P OF 1610	

[illegible]

PUMPING TIME METHOD		PUMPING RATE		ELEVATION OF PUMP NO.	
<input checked="" type="checkbox"/> PUMP <input type="checkbox"/> SAILER PAVING LEVEL    WATER LEVEL END OF PUMPING		5    gpm WATER LEVEL RISING		1    0    ft <input type="checkbox"/> PUMPING <input checked="" type="checkbox"/> RECEIVING	
85    60    feet 15 MINUTES    30 MINUTES    45 MINUTES    60 MINUTES 35    40    45    50    feet 15    20    25    30    feet		60    feet PUMP INTAKE SET BY		WATER AT END OF TEST <input type="checkbox"/> CLEAN <input checked="" type="checkbox"/> CLOSOT	
RECOMMENDED PUMP TIME <input type="checkbox"/> SHALLOW— <input checked="" type="checkbox"/> DEEP		RECOMMENDED PUMP RATE 30    feet		RECOMMENDED PUMP NO. RATE    6    gpm	

FINAL STATUS OF WELL	<input checked="" type="checkbox"/> WATER SUPPLY <input type="checkbox"/> OBSERVATION WELL <input type="checkbox"/> TEST HOLE <input type="checkbox"/> CULMINITY WELL	<input type="checkbox"/> ABANDONED, LEAKY, CLEAN SUPPLY <input type="checkbox"/> ABANDONED, POOR QUALITY <input type="checkbox"/> ABANDONED <input type="checkbox"/> OTHERWISE
	<input type="checkbox"/> DOMESTIC <input type="checkbox"/> STOCK <input type="checkbox"/> IRRIGATION <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> MARINE, CANAL <input type="checkbox"/> PUBLIC SUPPLY <input type="checkbox"/> COOLING OR A/C CONDITIONING <input type="checkbox"/> NOT USED
WATER USE		
METHOD OF CONSTRUCTION	<input type="checkbox"/> CABLE TOOL <input type="checkbox"/> AUGURY, COMPLETION <input type="checkbox"/> POT-HOLE (REVERSE) <input type="checkbox"/> AUGURY, A/C <input type="checkbox"/> A/C PERCUSSION	<input type="checkbox"/> PIPE <input type="checkbox"/> AUGURY <input type="checkbox"/> A/C <input type="checkbox"/> A/C <input type="checkbox"/> A/C <input type="checkbox"/> A/C

LOCATION OF WELL

ON DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND  
LOT LINE INDICATE NORTH BY ARROW.

31797

COUNTY OF	NAME OF WELL CONTRACTOR	WELL CONTRACTOR'S LICENSE NUMBER
	PROBLEM	DATE OF INSPECTION
	NAME OF WELL	WELL TECHNICIAN'S LICENSE NUMBER
	SIGNATURE OF WELL CONTRACTOR	SUBMITTER'S NAME
		DATE

OFFICE USE ONLY				

# Exact Location Map

# 1129 Ross Road, Eagle Lake





# Location Map

1129 Ross Road, Eagle Lake



# Area Map

1129 Ross Road, Eagle Lake





# Location From GTA

1129 Ross Road, Eagle Lake

