



FOR SALE
1242 HOUSTON ROAD
PAUDASH LAKE

HOME OR COTTAGE

MLS#xxxxxxx

- Private & Exclusive Enclave
- Picturesque Paudash Lake
- 2+2 Bedrooms
- 2 Full Baths
- Fully Finished Renovated Basement

Kim Erick
Real Estate
Sales Representative

647-523-6071

kim@kawarthawaterfront.com



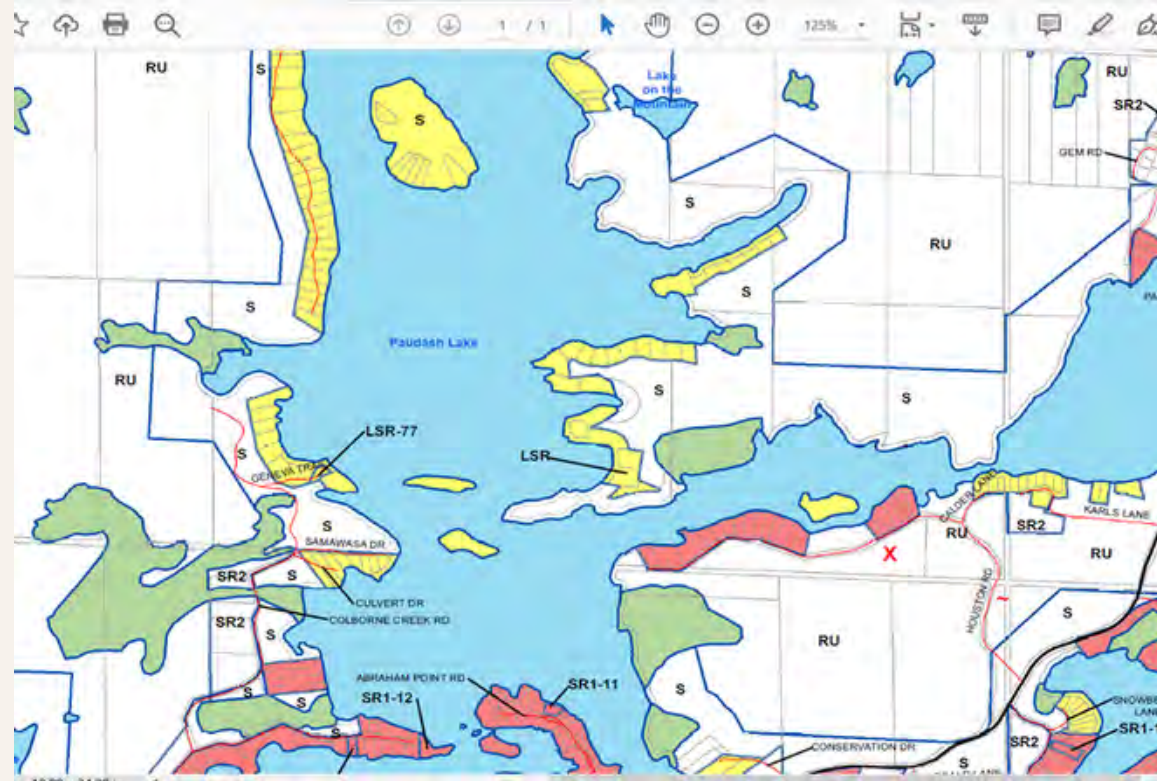
WHAT MAKES IT GREAT?

- Major lower level renovations completed in 2021,
- North West views!
- Flat gradual grassed lawn leading to the waters edge
- High speed Bell Internet.
- Amazing fishing off the end of the dock.
- Cardiff Country Store and Gas Station is only 4 KM's away.



1242 HOUSTON ROAD

- Assessed Value: \$351,000
- 107 ft of waterfront
- 0.509 acres
- No Shore Road Allowance
- Zoning Shoreline Residential 1



IMPROVEMENTS RENOVATIONS

Full Basement Renovation (2021)

- Bathroom: Shower, Toilet, Sink, Vanity, floors
- Updated drywall
- Insulation: insulated between the floors to increase sound proofing between floors
- Electrical wiring replaced
- Upgraded plumbing to PEX

Kitchen & Main Floor Bath (2021)

- Appliances: Stove, Oven, Rangehood, Microwave
- Sink and faucet
- Vanity, Mirror Faucet in Main Floor Bath

Property Maintenance

- New landscaping and drainage around the cottage in 2019
- 2020 had a tree service remove and clear out dangerous and dead trees from the property

Other 2021 Renovations

- New flooring throughout
- Professionally painted throughout
- Napoleon propane furnace
- Upper level all windows
- Eavestroughs
- Siding
- Outdoor screened tent
- All light fixtures
- New floating dock from Kawartha Docks
- Some doors upgraded and Replaced
- Added stairs from the upper deck to the lawn on the lake side

Septic – Septic was last pumped in 2021. Use permit is available

Water Source - The water is from a Drilled well, the Well Record is available. The well line is heated from the well head into the house for winter months

Heating – New Napoleon propane furnace installed in 2021. The sellers did not put in central air conditioning as they have not felt it is required

INNER WORKINGS

TYPICAL YEARLY COSTS

- Taxes = \$2246 (2021)
- Hydro = \$140/Month on average
- Propane Supplier is Ultramar. Typical yearly cost of about \$1100
- Internet is Bell about \$75/Month
- Driveway Plowing: the sellers have the driveway plowed in winter from a private contractor.

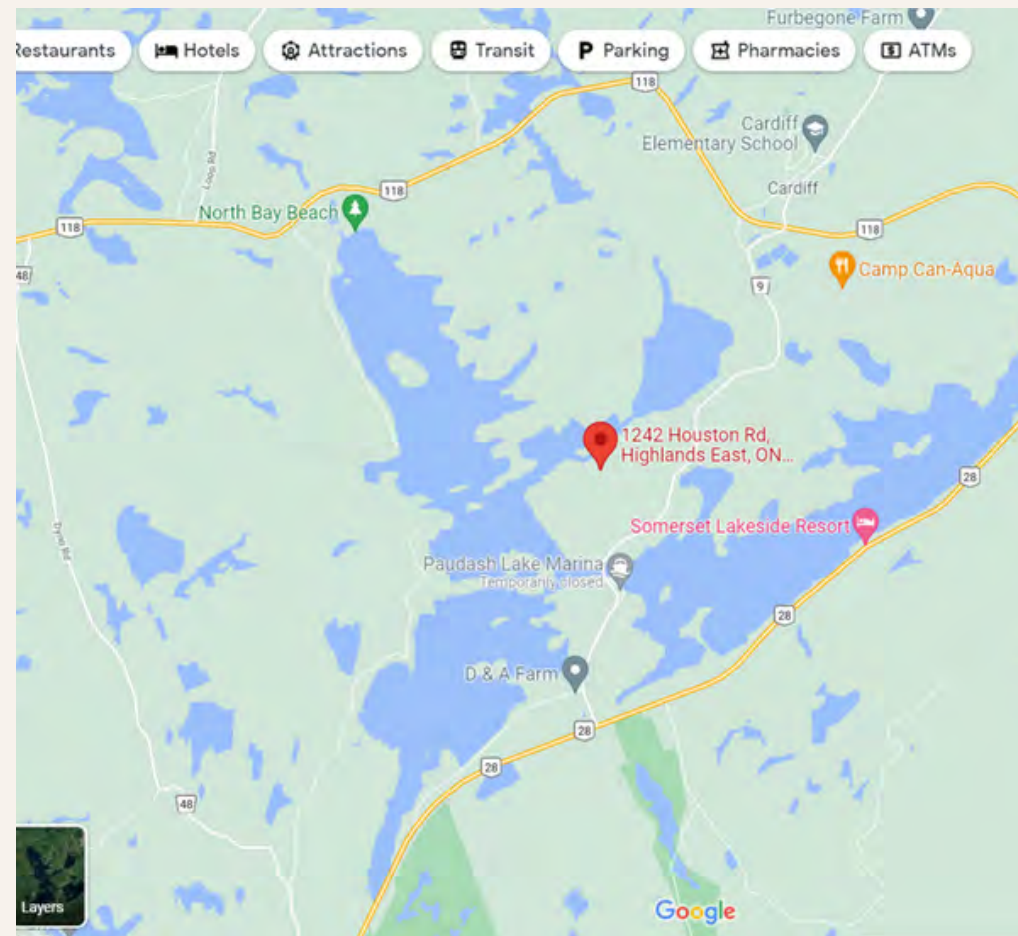
INCLUSIONS

- Light blue couch in living room (currently has a brown staging cover)
- Living room end tables and coffee table
- Paddle Boat
- Lund fishing boat (no motor) including trailer
- Propane Coleman BBQ located on upper deck (6 years old)
- Folding picnic table
- Outdoor canopy fabric pergola
- All bedroom beds and end tables (unless identified below)
- Family room chair and couch
- Kitchen table and chairs
- Kitchen stools

EXCLUSIONS

- Canoe bookcase in living room
- Primary Bedroom table lamps and night stands
- Upstairs TV
- All garage contents
- Basement corner table
- Mini fridge
- Patio furniture
- All staging items
- Kayak
- All art work

ABOUT PAUDASH LAKE



Paudash Lake is situated on the Canadian Shield and has picturesque expanses of clear deep waters cradled between steep, rolling hills. The lake has an element of ruggedness from islands and shorelines that thrust rocky, pine clad summits high above the water.

The rolling landscape, natural shorelines and pristine water quality has attracted many people to the lake.

Paudash Lake is divided into two lakes named Upper and Lower Paudash lakes. Upper Paudash Lake is further divided into North Bay, Inlet Bay and Joe Bay.

Combined, the lake has a total surface area of 1,216 hectares (ha), a mean depth of 9.3 metres (m), at the regulated level, and a total shoreline length of 59.7 kilometres (km).

Source: Paudash Lake Management Plan



HALIBURTON, KAWARTHA, PINE RIDGE DISTRICT HEALTH UNIT

APPLICATION FOR A SEWAGE SYSTEM PERMIT

Ontario regulation 403 / 97

OFFICE USE ONLY

CA/22/98
FILE NUMBER

47871
FEE RECEIPT NUMBER

98.09.08
DATE RECEIVED

Personal information contained on this form is collected under the authority of the Building Code Act 1992, Part 8. It is used to facilitate the issuance of a Sewage System Permit as prescribed in section 77 of the Act. Questions about this collection should be addressed to the Medical Officer of Health, 200 Rose Glen Road, Port Hope, Ontario, L1A 3V5 (905) 885-9100

1. NAME OF OWNER FARZIN RANJBAR LORETTA VAN SLUYTMAN		Tel. No. 905 4767815		2. INSTALLER'S NAME AND OBC LIC. NO. SAME		Tel. No.	
Address (No., Street, City, Town, etc.) PART LOT 25, CONC 9, Plan 480, TOWNSHIP of CARDIFF (NORTH SIDE of ROAD 5)		Address (No., Street, City, Town, etc.) 307 LAKEVIEW BLVD KESWICK, ON. L4P 2Y6					
3. PROPOSE TO: <input checked="" type="checkbox"/> Install or Repair <input type="checkbox"/> Holding Tank <input type="checkbox"/> Leaching Bed System <input type="checkbox"/> Filter Bed <input type="checkbox"/> OR <input type="checkbox"/> Other (Privy, Greywater System) If other than a privy, specify the make and model number							
4. TYPE OF BUILDING Regulated under Ontario New Home Warranties Plan Act Single Family Dwelling, Apartment Building, Motel, etc.				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Size of Building: _____ m ²			
5. LOCATION - County CARDIFF		Township, Municipality		Lot No. PART LOT 25	Conc No. 9	Plan No. 480	Sub. Lot No. 7
6. No. of:		People 2	Bedrooms 3	Showers / Tubs 1	Washbasins 2	Laundry Units 1	Water Softeners 1
		Toilets 2	Kitchen Sinks 1	Whirpools 0			
7. WATER SUPPLY Dug or Bored Well <input type="checkbox"/> Municipal System <input type="checkbox"/> Drilled Well (Depth of Steel Casing _____ Metres) <input type="checkbox"/> Other LAKE Proposed <input type="checkbox"/> or Existing <input type="checkbox"/>				8. RELATIONSHIP TO SEVERANCE if applicable Lot Approval Pending <input type="checkbox"/> Lot Approved <input type="checkbox"/> Under Severance Application No. _____			
9. NAME OF APPLICANT (IF OTHER THAN OWNER) Address (No., Street, City, Town, etc.)				10. I CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT AND THAT, IF APPROVED, THE WORK WILL CONFORM WITH PROVINCIAL REQUIREMENTS FOR SEWAGE SYSTEMS AND LOCAL MUNICIPAL BY-LAWS.			
SIGNATURE OF APPLICANT [Signature]				TEL. NO. 905 476 7815		DATE OF APPLICATION Sept 8/98	
				SIGNATURE OF OWNER (MUST BE PROVIDED) X [Signature]			

IMPORTANT INFORMATION!

- Please attach a cheque or money order for the required fee of \$340.00 payable to the Haliburton, Kawartha, Pine Ridge District Health Unit. A \$300.00 fee is applicable for large commercial systems (more than 4500 litres daily sewage flow but less than 10,000 litres).
Other Fees: Class 2 \$125.00 Class 3 \$125.00 Repair Fee \$200.00 or \$340.00
- If the application is for a holding tank, a signed pump-out contract must be attached.
- To determine the type and depth of soil in the proposed disposal field, a TEST PIT must be excavated to a MINIMUM DEPTH of 1.5 metres (or at least to rock or water) prior to inspection. Please advise when test hole is ready. It is suggested that a protective cover be placed over the hole.
- Post the completed Lot Identification Card where it can be seen from the point of access to your lot.

NOTE: IS THE TEST HOLE READY? _____ The inspection of the property will not be made until you notify us that a Test Hole has been provided.

THE REVERSE SIDE OF THIS APPLICATION MUST BE COMPLETED!

OFFICES:

Northumberland County • 200 Rose Glen Rd., Port Hope, Ontario L1A 3V5
• P.O. Box 449, Campbellford, Ontario K0L 1L0
• P.O. Box 127, Brighton, Ontario K0K 1H0

Haliburton County • P.O. Box 570, Haliburton, Ontario K0M 1S0

Victoria County • 108 Angeline Street S., Lindsay, Ontario K9V 3L5

PHONE (905) 885-9100
PHONE (705) 653-1550
PHONE (613) 475-0933
PHONE (705) 457-1391
PHONE (705) 324-3569



Haliburton, Kawartha, Pine Ridge District

Health Unit

SEWAGE SYSTEM INSTALLATION REPORT

File Number CA/22/98

Installation by: GUY ROCCO

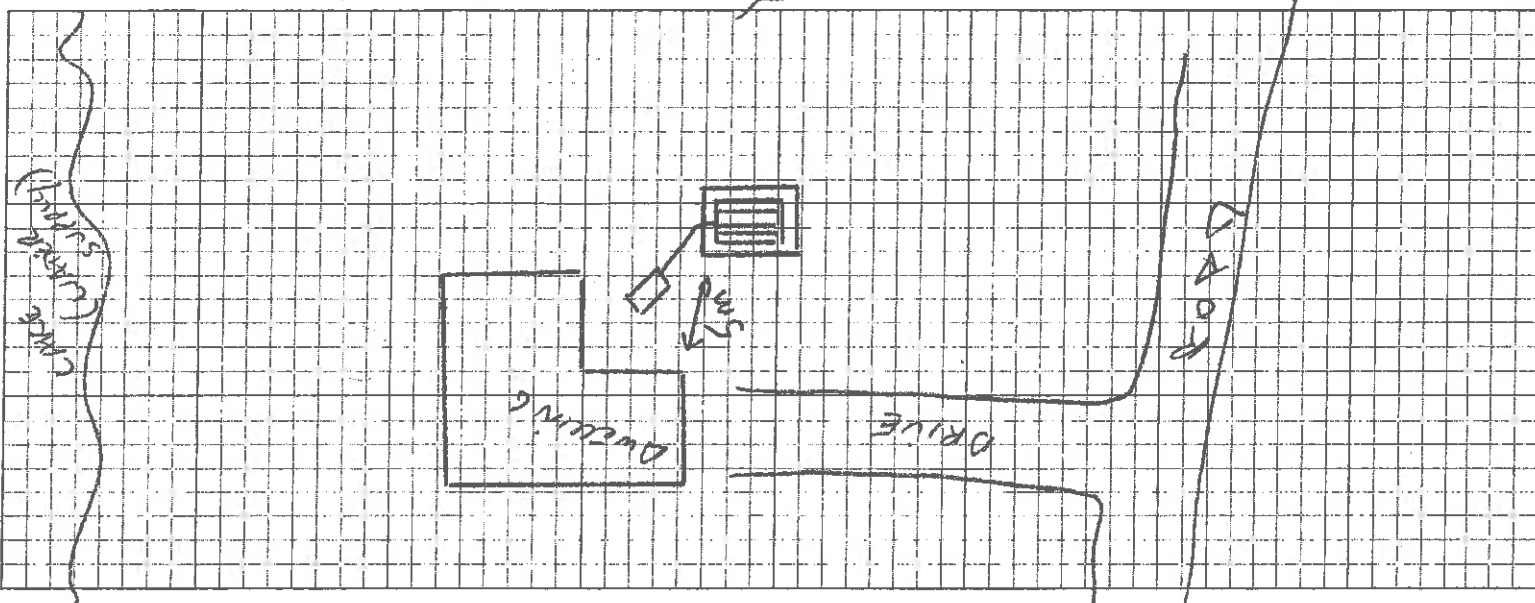
Date: 05-06-11

Work authorized by Site Inspection Report for a sewage system has been satisfactorily completed and includes:

1. Septic Tank Holding Tank of working capacity of 3600 litres constructed of steel/concrete/fibreglass Manufacturer: BCP
2. Distribution Pipe: Type PVC Absorption Trench System ☐
Filter Bed System ☒ Filter Bed Area 22 sq.m. Contact Area 22 sq.m.
Total 30 Linear Metres in 3 runs of 6 metres and fed by: Gravity ☒ Siphon ☐ or Pump ☐
3. Size of System based on 3 bedrooms and/or 20 fixture units. Commercial details:
Area of Building: 250 m² Total Daily Design Sewage Flow: 1600 litres
4. Other _____

Actual location and orientation of components of sewage system are shown hereunder ☒

or as outlined of the Site Inspection Report For A Sewage System form ☐



The following work remains to be completed:

Backfill system and sod or seed ☒ Stabilize all sloped surfaces ☒ Finish grading to shed run-off and divert water around leaching bed ☒

Other: _____

INSTALLATION REPORT

Under the Building Code Act and regulations and subject to the limitations thereof, a permit is hereby issued to: _____

F. RANJBAR / L VAN SLUYTMAN

For the use and operation of the Class 4 Sewage System Installed/Altered under Site Inspection Report # CA/22/98

Such system being located on Lot 25 Conc. 9 Plan _____ Sub. lot _____ Roll No. _____

Township/County/City CARLETON PLACE Emergency #911 1244 HUNSTON RD

Inspected and Recommended by [Signature]

(Appointed Inspector - Part 8)

Date 05-06-11

Issued [Signature]
(Designated Sewage Inspector - Part 8)

AUDASH

Selby
Wemyss

PT 25, CONC 9, Part 7 Plan 480
cardiff friendships

3-240
BLOCK A
4.4 Acres ±

cardiff

Address of Well Location (Street Number/Name) 1242 HOUSTON ROAD		Township CARDIFF	Lot 24	Concession 9
County/District/Municipality HALIBURTON		City/Town/Village BANCROFT	Province Ontario	Postal Code K0L1C0
UTM Coordinates	Zone	Easting	Northing	
NAD	8	3	17733433 4984017	

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 (m/ft)	
From	To			From	To
BLACK	MUCK	SANDY LOAM	SOFT	0	5
GREY	CLAY	STONES	HARDPAN	5	36
WHITE	DOLOMITE		BEDROCK	36	160

Annular Space			
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)	
From	To		
0	42. BENTONITE SLURRY	10 FT³	

Method of Construction	Well Use
<input type="checkbox"/> Cable Tool <input checked="" type="checkbox"/> Rotary (Conventional) <input type="checkbox"/> Rotary (Reverse) <input type="checkbox"/> Boring <input checked="" type="checkbox"/> Air percussion <input type="checkbox"/> Other, specify _____	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Livestock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Other, specify _____
<input type="checkbox"/> Diamond <input type="checkbox"/> Jetting <input type="checkbox"/> Driving <input type="checkbox"/> Digging	<input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Test Hole <input type="checkbox"/> Cooling & Air Conditioning <input type="checkbox"/> Not used <input type="checkbox"/> Dewatering <input type="checkbox"/> Monitoring

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
From	To				
6 1/4	STEEL	0.188	0	44	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> Replacement Well <input type="checkbox"/> Test Hole <input type="checkbox"/> Recharge Well <input type="checkbox"/> Dewatering Well <input type="checkbox"/> Observation and/or Monitoring Hole <input type="checkbox"/> Alteration (Construction) <input type="checkbox"/> Abandoned, Insufficient Supply <input type="checkbox"/> Abandoned, Poor Water Quality <input type="checkbox"/> Abandoned, other, specify _____ <input type="checkbox"/> Other, specify _____
6	OPEN HOLE		44	160	

Construction Record - Screen				Status of Well	
Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft)		
From	To				

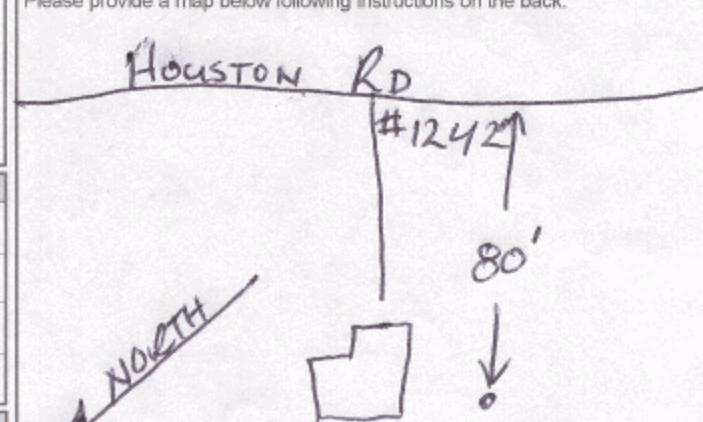
Water Details		Hole Diameter	
Water found at Depth (m/ft)	Kind of Water: <input checked="" type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify _____	Depth (m/ft)	Diameter (cm/in)
From	To		
110		0	42 9"
152		42	160 6"

Business Name of Well Contractor JOE LEGGE & SONS		Well Contractor's Licence No. 7052	
Business Address (Street Number/Name) 1344 INLET BAY ROAD		Municipality BANCROFT	
Province ONT	Postal Code K0L1C0	Business E-mail Address	
Bus. Telephone No. (inc. area code) 6133392025		Name of Well Technician (Last Name, First Name) LEGGE JOE	
Well Technician's Licence No. 1879		Signature of Technician and/or Contractor <i>Joe Legge</i>	
Date Submitted Y Y Y Y M M D D		Date Package Delivered 20110513	

Results of Well Yield Testing			
Draw Down		Recovery	
Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
1	18.4	1	136.1
2	28.5	2	127.5
3	37.9	3	121.1
4	46.5	4	—
5	54.3	5	110.1
10	86.6	10	89.1
15	110.3	15	79.1
20	134.6	20	59.4
25	147.0	25	47.8
30	11	30	39.6
40	11	40	30.7
50	11	50	25.6
60	147.0	60	21.4

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Package Delivered 20110513 Y Y Y Y M M D D	Date Work Completed 20110513 Y Y Y Y M M D D
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Ministry Use Only
Audit No. z110581
AUG 04 2011
Received