

1274 Twist Lane



Salerno Lake
Haliburton Highlands

Very Private Entrance



Located just off Twist Lane with only 3 other properties past this location. Loads of area to park OR build a garage...

Privacy!



The Drone Perspective



The Drone Perspective



Looking Southeast

Salerno Lake is 4km long

Looking Northwest



The Waterfront Drone Perspective



Large level area lakeside with huge docking system, a storage shed and a glassed in structure to escape the rain and bugs



Lakeside



Lakeside



Mornings @ Salerno Lake



Morning coffee on the large front deck or down on the dock...decisions, decisions...



Main Entrance



Open Concept



**Bright room
with cathedral
ceiling,
skylight and
loads of
windows...**



Kitchen



Dining Room



GREAT Room



Main Floor Bath



**Very bright and quality
finished main level bath...**



Primary Bedroom



**Bright Primary
Bedroom with
closet**

Main Floor 2nd Bdrm



Lower Level Rec Room with Walkout



Lower Level Bedroom



Lower Level Bath



**Very bright and quality
finished lower level bath...**



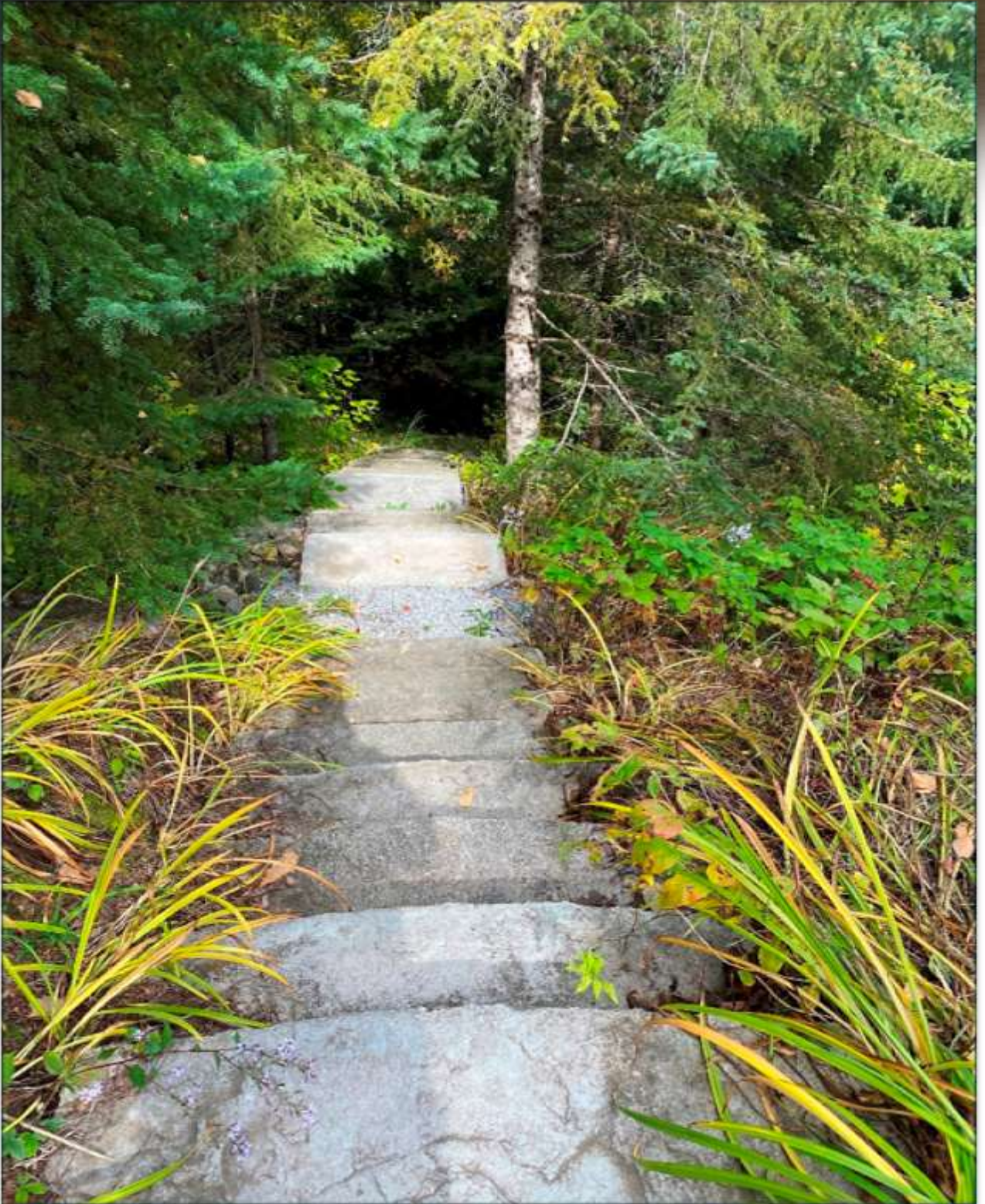
More on the Lower Level



More



Well Constructed Stairs down to the Lake

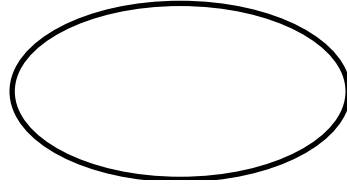


Schedule "C"

1274 Twist Lane, Salerno Lake

INCLUSIONS

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



Buyers Initials

EXCLUSIONS

Upper Main Bedroom

Pine dresser/mirror

Upper (kids) Bedroom

Twin Beds x 2

Pine Dresser

Living/Dining Room

Dining Table and Sideboard

Brown Couch

TV/PVR

Front hall coat hooks

Kitchen

Dishes & Cutlery

Lower Main Bedroom

Lower bedroom queen bed/mattress

Lower bedroom shelving unit

General

Personal Items

Wall art/Photos

Dehumidifier

Mini fridge

Dart Board

Outdoor

BBQ

Lawnmower

Fire Pit Ring

Outdoor patio furniture (upper and lower deck)

Muskoka Chairs

Water Toys/Tubes

Sailboat

Red and Green canoes

Adult kayak

Kids orange kayak

Aluminum Boat (and motor)

Paddle board

Paddle boat

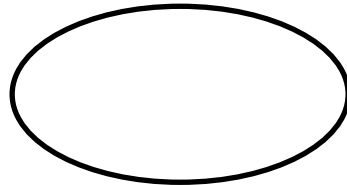
ATV

Honda dirt bike

Sugar Sand Boat & Trailer (negotiation item?)

Lakeside Shed

Futon and Chair



Seller's Initials

FOR SALE PRIVATELY: \$10,000

2004 Sugar Sand Mirage 1800 (jet boat)

Includes trailer as well

Schedule "D" – Survey

PART 11 Plan RD66, Glamorgan Township

PLAN
OF SURVEY OF
PART OF LOTS 1 AND 2, CONCESSION 4
TOWNSHIP OF GLAMORGAN

PROVISIONAL COUNTY OF HALIBURTON

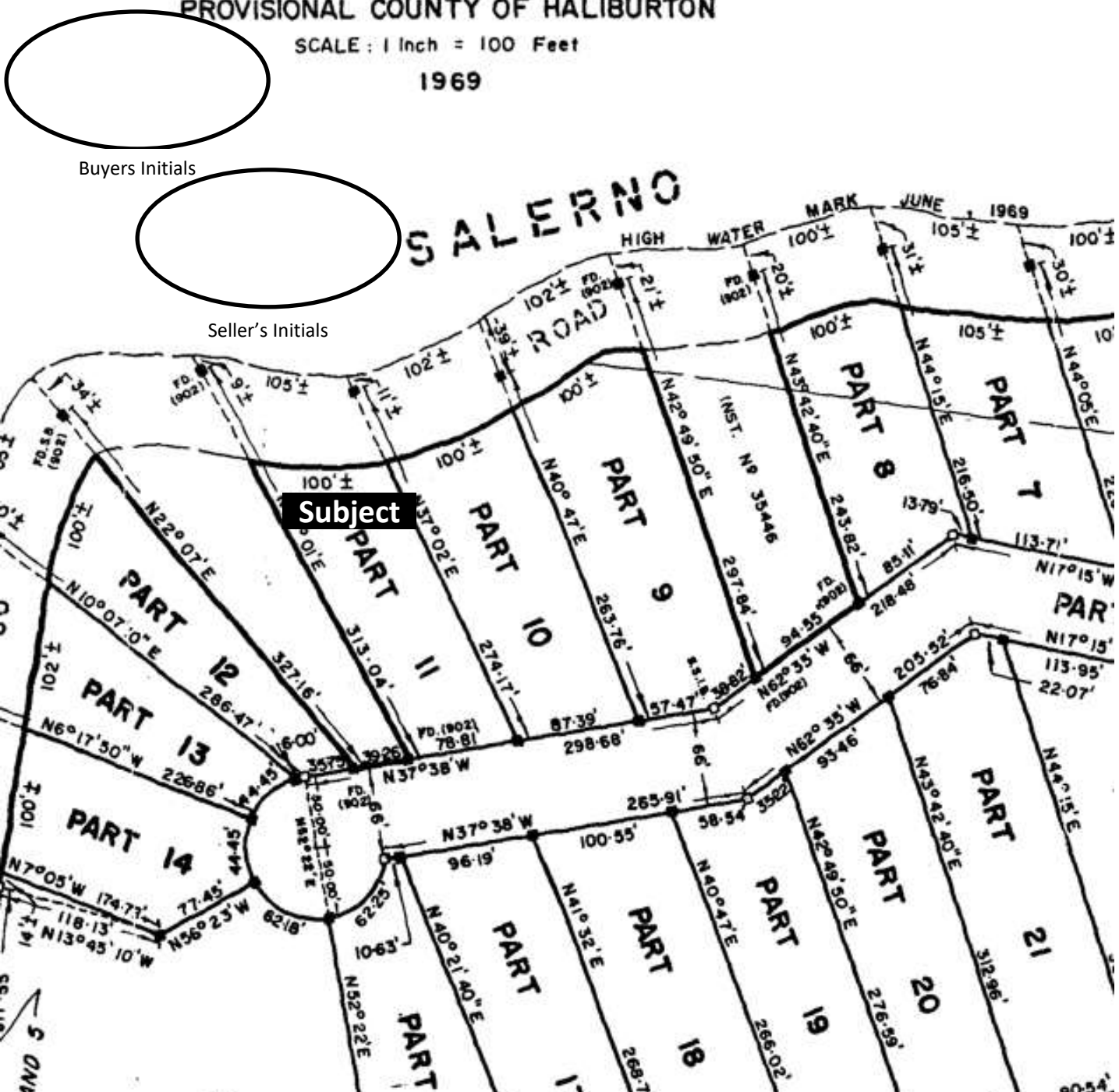
SCALE: 1 Inch = 100 Feet

1969

Buyers Initials

Seller's Initials

Subject



Sewage Installation Report

1274 Twist Lane, Salerno Lake



SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

61-13-91
FILE NUMBER

REPORT

DATE June 19/91

INSTALLED BY: STOUTERSON FILLS

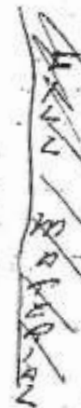
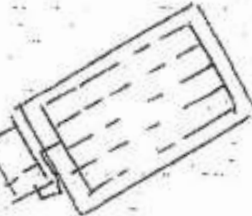
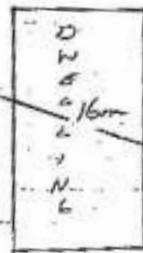
Work authorized by certificate of approval has been satisfactorily completed and includes:

- 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 23.4 sq. m.; Contact Area 23.4 sq. m.
- Total 5 Lines: Metres in 5.5 runs of 5.5 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 ☐

6.5 x 3.6m
CENTRES .6m

DRAWN
NORTH



STEED
SLOPE

G
A
K
2

SCALE: 1 square equals approx. _____ metre.

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 PROVIDED ROOM FOR FILTER BED

USE PERMIT

Under section 57 of the Environmental Protection Act, 1986 and regulations and subject to the limitations thereof, a permit is hereby issued to

GEORGE V. SLOUZI

for the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # 61-13-91

such system being located on Lot 1 Cont. 4 Plan _____ Sub. lot 11

Township/Municipality CLARKVILLE County NAWAGATON

Inspected and Recommended by [Signature]

DATE August 14/91 issued R. J. MacLennan
(Director)

NOTE: Section 84 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is installed/Altered unless a Certificate of Approval is obtained.

Exact Location Map

1274 Twist Lane, Salerno Lake



Lake Location Map

1274 Twist Lane, Salerno Lake



Location From GTA

1274 Twist Lane, Salerno Lake

