

51 Sandford Court



Haliburton Village

Welcome to 51 Sandford Court in Haliburton Village

- Recently renovated with interesting authentic barnboard accents in the kitchen & main entrance areas.
- New Kitchen + appliances
- 2 Complete new bathrooms on Main floor
- New Flooring throughout
- New Ceilings throughout
- New drywall + paint in many areas
- New Main Floor Laundry/Mud Room off Garage
- New vanity/sink/faucet and toilet in lower level bath
- New carpet throughout lower level
- Newly paint lower level

Whether you are looking for a home
for yourself or a fantastic Rental
Income Property this has it all!

SUBJECT IS RR

- 79 -

5.1 PERMITTED USES

In a Residential Zone, no person shall use any lot or construct or use any structure for any purpose except for a use shown by an X in the following table to be a permitted use in that zone, subject to any applicable notes in the table.

RESIDENTIAL PERMITTED USES	WR1, WR2	WR3, WR4, WR5, WR6	WR3L, WR4L, WR5L, WR6L	RR	RS	R1, R2	R3
Residential uses (See notes at end of residential uses section)							
Single-family dwelling	X			X	X	X	
Converted dwelling					X	X	X
Duplex dwelling				X	X	X	X
Semi-detached dwelling				X	X	X	X
Seasonal dwelling		X	X				
Private cabin	X	X	X	X	X		
Yurt				X			
Non-residential uses							
Backyard Hen					X(a)	X(a)	X(a)
Bed and breakfast establishment	X			X	X	X	
Hobby farm				X			
Home office	X	X	X	X	X	X	X
Any other home business	X			X	X	X	
Place of worship						X	
Public park	X	X		X	X	X	X
Urban Agriculture					X	X	X
Notes:							
(a) Not permitted on lots with Multi-Residential Development							

Very Private Entrance



All of the lots on Sandford Court are large lots, you cannot see any neighbours at all yet you are "in town"! This lot has 300' on the road with 2.8 acres!!!

Privacy!



The Drone Perspective From Directly Above the Subject Property



Sir Sanford Fleming College

Haliburton Village

Beautiful Setting





Eat in Kitchen



**Sparkling new
kitchen with all
new appliances
included.**

**Open concept
with DR/LR!**



More



Living/Dining Rooms



All new floors, ceilings, walls, trim...the Seller has "opened" up this large amazingly bright area so you can be in any room and be with your company!



Main Floor Bath



**Beautifully done Main Bath on the main level.
Spectacular tile and glass shower!**

Primary Bedroom



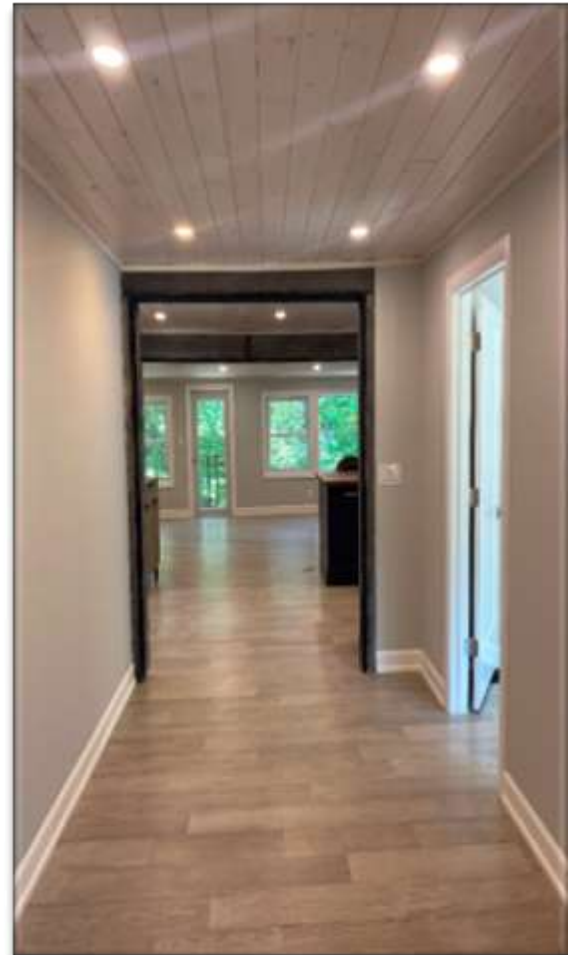
**Bright Primary
Bedroom with 2
closets AND 3 piece
ensuite Bath newly
done.**

Main Floor Guest Bedroom



**Very bright Office or Guest Bedroom located
On the Main Level of this home.**

Main Entrance



Main entrance with closet and a comfortable covered outside area to escape rain and weather when entering the house...

Main Level Laundry/Garage



**Large 1.5 car
attached
garage with
Laundry &
Mudroom
immediately
behind it to
easily enter
the house.**

**Or take the
other door
to the
Unfinished
Loft Area**



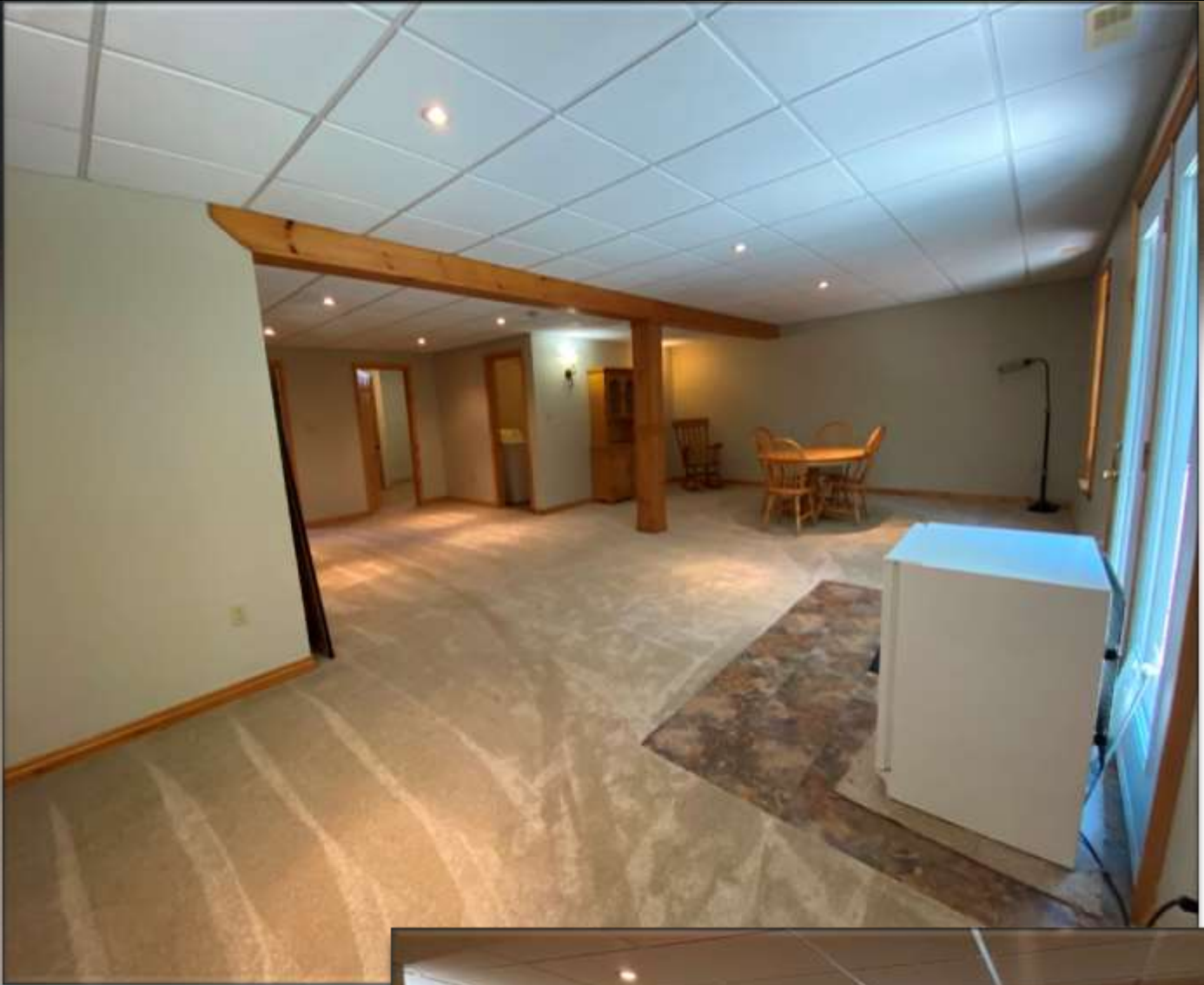
Unfinished Loft



Massive unfinished loft above garage...could be more living space, gym, EXTRA RENTABLE APARTMENT???
(with approval from Township)

Many opportunities for personal use or investment.

Lower Level Rec Room



***Lower Level with
its own entrance,
rec room,
4 pc bath,
2 bedrooms
and laundry...***

***With Township
approval, add a
kitchenette and
now rentable!***



Lower Level Bedrooms



New carpet, paint and windows in both rooms!



Lower Level Bath



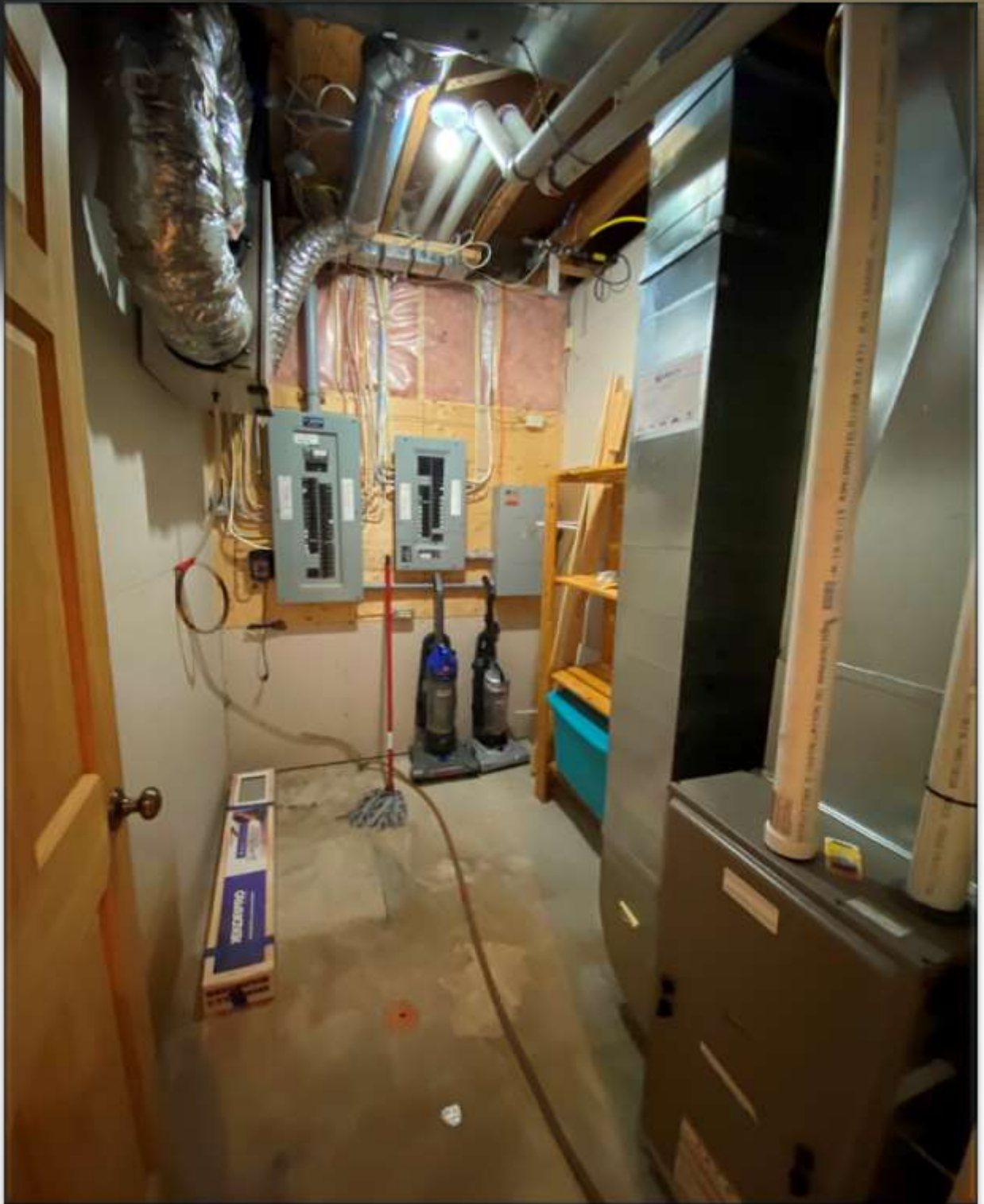
***Lower Level 4 pc bath
with bathtub/shower
2 piece unit, new
toilet, vanity, sink and
faucet!***

Lower Level Laundry



Another laundry room on the lower level with hot water tank, water softener and laundry tub.

Lower Level Furnace Room



Forced Air Propane Furnace and HRV located on lower level along with electrical panel.

Schedule "C"

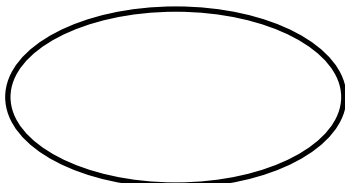
51 Sandford Court, Haliburton Village

INCLUSIONS

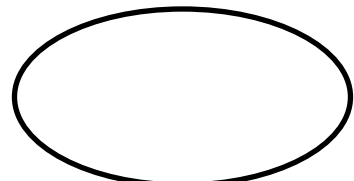
- All appliances as viewed on Main & Lower levels
- Shelving & Cabinets in Garage and Laundry

EXCLUSIONS

- Balance of contents



Seller's Initials

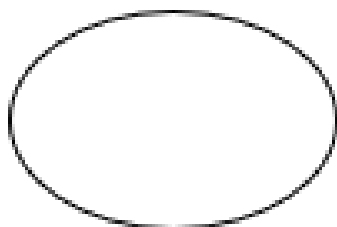
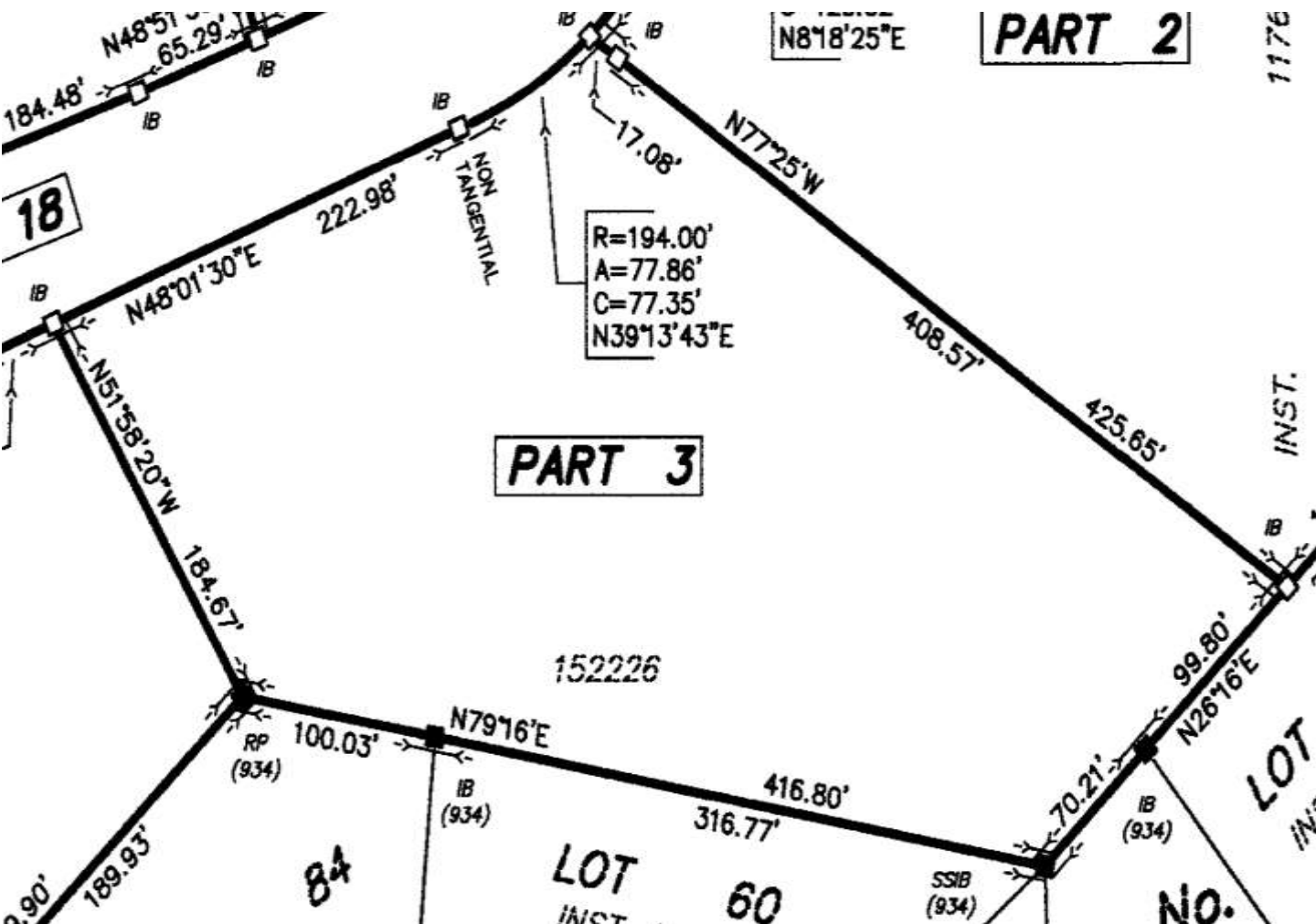


Buyers Initials

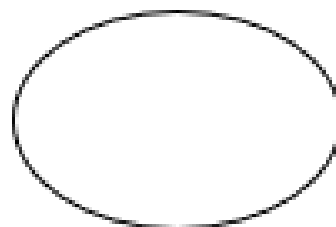
Schedule "D"

Survey for 51 Sanford Court

Part 3, 19R-7817, Dysart Township



Sellers' Initials



Buyers' Initials

Water Well Record

Well Location

Address of Well Location (Street Number/Name) 51 SANDFORD COURT		Township DYSART	Lot 14	Concession 9
County/District/Municipality HALIBURTON		City/Town/Village HALIBURTON	Province Ontario	Postal Code K0M 1J0
UTM Coordinates Zone Easting Northing NAD 83 176946874991636 1987317		Municipal Plan and Sublot Number PART 3		

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (mft)	
BROWN GRAY	SAND GRANITE	TOP SOIL	LOOSE SOFT	0 5	5 340

Annular Space			Results of Well Yield Testing			
Depth Set at (mft)	Type of Sealer Used (Material and Type)	Volume Placed (m³)	Draw Down		Recovery	
0	20 BENTONITE		Time (min)	Water Level (mft)	Time (min)	Water Level (mft)

Method of Construction		Well Use	
<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Commercial
<input type="checkbox"/> Rotary (Conventional)	<input checked="" type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Municipal
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Drilling	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Irrigation	<input type="checkbox"/> Cooling & Air Conditioning
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	
<input type="checkbox"/> Other, specify		<input type="checkbox"/> Other, specify	

Construction Record - Casing				Status of Well	
Inside Diameter (mft)	Open Hole OR Material (Concrete, Fiberglass, Corrugated Plastic, Steel)	Wall Thickness (mft)	Depth (mft)	From	To
6 1/8	STEEL	.188	0	20	

Construction Record - Screen			
Outside Diameter (mft)	Material (Plastic, Corrugated, Steel)	Slot No.	Depth (mft)
			From To

Water Details		Hole Diameter	
Water found at Depth (mft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Unsalted	Depth (mft)	Diameter (mft)
340	<input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	From To	

Well Contractor and Well Technician Information			
Business Name of Well Contractor HALIBURTON AGRICULTURAL DRILLERS		Well Contractor's Licence No. 60016	
Business Address (Street Number/Name) Box 223		Municipality HALIBURTON	
Province ON	Postal Code K0M 1J0	Business E-mail Address	

Business Telephone No. (for area code)		Name of Well Technician (Last Name, First Name)	
7054572686		RUTTIG RICK	
Well Technician's Licence No.		Signature of Technician and/or Contractor Date Submitted	
T 1 1 2		20100330	

Map of Well Location			
Please provide a map below following instructions on the back.			

Well Owner's Information		Ministry Use Only	
Date Package Delivered	20100224	Well No.	2103866
Date Work Completed	20100224		JUN 04 2010

Satellite Overview Map

51 Sandford Court, Haliburton Village



Exact Location Map

51 Sandford Court, Haliburton Village



Lake Location Map

51 Sandford Court, Haliburton Village



Location From GTA

51 Sandford Court, Haliburton Village

