



**FOR SALE**  
**1118 ENGLISH CIRCLE**

## HOME OR COTTAGE

MLS# 40552176

- 1.7 Acre property
- 2 Bedrooms
- 1 Full Bath + Laundry
- Open concept kitchen & living
- Deeded shared waterfront



*Kim Erick*  
Real Estate  
Sales Representative

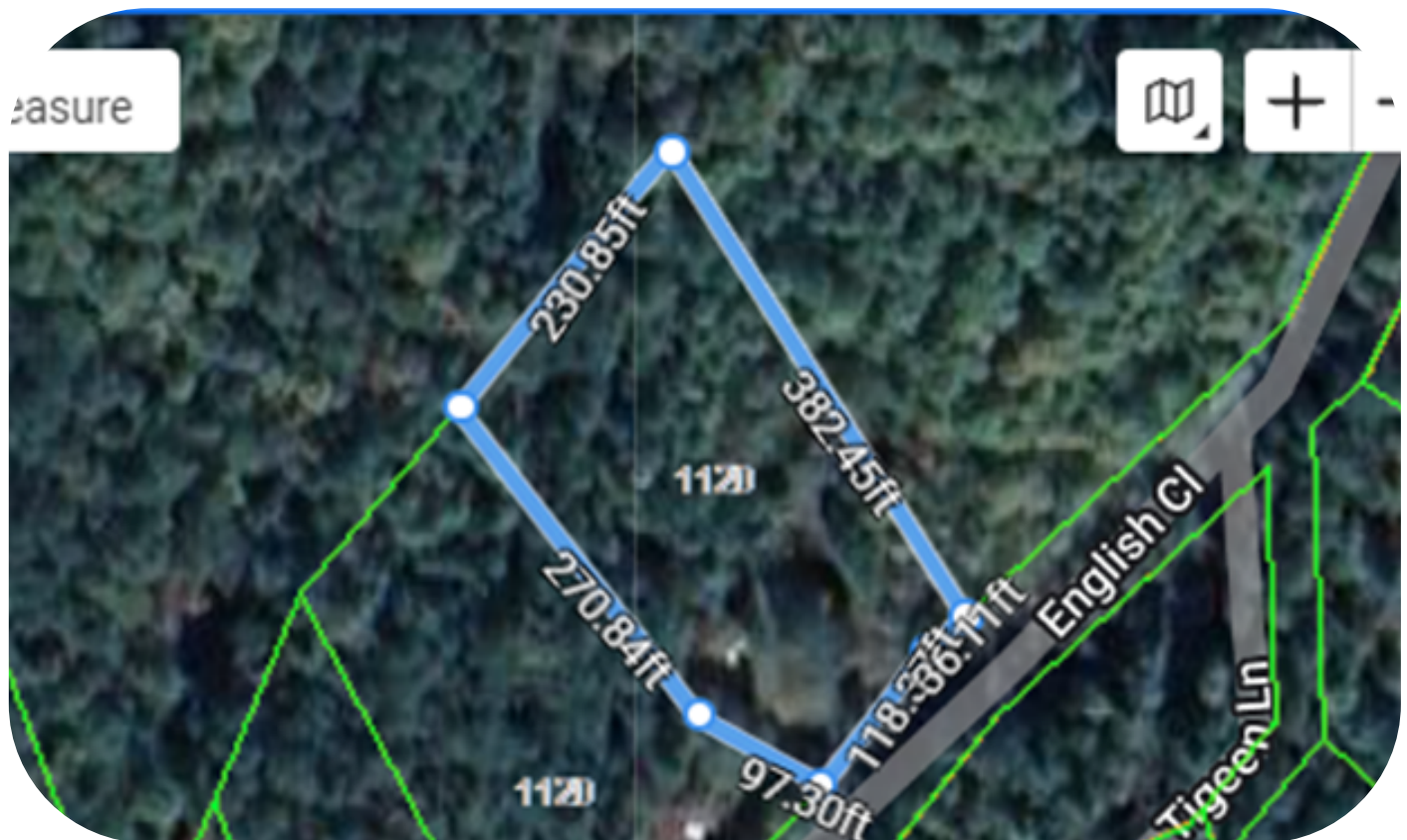
647-523-6071

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



# 1118 ENGLISH CIRCLE

- Assessed Value \$119,000
- Built in 2007
- 1.7 Acres
- Deeded Waterfront on Tamarack Lake
- Zoning: LSR



# MANY UPDATES SINCE 2018!

- four new windows (2 in kitchen, 2 in utility area) 2018
- new dual flush toilet 2018
- new bathroom extractor fan 2018
- new woodstove heat shield & hearth 2018
- old baseboard heaters removed and connections made safe by Sharp Electric
- heat pump unit installed by Triple C Heating and Cooling (Dec 2020)
- standby Generac generator installed by Generator Solutions (Jan 2021)
- new outdoor receptacle installed by Sharp Electric (west side of bldg.) 2020
- new custom kitchen by Chaulk Woodworking (Dec 2020)
- new appliances 2020 – fridge, stove, washer, dryer, dishwasher, chest freezer, microwave
- new submersible pump installed in well by The Pump Shop (Aug 2020)
- UV and sediment filtration units installed by The Pump Shop (2020 & 2021)
- deck and house front re-stained 2021, touched up 2022
- new baseboard heater installed in bathroom 2021
- new cartridge installed in bathtub faucet 2021
- new Blaze King woodstove installed by Myers Chimney (Mar 2022)

# INCLUSIONS

- stove, fridge/freezer, chest freezer, microwave, coffee maker, kettle, toaster, dishwasher, front loading washer & dryer
- Generac standby generator, Mitsubishi heat pump
- hot water heater (owned)
- all furniture, dishes, pots/pans
- freestanding cabinets
- garden tractor & trailer
- boat rack, kayak, canoe (needs repair)
- 2 Shelter Logic shelters (1 small, 1 large)
- firewood
- All personal items as viewed

**Exclusions:** all staging items



# TYPICAL YEARLY COSTS

- Highlands East property taxes = \$1,067.99 in 2022
- Hydro One (2022) = \$1,407.38
- Annual roads committee dues = \$275
- Budget Propane Tanks Rental \$339/yr PD Jan 2024
- Propane for generator costs about \$500/yr



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# WELL WATER

The Well is shared with 1120 English Circle. There is a current legal status of well sharing agreement that expires in 2044. Water pumps from the well on the 1118 English Circle property to 1118 first and then to 1120 English Circle. Owners of 1120 English Circle have been very good at paying half of the maintenance costs for the water system.

**HeatLine installed by The Pump Shop in 2021**

## **Typical Maintenance Schedule**

- UV light serviced yearly (August) – alert neighbour before scheduling service so their lines can also be chlorinated
- sediment filters should be changed every 4-5 months

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# SEPTIC SYSTEM

- Septic was pumped in 2020 and again 2023
- Completed by Stoughton Septic

[www.stoughtonseptic.ca](http://www.stoughtonseptic.ca)



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# DEEDED WATERFRONT ACCESS

Shared, deeded access to lake is located just past Martino property

The private dock with 2 white plastic chairs was rehabilitated by The Dock Spot in 2021

Water access property owned by Dave & Marlene Buttery who live on the other side of Tamarack Lake



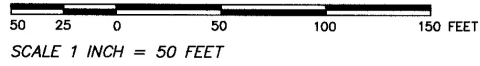
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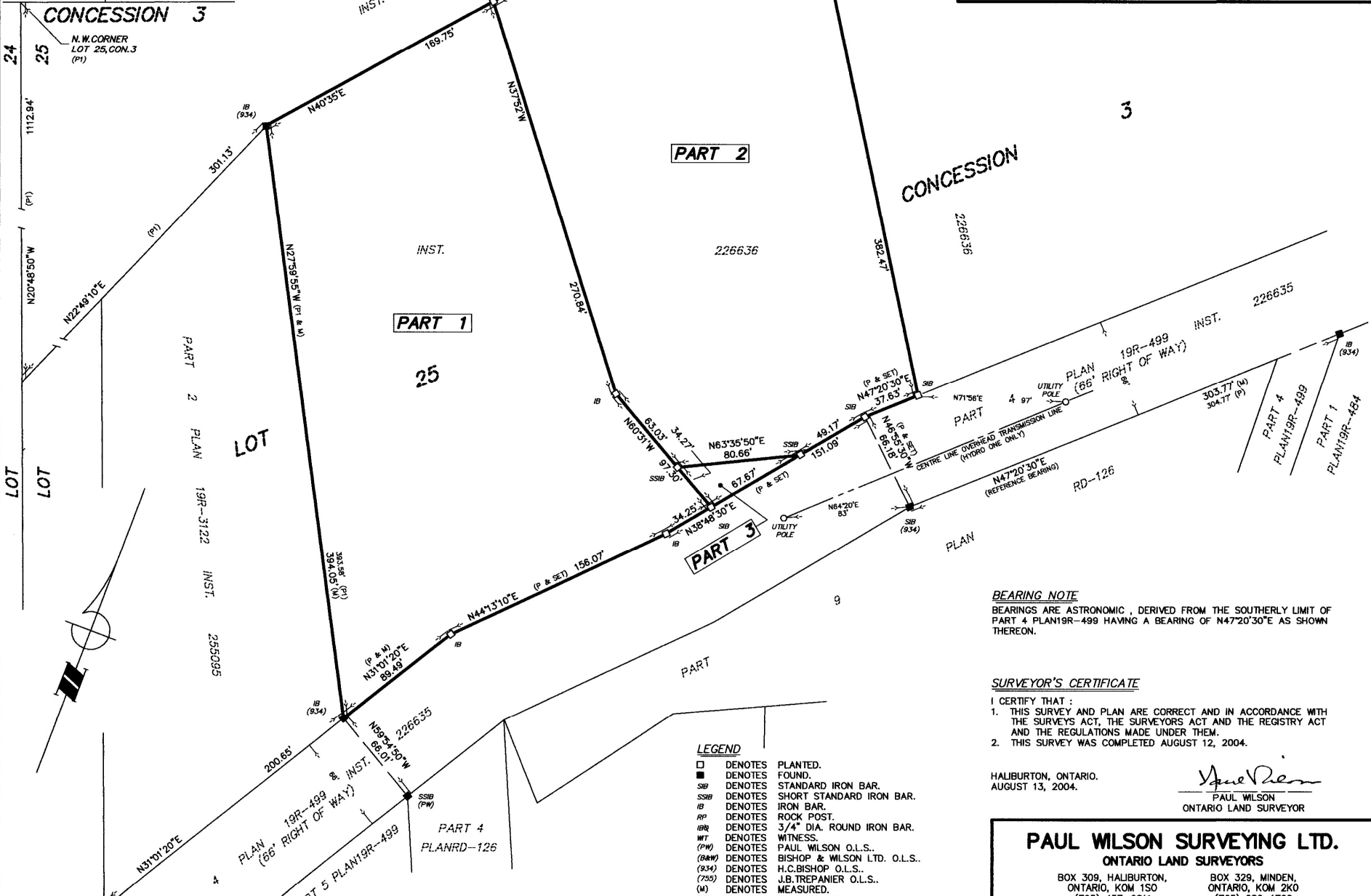
PART OF LOT 25, CONCESSION 3  
**GEOGRAPHIC TOWNSHIP OF GLAMORGAN**  
 MUNICIPAL TOWNSHIP OF HIGHLANDS EAST  
 COUNTY OF HALIBURTON  
 PAUL WILSON O.L.S.



CONCESSION 4

ORIGINAL ALLOWANCE

FOR ROAD CONCESSION 3



AUGUST 13, 2004 *Paul Wilson*  
 DATE PAUL WILSON

AUGUST 13, 2004

**IMPERIAL:** DISTANCES SHOWN  
 HEREON ARE IN FEET AND CAN  
 BE CONVERTED TO METRES BY  
 MULTIPLYING BY 0.3048.

*K. Roberts A. DEP.*  
 LAND REGISTRAR FOR  
 THE REGISTRY DIVISION  
 OF HALIBURTON (No. 19)

SCHEDULE			
PART	LOCATION	PART OF INSTRUMENT	AREA
1			1.713 Acs.
2	PART OF LOT 25, CONCESSION 3	226636	1.685 Acs.
3			0.026 Ac.

**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTHERLY LIMIT OF  
 PART 4 PLAN19R-499 HAVING A BEARING OF N47°20'30"E AS SHOWN  
 THEREON.

**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 ACT  
 AND THE REGULATIONS MADE UNDER THEM.  
 2. THIS SURVEY WAS COMPLETED AUGUST 12, 2004.

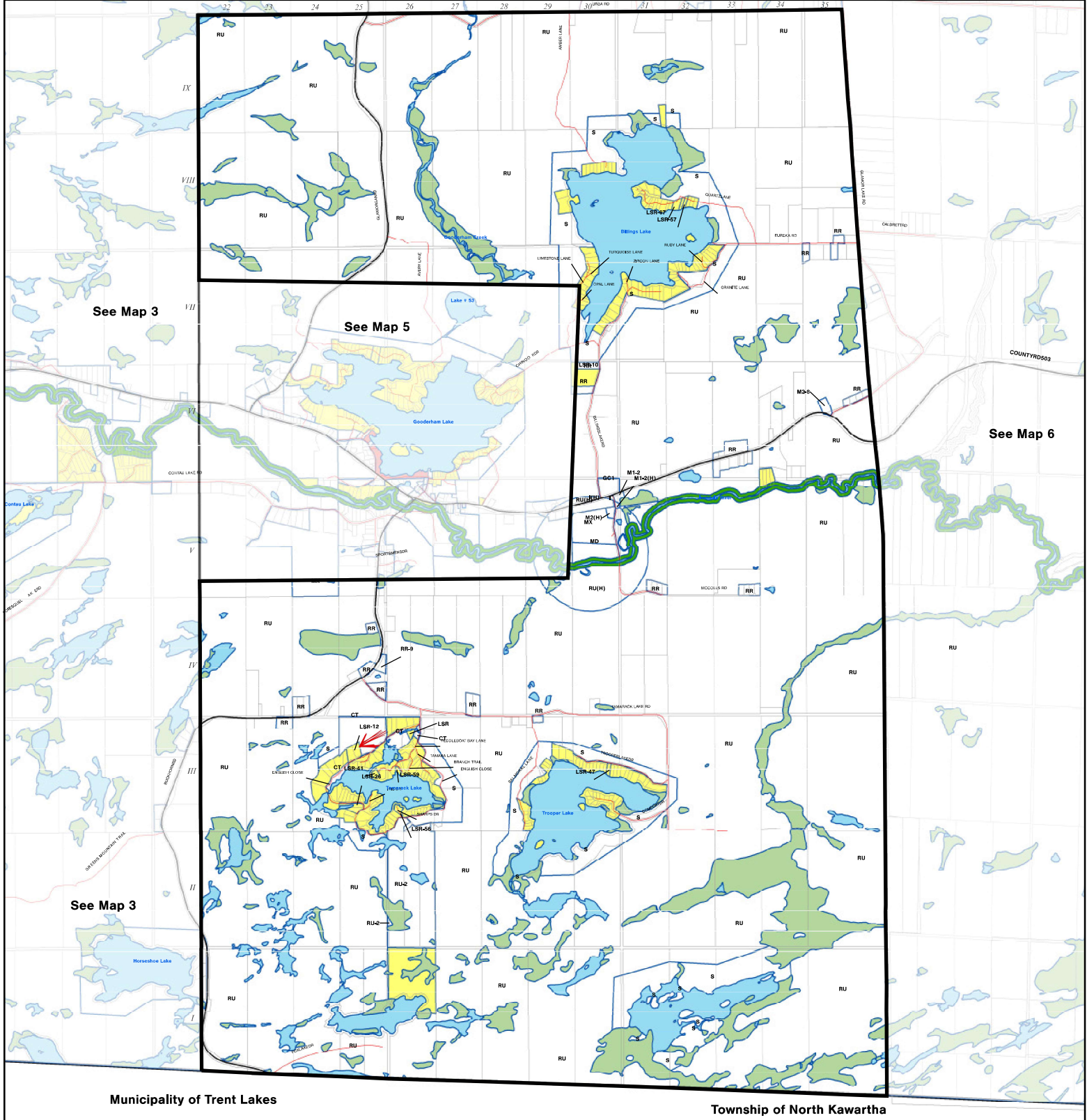
HALIBURTON, ONTARIO.  
 AUGUST 13, 2004. *Paul Wilson*  
 PAUL WILSON  
 ONTARIO LAND SURVEYOR

- LEGEND**
- DENOTES PLANTED.
  - DENOTES FOUND.
  - SSIB DENOTES STANDARD IRON BAR.
  - IB DENOTES SHORT STANDARD IRON BAR.
  - IB DENOTES IRON BAR.
  - RP DENOTES ROCK POST.
  - IBR DENOTES 3/4" DIA. ROUND IRON BAR.
  - WT DENOTES WITNESS.
  - (PW) DENOTES PAUL WILSON O.L.S..
  - (B&W) DENOTES BISHOP & WILSON LTD. O.L.S..
  - (934) DENOTES H.C. BISHOP O.L.S..
  - (255) DENOTES J.B. TREPANIER O.L.S..
  - (M) DENOTES MEASURED.
  - (P) DENOTES PLAN19R-499

**PAUL WILSON SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS

BOX 309, HALIBURTON, ONTARIO, KOM 1S0 (705) 457-2811

BOX 329, MINDEN, ONTARIO, KOM 2K0 (705) 286-1768



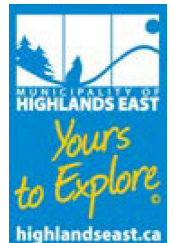
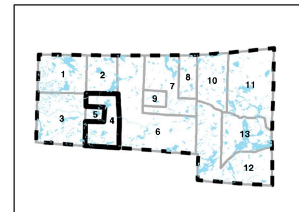
Municipality of Trent Lakes

Township of North Kawartha

### Map 4

<b>R1</b> General Residential Hamlet	<b>GC2</b> General Commercial Two	<b>HZ</b> Hazard Open Space
<b>R2</b> Residential Shoreline	<b>CT</b> Tourist Commercial	<b>OSC</b> Conservation Open Space
<b>SR1</b> Residential One Shoreline	<b>CH</b> Highway Commercial Light	<b>OSR</b> Recreation Open Space
<b>SR2</b> Residential Two Limited	<b>M1</b> Industrial Heavy Industrial	<b>OS</b> Institutional Rural Lake
<b>LSR</b> Service Residential	<b>M2</b> Disposal Industrial	<b>I</b>
<b>S</b> Shoreline Rural Residential	<b>MD</b> Extractive Industrial	<b>RU</b>
<b>RR</b> General Commercial One	<b>MX</b> Environmental Protection	<b>L</b>
<b>GC1</b>	<b>EP</b>	

### Schedule A to Zoning By-law 2005-29 for the Municipality of Highlands East



0 0.5 1 1.5 2 2.5 km



# WETT INSPECTION REPORT – WOOD STOVE AND FLUE PIPE

Date:	March 23rd, 2022
Name:	Donna Gagnon and Doug Pugh
Address:	1118 English Circle
City:	Gooderham
Postal Code:	
Phone No.:	
Email:	
Reason for Inspection:	Insurance
Level of Inspection Requested: <input type="checkbox"/> Level 1 <input checked="" type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	

Appliance Standard: <input checked="" type="checkbox"/> ULC S627 <input type="checkbox"/> EPA <input type="checkbox"/> CSA B415 <input type="checkbox"/> Uncertified	
Listing Agency: <input type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input checked="" type="checkbox"/> OTL	
Manufacturer:   Blaze King	Model:   Sirocco 30.2
Installation Manual Available: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Installed By:   Myers Chimney	Date:   March 2022 <input type="checkbox"/> Unknown    Approx Age:   new
Installed In: <input checked="" type="checkbox"/> Residence <input type="checkbox"/> Mobile Home <input type="checkbox"/> Combustible Alcove <input type="checkbox"/> Garage <input type="checkbox"/> Cottage	
Appliance Location: <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Main Floor <input type="checkbox"/> Other:	
Connected To: <input type="checkbox"/> Masonry Chimney <input type="checkbox"/> SS Liner <input checked="" type="checkbox"/> F-B Chimney <input type="checkbox"/> 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	MANUFACTURERS REQUIREMENTS
1. Combustible side wall			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
2. Combustible rear wall			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
3. Combustible corner	9"	4"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
4. Top / ceiling	86"	82"	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

**WOOD STOVE AND FLUE PIPE, *cont'd***

<b>CLEARANCES, <i>cont'd</i></b>	<b>ACTUAL</b>	<b>REQ'D</b>	<b>MANUFACTURERS REQUIREMENTS</b>
5. <i>Shielding</i>			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
6. <i>Ember pad size</i>	49"x55"		<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
7. <i>Heat protection floor</i>			<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"			
8. <i>Clearances</i>	22"	6"	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
9. <i>Total length</i>	55"		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
10. <i>Elbows</i>	N/A		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
11. <i>Fastening</i>	3 screws		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
12. <i>Expansion joint if vertical</i>			<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. <i>Connection to breech pipe</i>			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
15. <i>Connection to FB chimney</i>			<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI

<b>OTHER CONSIDERATIONS</b>	
16. <i>Alcove approved</i> <input type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
17. <i>Mobile home approved</i> <input type="checkbox"/> No <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
18. <b><i>Flue checked for deposits</i></b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
19. <i>Condition of lining system</i> <input type="checkbox"/> Good <input checked="" type="checkbox"/> See notes	
<i>Note: the chimney has been swept</i>	
Photo Taken: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	



## WETT INSPECTION REPORT – FACTORY-BUILT CHIMNEY

Date:	
Name:	
Address:	1118 English Circle <span style="float: right;">continued.....</span>
City:	
Postal Code:	
Phone No.:	
Email:	
Reason for Inspection:	Insurance
Level of Inspection Requested: <input type="checkbox"/> Level 1 <input checked="" type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	

Chimney Classification: <input checked="" type="checkbox"/> ULC S629 (650C) <input type="checkbox"/> ULC S604 (FB Type A) <input type="checkbox"/> ULC S610 (FB Fireplace Chimney) <input type="checkbox"/> Unknown	
Listing Agency: <input checked="" type="checkbox"/> ULC <input type="checkbox"/> CSA <input type="checkbox"/> WH(ITS) <input type="checkbox"/> UL <input type="checkbox"/> OTL	
Manufacturer: Security	Model: S2100 <input type="checkbox"/> Unknown
Installation Manual Available: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Installed By: unknown	Date: <input checked="" type="checkbox"/> Unknown    Approx Age: 15 yrs
Total Height: 8ft	Flue Size: 6"
<input checked="" type="checkbox"/> Inside Installation <input type="checkbox"/> Outside Installation	

CLEARANCES	MANUFACTURERS REQUIREMENTS
1. Horizontal extension beyond inside wall surface	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
2. Wall radiation shield	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
3. Clean out Tee and cap	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
4. Wall supports	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

**FACTORY-BUILT CHIMNEY, *cont'd***

<b>CLEARANCES, <i>cont'd</i></b>	<b>MANUFACTURERS REQUIREMENTS</b>
5. Support spacing	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
6. Support above offset	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
7. Ceiling support	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
8. Firestops / radiation shields	<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI
9. Attic radiation shield (Level 2 Element)	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
10. Enclosed through living space	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI
11. Roof flashing	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
12. Roof Braces	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
13. Rain Cap	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> UTI
14.	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> UTI

<b>OTHER CONSIDERATIONS</b>	<b>MANUFACTURERS REQUIREMENTS</b>
15. Height above roof surface minimum 3' required	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
16. Height above any roof surface or structure within 10': 2' required	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
17. Chimney clearance to combustibles	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> UTI
18. Area of chimney enclosed or hidden <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
19. Attached appliance(s) <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Photo Taken: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

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<p>This installation meets the requirements of the manufacturers and CSA B365.</p>	 <p><small>A Division of 2277341 ONTARIO INC.</small></p> <div style="display: flex; justify-content: space-around;">   </div> <p><b>PHONE: 705-286-1245</b>  <b>EMAIL: <a href="mailto:myerschimney@hotmail.com">myerschimney@hotmail.com</a></b>  <b>Website: <a href="http://www.myerschimney.com">www.myerschimney.com</a></b></p>
<p align="center">Inspector: <i>Ian Myers</i></p>	<p><b>CERTIFICATION # 7688</b></p>

\*NOTE: Inspection Reports reflect current conditions and are not applicable beyond date of issue