

WELCOME TO
1352 Bitter Lake Road
Bitter Lake



Information Package

Annual Costs

1352 Bitter Lake Road - *Bitter Lake*

- Hydro One = \$1,240.56 (2024)
- Propane Cost for Fireplace = \$480 (2024)
- Propane Tank Annual Fee - \$339.00
- Property Tax Bill = \$2,204.68 (2024)



Schedule "C"

Inclusions/Exclusions List

1352 Bitter Lake Road, Bitter Lake

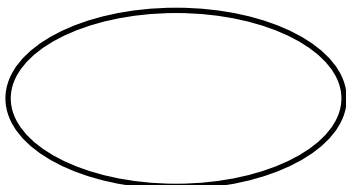
INCLUSIONS

➤ Everything as viewed in/outside cottage and bunkie **except** what is noted in EXCLUSIONS below

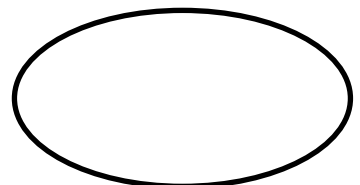
EXCLUSIONS

Cottage

- Dresser, end table, rocking chair & lamp in Primary Bedroom
- Living Room Cabinet, wall unit shelf, stereo and tv, tv stand
 - Kitchen round end table on wheels by sitting chair
 - Black umbrella in the dining table on the deck
- Sunroom/bedroom blanket box, lamps and 2 end tables
 - Bunkie chair and table
- 2 wicker chairs and table on deck in front of bunkie
 - BBQ and old table on side deck in front of bunkie
 - All paddle boards and kayaks
 - 4 Muskoka type chairs
- Log splitter and small utility trailer
 - All wall hangings
 - All art



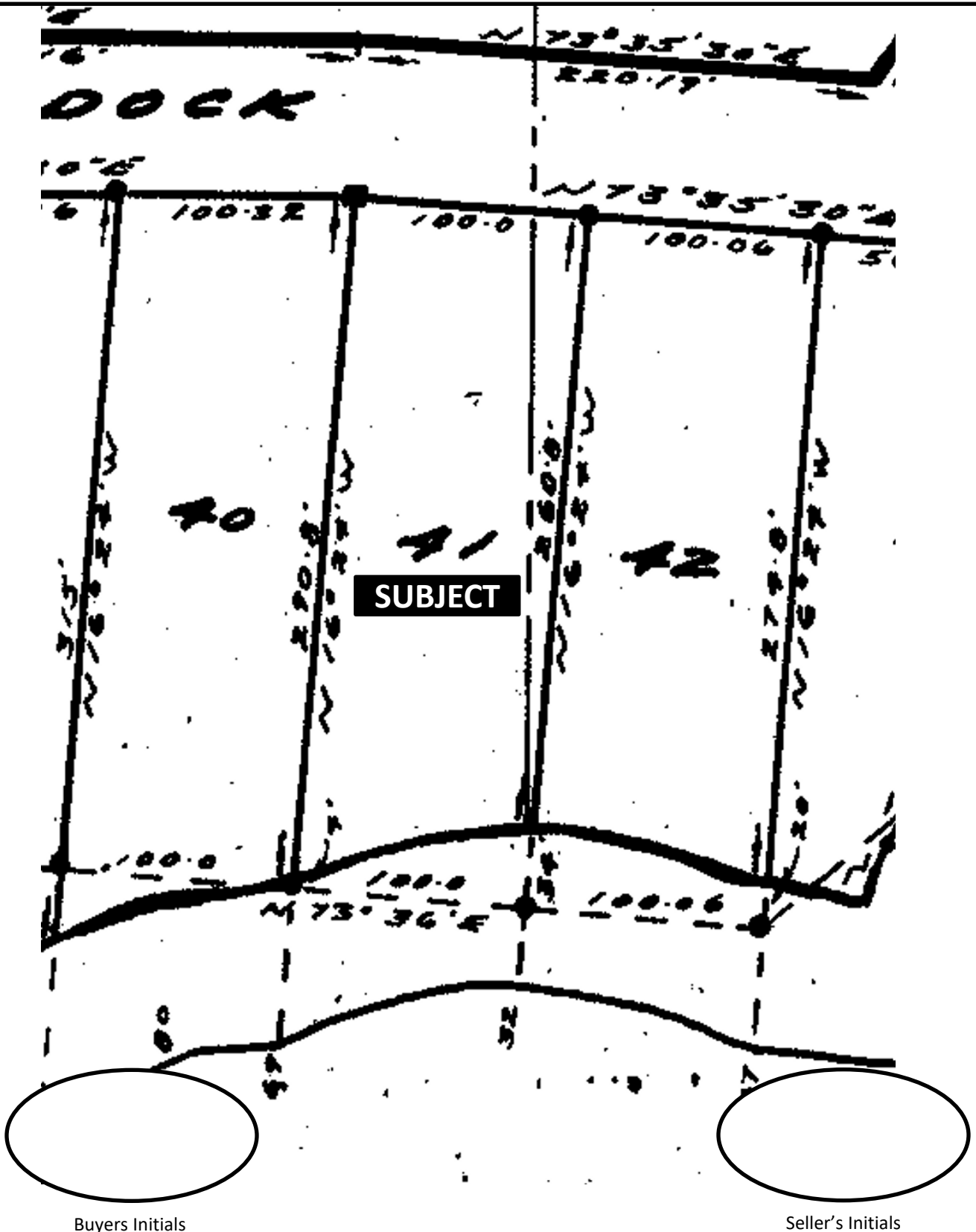
Buyers Initials



Seller's Initials

Schedule "D" – Survey

LOT 41, PLAN 404, Dysart et al



Sewage Installation Report

1352 Bitter Lake Road, Bitter Lake

HKPR



SEWAGE SYSTEM INSTALLATION REPORT

Screen
64-31-01
FILE NUMBER

REPORT

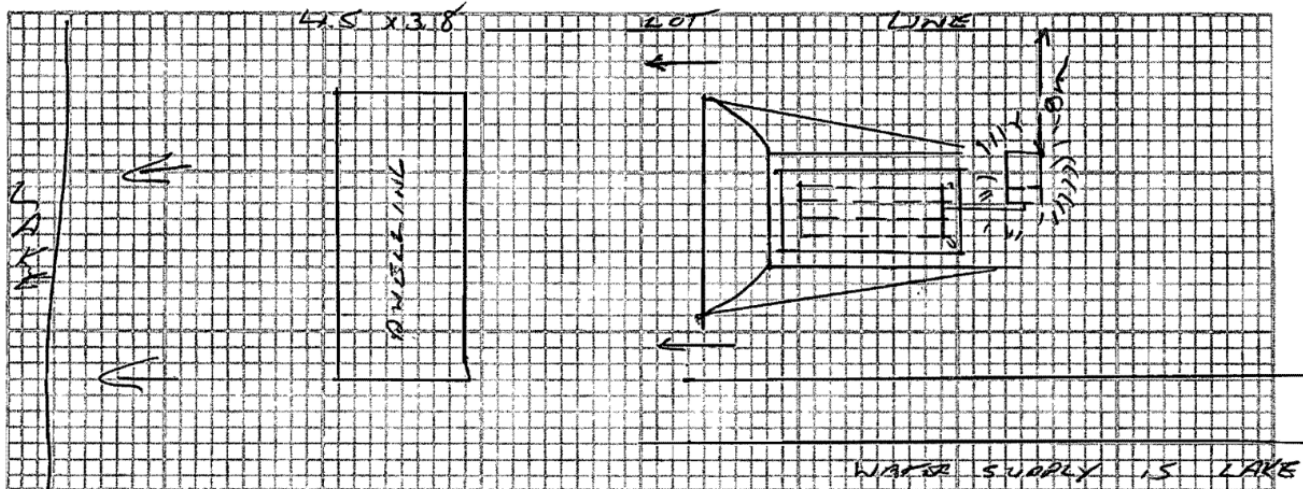
DATE NOVEMBER 02/01

INSTALLED BY: MERRILL BARRY

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

- Septic Tank/Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass, Manufacturer BUP
- Distribution Pipe. Type PVC. Absorption Trench System ☐
- Filter Bed System ☒ Filter Bed Area 17 sq. m., Contact Area 17 sq. m.
- Total 14 Lineal Metres in 4 runs of 3.5 metres and fed by gravity ☐ Siphon ☐ or Pump ☒
- Size of System based on 2 bedrooms and/or 120 fixture units Commercial details _____
- Area of Building: 1200 m²
- Other: FULL PROVIDED

Actual location and orientation of components of sewage system are shown hereunder ☒ or as outlined on the Site Inspection Report For A Sewage System form ☐



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 COMPLETE ALARMING PUMP INSTALLATION &

CONNECTION TO HYDRO POWER

INSTALLATION REPORT

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

SUSAN KRET, TRACY GREEN

For the use and operation of the Class 4 Sewage System Installed / Altered under Site Inspection Report # GU-31-01

Such system being located on Lot 16, Inc. 10 Plan 404 Sub. lot 41 Roll No. _____

Township / County / City GUILFORD HAUBURT Emergency # 911 5947

Inspected and Recommended by [Signature]
(Appointed Inspector - Part 8)

Date November 02, 2001 Issued [Signature]
(Designated Sewage Inspector - Part 8)

NOTE: No change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Site Inspection Report is obtained.

EH-LC-145-01

Septic Pumping Invoice

1352 Bitter Lake Road, Bitter Lake

197020

Haliburton Septic Pumping
Box 158
Eagle Lake, On
K0M 1M0
haliburtonsepticpumping@live.ca
HST# 809254147

DATE May 5/21
TAX REG. NO. N° DE TAXE
ORDER NO. N° DE COMMANDE

SOLD TO VENDU A	Steve Murphy
ADDRESS ADRESSE	1352 Bitter Lake Rd.
SHIP TO EXPÉDIER A	Bitter Lake, ON
ADDRESS ADRESSE	647-298-3808

SHIPPING DATE DATE D'EXPÉDITION	VIA	TERMS CONDITIONS	BUYER ACHETEUR	SOLD BY VENDU PAR
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QUANTITY QUANTITE	DESCRIPTION	PRICE PRIX	AMOUNT MONTANT
1			
2			
3	pump out septic		200 —
4			
5			
6			
7			
8			
9	Thanks Done		
10			
11			
12	Come back		
13			
14		TVH/HST TPS/GST	26 —
15	in 3 years	PST/TPV	
16		TOTAL	226 —
SIGNATURE 2024			

SALES ORDER
FORMULAIRE DE VENTE

STAPLES 52B

Improvements

1352 Bitter Lake Road - *Bitter Lake*

- Wood burning airtight stove
- Docking system
- Septic system
- All landscaping
- Metal roof
- Upgraded electrical to 100 amp
- Enlarged parking area
- Resided exterior
- Reinforced decking
- Rebuilt main decking including new railings
- New side deck and stairs to the lake
- Bunkie (2023)
- Interior and exterior painting
- Built large woodshed
- All new windows
- Removed door and added new windows in sunroom



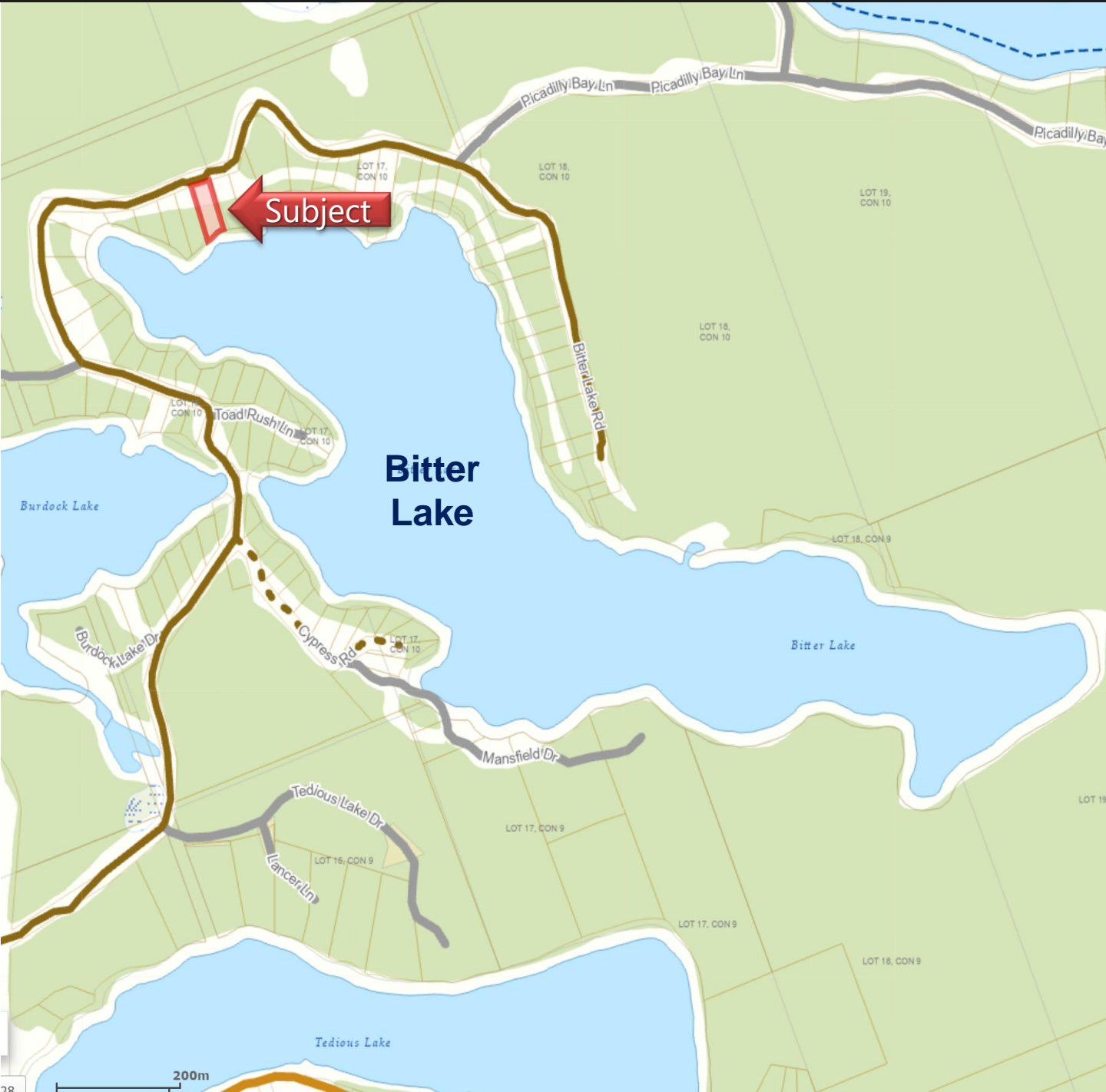
Location Map

1352 Bitter Lake Road, Bitter Lake



Lake Location Map

1352 Bitter Lake Road, Bitter Lake



Area Map

1352 Bitter Lake Road, Bitter Lake

