

**FOR SALE**

**24 PARK LANE  
LAKE DALRYMPLE**

## **HOME OR COTTAGE**

— MLS#40399432

- Level Lot Leading to Sandy Beach
- Sunrise View Across the Lake
- 3+2 Bedrooms
- 2 Full Baths
- Finished Basement

*Kim Elrick*  
Real Estate  
Sales Representative

647-523-6071

[kim@kawarthawaterfront.com](mailto:kim@kawarthawaterfront.com)



# WHAT MAKES IT GREAT?

Four season home or cottage

Sandy wade in beach with sunrise views

Flat gradual grassed lawn leading to the waters edge

Fishing – Bass, Muskie and Walleye are all caught in Lake Dalrymple



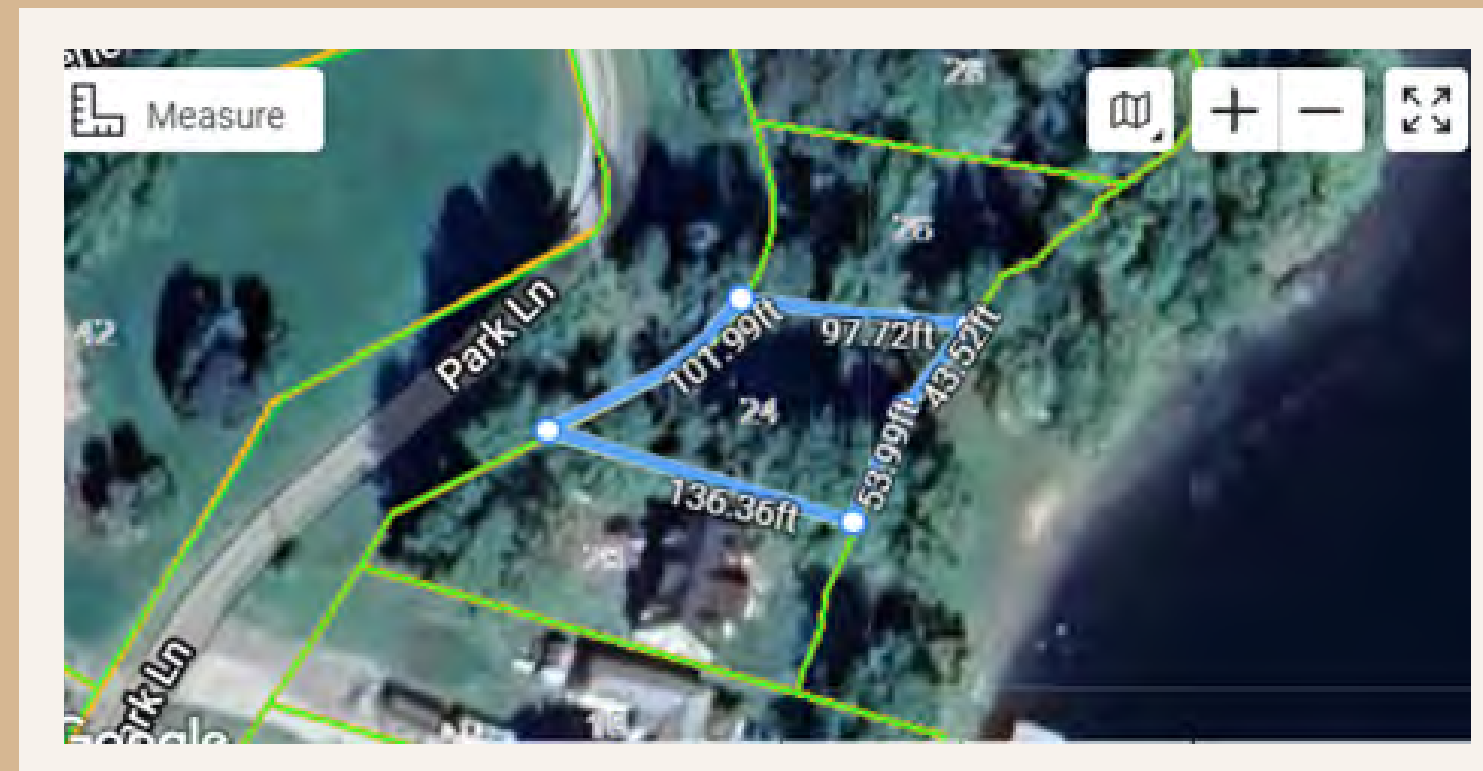
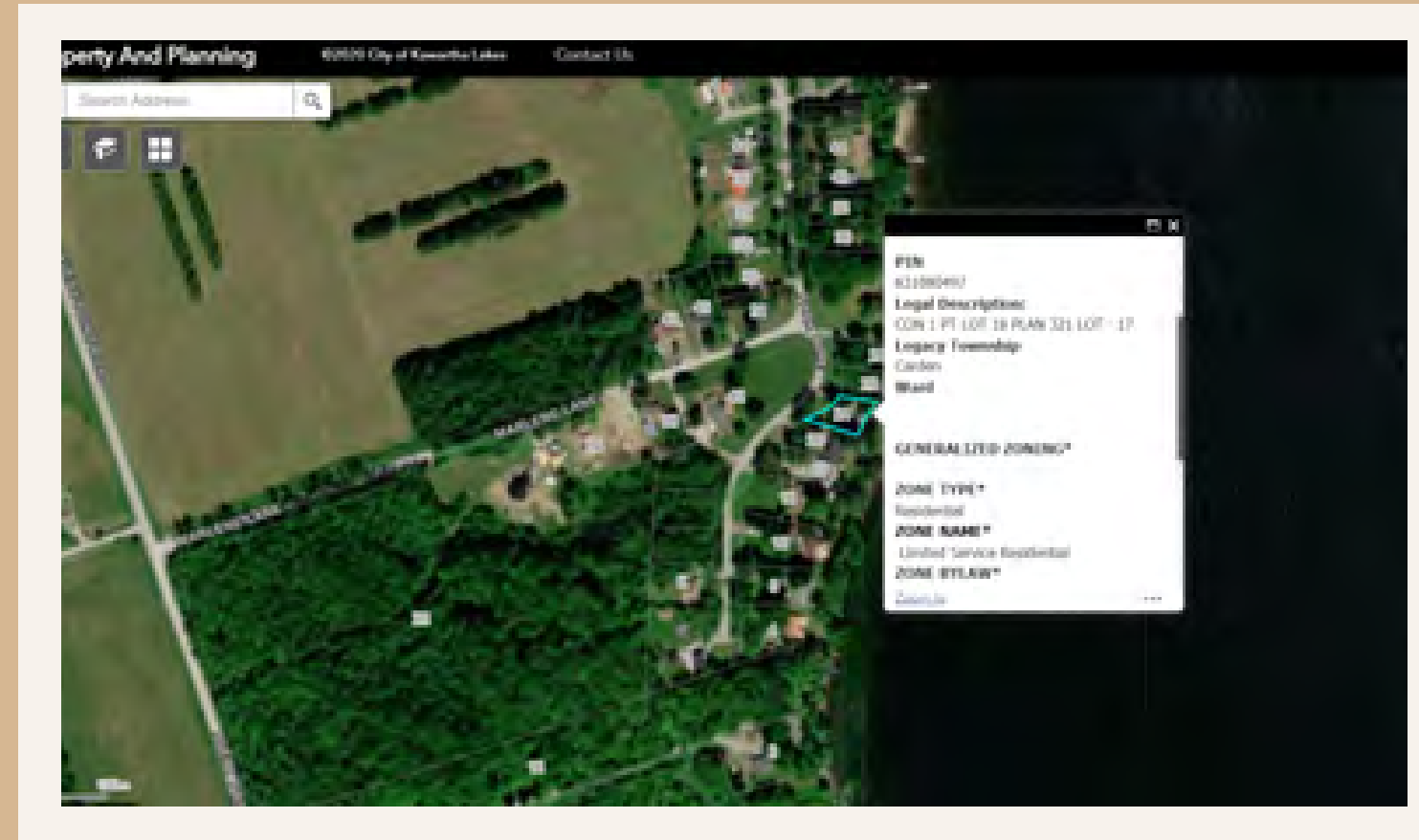
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# 24 PARK LANE

- Assessed Value: \$313,000
- 109 ft of waterfront
- 0.66 acres
- Shore Road Allowance Not Owned
- Zoning LSR (limited service residential)



# IMPROVEMENTS RENOVATIONS

## **Septic Tank Improvements (2019)**

- Tank fix to deal with a small hole / deterioration
- Level alarm was added

## **Propane was added to the property in 2019 to accommodate the following**

- Rinai wall heater
- Stove (2020)
- Dryer (2020)
- 2 propane rough in's in the basement (bottom of stairs and in the nook area)
- BBQ hook up

## **Propane On Demand Hot Water Heater (2019)**

- The water line from the well was updated to 1 inch pipe to accommodate the flow for the hot water heater

## **Baseboards Updated 2019**

All baseboard heaters updated in 2019 with Hydronic technology and all have their own Mysa Smart Thermostats

## **Window Wells (2019)**

- 3 were dug up, and filled with pipe and proper fill to drain water away from the windows

## **Lake side slider door replaced 2022**

**Septic** – Level alarm was added in 2020 Use permit is available

**Water Source** - The water is from a Shared Well with the neighbours.  
A water softener was added in 2019.

The well is physically on the neighbours property and as such a small fee for the hydro costs is provided to the neighbour yearly. Any pump issues where a replacement or repair is required is expected to be shared between the two neighbours.

**Heating** – The cottage is heated with the following

- All baseboard heaters updated in 2019 with Hydronic technology and all have their own Mysa Smart Thermostats
- Rinaï propane wall heater added in 2019 located in the kitchen/living room
- Wood Stove (WETT from 2019 available)

## TYPICAL YEARLY COSTS

- Taxes = \$3250.66 (2023)
- Hydro = \$2168.80 (2022)
- Propane Supplier is Superior. Typical yearly cost of about \$900
- Internet is xplora and is about \$100 monthly
- Private Road Dues \$325/year (subject to change by association) The Dalrymple Association" meets every June to discuss work to be done and budget. It covers maintenance of the main road (snow removal, pothole maintenance), common areas and the communal-use park and boat launch (lawn care, tree maintenance)

# INNER WORKINGS

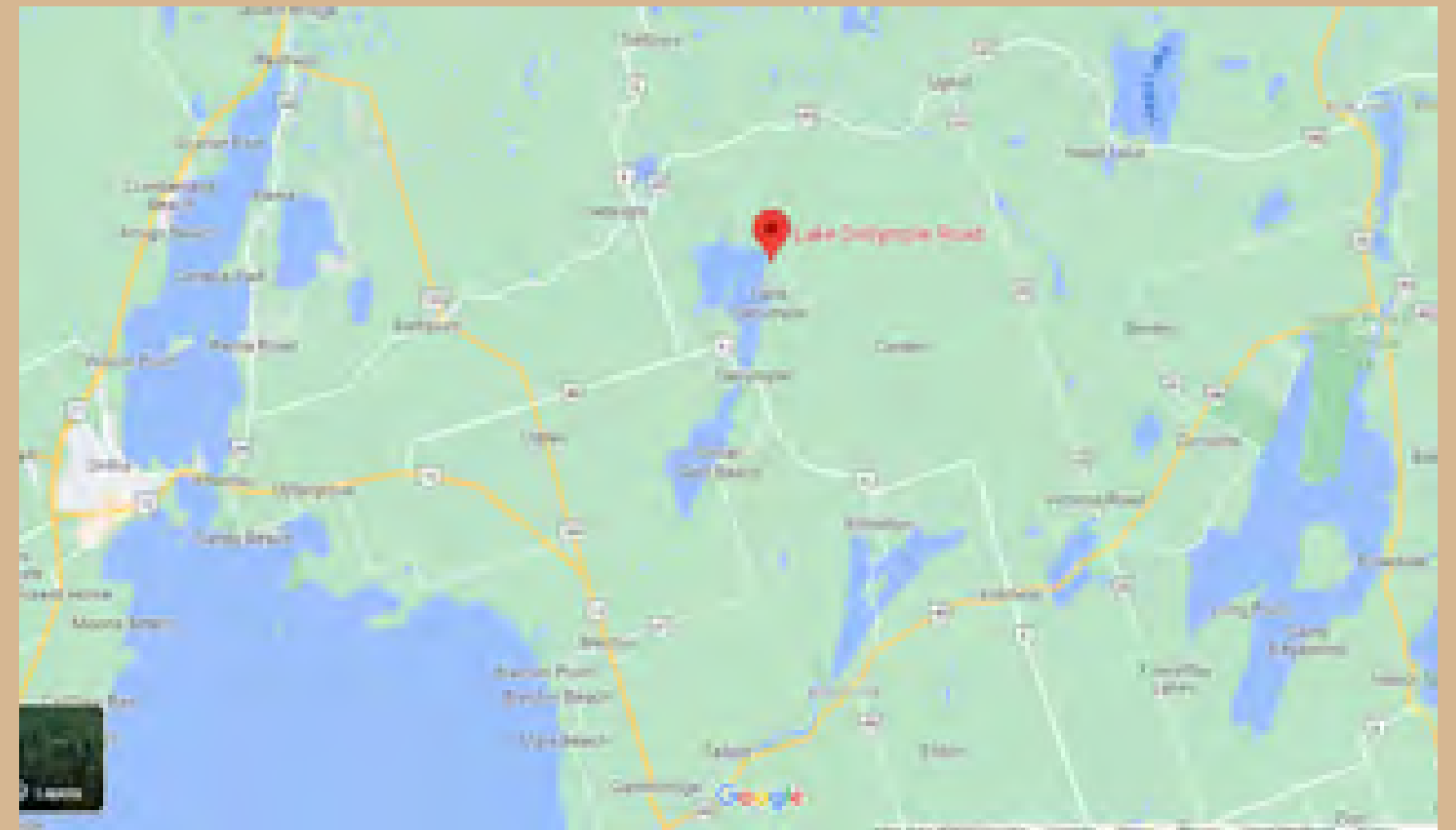
## **INCLUSIONS**

- All Furniture
- 1 canoe
- 2 adult sit-in kayaks (red & blue)
- 1 kid's sit-on kayak (yellow)
- 1 paddleboat

## **EXCLUSIONS**

- Large wooden unit in the front hall
- Small foldable table in the large basement bedroom.
- Large metal row boat

# ABOUT LAKE DALRYMPLE



Dalrymple Lake, also commonly known as Lake Dalrymple, is located on the western edge of the City of Kawartha Lakes, and is a short drive from Orillia.

Lake Dalrymple is comprised of two distinct bodies of water – Upper Lake Dalrymple, which is the more southerly half of the lake that flows into Lower Lake Dalrymple, the more northerly half of the lake.

Lake Dalrymple is primarily a spring-fed lake, with several small tributaries flowing into the lake. A small river exits the lake at its north-west corner and flows northward into the Head River.

Lower Lake Dalrymple is deeper than Upper Lake Dalrymple, with depths of 20 or more feet throughout much of the lake. The maximum depth is 35 feet.

# NAPOLEON HOME INSPECTIONS WETT INSPECTION

CLEARANCES, cont'd	ACTUAL	REQ'D	CODE COMPLIANCE, cont'd
5. Shielding	N/A		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
6. Ember pad size/material	64IN X 60IN	TILE	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
7. Heat protection: floor	N/A		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
FLUE PIPE TYPE: <input type="checkbox"/> Single wall <input checked="" type="checkbox"/> Double wall Size: 6 Required Clearance: 6IN			
8. Clearances	9IN	6IN	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
9. Total length	51IN		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
10. Elbows	NONE		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
11. Fastening	SCREWS		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
12. Expansion joint if vertical	YES		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
13.			<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
14.			<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
15. Connection to breech pipe	N/A		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
16. Connection to FB chimney	UTI		<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI

OTHER CONSIDERATIONS
17. Alcove approved <input type="checkbox"/> No <input type="checkbox"/> Yes
18. Mobile home approved <input type="checkbox"/> No <input type="checkbox"/> Yes
19. Outdoor air connection Required? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
18.
Photos taken: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Your file reference: 24 PARK LANE

CODE COMPLIANCE
<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI

Comments and Observations. All non-compliance ratings should be considered for comment. Please attach an additional page(s) for this section.

This checklist contains 1 pages in total. The Inspection Report contains 1 pages in total.

Inspector Signature: *R. Fort*  
 Date: 8 JUN 2019

NAPOLEON HOME INSPECTIONS  
 7 Stollar Blvd, Barrie ON L4M 6N6  
 Phone 705-795-8255  
 Email roger@napoleon.cc



# NAPOLEON HOME INSPECTIONS WETT INSPECTION

Requested by:	Inspection location: <input checked="" type="checkbox"/> Same as requested or:
Address:	Address: 24 PARK LANE LAKE DALRYMPLE
Postal code:	Postal code:
Phone no's:	Phone no's:
Inspector's name: <b>ROGER FROST</b>	WETT no.: <b>6899</b>
Reason(s) for inspection: HOME INSPECTION	
Level of inspection requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	
Date of request:	Date of inspection: 8 JUN 2019

## WOODSTOVE AND FLUE PIPE

Appliance standard:  ULC S627     EPA     CSA B415     Unknown     Uncertified

Listing agency:  ULC     CSA     WH(ITS)     UL     OTL

Manufacturer: FPI FIREPLACE PRODUCTS    Serial Number: 254000012    Model:    Flue Collar Size: 6 INCH

Installation manual available:  No     Yes

Installed by: HOMEOWNER    Date: 2009     Unknown    Approx age: 16 YRS OLD

Installed in:  Residence     Mobile Home     Combustible Alcove     Garage     Other:

Appliance location:     Basement     Main Floor     Other:

Connected to:  Masonry chimney     With s/s liner     F-B chimney     Other:

**Inspection Results:** Indicate inspection results for each component. Code Compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect. An inspection can be expected to include some components marked UTI.

CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE
1. Combustible side wall	9 FT	15 IN	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
2. Combustible rear wall	11 IN	10 IN	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
3. Combustible corner	N/A		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
4. Top/ceiling	65 IN		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Continued over page



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

SEWAGE SYSTEM INSPECTION REPORT AND USE PERMIT

CR-5-94  
FILE NUMBER

REPORT

DATE June 13/94

INSTALLED BY: L. BLACK

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

Septic Tank Holding Tank of working capacity of 650 gal + 600 gal P.C. lines constructed of steel concrete - Higgins, Manufacture

Disposal Tank Type: Absorption Trench System

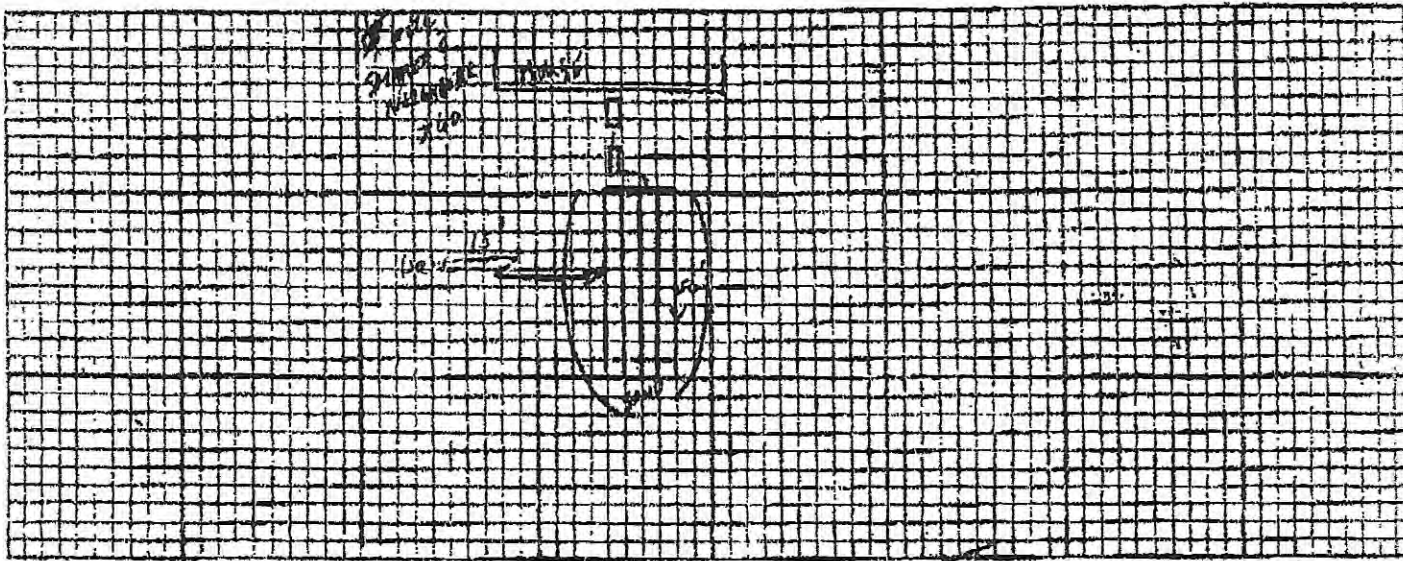
Filter: Bed System ; Filter Bed Area \_\_\_\_\_ sq. m.; Combs of Area \_\_\_\_\_ sq. m.

Total 76 Linear Metres of 5 inch or 15 inch lines and led by gravity ; Siphon ; or Pump

Size of System based on 3 bedrooms and/or 2.5 persons under Commercial details

Other: GARDEN OIL ON TANK PUMP ELEVATED ON CONCRETE BLOCKS

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



SCALE: 1 square equals approx. \_\_\_\_\_ metres

The following work remains to be completed: Backfill system and surround . Surface at a good surface . Finish grading to shed runoff and divert water from touching bed . Other: 1) SET TRAP TO DISCHARGE AND ADJUSTER TRAP TO GIVE 15 mm cycle. 2) TEMPORARILY SEAL PUMP CHAMBER OUTPUT.

USE PERMIT

Under section 78 of the Environmental Protection Act, 1990 and regulations and subject to the limitations thereof, a permit is hereby issued to

B. GORDON

for the use and operation of the Class 4 Sewage System Installed/Altered under Certificate of Approval CR-5-94.

such system being located on Lot 1718 Corp 1 Plan 321 Sub. lot

Township/Municipality: CARLTON County: VICTORIA

Inspected and Recommended by: [Signature]

DATE: June 13/94

Issued by: [Signature] (Director)

NOTE: Section 78 of the Act provides that changes 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 Certificate of Approval is obtained.



SCHEDULE A  
**HALIBURTON, KAWARtha, PINE RIDGE DISTRICT HEALTH UNIT**

FILE NUMBER  
CR - 5 - 94

**SITE INSPECTION REPORT FOR CERTIFICATE OF APPROVAL**

DATE: June 1, 1994

OWNER: B. GORDON

Lot No. 17-12 Conc. 1

Township/Municipality: CARRON

Plan # 321 Sub. Lot #     

**1. Assessment of Property**

- a) Surface drainage: good  fair  poor
- b) Slope of ground: level  gradual  steep
- c) Clearances (horiz.): satisfactory  unsatisfactory
- d) Percolation rate: 20 min./cm. Measured  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
- c) Owner may wish to consider a Proprietary Aerobic System

Under Section 139 of the Environmental Protection Act, 1990 an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, Suite 502, 112 St. Clair Avenue West, Toronto, Ontario, M4V 1P9, within 30 days of receipt of the decision.

**3. Requirements of Sewage System:**

- a) Working capacity of Septic Tank: 2700 litres Holding Tank: 250 litres
- b) Length of absorption trench required: 76 metres, of filter bed area:      sq.m.; contact area:      sq.m.
- c) Size of system is based on: 2 bedrooms and/or 2.5 fixture units.
- d) Proposed layout of sewage system, as below  or, as per attached drawing:

EXISTING SEPTIC TANK AND NEW TANK 2700

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

Soil Condition	
Depth (metres)	Soil Type
0	Fill
0.5	24" SAND TRACET Silt
1.0	Topsoil
1.5	(W)
Show rock elevation: <u>    </u>	
Show water table: <u>(W) 24"</u>	

① EXISTING SEPTIC TANK AND NEW TANK 2700

② EXISTING SEPTIC TANK AND NEW TANK 2700

③ EXISTING SEPTIC TANK AND NEW TANK 2700

④ EXISTING SEPTIC TANK AND NEW TANK 2700

⑤ EXISTING SEPTIC TANK AND NEW TANK 2700

⑥ EXISTING SEPTIC TANK AND NEW TANK 2700

⑦ EXISTING SEPTIC TANK AND NEW TANK 2700

⑧ EXISTING SEPTIC TANK AND NEW TANK 2700

⑨ EXISTING SEPTIC TANK AND NEW TANK 2700

⑩ EXISTING SEPTIC TANK AND NEW TANK 2700

NOTES: 1) If a reserve area is indicated in the above mentioned comments/drawings, this area must be retained free of all structures for the installation of a replacement bed, when required.  
 2) It is an offence under the Environmental Protection Act to use a system without a Use Permit in order to obtain a Use Permit an inspection prior to the backfilling of / or completion of system is required. It is the owner's responsibility to ensure that this is done.

**CERTIFICATE**

This Certificate of Approval under Section 77 of the Environmental Protection Act, 1990 is hereby issued for the proposed system in the corresponding application as may be amended by the above requirements in item 3, and provided that the sewage system shall be complete and a Use Permit issued within 12 months of the issue hereof.

INSPECTED & RECOMMENDED BY: [Signature]

DATE: June 1, 1994

[Signature]



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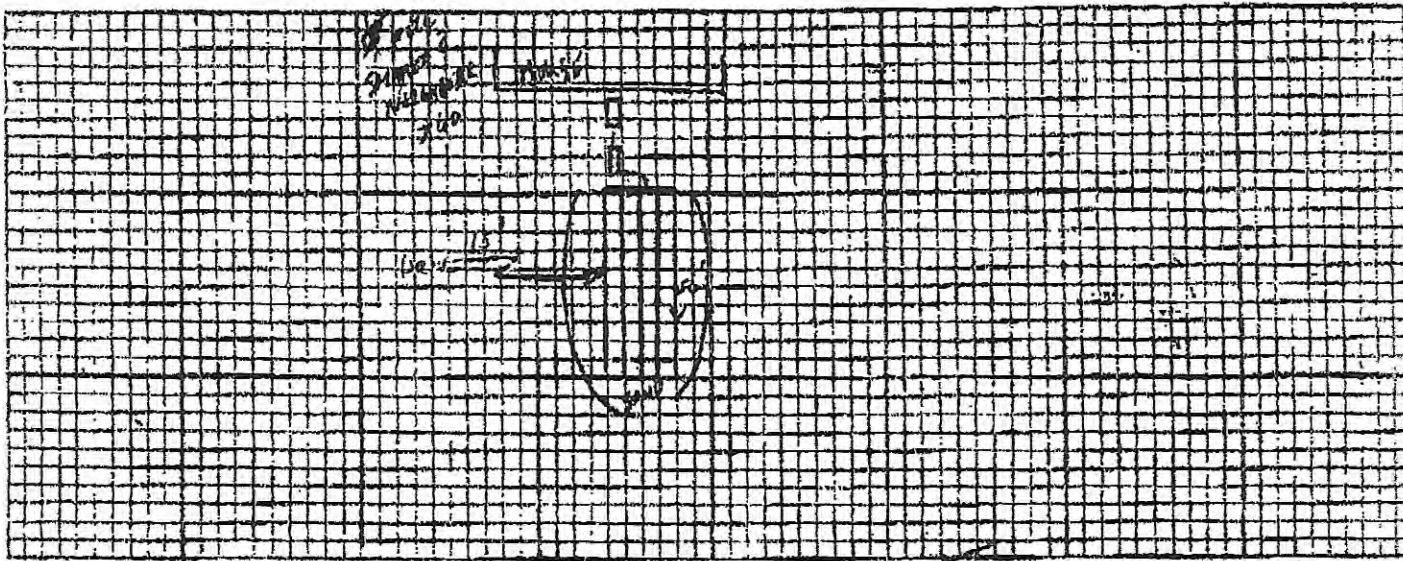
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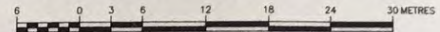
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Issued by: [Signature] (Director)

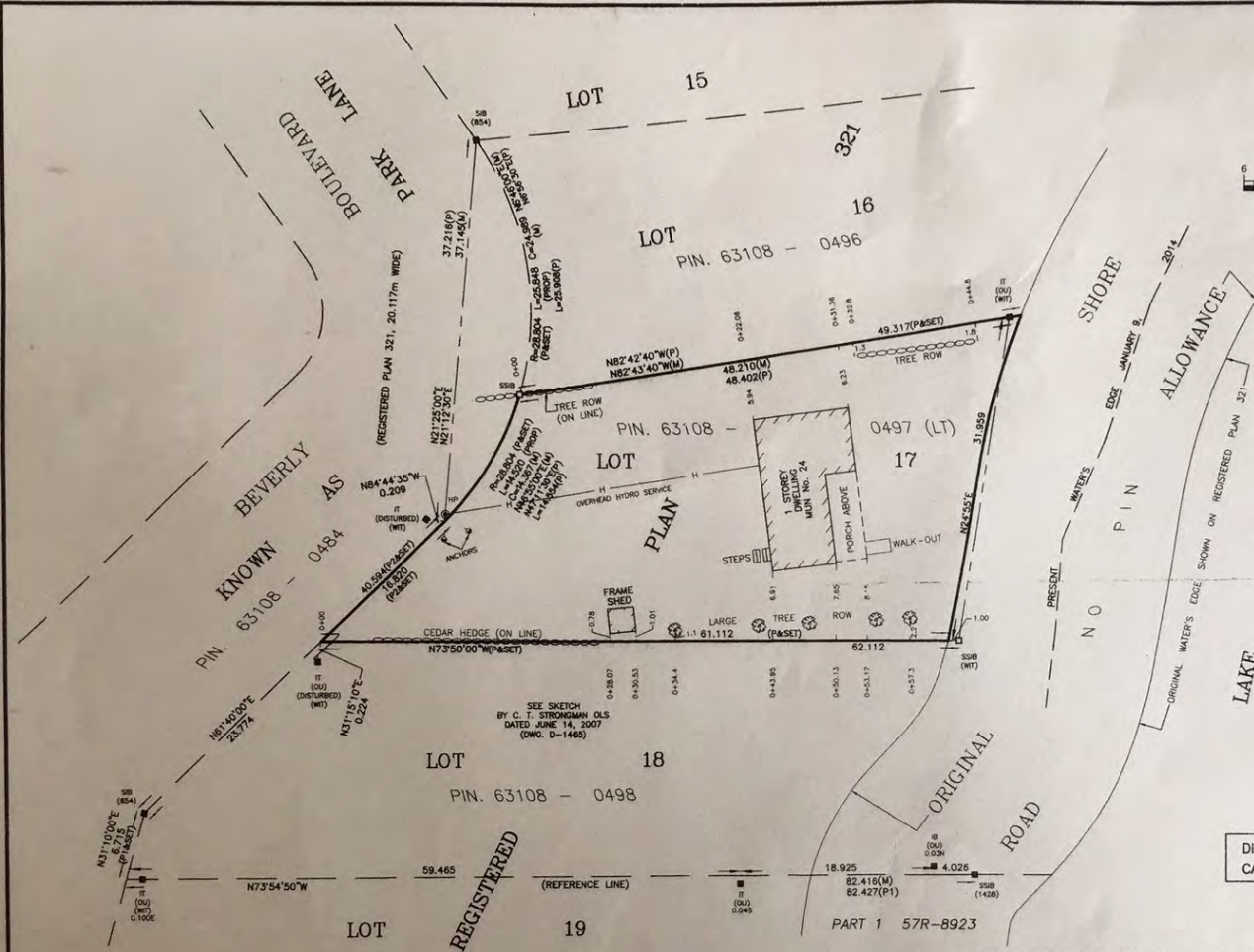
NOTE: Section 12.3 of the Act provides that no change can be made to any building(s) or structures in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will be affected by the change, unless a Certificate of Approval is obtained.

**PLAN OF SURVEY**  
**OF LOT 17, REGISTERED PLAN 321**  
 (GEOGRAPHIC TOWNSHIP OF GARDEN)  
**CITY OF KAWARTHA LAKES**



SCALE 1 : 300

J. A. STANTON O.L.S.  
 2014



DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

© C.T. STRONGMAN SURVEYING LTD. O.L.S. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER  
 THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF C.T. STRONGMAN O.L.S.

**NOTES**

BEARINGS ARE ASTROMOMIC DERIVED FROM THE SOUTHERLY LIMIT OF LOT 18, HAVING A BEARING OF  
 N73°54'50"W AS SHOWN ON P2

(P) - REFERS TO REGISTERED PLAN 321  
 (P1) - REFERS TO PLAN 57R-8923  
 (P2) - REFERS TO SKETCH BY C. T. STRONGMAN OLS. DATED JUNE 14, 2007  
 (DWG. D-1465)

(654) - DENOTES D. H. GALBRAITH OLS  
 (PROP) - DENOTES BY PROPORTION  
 ⊕ - DENOTES HYDRO POLE

**LEGEND**

SIB - DENOTES STANDARD IRON BAR  
 SSIB - DENOTES SHORT STANDARD IRON BAR  
 IB - DENOTES IRON BAR  
 IB# - DENOTES IRON BAR ROUND  
 SB - DENOTES SUBDIVISION BAR  
 RP - DENOTES ROCK POST  
 IT - DENOTES IRON TUBE  
 (OU) - DENOTES ORIGIN UNKNOWN  
 (M) - DENOTES MEASURED  
 (WIT) - DENOTES WITNESS  
 □ - DENOTES MONUMENT FOUND  
 □ - DENOTES MONUMENT PLANTED

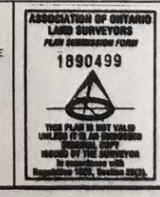
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 9th DAY OF JANUARY, 2014

*J. A. Stanton*  
 J. A. STANTON  
 ONTARIO LAND SURVEYOR

ORILLIA, ONTARIO  
 JANUARY 22, 2014



**C.T. STRONGMAN SURVEYING LTD.**  
 Ontario Land Surveyors

4145 Burnside Line  
 R.R. No. 4, Orillia, L3V-6H4  
 Telephone (705) 329-0765  
 Fax (705) 329-0424  
 email - info@ctsurveys.ca

**ORILLIA - ONTARIO**

AC13 File: 9567      C-5440

Thursday, January 16, 2014 1:49:50 PM      S:\10-2013 drawings\3567.dwg

C-5440

# REALTOR® Residential Floor Area Report



Property Address	24 PARK LANE
Municipality	KAWARTHA LAKES CITY
Roll Number	165103600303300
Property Code & Description	313-Single family detached on water

## Structure Details

Structure Description	Total Floor Area (Above Grade sqft)	Total Floor Area Range
SINGLE FAMILY DETACHED	1,201	1,100-1,499

# REALTOR® Residential Detail Report



Property Address	24 PARK LANE
Municipality	KAWARTHA LAKES CITY
Roll Number	165103600303300
Property Code & Description	313-Single family detached on water

## Services

Hydro	Water	Sanitary
Hydro available	Shared Well	Septic Bed

## Lot Details

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
109.00	-	0.66	Private Road Access	Irregular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
TOPOGRAPHY - SLIGHT SLOPE		PROXIMITY TO SPORTS FIELD/ PLAYGROUND	SHORELINE - SANDY
NO CURBS AND GUTTERS			WATERFRONT - LAKE
NO STREET LIGHTING			EXPOSURE - EAST
GRAVEL ROAD			
NO SIDEWALK ON STREET			

## Permit Details

Currently, MPAC'S records indicate that there are no building permits for this property.

## Primary Structures

Structure Description	SINGLE FAMILY DETACHED
Year Built	1969
Total Floor Area (Above Grade sqft)	1,201
Total Floor Area Range	1,100-1,499
First Floor Area (sqft)	1,201
Second Floor Area (sqft)	-
Third Floor Area (sqft)	-
Basement Total Area (sqft)	1,484
Basement Finished Area (sqft)	836
Heating	Electric (baseboard, wall insert)
Air Conditioning	N
Full Storeys	1
Partial Storeys	No part storey
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	0
Renovation Year	-
Renovation Code	-
Addition Year	-
Addition Area (sqft)	-
Split Level	No Split
Structure Condition	Average
Fireplace Total	1
Structure Design Type	-
Structure Variables	BASEMENT WALKOUT
Condo Floor Level	-
Condo Parking Spaces	-
Condo Standard Lockers	-
Condo Oversize Lockers	-
Condo Indoor Parking	-