



# *1289 Grandpa's Trail Salerno Lake*



*Information  
Package*

# Schedule “C”

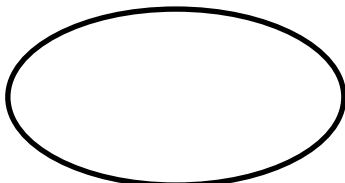
1289 Grandpa’s Trail, Salerno Lake

## INCLUSIONS

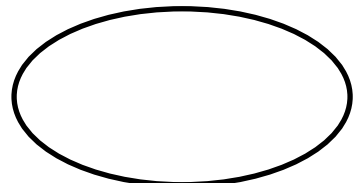
- All contents as viewed EXCEPT what is listed below

## EXCLUSIONS

- All personal items (clothing etc)
- All wall hangings and pictures
- Wall clock, cedar chest, air purifier & ALL contents of entertainment unit in Living Room
  - Small accent table beside the deck doors
  - Tool cabinets and some tools in basement
  - Tool chest and some tools in driveway shed
  - Gray Adirondack chairs on lower deck
- Brown/black Adirondack chairs + side table on upper deck
- “Maurice/Morris” (the wooden moose at end of driveway)



Seller’s Initials



Buyers Initials

# For Sale



2023 Kawasaki Mule Pro FXT Ranch edition with vented windshield, winch, soft upper doors, extra new set of tires and rims, Camso track set with less that 1,000 km on it...

Asking \$30,000



2016 Legend Wide Aluminum 14 ft boat with 20hp Mercury outboard including deluxe boat cover and matching Shorelander trailer...

Asking \$5,000



# Schedule "D"

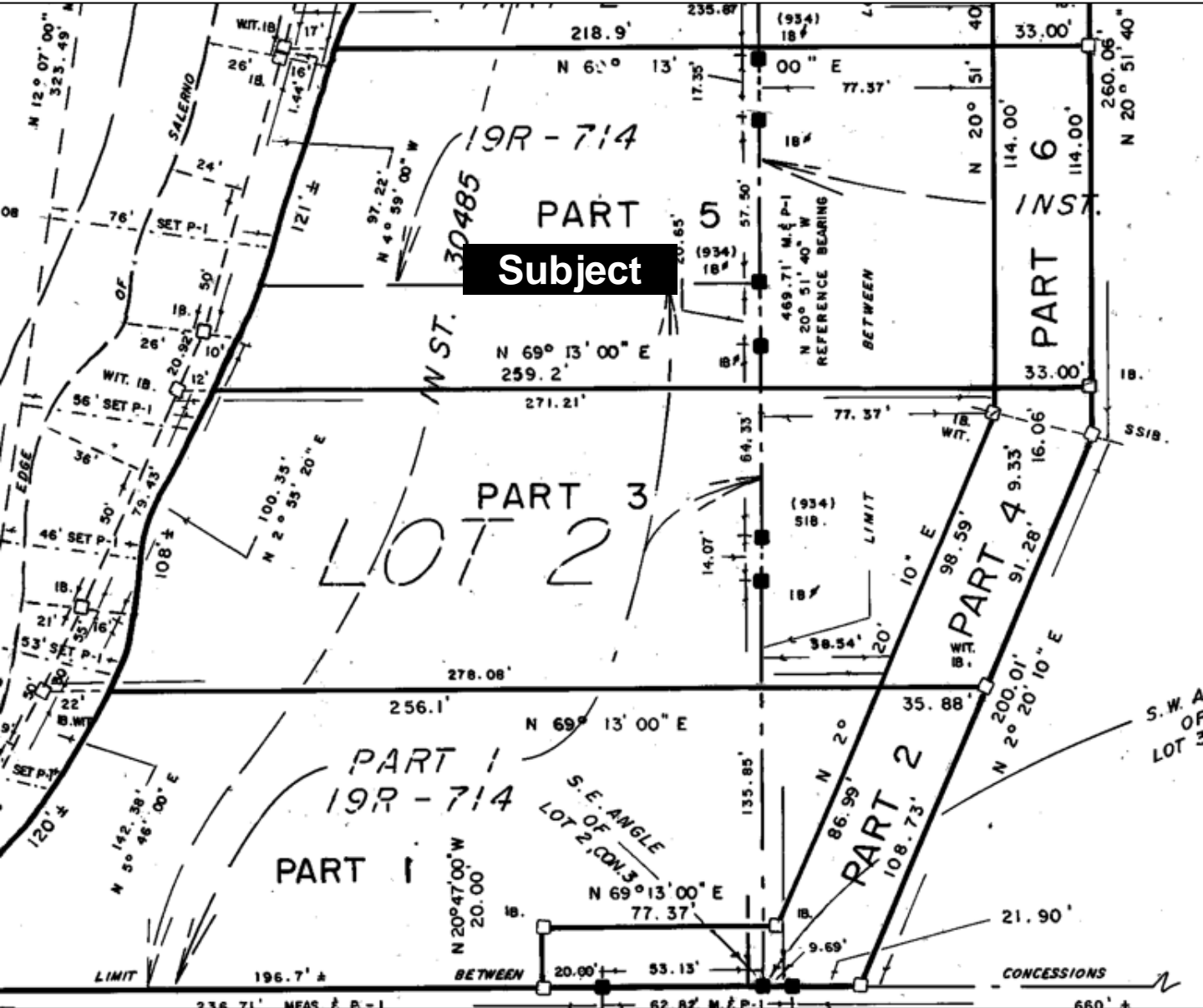
## Land Survey

1289 Grandpa's Trail, Salerno Lake

Pts. 5 & 6, 19R5403

Seller's Initials

Buyers Initials



NOTE: This is NOT an original survey but a copy of "part" of the original survey and is not to scale. It is provided for INFORMATION purposes enlarged for legibility and in no way represents the original legal survey. A full plan is available through the Listing Agent upon request or can be found on Geowarehouse or the Registry Office.

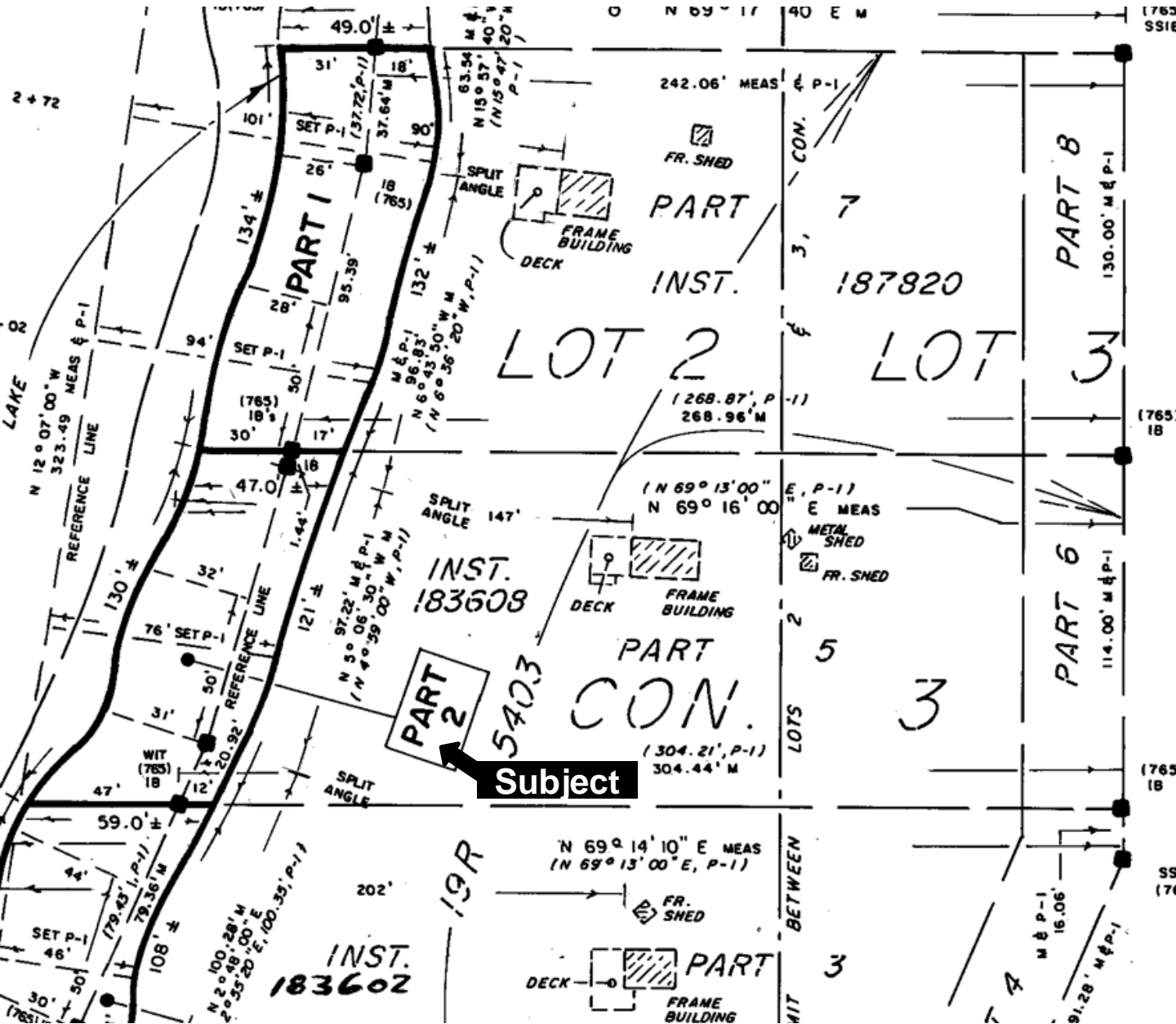
# Schedule "E"

## SRA Survey

1289 Grandpa's Trail, Salerno Lake  
Pt. 2, 19R6996

Seller's Initials

Buyers Initials



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# Schedule "F"

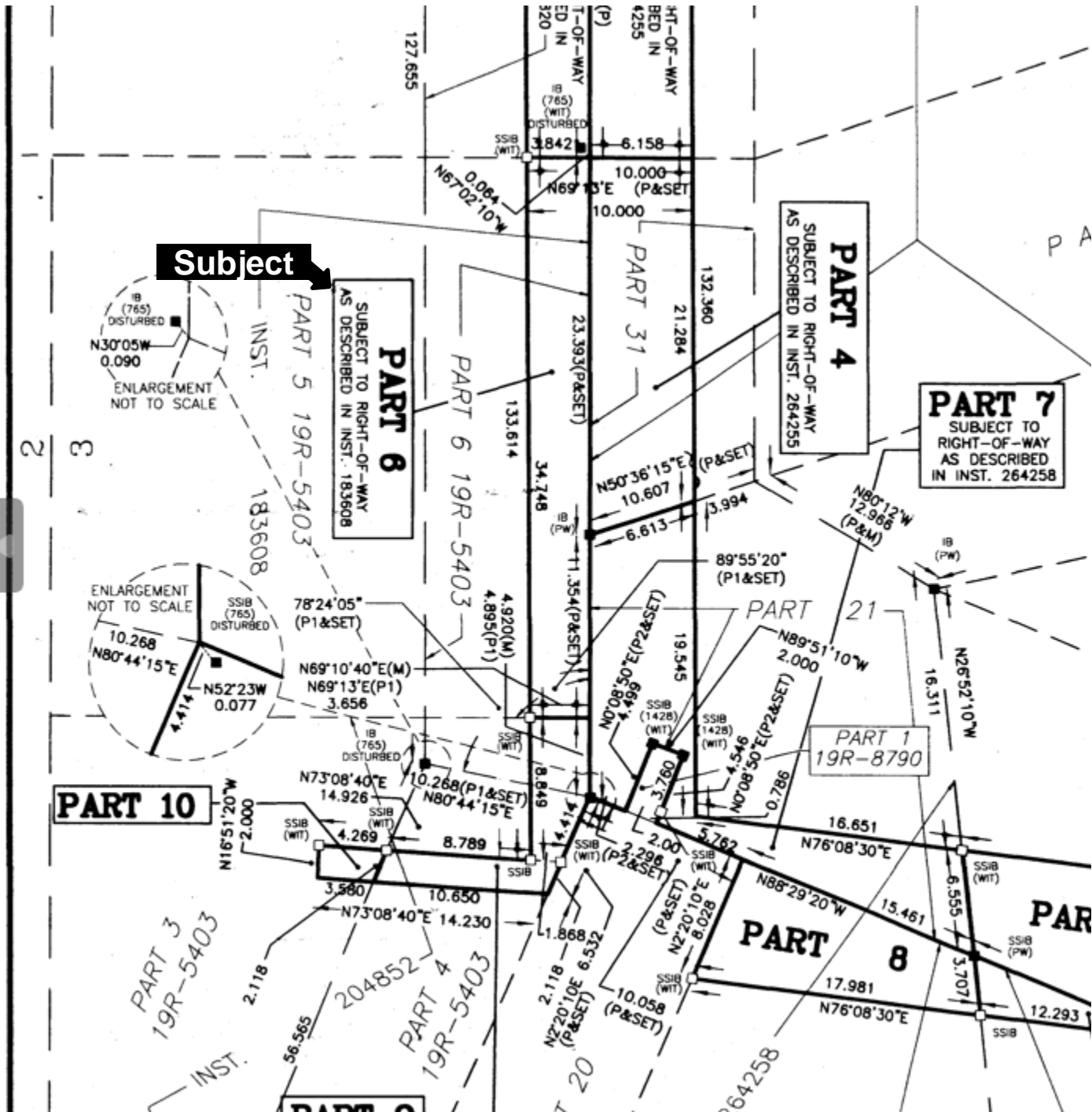
## Easement

1289 Grandpa's Trail, Salerno Lake

Pt. 6, 19R8897

Seller's Initials

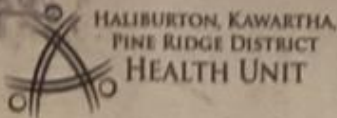
Buyers Initials



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# Sewage Installation Report

1289 Grandpas Trail - Salerno Lake



## Sewage System Installation Report

File Number: GL-35-07

Installation by: DUDMAN CONST. Date: NOVEMBER 20/08

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 3600 litres constructed of plastic/concrete/fibreglass  
Manufacturer: BCP Model: \_\_\_\_\_
2. Distribution Pipe: Type: AVC Absorption Trench System  Filter Bed System   
Filter Bed Area: 28 m<sup>2</sup> Filter Sand Contact Area 37 m<sup>2</sup>  
Total 205 Linear Metres in 5 runs of 41 metres and fed by: Gravity  Siphon  or Pump   
Loading Rate Area: \_\_\_\_\_ m<sup>2</sup> 15 metre constructed mantle provided: Yes  (No (circle))
3. Size of System based on 3 bedrooms and/or 120 fixture units. Commercial details: \_\_\_\_\_  
Area of Building: 1200 m<sup>2</sup> Total Daily Design Sewage Flow: 1600 litres.
4. Other \_\_\_\_\_

Diagram of Installation as observed by Inspector:



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: MAINTAIN EFFLUENT FILTER BUILDING ESTABLISHED - OK  
14-05-08

### INSTALLATION REPORT

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

RANDOLPH + LYNN BLAKE

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # GL-35-07

Such system being located on Lot #: 2,3 Conc. #: 3 Plan #: PR-5403 Sub Lot #:

Civic (Emergency, Fire, 911) # 1289 Street: GRANDPA'S TRAIL

Roll # 4601-901-000-20910-0000 Township/County/City: GLAMORGAN

Inspected & Recommended by (Appointed Inspector - Part 8): [Signature] Date: 14-05-08

Reviewed (Part 8 Coordinator): [Signature] Date: 14-05-12

# Septic Pumping Invoice

1289 Grandpas Trail - Salerno Lake



**TOTAL**  
Site Services Inc.

6522 Gelert Road, Haliburton, Ontario  
705-457-9558  
Send E-transfers to [accounting@totalsiteservices.ca](mailto:accounting@totalsiteservices.ca)  
HST# 848914586 RT0001

Invoice Number : 211  
Issue Date : 18 May 2023  
DUE UPON RECEIPT

To : Blake, Lynn  
Work carried out at: 1289 Grandpa's Trail HE  
Date work was done: 05/15/2023

Thank you for your payment.

Item	Description	Unit Price	Quantity	Tax	Total
ST Pump Out >	Pump Out Septic Tank	305.00 CAD	1.00	13.00%	344.65 CAD
<b>Subtotal</b>					305.00 CAD
<b>Tax</b>					39.65 CAD
<b>Total Balance</b>					<b>344.65 CAD</b>
<b>Payment Method</b>					CC 03947J
<b>Remaining Balance</b>					<b>0.00</b>





# Annual Costs

## 1289 Grandpa's Trail - *Salerno Lake*

- Propane Costs = \$996.82 (2023)
- Propane Tank Rental = \$79.95+HST/year (2023)
- Hydro One = \$1,384.16 (2023)
- Property Tax Bill = \$3,647.90 (based on 2024 Interim Bill)
- 2023 Road Association Dues = \$200/year for Grandpa's Trail and \$175/year for Chimo Drive
- 2023 Salerno Lake Association Dues = \$35.00
- \$300/year = Side x Side (all terrain vehicle) Parking on Contau Lk Rd
- Generator Information = 11kw installed fall of 2017 serviced yearly by the owner and also self tests weekly



# Lake Location Map

1289 Grandpa's Trail



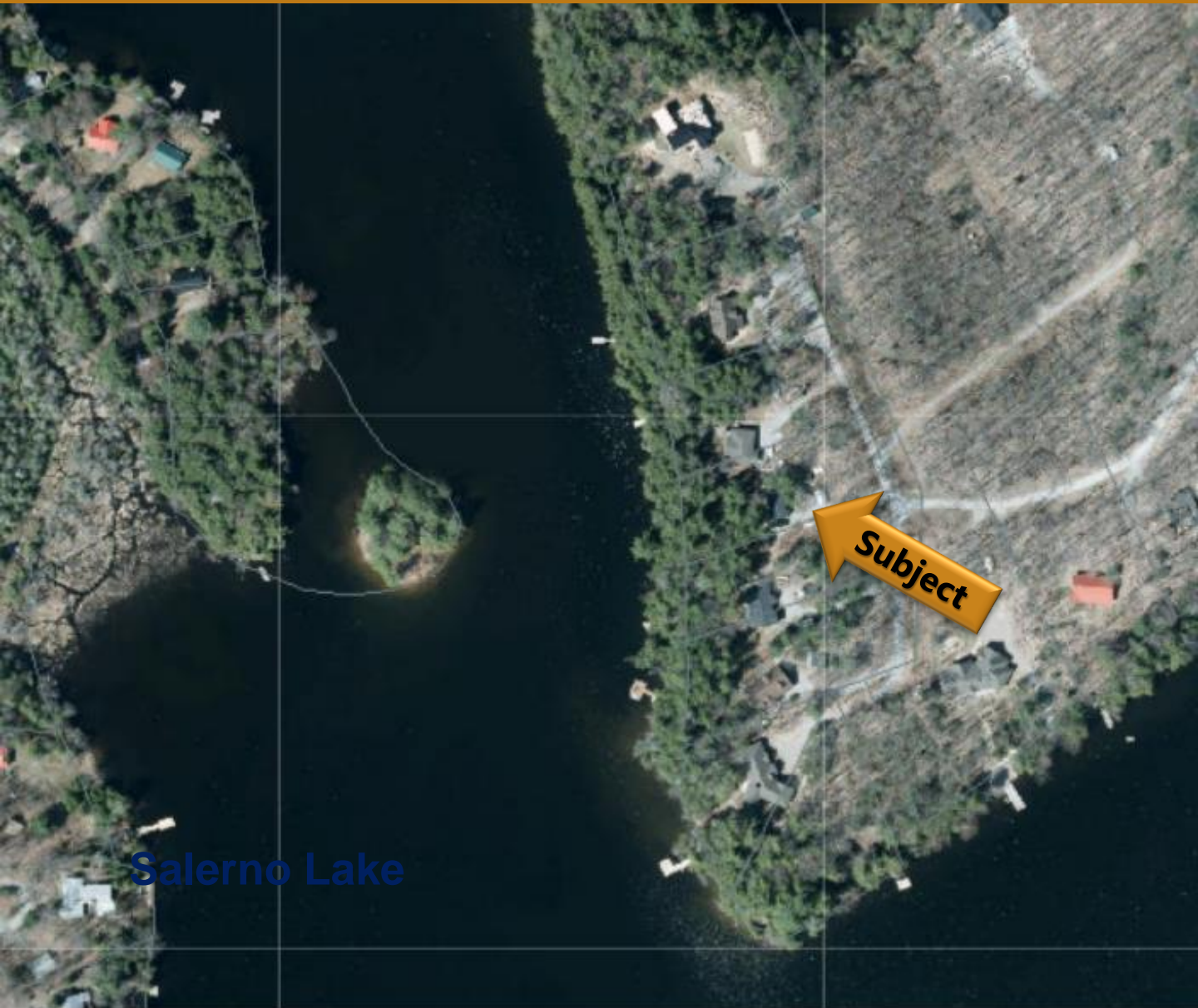
Salerno Lake

Salerno Lake



# *Aerial View*

## *1289 Grandpa's Trail*



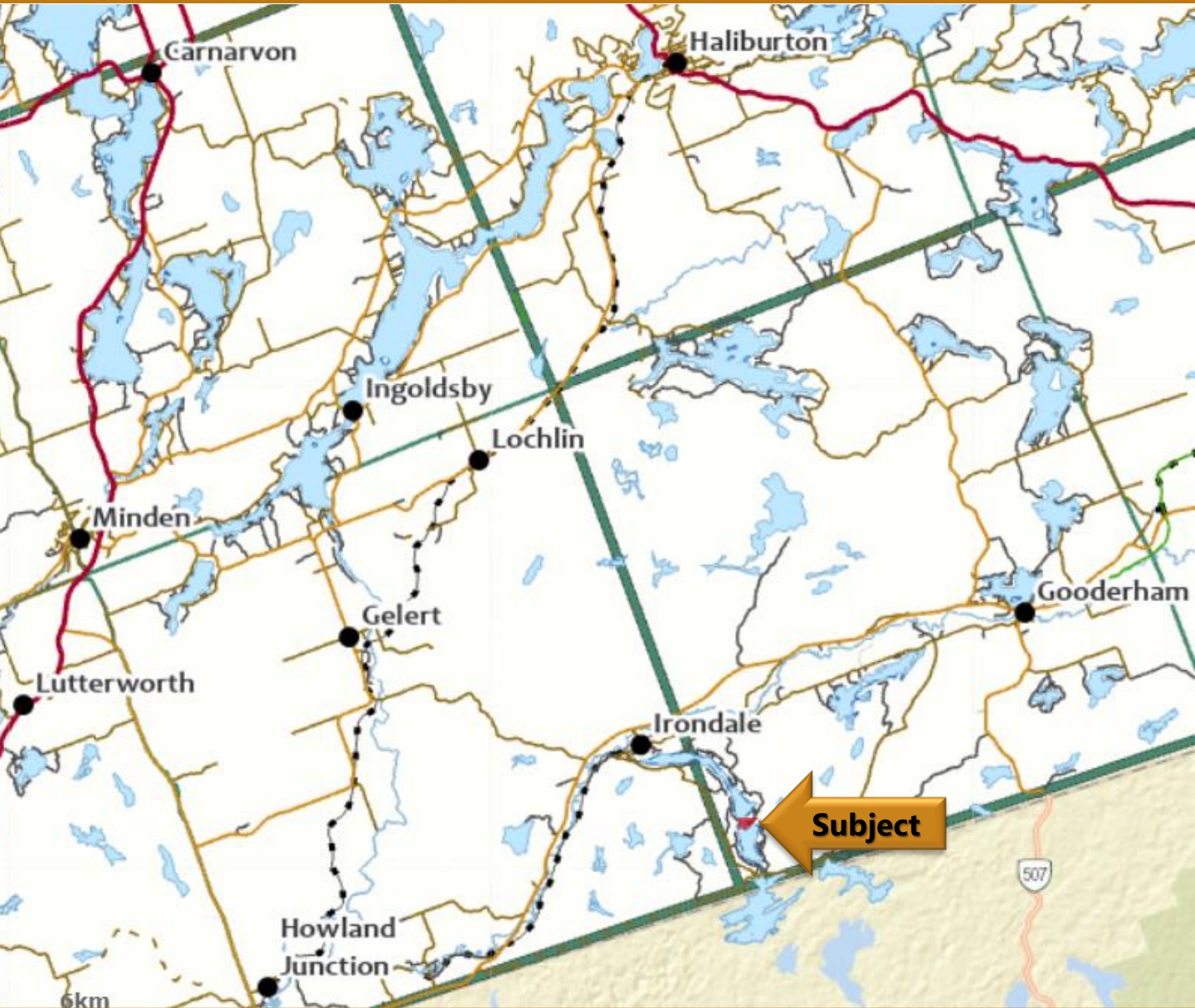
Salerno Lake

# *Salerno Lake*



# Area Location Map

1289 Grandpa's Trail



# Salerno Lake

