

1139 Peddleboat Bay Lane



Tamarack Lake
Haliburton Highlands

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

BUYER: _____, and

SELLER: **MAHMOOD AKBARI and ZARZHNGA SADIQAI**

for the property known as **1139 Peddleboat Bay Lane, Tamarack Lake**

dated the _____ day of _____, 20**23**

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): 

Schedule "C"

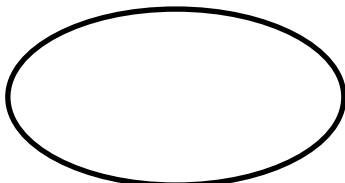
1139 Peddleboat Bay Lane, Tamarack Lake

Inclusions

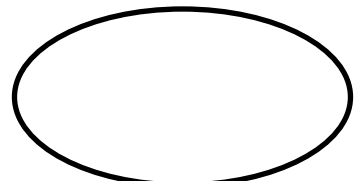
- Steel fire pit ring
 - Furniture
 - Area rug
 - Table Lamp
- Black resin chair
 - Flowerpot
- Stainless steel appliances
 - A-frame fire log storage

Exclusions

- Deer barbeque
- Red Muskoka chairs
 - TV



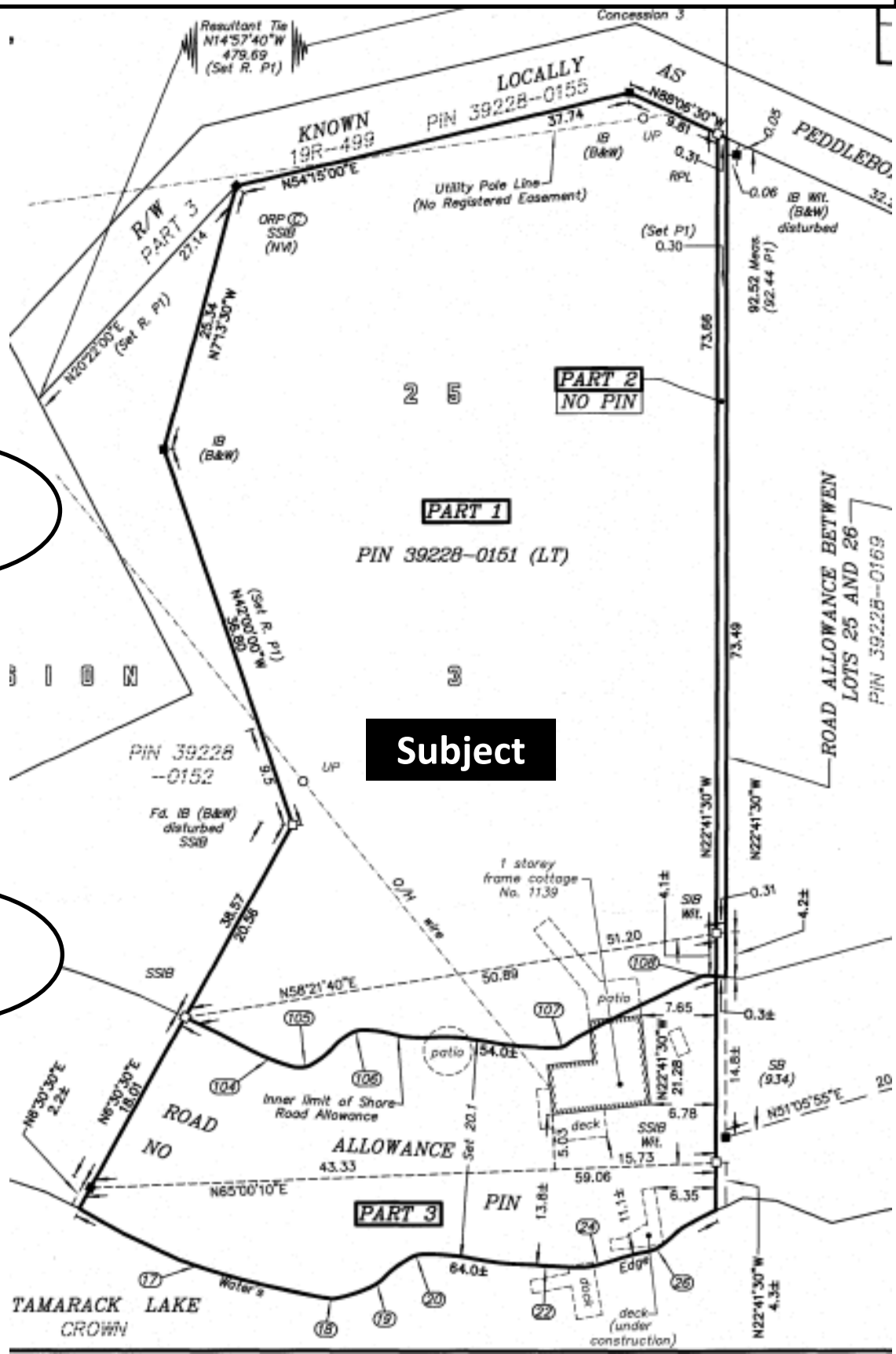
Seller's Initials



Buyers Initials

Schedule "D" – Survey

Parts 1 and 2 on Plan 19R10664, Highlands East



Septic Inspection Report – PG 1

1139 Peddleboat Bay Lane, Tamarack Lake



SEPTIC REPORT

HomePro Central On. Inc.
Haliburton, Ontario KOM 1S0
705-455-9055/800-832-0519
homeproco@gmail.com

Michael Rahme
NCH BCIN 15128



Septic Inspection Report – PG 2

1139 Peddleboat Bay Lane, Tamarack Lake



Homepro Central On. Inc.
Haliburton, Ontario
homeproco@gmail.com
1-800-832-0519 / 705-455-9055

SEPTIC TANK INSPECTION REPORT

Date: July 5 2023
Inspection address: 1139 PEDDLEboat Bay Lane, Goddardham
For: Zara Sadiguan Phone: 647-458-9272
Email: zara.s.15@yahoo.ca

Septic tank inspection fee \$ 350
Accessibility charge (Digging) \$ 45.50
HST (885861195 RT) \$ 45.50
Total \$ 345.50

Payment method: Cash
Cheque
E-transfer

SECTION 1: SITE EVALUATION

TOPOGRAPHY

	TO BED	FROM BED
FLAT		
ROLLING	✓	
STEEP		✓

GENERAL PROPERTY: FLAT ROLLING STEEP
SEASONAL SURFACE WATER: PROBABLE POSSIBLE
SOIL TYPES ROCK GRAVEL SAND CLAY LOAM
(Surface observation only)

SURROUNDING WATER BODIES

REQUIRED 15 M	FROM TANK	FROM BED
LAKE	<u>14m</u>	<u>20m⁺</u>
RIVER	<u>NA</u>	<u>NA</u>
POND	<u>NA</u>	<u>NA</u>
SPRING	<u>NA</u>	<u>NA</u>

VEGETATION

DISTANCE	TO TANK	TO BED
TREES	<u>1.4m</u>	<u>3m[±]</u>
SHRUBS	<u>NA</u>	<u>NA</u>
GARDENS		<u>NA</u>

*Vegetation must be a minimum of 3 meters from septic system

SECTION 2: STRUCTURE

The required clearance for all components of an Onsite Wastewater System from the property line is 3 meters. Are inability to establish property lines will make it impossible for us to accurately assess these clearances.

HOUSE INFORMATION

SEPTIC USE PERMIT:

YES NO

DATE OF LAST PUMPING:

unknown

Septic Inspection Report – PG 3

1139 Peddleboat Bay Lane, Tamarack Lake

OUTBUILDINGS & STRUCTURES

APPROX SQUARE FOOTAGE/METERS	780 ⁺
# OF BEDROOMS	2
# OF BATHROOMS	1
# OF FIXTURES	7
WATER TREATMENT	✓
SYSTEM AGE	25 ⁺
USAGE	Res.

DISTANCE	FROM TANK		FROM BED	
	ACTUAL	REQUIRED	ACTUAL	REQUIRED
HOUSE	1.4m	1.5 M	5m ⁺	5 M
OUTBUILDINGS	> 5m	1.5 M	> 10M	5 M
BOATHOUSE	NA	1.5 M	NA	5 M
BUNKIE	NA	1.5 M	NA	5 M
BORED WELL	NA	15 M	NA	15 M
DUG WELL	NA	15 M	NA	30 M

WATER SUPPLY TO DWELLING PROVIDED BY:

MUNICIPAL	LAKE/RIVER	WELL (DRILLED/DUG/SAND POINT)
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SECTION 3: TREATMENT UNIT

TREATMENT TYPE: CLASS 1 CLASS 2 CLASS 3 CLASS 4 CLASS 5

TANK COMPOSITION

CONCRETE	PLASTIC	METAL	OTHER
APPROX. TANK SIZE	3600 LITRES/GALLONS	MEASURED	PERMIT
ADEQUATE	INADEQUATE	EXPANSION ROOM	
GREY WATER SYSTEM IN USE	YES	NO	
TANK PUMPING HISTORY FREQUENCY	EVERY ____ YEARS +/- UNKNOWN ____		

SEPTIC TANK CONDITION

INTERNAL & EXTERNAL COMPONENTS OF SEPTIC TANK

STATUS	OK	CORROSION	REPAIR/REPLACE	EXT. STRUCTURE DAMAGE	YES	NO
INLET	✓			ACCESS COVERS DAMAGED	YES	NO
BAFFLE INLET	✓			RISER RECOMMENDED	YES	NO
OUTLET	✓			FUNCTIONAL FLOW FROM HOUSE TO TREATMENT UNIT	YES	RESTRICTED
BAFFLE OUTLET	✓			FLOW BACK FROM BED TO TANK	YES	NO
PARTITION	✓					
EFFLUENT FILTER	NA					

→ Dry system

Septic Inspection Report – PG 4

1139 Peddleboat Bay Lane, Tamarack Lake

SECTION 4:

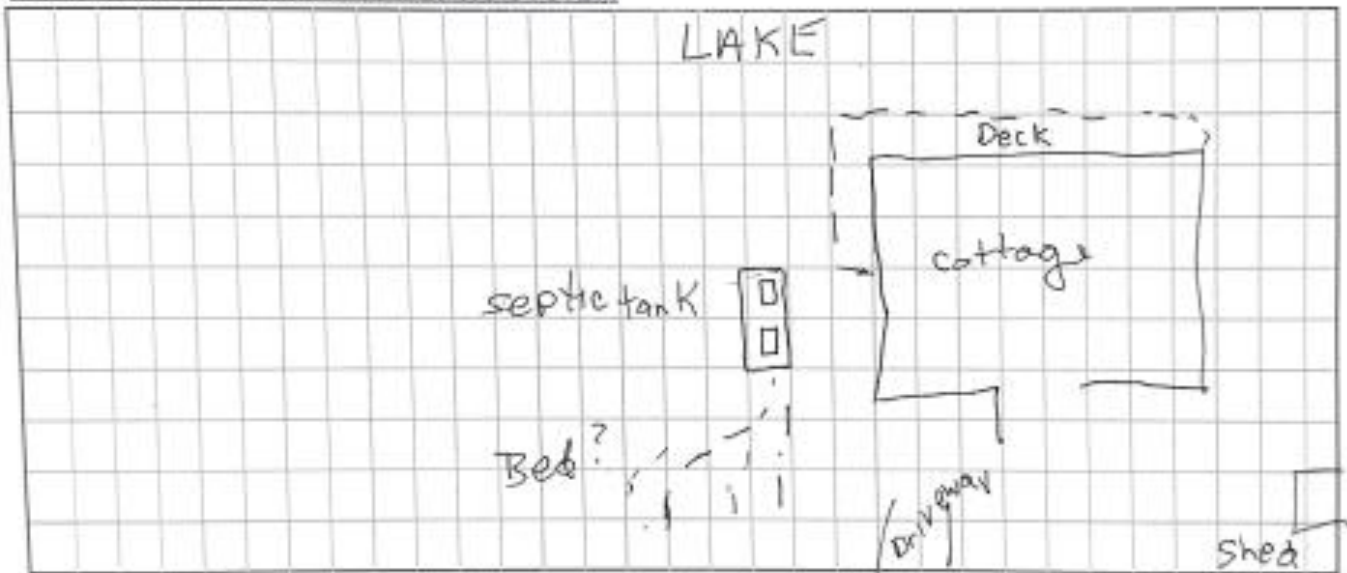
PUMP DEPENDENT SYSTEM: YES

NO

PUMPING CHAMBER

STATUS	OK	CORROSION	REPAIR/ REPLACE	STATUS	OK	CORROSION	REPAIR/ REPLACE
OUTLET				ALARM			
INLET				AUDIO/VISUAL			
PUMP				WIRING/GFCI			
FLOAT				LOCATION			

SKETCH AREA - LAYOUT OF SEPTIC SYSTEM



SECTION 5: SEPTIC TANK SUMMARY

AT THE TIME OF THE INSPECTION THE SEPTIC TANK IS FREE OF STRUCTURAL DAMAGE & OPERATING AS INTENDED: YES NO

Remove Large trees from septic tank area.

Due to heavy root mass in tank (which was removed, at time of inspection.

Req. complete earth cover of septic lids

Mike Rahme

BCIN 15128

Septic Inspection Report – PG 5

1139 Peddleboat Bay Lane, Tamarack Lake



SEPTIC REPORT REFERENCE

***On-Site Sewage Systems Code & Guidelines,
8.2.1.3***

A 3600 litres septic tank is adequate to serve a 3 bedroom cottage not greater than 2000 square feet and not greater than 21 plumbing fixtures.
(A fixture is calculated by the diameter of the drain trap)

**HomePro Central On. Inc.
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705-455-9055/800-832-0519
homeproco@gmail.com**

**Michael Rahme
NCH BCIN 15128**



Features/Finishes

1139 Peddleboat Bay Lane, Tamarack Lake

- Four season cottage
- Large lot with 209' frontage and 1.252 acres
- 66' Township Owned road allowance abuts for added privacy
- Peaceful and safe lake restricted to non gas powered motors
- Recently purchase shoreline road allowance with updated survey
- Oversized black contemporary windows with matching interior (in main areas)
- Spray foam in exterior walls and undercarriage
- Black aluminium deck railing
- Standing seam metal roof
- Lots of room to park multiple vehicles
- Radiant floor heating throughout with smart thermostat
- Lutron automated lighting (interior and exterior)
- Soffit pot lights
- Exterior cold and hot water hose bib
- Premium Torlys 7" wide luxury vinyl flooring
- Prefinished T&G pine wall cladding
- Rustic Knotty alder interior doors with black hardware
- Quartz countertops throughout
- Brushed gold Moen plumbing fixtures
- Contemporary NIICO cabinetry and millwork
- Oversized granite composite undermount kitchen sink
- Stainless steel appliances
- Wood stove with space saving wood storage bin on a steel hearthpad and double wall black pipes.

2022/2023 Road dues

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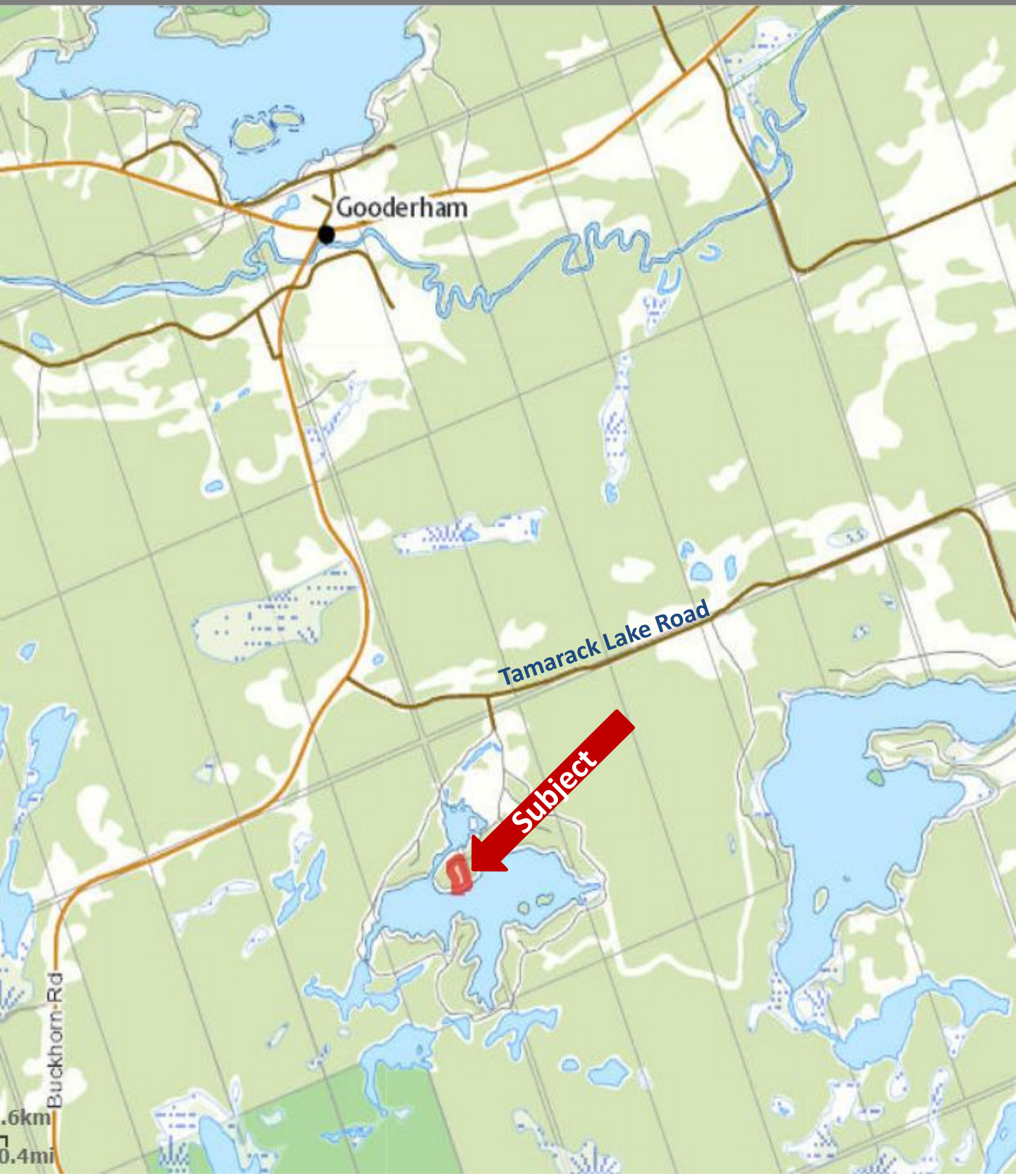
Summer 2022 did not disappoint with regards to weather this year, it seemed that sunny days went on forever. Now that the fall has begun, it is time to think about the upcoming fall and winter season.

This year, we are again increasing rates by \$25.00 this year, and is based on the increased costs for maintenance/fuel. At the start of the 2021/2022 season, Brad charged \$300 per plow, but with the increase in fuel he increased mid- way through the seasons to \$340 per plow. Now with further inflation he has increased to \$360 per plow for the start of the 2022/2023 season.

For the coming year we're increasing our dues by \$25/cottage as mentioned above. If you're not having your driveway ploughed, the dues are **\$250**. If you'd like to have your driveway ploughed, they're **\$350**. Snow ploughing of the roads is necessary for insurance purposes for most of us, even for those of us who don't spend time at the cottage during the winter.

Area Map

1139 Peddleboat Bay Lane, Tamarack Lake



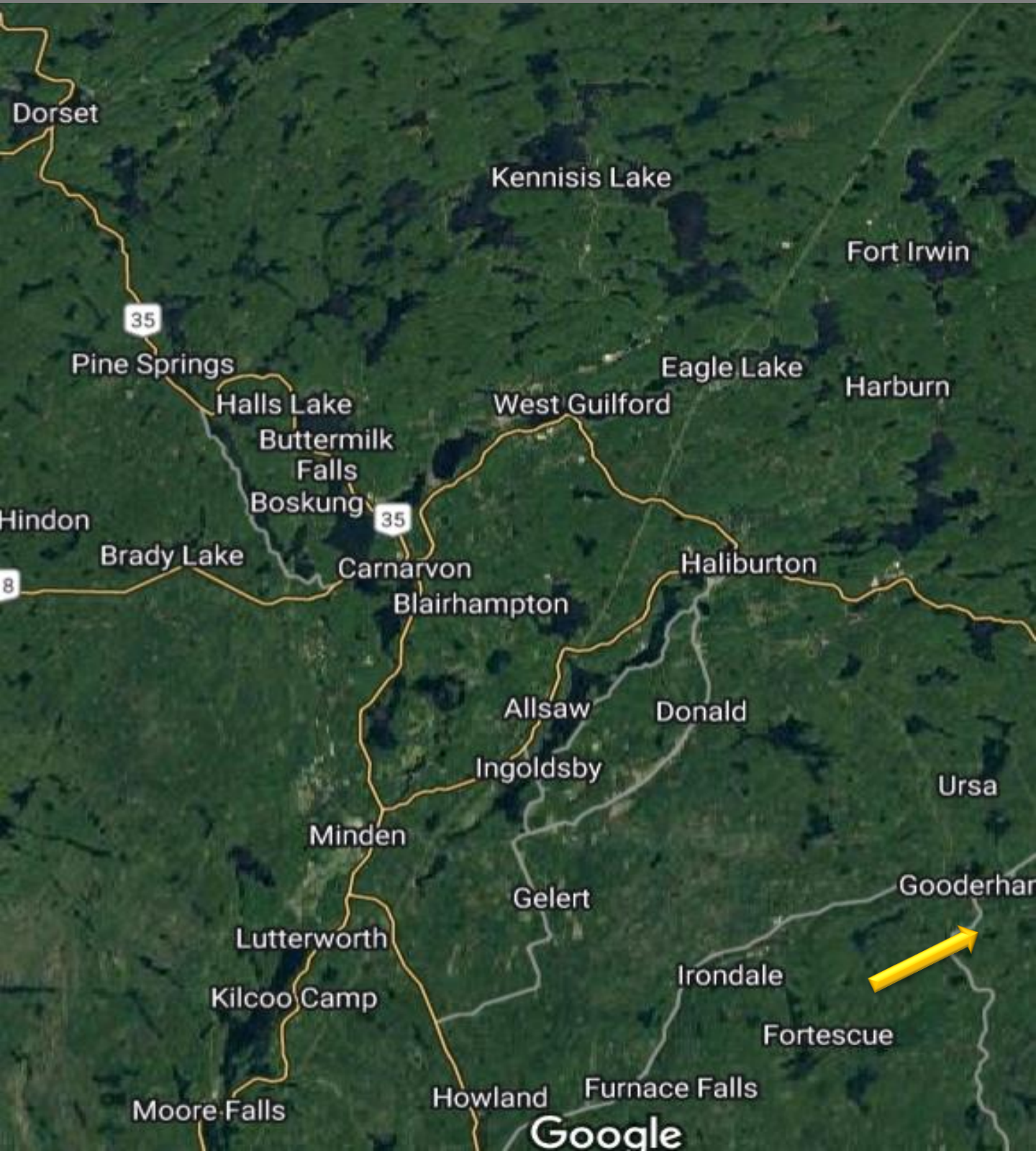
Lake Location Map

1139 Peddleboat Bay Lane, Tamarack Lake



Location in Central Ontario

1139 Peddleboat Bay Lane, Tamarack Lake



Location From GTA

1139 Peddleboat Bay Lane, Tamarack Lake

