



1289 Grandpa's Trail Salerno Lake



*Information
Package*

Winter Access Information



Details of the costs incurred to address road issues and prepare for winter maintenance and accessibility last fall are below.

The 2024/2025 winter marked the first year for winter maintenance into this cottage area, with 9 families taking the initiative to gain access, benefiting the cottage area.

In order to gain access, a culvert failure at a creek on a secondary access road needed to be replaced and repairs made to a hill on the roadway. Permission from the property owner was gained before commencing this work on the culvert and hill.

The total repair cost was \$28,498.60, shared among 9 families, each paying \$3,166.51. The property owner of 1289 Grandpa's Trail that is currently for sale did not choose to participate in this at the time and if new families wish to join in this secondary access they will pay a one-time buy-in fee, which will be distributed among the original 9 families. For example, a 10th family would pay \$2,849.86, which would be divided among the initial participants. This process continues with each new family joining.

Cottage owners shared the expense for road cleaning and winter maintenance in this first season, with another person maintaining the other half of the road. Going forward, these costs will be merged to ensure equity for all participants. The total cost will be divided among 9 families, resulting in an estimated annual cost of \$562.50 per person (~\$4500 in total). If more people join, the cost will be reduced accordingly. The snow removal to these cottages is not a fixed fee contract and is paid based on the number of times the roadway is cleared which means the price may be higher or lower in any given year.

Future expenses and upgrades will be reviewed annually by all participants and equally divided among those who want access to their cottage and winter maintenance.

For more information, a group member can be contacted through the Listing Agent.

Important: Access is not fully guaranteed as this is a secondary access and not the formal right of way for these cottages, as is common with many private roads accessing dwellings in Haliburton County and other roads on Salerno Lake.



Irondale Road

Salerno Lake

Chimo Drive turns into
Grandpa's Trail and is the
Spring/Summer Fall Access Road

Grandpa's Trail

FOR SALE
1289 Grandpa's Trail

Andek Trail
"Winter Access"

Schedule “C”

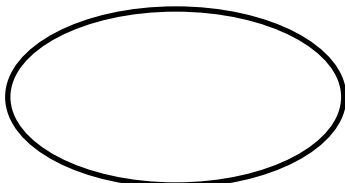
1289 Grandpa’s Trail, Salerno Lake

INCLUSIONS

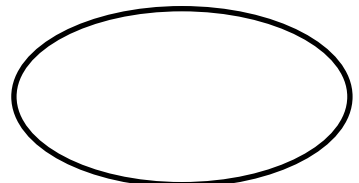
- All contents as viewed EXCEPT what is listed below

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



Schedule "D"

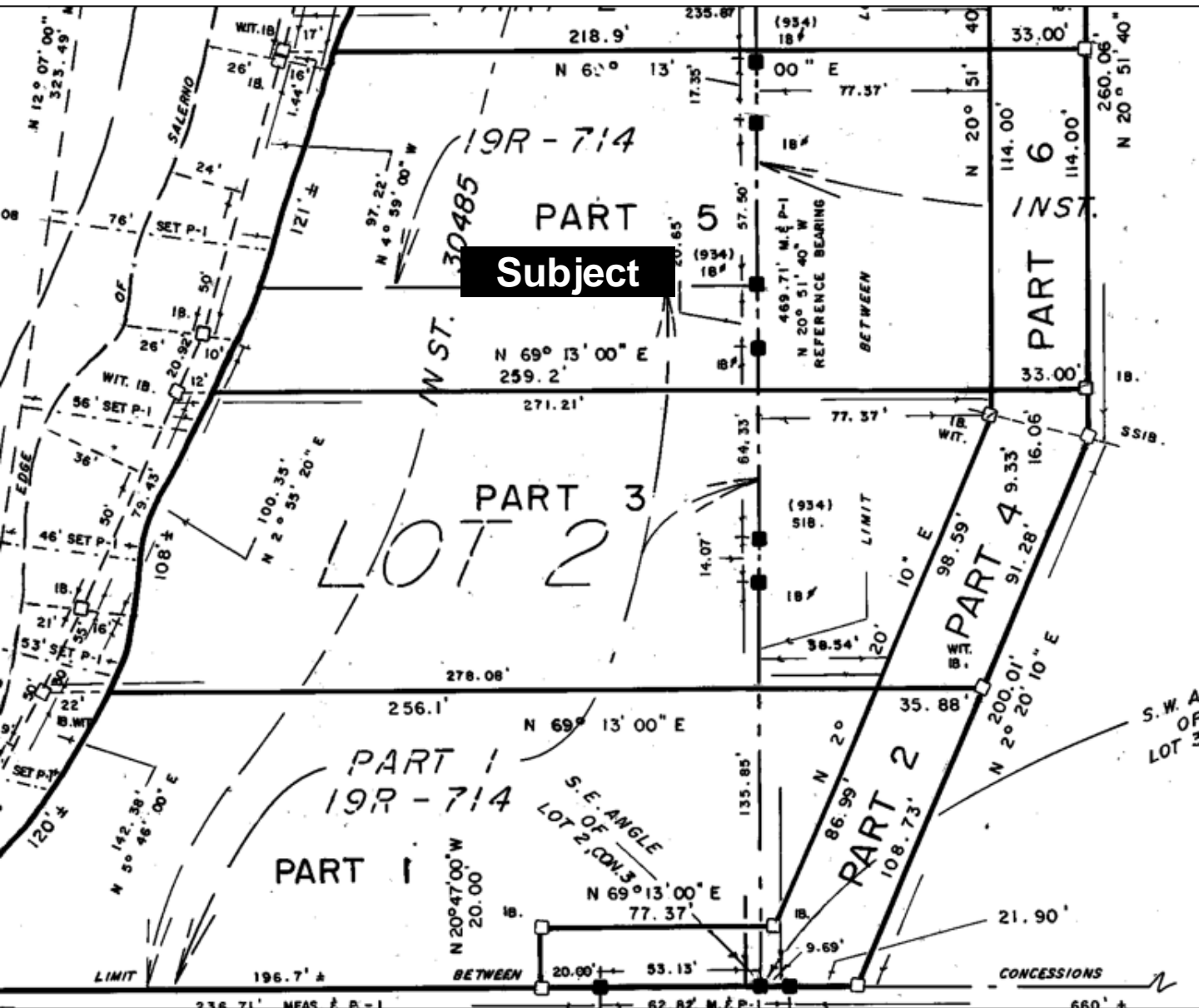
Land Survey

1289 Grandpa's Trail, Salerno Lake

Pts. 5 & 6, 19R5403

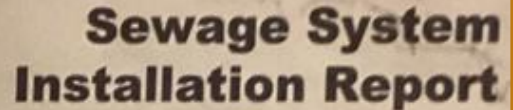
Seller's Initials

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.

1289 Grandpas Trail - Salerno Lake



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

1. Septic Tank/Holding Tank of working capacity of 3600 litres constructed of plastic/concrete/fibreglass

Manufacturer: BCP Model: _____

2. Distribution Pipe: Type: PVC Absorption Trench System ☐ Filter Bed System ☒

Filter Bed Area: 28 m² Filter Sand Contact Area 37 m²

Total 20.5 Lineal Metres in 5 runs of 4.1 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐

Loading Rate Area: m² 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: 2200 m² 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
11-05-04

INSTALLATION REPORT

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

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 #: 23 Cont. # 2

Such system being located on Lot #: 2,3 Conc. #: 3 Plan #: 198-5403 Sub Lot #: 66-35-07

Civic (Emergency, Fire, 911) # 1289 Plan #: 1183402 Sub Lot #:
 Roll #: 14012 Street: Camden Ave

Roll # 4601-901-000-20910-0000 Street: GRANDPA'S TRAIL
Inspected & Recommended: _____ Township/County/City: GLAMORGAN

Inspected & Recommended by (Appointed Inspector - Part 8): NH Township/County/City: GLAMORGAN

Reviewed (Part 8 Coordinator) [Signature] DATE 11-05-08 Date: 11-05-08

EH-LC-145-01
R-05

Note: No change can be made to any item.

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

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
Subtotal					305.00 CAD
Tax					39.65 CAD
Total Balance					344.65 CAD
Payment Method					CC 03947J
Remaining Balance					0.00



Annual Costs

1289 Grandpa's Trail - *Salerno Lake*

- Propane Costs = \$1,096.82 (2024)
- Propane Tank Rental = \$100+HST/year (2024)
- Hydro One = \$1,400+/- (2024)
- Property Tax Bill = \$3,847.90 (based on 2025 Interim Bill)
- 2024 Road Association Dues = \$200/year for Grandpa's Trail and \$175/year for Chimo Drive
- 2024 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



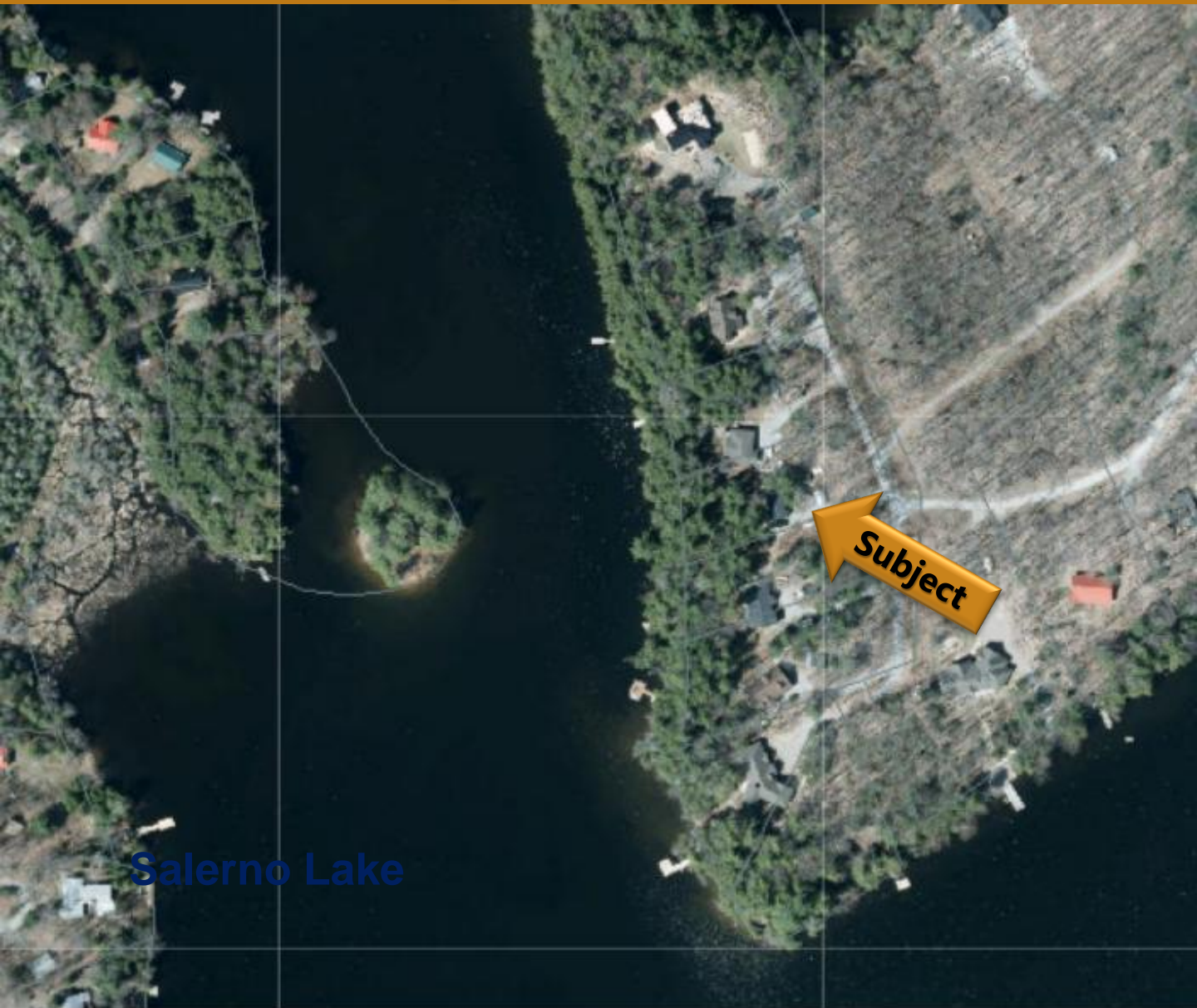
Salerno Lake

Salerno Lake



Aerial View

1289 Grandpa's Trail



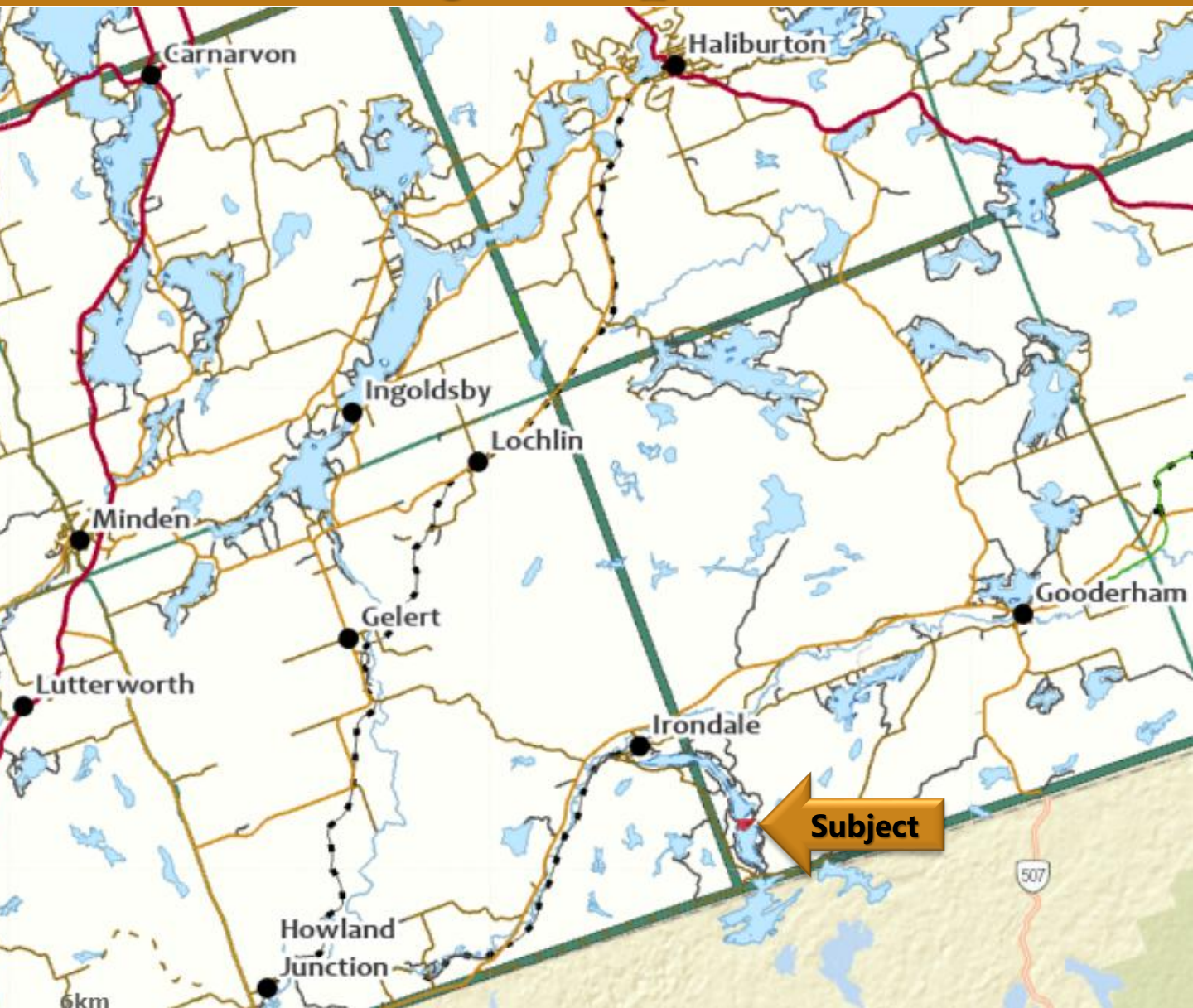
Salerno Lake

Salerno Lake



Area Location Map

1289 Grandpa's Trail



Salerno Lake

