

3254 Kennisis
Lake Road



Tedious Lake
Haliburton Highlands

Very Private Entrance



Located just off Kennisis Lake Road this beautiful property is totally secluded...access is a long private driveway fully treed on either side...

Privacy!



The Drone Perspective



The Drone Perspective



Looking East

Tedious is also known as Long Lake

Looking South



The Waterfront Drone Perspective



With over 200' of frontage and next to 2 other large properties the privacy is spectacular...dock & firepit area is mostly exposed bedrock...



The Waterfront Drone Perspective



Beautiful Tedious Lake



Mornings @ Tedious Lake



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



More by the Water!



Canadian Shield granite and heavily treed for total privacy!



Eat in Kitchen



**Large eat in
kitchen with
HUGE window
looking out
over the front
deck and the
lake...**



GREAT Room



When you are sitting in this room the huge front wall of windows overlooks the lake as well as walks out to the front deck...a spectacular, clean forest with mature trees frames the view out over the lake...



Guest Bath



Very bright and quality finished guest bath...laundry is in a closet just outside this bath

Primary Bedroom



**Bright Primary
Bedroom with walk
in closet AND 4
piece ensuite Bath
with stand alone
tub.**

Primary Ensuite Bath



**Bright Primary 4
piece ensuite
Bath with stand
alone tub and
large window
overlooking the
lake...**



Guest Bedrooms



**Bright Large
guest
bedroom**

**3rd bedroom
is currently
being used as
an office with
a pull out
couch.**



Main Entrance



***Main entrance
with closet and
a comfortable
covered veranda
to escape wind
off the lake...***



More



More



More



Water views from Inside



Lake views from the many windows in this cottage/home.



Schedule "C"

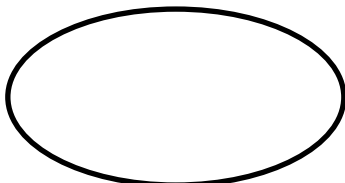
3254 Kennisis Lake Road, Tedious Lake

INCLUSIONS

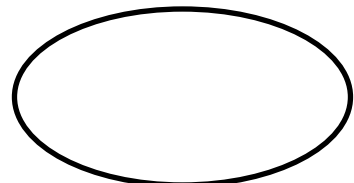
- All contents as viewed EXCEPT what is listed below as an EXCLUSION

EXCLUSIONS

- Kitchen table and chairs
- all wall art & sculptures & decor items
 - chest of drawers
 - dry sink
 - blue cabinet
 - round-back chair
 - 7 caned chairs
- round occasional table
 - antique desk
 - printer table
 - pine cradle
 - Miele vacuum
- aluminum boat & motor
 - 1 canoe
 - pottery planter
- 2 wooden outdoor chairs
- paddleboard & paddle



Seller's Initials



Buyers Initials

Sewage Installation Report

3254 Kennisis Lake Road, Tedious Lake



"The Heart of the Highlands"

Municipality of Dysart et al
 P.O. Box 389, 135 Maple Avenue
 Haliburton, Ontario K0M 1S0
 705-457-1740
 Fax: 705-457-1964
www.dysartst.ca

BUILDING DEPARTMENT

SITE INSPECTION REPORT AND SEWAGE SYSTEM PERMIT

Septic Permit Number: **2016-125**
 Owner: **MERCER JAMES DAVID MERCER SHIRLEY LITCH**
 Municipal Roll Number: **46-24-041-000-47300-0000**
 Legal Description: **CON 9 PT LOT 15 RP 19R4183 PART 1**
 Address: **3254 KENNISIS LAKE RD**
 Date: **November 03, 2016**

1. Assessment of Property

a) Surface drainage	<input checked="" type="checkbox"/>	good	<input type="checkbox"/>	fair	<input type="checkbox"/>	poor
b) Slope of ground:	<input checked="" type="checkbox"/>	level	<input type="checkbox"/>	gradual	<input type="checkbox"/>	steep
c) Clearances (horizontal):	<input checked="" type="checkbox"/>	satisfactory	<input type="checkbox"/>	unsatisfactory		
d) Percolation rate:	<input type="checkbox"/>	10-15 min/cm	<input type="checkbox"/>	measured	<input checked="" type="checkbox"/>	estimated

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below
 b) Not acceptable; Reason recorded under item 3

An applicant may appeal a decision in writing to:
 The Building Code Commission
 777 Bay Street, 2nd Floor
 Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS	
Depth (metres)	Soil Type
0.0	
0.5	ORGANICS
1.0	BEDROCK
1.5	
Show rock elevation	
Show water table	

3. Approved design of the sewage system includes:

a) Working capacity of septic tank:	3600 litres	Holding tank:	<input type="text"/>	litres
b) Length of absorption trench required:	<input type="text"/>	metres		
c) Filter bed area:	22 sq. m.	Filter sand contact area:	22 sq. m.	
d) Loading rate area:	160 sq. m.	15 metre constructed mantle required:	<input type="text"/>	
e) Size of system is based on:	3 bedrooms and/or	<20 fixture units		
Area of building:	135 sq. m.	Commercial details:	<input type="text"/>	
Total daily design sewage flow:	1600 litres			

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: **PUMP AND REMOVE/BURY EXISTING SEPTIC TANK. MAINTAIN ALL SETBACKS
 RAISED BED PROPOSED FOR THIS INSTALLATION
 DEMO EXISTING DWELLING AND REBUILD NEW IN NEW LOCATION ON SAME PROPERTY**

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

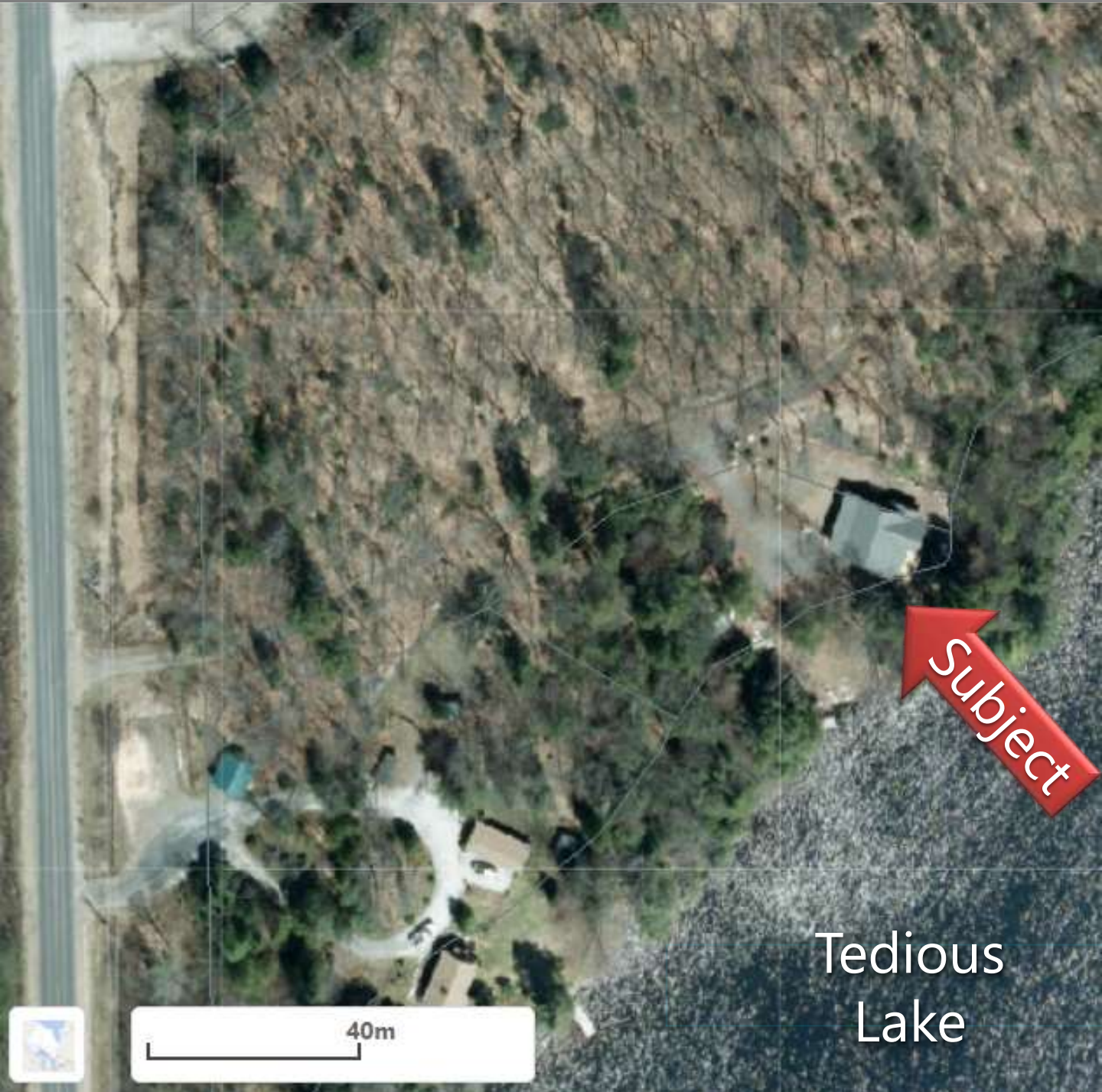
This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected by: **Greg Chernal** Date: **November 3, 2016**

Issued by: **Dan Sayers** Chief Building Official, Dan Sayers Date: **Nov 3, 2016**

MNR Overview Map

3254 Kennisis Lake Road, Tedious Lake



Subject

Tedious
Lake

40m

Exact Location Map

3254 Kennisis Lake Road, Tedious Lake



Lake Location Map

3254 Kennisis Lake Road, Tedious Lake



Location From GTA

3254 Kennisis Lake Road, Tedious Lake

