

WELCOME TO

3230 County Road 21

Minden, Ontario



Information Package

Improvements Since Purchase in 2012

3230 County Road 21 - Minden

2013 – Basement – old white Styrofoam removed off the walls and newly spray foamed concrete block walls as well as the ceiling of the garage which is the floor of the Primary Bedroom, Bathroom and TV/Media Room

2014 – Attic insulation added – R60

2014 – Repaired retaining wall in front driveway by garage

2015 – Replaced kitchen counters

2015 – Replaced roof on house

2018 – Renovated ensuite bathroom

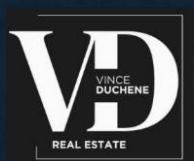
2018 – Both bathrooms vented outside

2018 – Both toilets replaced

2020 – Replaced eavestroughs and downspouts + installed gutter guards

2021 – Replaced roof on Sunroom

2022 – Replaced burners on furnace and had ducts cleaned



Schedule "C"

Inclusions/Exclusions List

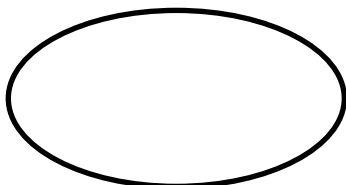
3230 County Road 21, Minden

INCLUSIONS

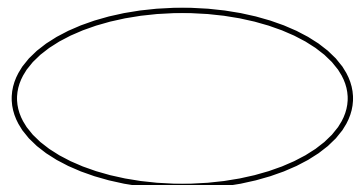
- Fridge
- Stove
- Dishwasher
- Washer and dryer
- Upright freezer
 - Gazebo
- Window coverings
- Garage remotes
- Fireplace remote

EXCLUSIONS

- Everything inside the home
except what is noted above as INCLUSIONS



Buyers Initials

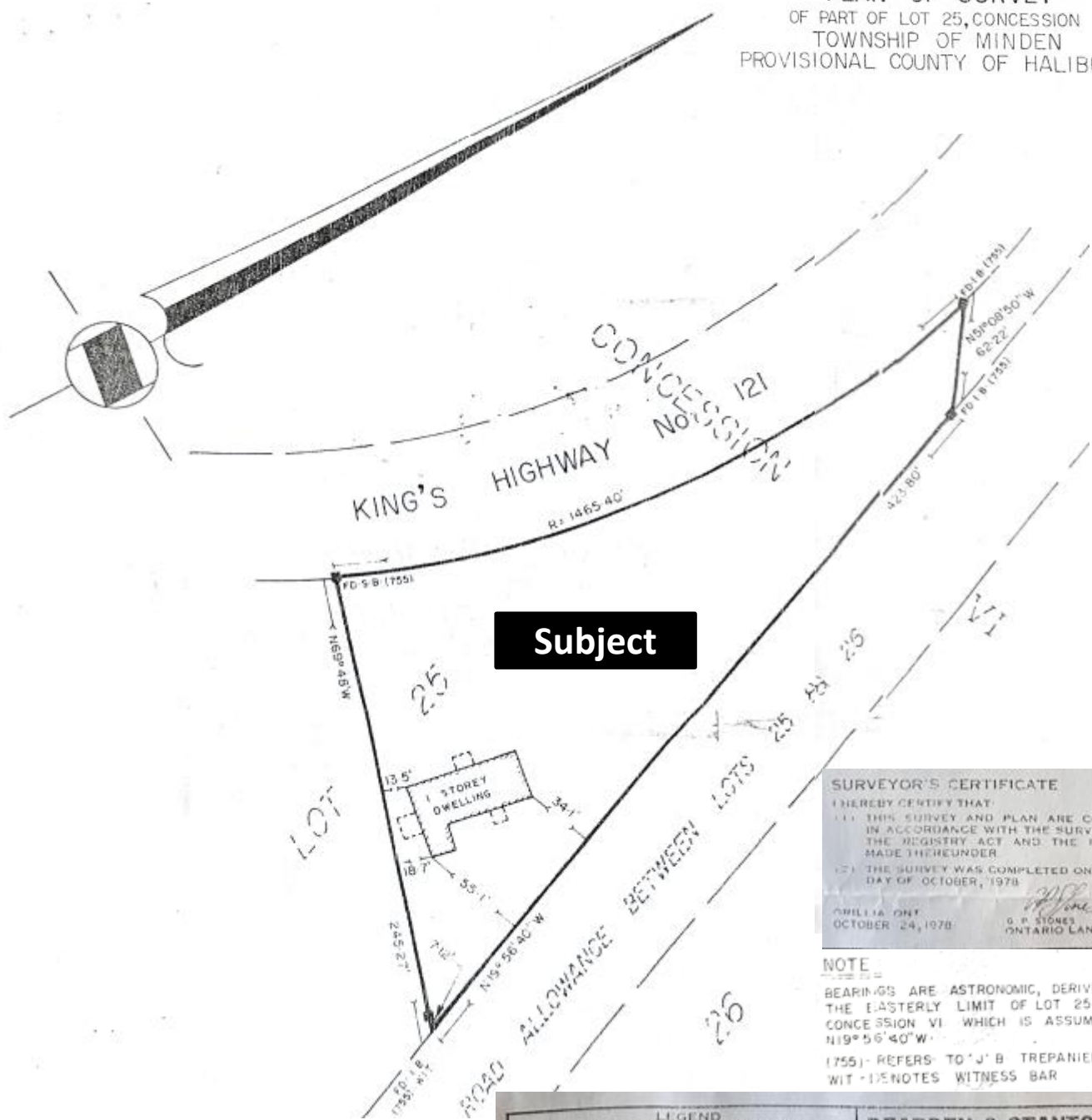


Seller's Initials

Schedule "D" – Survey

3230 County Road 21, Minden Hills

PLAN OF SURVEY
OF PART OF LOT 25, CONCESSION VI
TOWNSHIP OF MINDEN
PROVISIONAL COUNTY OF HALIBURTON



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATION MADE THEREUNDER
(2) THE SURVEY WAS COMPLETED ON THE 16th DAY OF OCTOBER, 1978
G. P. Storey
G. P. STOREY
ONTARIO LAND SURVEYOR

NOTE
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERLY LIMIT OF LOT 25, CONCESSION VI WHICH IS ASSUMED TO BE $N 19^{\circ} 56' 40'' W$.
(1755) - REFERS TO J. B. TREPANIER O.L.S. WIT - DENOTES WITNESS BAR

LEGEND
 □ S.I.B. - DENOTES STANDARD IRON BAR 2" X 1" X 40"
 □ S.S.I.B. - DENOTES SHORT STANDARD IRON BAR 1" X 1" X 24"
 ● R.P. - DENOTES ROCK POINT 1/2" BOLT SET IN ROCK
 ■ I.B. - DENOTES IRON BAR 1/2" X 1/2" X 24"
 □ S.B. - DENOTES SURVEYOR'S BAR

DEARDEN & STANTON LTD.
ONTARIO LAND SURVEYORS
CONSULTING ENGINEERS
ORILLIA - ONTARIO

B-1544

DISCLOSURE: This survey has been "pieced" together to mimic the original for clarity purposes only, this is NOT THE ORIGINAL AND IS A GUIDE ONLY TO ATTACH TO AN OFFER. NOT TO SCALE

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT AND WHERE APPLICABLE

11 2701595 27018 Cdn 106

COUNTY OR DISTRICT: **MINDEN** BLOCK, TRACT, SURVEY, ETC: **6** LOT: **21-21**
 MUNICIPALITY, CITY, TOWN, VILLAGE: **MINDEN** DATE COMPLETED: **025**
 ADDRESS: **Box 695 Minden** DAY: **07** NO: **07** '79
 WELL NO: **285100** BY: **ST** DEPTH: **1200** **6** R/A

GENERAL COLOUR	WELL COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	Top Soil			0	2
"	Sand	Gravel		2	5
Grey	Clay	Stones		5	79
BK	Granite			79	149
White	Quartzite			149	163
BK	Granite			163	165

NOE
W-17

0002602 000562811 007920512 0149821 0163130 0165821

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER
0158	<input checked="" type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> MINERAL
	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> MINERAL
	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> MINERAL
	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> MINERAL
	<input type="checkbox"/> FRESH <input type="checkbox"/> SALTY <input type="checkbox"/> MINERAL

51 CASING & OPEN HOLE RECORD

DEPTH - FEET	WATERING	WELL THICKNESS (INCHES)	FEET	TO
06	STEEL		188	0
67	STEEL		0	6079

SCREEN

DEPTH SET BY - FEET	DEPTH TO TOP OF SCREEN	FEET

51 PLUGGING & SEALING RECORD

DEPTH SET BY - FEET	MATERIAL AND TYPE	LENGTH (FOOT)

71 PUMPING TEST

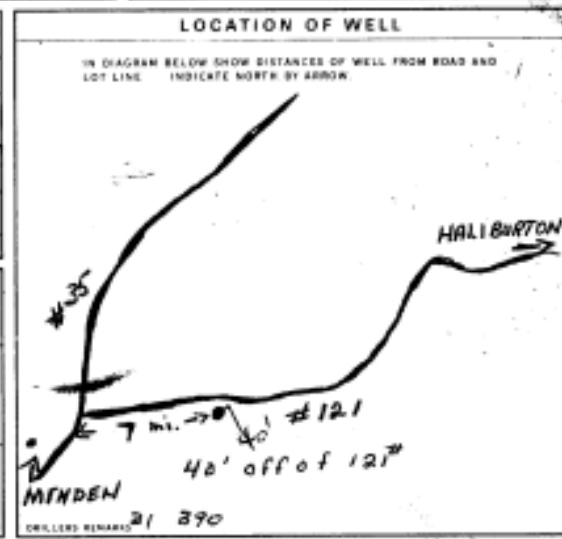
TEST METHOD: STATION BRULER

WATER LEVELS DURING TEST:

023	165	085	025	023	000
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RECOMMENDED PUMP TYPE: SHALLOW DEEP

RECOMMENDED PUMP SETTING: 150 FEET



FINAL STATUS OF WELL: WATER SUPPLY OBSOLETE WELL TEST HOLE RECHARGE WELL

WATER USE: 01

METHOD OF DRILLING: 5

CONTRACTOR: DENNIS DEBLER DRILLING 1748

Box 96 Gooderham Ont K0M1P0

DENNIS DEBLER 1748

DATE: 6 8 79

OFFICE USE ONLY

DATE OF INSPECTION: 1748

WELL NO: 27018

WELL NO: 170879

CSS.ES

Sewage Installation Report

3230 County Road 21, Minden Hills

HALIBURTON KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

MI-14-84
FILE NUMBER

REPORT

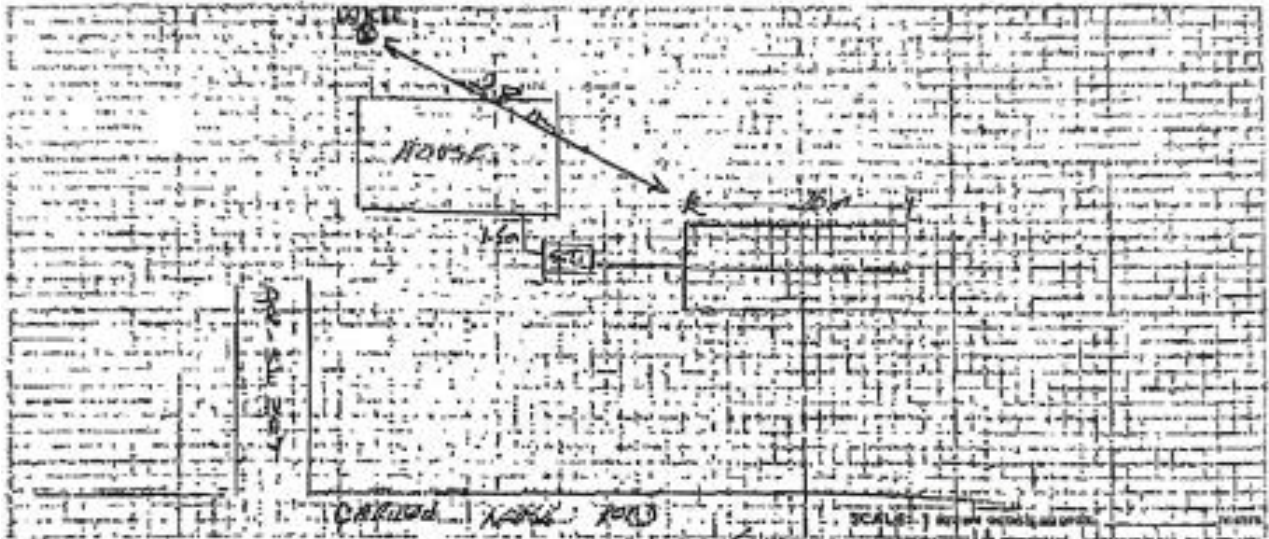
INSTALLED BY: WAYNE CARTMAN

DATE: May 28, 1984

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

- A. Basins/Tank/holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass on the or prefabricated to serve 3 bedrooms
- B. Distribution pipe: Type - PVC Clay tile Other _____; Absorption Trench System Filter Bed System ; Total 60 Linear Metres in 3 rows of 20 m. installed by gravity System or Pump .
- C. Other Details _____

Actual location and orientation of components of sewage system are as shown hereunder or as outlined on the Certificate of Approval form



The following work remains to be completed: Backfill system and sod or seed ; stabilize all exposed systems ; finish grading in shed run-off and divert water toward leaching bed ; Other CONNECT & SEAL INLET & OUTLET PIPES AT SEPTIC TANK

USE PERMIT

Under section 27 of the Environmental Protection Act, 1980 and regulations and subject to the limitations thereof,

ALFRED MAYO

for the use and operation of the Class 4 Sewage System installed/Altered under Certificate of Approval # MI-14-84

each system being located on Lot 25 Cont. 6 Plan _____ Sub. lot _____

Township/Municipality MINDEN County HALIBURTON

Inspected and Recommendeded by Alfred Mayo

Issued this 28 Day of May 1984 Issued By: [Signature] (Official)

NOTE: Section 26 of the Act provides that no change can be made to any building(s) or structure 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 Certificate of Approval is obtained.

Septic Pump Out Receipt

3230 County Road 21 - Minden



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

Telephone: 705-454-3744 • 705-454-3627
705-887-1503 • 705-286-1178
Fax: 705-454-8700

CUSTOMER:
LALONDE, MS. JANET
3230 COUNTY RD. 21
MINDEN ON K0M 2K0
(905) 809-0088 Ext.

DIRECTIONS: 0000129554
3230 COUNTY RD 21 INV. NO. Oct-01-21
MUST BE PUMPED FROM THEIR DRIVE DATE: 016970
1ST ON CARIBOU RD - CITY RD 21 TO CUST. NO.
1ST CARIBOU RD-1ST HOUSE #3230-AT END OF DRIVEWAY
#3230-AT END OF DRIVEWAY VISA • M/C • DEBIT • ETRANSFER
ON EMT: Lshepherd@shepherdenvironmental.ca
Quote Invoice Number

ITEM NUMBER	DESCRIPTION	AMOUNT
SEPTIC9-06	PUMPING SEPTIC TANK	221.24
<p>SALE PHONE ORDER SHEPHERD ENVIRONMENTAL 6798 HWY 35 COBOCONK ON K0M1K0 7054543744</p> <p>REF: 00000003 RPN: 00000003 Batch #: 277002 10/04/21 ORDER#: 86970 APPR CODE 063122 MASTERCARD Manual CNP6455</p> <p>AMOUNT \$260.00 APPROVED</p> <p>I AGREE TO PAY ABOVE TOTAL AMOUNT IN ACCORDANCE WITH CARD ISSUER'S AGREEMENT (MERCHANT AGREEMENT IF CREDIT WORKERS) RETAIN THIS COPY FOR TREATMENT VERIFICATION THANK YOU / MERCE CUSTOMER COPY</p>		28.76
<p>HST</p>		
<p>TOTAL:</p>		\$250.00



jk.lalonde1948@yahoo.ca

INVOICE

CUSTOMER COPY

DRIVER: _____

Annual Costs

3230 County Road 21 - *Minden*

- Hydro One = \$1,361.88 for 2023
- Propane Cost = \$2,091.77 for 2023
- Property Tax Bill = \$2,202.19 for the house
(based on 2024 Interim Bill)
- Property Tax Bill = \$66.31 for the small lot



Location Map

3230 County Road 21, Minden



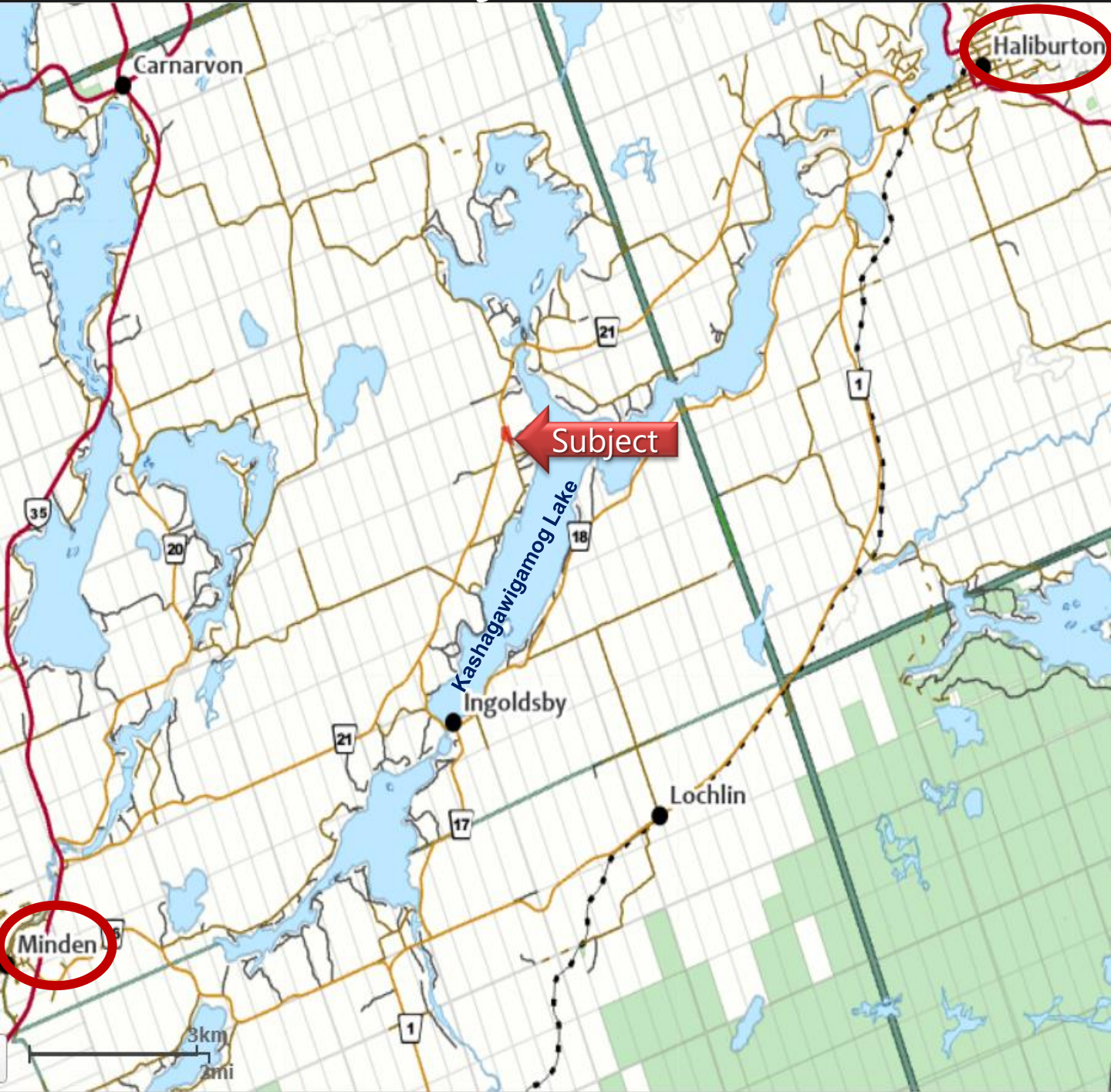
Location Map

Small "Extra" land included in sale



Area Map

3230 County Road 21, Minden



Location from the GTA

3230 County Road 21, Minden

