

1151 Barrister Bay Lane



Koshlong Lake
Haliburton Highlands

Total Seclusion!!



Barrister Bay Lane will lead you to this unique, totally secluded piece of heaven featuring over 500' of frontage on the lake facing South & West. A mostly level lot for total outdoor enjoyment and perfect for kids!

525' of Privacy!



The Drone Perspective



The Drone Perspective



The Drone Perspective



Barrister Bay

Koshlong has many Bays & Islands

MAIN Lake



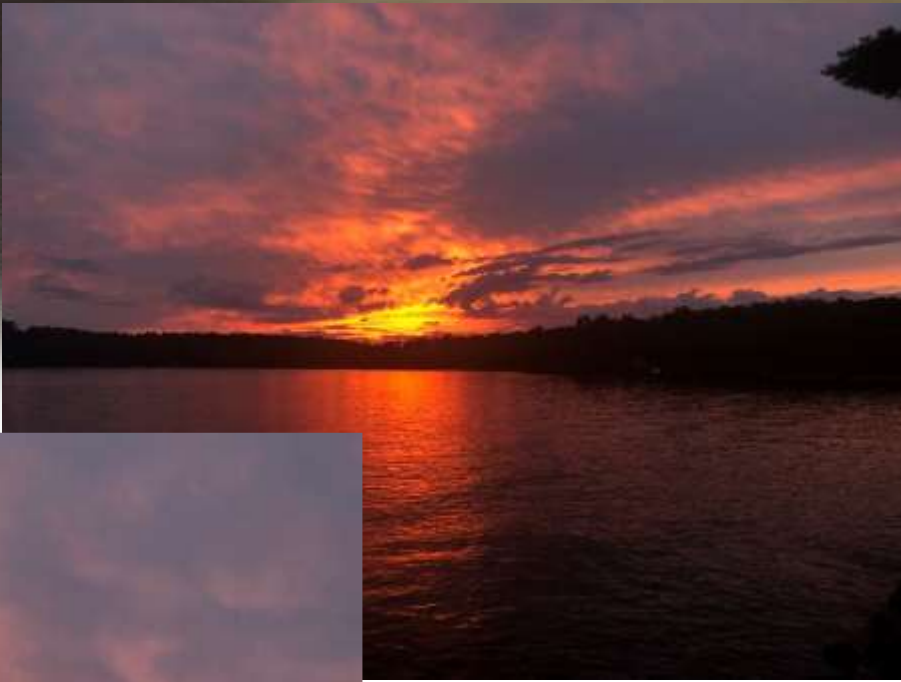
More Shoreline



A mixture of rock and sand makes up the entire shoreline not to mention the large majestic pines scattered around the property.



Koshlong Lake Sky



The Swimming Area



Hard packed, rippled sand beach and once the fall rolls around it'll be fully exposed for enjoyment...



The Fall at Koshlong Lake

As the season moves from Summer to Fall more and more sand beach gets revealed...



More by the Water!



Stunning shoreline with a mix of rock & sand but also featuring a boathouse that you could never build today!



More by the Water!



The view features several Islands and a unique rock break wall

Outdoor Experiences



Kitchen



**Large kitchen
with windows
bringing the
lake in!!**

Dining Area



Dining Room with a beautiful view out over the lake...

GREAT Room



**A full open concept
LR/KT/DR area
complete with new
post and beam
structural timbers,
fresh pine plank
walls and a small
sleeping loft tucked
above the centre
bedroom...**

3 Piece Bath



Recently spray foamed walls for added insulation value in this 3 piece bath with shower.



Bedroom 1



Bedrooms 2 & 3



Screened Covered Porch



***The View...
The Sunset...
The Breeze...
The non bug
environment you'll find
yourself in constantly...***

Covered Porch View



*The View
from the
Porch at
Dusk is so
calming &
relaxing...*

Sunsets



***Stunning
Sunsets Await!***



More



More



More



Septic Pumping Invoice

1151 Barristers Bay Lane, Koshlong Lake



FRENCH SEPTIC PUMPING

(DIVISION OF SHEPHERD ENVIRONMENTAL)

6798 Hwy 35, P.O. Box 68
Coboconk, Ontario K0M 1K0

Telephone: 705-457-1152 • 705-454-3744

705-887-1503 • 705-286-1178

Fax: 705-454-8700

CUSTOMER:

WHATLEY, MR. SHAWN
4416 HERRAL ROAD
MT. ALBERT ON L0G1M0

(289) 338-4133 Ext

DIRECTIONS:

1151 BARRISTER BAY LANE
KOSHLONG LAKE
GLAMORGAN TO FALLOW FIELD
1ST RD OFF FARLOW FIELD
LIDS 1/2 DOWN WALKWAY
ON

INV. NO. 0000097894

DATE: Aug-10-17

CUST. NO. 021905

TERMS: PAYABLE ON RECEIPT
(We accept VISA - M/C - DEBIT)
HST # R104831243

Shawn

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTIC8-08	PUMPING SEPTIC TANK	185.84
		HST 24.16
		TOTAL: \$210.00

Comments: Material on site pertaining to this invoice remains the property of French Septic Pumping until paid in full.
Work done close to trees, flower beds, patios, sidewalks, etc. done at customer's risk only.
1% INTEREST CHARGED PER MONTH ON ACCOUNTS OVER 30 DAYS.

NEW OWNERS!

Kevin

*- paid Aug 16
VISA - 401-659
Confirmation #*

CUSTOMER COPY

INVOICE

DRIVER: _____

NOTE: There is no physical records of the Septic System at the Township Office, the septic was pumped 5 years ago (receipt above) however it is being sold "As Is".

SECONDLY, the Seller has booked for another pumping of the tank on June 23rd, 2022.

Schedule "C"

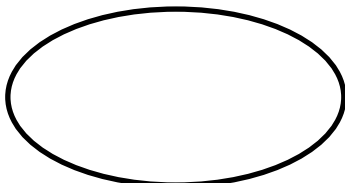
1151 Barristers Bay Lane, Koshlong Lake

INCLUSIONS

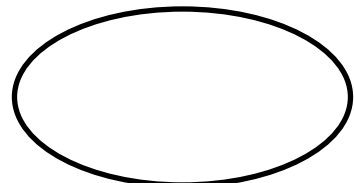
- All contents as viewed EXCEPT what is listed below as an EXCLUSION

EXCLUSIONS

- Personal items (clothes, etc.)
 - All books
 - Aluminum Boat
 - Canoes/kayaks/sailboat
- Paddles, Lifejackets, Anchors
 - All tools and Toolboxes
- Building materials (lumber, hardware, windows, barrels etc.)
- Supplies (hardware, supply cupboards & contents thereof in boathouse)
 - Fishing gear, rods, tackle, equipment etc.
 - Swimming gear
 - Hutch in Living Room
 - Brown Couch in Living Room
- Picture above Brown Couch in Living Room



Seller's Initials



Buyers Initials

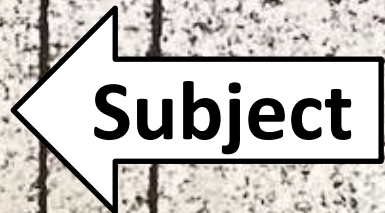
Schedule "D"

PT LT 15 CON 15 GLAMORGAN AS IN H24461; HIGHLANDS EAST



Buyers Initials

Seller's Initials

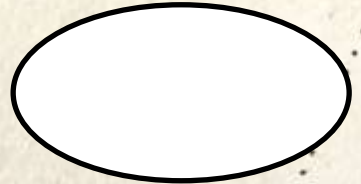


Schedule "E"

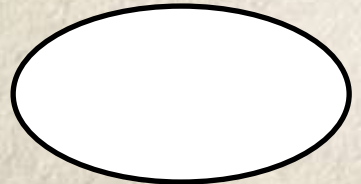
PT LT 15 CON 15 GLAMORGAN AS IN H24461; HIGHLANDS EAST



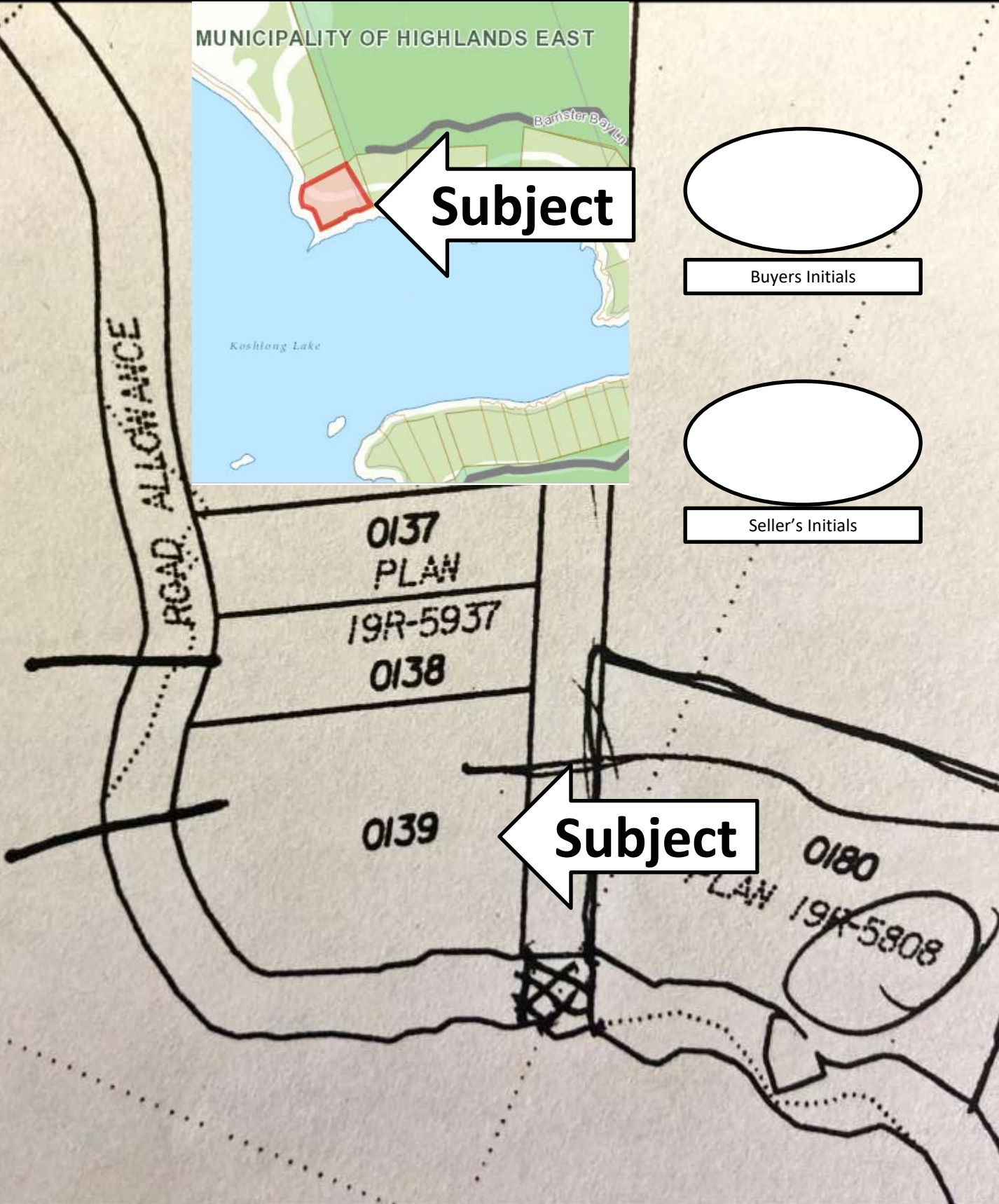
Subject



Buyers Initials



Seller's Initials



Subject

Exact Location Map

1151 Barrister Bay Lane, Koshlong Lake



**Koshlong
Lake**

MNR Overview Map

1151 Barrister Bay Lane, Koshlong Lake



Koshlong
Lake

Lake Location Map

1151 Barrister Bay Lane, Koshlong Lake



Location From GTA

1151 Barrister Bay Lane, Koshlong Lake

